

An
Coimisiún
Pleanála

Commission Order

ACP-323547-25

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2561062

Appeal by Joseph Brennan against the decision made on the 8th day of August, 2025 by Donegal County Council to grant, subject to conditions, a permission to Paul Moore in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention: Replacement upvc sash windows in lieu of condition number 2(a) of planning reference number 21/51803 in the townland of Drumnasillagh, Glenties, County Donegal.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the listing of the subject property on the National Inventory of Architectural Heritage (NIAH), and Objectives AH-O-1 and AH-O-2 of the Donegal County Development Plan 2024-2030, to conserve, manage, protect and enhance the architectural heritage of Donegal, including NIAH structures, and promote the sustainable and sensitive re-use of such structures, and having regard to Policies AH-P-1, AH-P-7 and AH-P-8 which seek to ensure best conservation practice, and to protect NIAH structures by requiring development to be appropriate and of high quality architectural design, the Commission considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not impact negatively on the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not share the Inspector's opinion that the uPVC windows to the rear and side, incorporating a sash style of design, were unsympathetic to the original fenestration, or that they would have a negative material effect on the character of the building. The Commission agreed with the Donegal County Council Architectural Conservation Officer, and with the planning authority, that it would be appropriate to retain the uPVC windows to the side and rear of the subject building, but that the uPVC windows on the front elevation should be replaced by historically informed wood sash windows, designed by a conservation architect to match the former, like for like.

In relation to recommended refusal reason number 2, the Commission was satisfied that it was open to the Commission to assess the application before it, for retention permission for uPVC sash windows, in lieu of condition number 2(a) of planning file reference number 21/51803. In relation to recommended

refusal reason number 3, the Commission was also satisfied that it was open to the Commission to assess the planning appeal before it, insofar as it relates to changes to the previous authorised development. Accordingly, the Commission did not accept or pursue these refusal reasons recommended by the Inspector.

Conditions

1. The proposed development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Other than as stipulated in this permission, the development proposed to be retained shall be executed in all other respects, in accordance with planning reference number 21/51803.

Reason: In the interest of clarity and in the interest of orderly development.

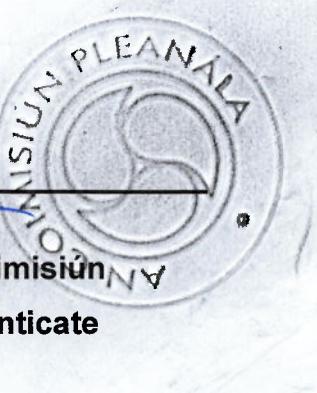
3. The PVC windows on the front elevation shall be replaced with historically informed wood sash windows to match the former windows, like for like, and shall be designed by a grade 1 or grade 2 conservation architect, to ensure accuracy. Details of the design shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

Reason: To protect the architectural heritage of the area.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.


Mary Rose McGovern
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 28th day of January 2026