



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322543-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 24/61333**

**Appeal** by Martin Golden of Main Street, St. Johnston, County Donegal against the decision made on the 25<sup>th</sup> day of April, 2025 by Donegal County Council to grant subject to conditions a permission to Agit Singh care of Patrick Canning of Ballylawn, Manorcunningham, County Donegal.

**Proposed Development:** Construction of one commercial building, and one residential building, the commercial building is to the front of the site consisting of two retail premises and one self-contained apartment, the second building is a residential building to the rear of the site consisting of four self-contained apartments and all ancillary works with connection to all existing services, all at Main Street, St. Johnston, Lifford PO, County Donegal.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## **Reasons and Considerations**

While the Commission agreed with the planning authority and the Commission's Inspector that the proposed development would be acceptable in principle and in land-use terms, the Commission is not satisfied that the applicant has demonstrated that the site can be effectively cleared of Japanese knotweed, an invasive species, within the time period allowed for development to be commenced following a grant of planning permission. The proposed development would be contrary to Policy BIO-P-4 of the County Donegal Development Plan 2024-2030, and Ireland's 4<sup>th</sup> National Biodiversity Action Plan 2023-2030 (Objective 2: Meet Urgent Conservation and Restoration Needs), both of which seek to eliminate/control the spread of invasive species, and would, therefore be contrary to the proper planning and sustainable development of the area.

The Commission noted that, even in the absence of the invasive species, design changes would be required to ensure that the proposed development would respect its main street position (for example, by matching adjoining building ridge heights and fenestration levels) and reducing its negative impact on neighbouring residential amenity (for example, sunlight/daylight to habitable rooms, by removing the single storey element of the commercial units). The development, as proposed, would be contrary to Objective TV-O-5 and Policy TV-P-3, criteria (a), (c) and (d) of the County Donegal Development Plan 2024-2030, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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**Declan Moore**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

**Dated this 11<sup>th</sup> day of September 2025.**