

Planning and Development Act 2000, as amended

Planning Authority: Donegal County Council

Planning Register Reference Number: 2660300

Appeal by Connell Keys against the decision made on the day 22nd day of May 2026 by Donegal County Council to grant, subject to conditions, a permission to Stephen Keys in accordance with plans and particulars lodged with the said council, for development comprising retention of a plant/machinery storage shed and carport to the existing garage and construction of an extension to the storage shed and all associated site works at Ranny, Leitirmacaward, Donegal Po, County Donegal.

Decision

GRANT permission for retention of the plant/machinery storage shed and lean-to carport to the existing garage for the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for the construction of an extension to the plant/ machinery storage shed for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the provisions of the Donegal County Development Plan 2024-2030, to the location of the appeal site, and to the nature and scale of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the retention of the plant/machinery shed and lean-to carport would be in accordance with Policy ED P-5 of the Development Plan which seeks to support home-based business of a limited scale located within the curtilage of an existing dwelling house, would not seriously injure the residential or visual amenities of the area or property in the vicinity and would be acceptable in terms of the protection of existing residential amenity, traffic safety and flooding. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars submitted with the planning application, as amended by further plans and particulars on the 30th day of April 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission and retention permission is granted.

2. No portion of the access road shall be blocked by any vehicles including plant machinery, cars or tractors.

Reason: To ensure that the access is free from obstruction.

3. The shed shall be used for the purposes of storage use and maintenance of plant and machinery equipment only and not for use for any other commercial purpose without a separate grant of planning permission by the planning authority.

Reason: In the interest of clarity and to define the permission granted.

4. No signage, advertising structures, advertisements or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended) shall be erected or displayed on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.

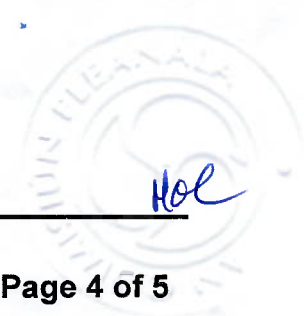
Reason: In the interest of visual amenity and to protect the character of the area.

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: To prevent flooding and ensure the protection of waters.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Reasons and Considerations (2)

Having regard to the provisions of the Donegal County Development Plan 2024-2030, to the location of the appeal site in an area identified as 'Areas under Holiday Home Pressure' and an area of 'High Scenic Amenity, to the narrow, single lane and undulating road network and to the nature and scale of the development for which permission is sought, it is considered that the construction of an extension to the plant/machinery shed would result in further encroachment into the area designated as 'High Scenic Amenity', would result in an intensification of the use of the site and result in extra vehicular traffic on a rural road and compromise the existing road network and thus would be contrary to ED-P-9 of the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 22nd day of September 2026