



An
Coimisiún
Pleanála

Commission Order
PL-501240-DL

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 25/60916

Appeal by Alistair and Amelia Glenn against the decision made on the 2nd day of April, 2026 by Donegal County Council to grant subject to conditions a permission to Donegal Donkey Sanctuary in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a one-and-a-half-storey building to accommodate a visitor's centre containing cafe, gift shop, classroom and storage, as previously granted under planning register reference number 12/60142, construction of a hay barn with adjoining paddocks and fencing, and construction of storage shed and paddock with fencing, connection to existing services, and all associated site works, all at existing premises known as Donegal Donkey Sanctuary, Castledooey, Manorcunningham, Lifford, 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 location, nature and scale of the proposed development, the existing use, context and planning history relating to the site, and the relevant provisions of the Donegal County Development Plan 2024-2030, including, inter alia, CC-P-1, CC-P-2, ED-P-4, ED-P-7, and ED-P-9, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area, would not be prejudicial to public health, would not give rise to a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted that the development proposed as part of the current application had been previously approved by Donegal County Council under planning register reference number 12/60142. In deciding not to accept the Inspector's sole reason for a recommendation to refuse permission in relation to the disposal and treatment of effluent on site, the Commission considered that the existing wastewater treatment plant on site was designed, installed and stated to be operating in line with the Site Assessment Report associated with the previous application. The Commission considered that, as there is no intensification of use arising from the proposed development over that which was previously permitted, it is satisfied that the disposal and treatment of wastewater can be satisfactorily treated and disposed of on site, subject to compliance with the conditions set out below.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 16th day of March, 2026, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) Within three months of the date of this Order, the entrance arrangements to the site shall be relocated in accordance with the Site Layout Plan submitted as part of the further information response received by the planning authority on the 16th day of March, 2026. Written confirmation of completion shall be submitted to the planning authority.
- (b) Permanent visibility splays of 70 metres shall be provided to the nearside road edge in both directions from the relocated entrance point. Vegetation or any structure shall not exceed one metre in height within the site distance triangle.
- (c) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding.

3. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard:

(a) Uncontaminated surface water run-off shall be disposed of directly in a sealed system to ground in appropriately sized soakaways.

(b) All soiled waters shall be directed to an appropriately sized soiled water storage tank (in accordance with the requirements of the European Union (Good Agricultural Practice for the Protection of Waters (Amendment) Regulations 2025, as amended, or to a slatted tank. Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of environmental protection and public health.

4. The proposed development shall be designed, sited, constructed and operated in accordance with the requirements as outlined in the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2025, as amended. The developer shall provide for the relevant (location dependent) storage requirements as outlined in Schedule 3 of the aforementioned regulations. The land spreading of soiled waters and slurry shall be carried out in strict accordance with the requirements as outlined in the aforementioned regulations.

Reason: In order to avoid pollution and to protect residential amenity.

5. All uncontaminated roof water from the buildings and clean yard water shall be separately collected and discharged in a sealed system to existing drains, watercourses or to appropriately sized soakaways. Uncontaminated waters shall not be allowed to discharge to soiled water and dungstead or to the public road.

Reason: In order to ensure that the capacity of soiled water tanks is reserved for their specific purposes.

6. The use of the structures hereby permitted shall be used solely in conjunction with the existing use on site (the Donegal Donkey Sanctuary) and associated purposes only. The buildings shall not be used for human habitation or any commercial purpose, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

7. (a) All wastewater arising from the visitors' centre shall be directed to the existing wastewater treatment system permitted under planning register reference number 12/60142.

- (b) Within three months of the completion of the proposed development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is operating in accordance with the Site Assessment Report associated with the previous application.

Reason: In the interest of public health and to prevent water pollution.

8. In the event of an accidental spillage of wastewater, organic fertiliser, fuel, machine oil or any other substance which may threaten the quality of any watercourse or ground waterbody either at construction or operational phase, the planning authority and Inland Fisheries Ireland shall be notified as soon as is practicable. A copy of the clean-up plan shall be submitted to the planning authority.
Reason: In the interest of public health.
9. Final details of the finishes of the proposed structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
Reason: In the interest of visual amenity.
10. No advertisement or advertisement structure, other than those that constitute exempted development under the Planning and Development Regulations 2001, as amended, shall be displayed or erected on the building exterior or within the curtilage of the site without a prior grant of planning permission.
Reason: In the interest of visual amenity.
11. During the course of the proposed works, all necessary measures shall be taken by the developer to prevent spillage or deposit of clay, rubble or other debris on adjoining roads. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the developer's own expense.
Reason: To protect the amenities of the area.

12. Hours of operation (the use of the visitor's centre containing café, gift shop, classroom) shall be restricted to 0800 to 1800 hours Mondays to Sundays, or as otherwise agreed with the planning authority.

Reason: To protect residential amenity.

13. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

14. All service cables associated with the proposed development shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.

15. Artificial lighting shall be designed in accordance with the 2023 BCT Lighting Guidance (GN08/23 Bats and Artificial Lighting at Night).

Reason: To minimise disturbance-related impacts on wildlife and adjoining residences.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 10th day of August 2026.