

An
Coimisiún
Pleanála

Commission Order
PL-501436-DL-26

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 26/60476

Appeal by Peter Curran and by Denis Martin Curran against the decision made on the 14th day of May, 2026 by Donegal County Council to grant subject to conditions a permission to Enda McCormick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention and continued use of an existing guesthouse for emergency residential accommodation for homeless people who are in need of shelter and support at Port Road, Ballyraine, Letterkenny, County Donegal.

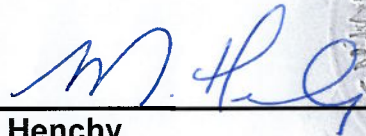
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The proposed retention as described in the application is for, continued use of an existing guesthouse for emergency residential accommodation for homeless people who are in need of shelter and support. The drawings submitted with the appeal show two bedrooms in the attic space, this differs to the permitted development, planning reference 23/50951, for a self-contained apartment ancillary to a guest house and permission for change of use from a domestic house to a guest house (drawings show a single storey house). This additional floor space is not referenced in either the application form or the site notice which, refers solely to the use of the existing guesthouse. As there is no evidence of this additional floor area being authorised, to permit the continued use, would give rise to the consolidation of an unauthorised development this would not accord with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the submission from the applicant, the appellants and the planning authority to the appeal and noting that the attic conversion and use of this space as a guest house was not authorised by the 2023 permission and that retention of the works converting the attic space were not referenced in the application, the Commission concluded the retention of the attic space were not part of the appeal before the Commission (notwithstanding the submission from the First Party), therefore to permit retention and continuation of the use would not be appropriate as it would consolidate the use of an unauthorised structure.



Mary Henchy

Planning Commissioner of An Coimisiún

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

Dated this 10th day of September 2026.