



An
Bord
Pleanála

Inspector's Addendum Report

316049 - 23

Development	House with treatment system
Location	Ballaghderg, Letterkenny, Co. Donegal
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	2251009
Applicant(s)	Gary Friel, Rachel Friel.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Residents of Ballaghderg.
Observer(s)	None.
Date of Site Inspection	23 rd August 2023.
Inspector	Aisling Dineen

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1.0 Introduction

- 1.1. This addendum report should be read in conjunction with the original Inspector's Report on this appeal case dated 29th September 2023, which recommended that planning permission be granted for the proposed development.

2.0 Board Correspondence

- 2.1. The applicant's response to the appeal was circulated to the planning authority and the appellant on the 23rd January 2024 under Section 131 of the Planning and Development Act 2000, as amended. A response was received from both the planning authority and the appellant on the 12th February 2024.

3.0 Assessment

- 3.1. The submissions on behalf of the appellants and the planning authority dated 12th February 2024 have been considered in detail. It is considered that there is no new material submitted, which would alter the recommendation under my report dated 29th September 2023.

4.0 Conclusion and Recommendation

- 4.1. It is concluded and recommended that, based on the assessment provided under my report of the 29th September 2023, that planning permission be granted, based on the reasons and considerations and subject to the conditions set forth on my previous report.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Aisling Dineen
Planning Inspector
22nd April 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	310049 - 23		
Proposed Development Summary	Dwelling House with waste water treatment system		
Development Address	Ballaghdearg, Letterkenny, Co. Donegal		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	✓
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes		Class.....	EIA Mandatory EIAR required
No	✓		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No		N/A	No EIAR or Preliminary Examination required
Yes		Class/Threshold.....	Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No		Preliminary Examination required
Yes		Screening Determination required

Inspector: Aisling Dineen Date: 22nd April 2024