



An
Coimisiún
Pleanála

Inspector's Report PL-501480-DL-26

Development	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.
Location	Ranny, Leitirmacaward, Donegal Po, Co. Donegal
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	2660300
Applicant(s)	Stephen Keys
Type of Application	Retention
Planning Authority Decision	Grant Retention with Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Connell Keys
Observer(s)	None
Date of Site Inspection	13/8/26

Inspector

Ronan Murphy

1.0 Site Location and Description

- 1.1. The appeal site is located within the townland of Ranny, Leitirmacaward, Co. Donegal in an area which is rural in character and includes an undulating landscape with single dwellings spread throughout.
- 1.2. The appeal site which has a stated area of c. 0.498ha and comprises of an existing 1.5 storey house and the shed structure for which retention is sought in this application. In addition to this the site includes an existing detached garage which includes a lean-to car port structure for which retention is sought in this application.
- 1.3. The site is bound by residential development to the south and undeveloped land to the north, east and west.

2.0 Proposed Development

- 2.1. This application seeks permission for the following:
 - The retention of an existing storage shed;
 - Permission for the extension to the existing storage shed.
 - Retention of an extension to an existing detached garage; and
- 2.2. The storage shed for which retention is sought has an area of c. 211m² and a maximum height of c. 5m and has the appearance of a large agricultural shed with a part cement / part metal sheeting finish.
- 2.3. The proposed extension to this storage shed is proposed to be located to the northern side of the existing shed and would have an area of c. 125m². The proposed shed extension would have a maximum height of c. 4m and would have the same finish as the existing shed.
- 2.4. Retention permission is also being sought for a car port extension to the existing garage. The car port extension for which retention permission is sought is located to the eastern side of the existing structure and has an area of c. 47m². The car port extension has a maximum height of c. 2.750m. The car port is open at the front and has a Tanalised timber board finish to the side.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 By order dated 22/5/26 the planning authority decided to grant permission subject to 6 conditions.

Condition 2 requires that the commercial shed is for storage use and for repair 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.

Condition 3 requires that no signs, symbols or other means of advertisement be erected or posted on site without prior written agreement of the Planning Authority and in any event, signage shall not be in the form of plastic, internally illuminated, box fascia signs or similar.

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.1.1 There are two planning reports on file. The first report is dated 14/4/26. The report notes that the principle of the erection of an agricultural shed is, in general, supported in rural areas. However, in this case there are questions regarding the need for a plant/ machinery storage shed at this rural location, the nature and extent of the plant / machinery shed, the activities which would occur in the shed, whether or not commercial activities would occur in the shed, and a justification for the need for a shed. Further information was requested on this basis.

3.2.1.2 Further information was also requested with respect to land ownership details for the land on which the shed is located and if access to lands to the north of the machinery shed are impeded in any way.

3.2.2. Other Technical Reports

- **Area Roads Engineer:** Report dated 3/3/26 outlining no objection and no conditions.

3.3. Prescribed Bodies

- No responses on file.

3.4 Second Planning Report

3.4.1 A second planning report dated 11/5/26 outlines that the applicant has provided sufficient information which clarifies that the plant/machinery shed is to accommodate a home-based business, and that the applicant is the sole operator and resides adjacent to the shed.

3.4.2 In addition to this, the applicant confirmed that the access to the north of the site is not impeded and that the lands are part of a long-established family landholding and are in place for approximately 21 years.

3.4.3 In light of the above, the area planner recommended that retention planning permission and planning permission be granted.

3.5 Other Technical Reports- Post Further Information

3.5.1 No further internal or external referrals were made as part of the further information request.

3.6 Third Party Observations

3.6.1 One third party observation was received to the initial planning application, and this can be summarised as follows:

- The applicant has built the machinery shed on the objector's land.
- The applicant is blocking access to the objectors' lands to the north of the shed

4.0 Planning History

Reg. Ref. 1350929: Application for a double domestic garage. Permission granted subject to conditions.

Reg. Ref. 052565: Application for the erection of a 1.5 storey dwelling and septic tank system.

5.0 Policy Context

5.1 Development Plan

5.1.1 The *Donegal County Development Plan 2024-2030* is the operative plan for the area. The site is within an area identified as 'Areas Under Strong Holiday Home Influence'. The appeal site also falls within an area of 'High Scenic Amenity'.

5.1.2 The following plans and objectives are pertinent:

L-P-2: Which seeks to protect areas identified as 'High Scenic Amenity' and 'Moderate Scenic Amenity' on Map 11.1 'Scenic Amenity. Within these areas, only development of a nature, location and scale that integrates with, and reflects the character and amenity of the landscape may be considered, subject to compliance with other relevant policies of the Plan.

BIO-P-1: Which seeks to require all developments to comply with the requirements of the EU Habitats Directive and EU Bird Directive.

TS-P-1: Which seeks to require compliance with technical standards, where applicable, in addition to all other relevant policy provisions of this Plan and relevant Governmental guidance and standards.

ED-P-5: Support a home-based business of limited scale (circa 1-5 employees), located within the curtilage of an existing dwelling house; subject to compliance with Policy ED-P-9 and having regard to all other material planning considerations.

ED-P-9: Any proposal for economic development use, in addition to other policy provisions of this Plan, will be required to meet all the following criteria;

a. It is compatible with surrounding land uses existing or approved;

- b. It would not be detrimental to the character of any area designated as being of Especially High Scenic Amenity (EHSA);
- c. It does not harm the amenities of nearby residents;
- d. There is existing or programmed capacity in the water infrastructure (supply and/or effluent disposal) or suitable developer-led improvements can be identified and delivered;
- e. The existing road network can safely handle any extra vehicular traffic generated by the proposed development or suitable developer-led improvements are identified and delivered to overcome any road problems;
- f. Adequate access arrangements, parking, manoeuvring and servicing areas are provided in line with the development and technical standards set out in this plan or as otherwise agreed in writing with the planning authority;
- g. It does not create a noise nuisance;
- h. It is capable of dealing satisfactorily with any emission(s);
- i. It does not adversely affect important features of the built heritage or natural heritage including natura 2000 sites;
- j. It is not located in an area at flood risk and/or will not cause or exacerbate flooding;
- k. The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;
- l. Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- m. In the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape;
- n. It does not compromise water quality nor conflict with the programme of measures contained within the current northwestern river basin management plan.

5.4 Natural Heritage Designations

- 5.4.1 The subject site is not located within or adjacent to a European Site. The nearest designated site is the West of Ardara/Maas Road SAC (Site Code: 000197) which is located c. 1.5km to the west of the site. The Gannivegil Bog SAC (Site Code: 000142) which is located c. 3.5km to the northeast of the site.
- 5.4.2 In addition to the above the Inishkeel SPA (Site Code: 004116) is located c. 6.9km to the west of the site (partly over sea). The Derryveagh and Glendowan Mountains SPA (Site Code: 004039) is located c. 9.6km to the north-east of the site.
- 5.4.3 The West of Ardara/Maas Road pNHA (Site Code: 000197) is located c. 1.5km to the west of the site. The Galwolie Bog (Site Code: 001132) is located c.3.5km to the northwest of the site.

6.0 EIA Screening

- 6.1 The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required. Please see Appendix 1.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.1.1 A third party appeal has been received from Bonner, Gallagher and Company Solicitors on behalf of Connell Keys. The appeal can be summarised as follows:
- The proposed development is not appropriate for the rural / agricultural area in which it is located and will facilitate an ongoing illegal use of the preexisting unlawful development.
 - The development is not used as a storage shed but as a plant hire business which is open to the public and advertised on-line offering plant / tool hire and listing cherry pickers, compressors, construction equipment, dumpers,

excavators, plant trailers, rollers, telehandlers, tools tractors and other equipment.

- The permission granted facilitates the ongoing illegal trading the public at the development in question.
- The road access to the development is not suitable for regular construction traffic involving large low loader machinery with excavators etc. onboard.
- The applicants use of the storage shed, and garage have created a nuisance for the third party and the retention of the plant / machinery storage shed will perpetuate a nuisance created by the applicant involving obstruction and interference with the third-parties use of the access to his land.
- The development has caused excessive heavy traffic on the access road and the applicant's business has used and obstructed the access road by parking teleporters, trucks and low loaders on the access road preventing the third party from accessing their own lands over this access as they have the right to do.
- The planning consent granted for the construction of an extension to the plant / machinery storage shed will intensify and exacerbate the existing inappropriate development on the applicant's property.

7.2. Applicant Response

7.2.1 A response has been received from McMullin Associates Architects on behalf of the first party. I make the Coimisiún aware that this response contains a number of attachments including letters of support and a community petition on behalf of the first party. The response can be summarised as follows:

- Issues relating to access were adequately addressed by way of response to the further information response.
- The overall development is quite small and not greater than a typical rural small farmyard. Policy ED-P-5 of the Donegal County Development Plan 2024-2030 supports home based of a limited scale of less than 5 employees within the curtilage of an existing dwelling house, subject to compliance with Policy ED-P-9. The applicant operates a sole trader within the curtilage of his dwelling house and complies with Policy ED-P-5.

- Customers do not attend site; all equipment is delivered to site by the applicant. Policy ED-P-9E states that the existing road network must be able to safely handle any extra vehicular traffic generated by the business operators, it is noted that all equipment is delivered to site which reduces traffic to and from the business.
- The shed is unauthorised; however, the applicants have taken steps to regularise this with the recent retention planning application. As with any small business provision for expansion becomes overpowering when the demand for services increased and the applicant has made every effort to regularise matters.
- All machinery is small self-drive type and does not require the use of low loader equipment. A small trailer on the back of a jeep is quite sufficient. The development is not negatively impacting the local road network.
- The appellant lives across the public road within a cluster of houses 57m from the laneway servicing the storage shed and 166m from the actual shed. The appellant is not aware of the laneway being obstructed as is claimed.
- The lane from the public road servicing our clients dwelling house and the shed is private and maintained to a high standard. It is fully adequate for the weights and type of traffic necessary to maintain the business.

7.3. Planning Authority Response

- 7.3.1 A response has been received from the Planning authority by letter dated 2/7/26 which states that the Planning Authority wishes to rely on the content on the Planners Report dated 13th April 2026 and 11th May 2026 which has been endorsed and signed by the Senior Executive Planner. It is further stated that the Planning Authority has no further comment to make on this appeal.

7.4. Observations

- 7.4.1 There are no observations on file.

7.5. Further Responses

7.5.1 There are no further responses on file.

8.0 Assessment

8.1 Having examined the appeal details and all other documentation on file, including submissions / observations, the reports of the local authority and inspected the site, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Use
- Access arrangements
- Flood Risk
- AA Screening
- Water Framework Directive

8.2 Principle of Development

8.2.1 The appeal site is located within an area identified as an 'Areas Under Holiday Home Pressure'. In addition to this, the site is within an area of 'High Scenic Amenity'. Policy L-P-2 which seeks to 'to protect areas identified as 'High Scenic Amenity' and 'Moderate Scenic Amenity' on Map 11.1 'Scenic Amenity'. In addition to this, it is stated that within these areas, only development of a nature, location and scale that integrates with, and reflects the character and amenity of the landscape may be considered, subject to compliance with other relevant policies of the Plan'.

Siting and Design-Shed

8.2.2 The development for which retention is sought comprises of two separate elements including a machinery storage shed and an extension to an existing garage. In addition to this, permission is sought for the extension to the existing machinery storage shed.

8.2.3 The shed for which retention is sought has an area of 211m² and has a maximum height of c. 5.0m. The shed has shed is located to the west of the existing dwelling on the land.

8.2.4 In addition to this, the shed extension for which permission is sought would have an area of c. 125m² and would have a height of c. 4.047m. The aggregate floor area of the shed would be 336m².

8.2.5 The appeal site is located within an area identified and being 'High Scenic Amenity'. Having been on site, I noted that the shed is visible from the main public road. However, in my opinion, the building has the appearance of an agricultural shed and as such I am satisfied that the that it would not be out of character with the area and is satisfactory in principle. I have come to this conclusion having regard to the rural / residential character of the area which includes a number of dwellings and agricultural sheds.

Siting and design-Car Port

8.2.6 The car port extension to the existing garage is located to the east of the garage and has an area of c. 47m² and a maximum height of c.2.750m.

8.2.7 The car port extension is not visible form the public road and I am satisfied that it would not have any impact on the visual amenity of the area and is therefore acceptable in principle.

8.3 Use

8.3.1 Third parties outline concerns that the shed is used for the purposes of a plant hire business which is open to the public and advertised on-line offering plant / tool hire and listing cherry pickers, compressors, construction equipment, dumpers, excavators, plant trailers, rollers, telehandlers, tools tractors and other equipment.

8.3.2 The first party states that customers do not attend site, all equipment is delivered to customers by the applicant.

8.3.3 Having been on site, I note that the shed is used for the storage and maintenance of machinery. The business on site is a Plant Hire Business, in this regard, I refer the Coimisiún to the company website www.skhire.ie which outlines the services provided by the applicant's company. When I was on site, there was no indication to me that the business is open to the public. I also refer to the applicant's response to the Further Information request which states that he operates a small-scale, single operator plant hire business from his premises and that no walk-in trade occurs and that equipment

is delivered directly to the public using a jeep and trailer, with occasional use of a tractor and trailer.

- 8.3.4 In overall terms, I am satisfied that the shed is used for the purposes of storage and maintenance of plant machinery and the land is not used for walk-in-trade. I refer the Coimisiún to Policy ED-P-5 of the *Donegal County Development Plan 2024-2030* which seeks to support home-based business of limited scale (circa 1-5 employees), located within the curtilage of an existing dwelling house.
- 8.3.5 Having considered the nature of the business and the fact that no-walk-in trade is run from the site, I am satisfied that the proposal would comprises a home-based business of a limited scale and complies with Policy ED-P-5.

Impact on surrounding amenity

- 8.3.6 I note that the use of the shed for the maintenance of machinery in line with a Plant Hire Business may have the potential to have an impact on the residential amenity in the area.
- 8.3.7 I have considered Policy ED-P-9 of the *Donegal County Development Plan 2024-2030* which sets out a number of criteria which are required to be met for economic development.
- 8.3.8 In this regard, I refer the Coimisiún to drawing No. 2-94003 'Site Layout Plan' which shows that the nearest residential property to the shed is located c. 60m to the south. While I note that machinery maintenance could potentially be a noisy activity, I am satisfied that the set back of the shed from the closest residential property would ensure that there would be no undue amenity impacts.
- 8.3.9 Having been on site and driven through the area, I note that the road network surrounding the appeal site is narrow, single lane and undulating. The roads in the area are so narrow that it is not possible to for two cars to pass. This road network promotes a slow speed environment and would not, in my opinion, be suitable for large vehicles such as HGV's. Notwithstanding this, the first party has stated that deliveries to clients are made with a small trailer on the back of a jeep.
- 8.3.10 I am satisfied that the road network is capable of accommodating a vehicle with a standard sized vehicle with small trailer, without impacting the capacity of the road.

8.3.11 I am further satisfied that the use of the shed would not impact on the character of the area, does not impact on any Natura 2000 site, does not impact on water quality and adequate access arrangements and parking / manoeuvring for vehicles within the appeal site. The proposal does, therefore, in my opinion, comply with Policy ED-P-9 of the *Donegal County Development Plan 2024-2030*.

8.4 Access Arrangements

8.4.1 The third party has outlined concerns that the use of the shed and garage have created a nuisance for the third party and the retention of the plant / machinery storage shed will perpetuate a nuisance created by the applicant involving obstruction and interference with the third-parties use of the access to his land.

8.4.2 In response, the first party response states that the appellant is not aware of the laneway being obstructed as is claimed and that the lane from the public road servicing the dwelling house and the shed is private and maintained to a high standard. It is fully adequate for the weights and type of traffic necessary to maintain the business.

8.4.3 I note that the appeal site is accessed via an existing lane which would appear to be appropriately maintained for the use of the appeal site. While on site, I noted that the accessway to the dwelling and to the shed were free from any obstructions. However, there was a tractor blocking what would appear to be an access to lands to the north of the site.

8.4.4 While property ownership issues are not matters on which the Coimisiún can adjudicate as such are civil / legal matters, a condition could be included which requires all machinery to be placed in a manner which would not block any portion of the access road. This matter could be dealt with by way of condition, should the Coimisiún be of a mind to grant planning permission.

8.5 Flood Risk

8.5.1 I have consulted the flood mapping system (www.floodinfo.ie) and I note that the subject land is within Flood Zone 'C'.

8.5.2 Having considered all the foregoing; I consider the proposed development would not result increase the risk of flood either within the site itself or the surrounding area. The proposal is acceptable from a flood risk perspective.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The appeal site is located within a rural area of County Donegal comprises of the retention of a storage / vehicle maintenance shed, permission for the extension to the shed and retention permission for an extension to an existing garage.
- 9.2. The subject site is not located within or adjacent to a European Site. The nearest designated sites are the West of Ardara/Maas Road SAC (Site Code: 000197) which is located c. 1.5km to the west of the site and the Gannivegil Bog SAC (Site Code: 000142) which is located c. 3.5km to the east of the site.
- 9.3. In addition to the above the Inishkeel SPA (Site Code: 004116) is located c. 6.9km to the west of the site (partly over sea). The Derryveagh and Glendowan Mountains SPA (Site Code: 004039) is located c. 9.6km to the north-east of the site.
- 9.4. The West of Ardara/Maas Road pNHA (Site Code: 000197) is located c. 1.5km to the west of the site. The Galwolie Bog (Site Code: 001132) is located c.3.5km to the northwest of the site.
- 9.5. The area planners report states that there are no known direct hydrological links between the appeal site and any Natura 2000 site and therefore it is not considered that the proposed development would be likely to have any significant effect, individually or in combination with any other plan or project, and it considered that Screening for Appropriate Assessment is not required in this instance.
- 9.6. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.
- 9.7. This determination is based on:
- the nature and scale of the development, which relates to the retention of a storage / vehicle maintenance shed, permission for the extension to the shed and retention permission for an extension to an existing garage;

- the absence of any ecological pathway from the development site to the nearest European Sites;
- the distance of the site from the nearest European sites; and
- the AA screening determination of the Planning Authority.

9.8 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects

10.0 Water Framework Directive

10.1. The purpose of the EU Water Framework Directive is an initiative aimed at improving water quality throughout the European Union. The Directive was adopted in 2000 and requires governments to take a new approach to managing all their waters; rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters.

10.2. An Coimisiún Pleanála and other statutory authorities cannot grant development consent where a proposed development would give rise to a reduction in water quality.

10.3. The MEENAGOWAN_010 (IE_NW_38M430800) is c. 37m from the shed which is the subject of this retention and permission application. The status of this waterbody is under review has a This is illustrated on the EPA mapping (<https://gis.epa.ie/EPAMaps/>).

10.4. I have assessed the proposal and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.5. The reason for this conclusion is as follows:

- The relatively small operation on the site for which retention is sought and the nature of development for which permission is sought.

- Drawings submitted with the application demonstrates that only clean storm and surface water would enter the stream.

11.0 Recommendation

11.1. I recommend that permission be granted.

12.0 Reasons and Considerations

12.1 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 permission and retention permission retention is sought , it is considered that subject to compliance with the conditions set out below, the development 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 would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application on 27th February 2026, as amended by further plans and particulars lodged with the response to Further Information on 30th April 2026, save as may otherwise be required by the following conditions.

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: To define the permission

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

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. (a) During the construction stage of the proposed development, the developer shall comply with the document titled "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects" published by the Environmental Protection Agency.
(b) During the development works, the developer is not to permit any material from the site to be spread or deposited along the public roadway. The developer shall be responsible for maintaining the adjoining public thoroughfare and properties in a neat, tidy, and safe condition.

Reason: In the interests of the reduction and best practice management of construction waste from the proposed development, public health, pollution control, and traffic safety.

8. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following:
- (i) Measures to ensure that there no pollutants including dust and hydrocarbons enter the stream to the south of the site.
 - (ii) collection and disposal of construction waste,
 - (ii) surface water run-off from the site,
 - (iii) on-site road construction, and
 - (iv) environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures.

The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of environmental protection, residential amenities, public health & safety, and environmental protection.

9. 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.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Ronan Murphy
Planning Inspector

10 September 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501480-DL
Proposed Development Summary	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.
Development Address	Ranny, Leitirnacaward, Donegal Po, Co. Donegal
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501480-DL
Proposed Development Summary	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.
Development Address	Ranny, Leitirmacaward, Donegal Po, Co. Donegal
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The application seeks retention of a plant/machinery storage shed and carport to the existing garage. In addition to this the application seeks permission for the construction of an extension to the storage shed and all associated site works. The storage shed for which retention is sought has an area of c. 211m² and a maximum height of c. 5m and has the appearance of a large agricultural shed with a part cement / part metal sheeting finish. The proposed extension to this storage shed is proposed to be located to the northern side of the existing shed and would have an area of c. 125m². The proposed shed extension would have a maximum height of c. 4m and would have the same finish as the existing shed. Retention permission is also being sought for a car port extension to the existing garage. The car port extension for which retention permission is sought is located to the eastern side of the existing structure and has an area of c. 47m². The car port extension has a maximum height of c. 2.750m. The car port is open at the front and has a Tanalised timber board finish to the side.

	The proposal comes forward as a stand-alone project. The development does not require any demolition works. The development does not require the use of substantial natural resources or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The development is situated in a rural area and is not adjacent an ACA. The subject land is not within or in proximity to any protected views within this landscape.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the nature of the proposed development, consisting of retention of a plant/machinery storage shed and carport to the existing garage, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of	EIA is not required.

significant effects on the environment.	
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Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Standard AA Screening Determination Template 2

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects	
Case Reference Number: PL-501480-DL	
Step 1: Description of the project and local site characteristics The development comprises of the 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. The appeal site is located within the townland of Ranny, Leitirnacaward, Co. Donegal in an area which is rural in character and includes an undulating landscape with single dwellings spread throughout.	
Brief description of project	The application seeks retention of a plant/machinery storage shed and carport to the existing garage. In addition to this the application seeks permission for the construction of an extension to the storage shed and all associated site works. The storage shed for which retention is sought has an area of c. 211m² and a maximum height of c. 5m and has the appearance of a large agricultural shed with a part cement / part metal sheeting finish. The proposed extension to this storage shed is proposed to be located to the northern side of the existing shed and would have an area of c. 125m². The proposed shed extension would have a maximum height of c. 4m and would have the same finish as the existing shed. Retention permission is also being sought for a car port extension to the existing garage. The car port extension for which retention permission is sought is located to the eastern side of the existing structure and has an area of c. 47m². The car port extension has a maximum height of c. 2.750m. The car port is open at the front and has a Tanalised timber board finish to the side.

Brief description of development site characteristics and potential impact mechanisms	The subject site comprises a stated area of 0.498ha, and is located in the townland of Ranny, Leitirmacaward, which is rural area to the north-west of Glenties in County Donegal. The appeal site comprises of the existing shed and an existing storey and a half dwelling and standalone domestic garage The immediately adjoining area is characterised by undulating uplands which is identified as being High Scenic Amenity and is made up of predominantly agricultural lands and a scattering of one-off residential dwellings in a rural setting.			
Screening report	N			
Natura Impact Statement	N			
Relevant submissions	Nil			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections²	Consider further in screening³ Y/N
West of Ardara/ Mass Road SAC (Site Code: 000197)	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Large shallow inlets and bays [1160] Annual vegetation of drift lines [1210] Atlantic salt meadows (Glauco-	1.5km to the west of the site	N	N

	Puccinellietalia maritima) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Decalcified fixed dunes with Empetrum nigrum [2140] Atlantic decalcified fixed dunes (Calluno-Ulicetea) [2150] Dunes with Salix repens ssp. argentea (Salicion arenariae) [2170] Humid dune slacks [2190] Machairs (* in Ireland) [21A0] Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or Isoeto-Nanojuncetea [3130] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060]			
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	<i>Juniperus communis</i> formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210] <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410] Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>) [6510] Blanket bogs (* if active bog) [7130] Depressions on peat substrates of the <i>Rhynchosporion</i> [7150] Alkaline fens [7230] <i>Vertigo geyeri</i> (Geyer's Whorl Snail) [1013] <i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029] <i>Euphydryas aurinia</i> (Marsh Fritillary) [1065] <i>Salmo salar</i> (Salmon) [1106] <i>Lutra lutra</i> (Otter) [1355] <i>Phoca vitulina</i> (Harbour Seal) [1365] <i>Petalophyllum ralfsii</i> (Petalwort) [1395] <i>Najas flexilis</i> (Slender Naiad) [1833]			
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Gannivegil Bog SAC (Site Code: 000142)	Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110] Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010] Blanket bogs (* if active bog) [7130]	3.5km to the east of the site	N	N
Inishkeel SPA (Site Code: 004116)	Barnacle Goose (<i>Branta leucopsis</i>) [A045]	6.9km to the west of the site	N	N

Derryveagh And Glendowan Mountains SPA (Site Code: 004039)	Red-throated Diver (<i>Gavia stellata</i>) [A001] Merlin (<i>Falco columbarius</i>) [A098] Peregrine (<i>Falco peregrinus</i>) [A103] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Dunlin (<i>Calidris alpina schinzii</i>) [A466]	9.6km to the north-east of the site	N	N
Likelihood of significant effects from proposed development (alone): NO				
If no, is there likelihood of significant effects occurring in combination with other plans or projects? NO				
Step 4: Conclude if the proposed development could result in likely significant effects on a European site				
I conclude that the development (alone / in combination with other plans and projects) does not result in likely significant effects on a European site. No mitigation measures are required to come to this conclusion.				
Screening Determination In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required. This determination is based on: - the nature and scale of the development, which relates to the retention of a storage / vehicle maintenance shed, permission for the extension to the shed and retention permission for an extension to an existing garage; - the absence of any ecological pathway from the development site to the nearest European Sites; - the distance of the site from the nearest European sites; and - the AA screening determination of the Planning Authority.				

I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Appendix 3: Water Framework Directive Screening and Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-501480-DL-26	Townland, address	Ranny, Leitirmacaward, Donegal Po, Co. Donegal
Description of project		The application seeks retention of a plant/machinery storage shed and carport to the existing garage. In addition to this the application seeks permission for the construction of an extension to the storage shed and all associated site works. The storage shed for which retention is sought has an area of c. 211m² and a maximum height of c. 5m and has the appearance of a large agricultural shed with a part cement / part metal sheeting finish. The proposed extension to this storage shed is proposed to be located to the northern side of the existing shed and would have an area of c. 125m². The proposed shed extension would have a maximum height of c. 4m and would have the same finish as the existing shed. Retention permission is also being sought for a car port extension to the existing garage. The car port extension for which retention permission is sought is located to the eastern side of the existing structure and has an area of c. 47m². The car port extension has a maximum height of c. 2.750m. The car port is open at the front and has a Tanalised timber board finish to the side.	

Brief site description, relevant to WFD Screening			The appeal site is located in a rural area of County Donegal which is interspersed with one off dwellings. The appeal site which has a stated area of c. 0.498ha and comprises of an existing 1.5 storey house and the shed structure for which retention is sought in this application. In addition to this the site includes an existing detached garage which includes a lean-to car port structure for which retention is sought in this application.			
Proposed surface water details			To watercourse			
Proposed water supply source & available capacity			Public water supply			
Proposed wastewater treatment system & available capacity, other issues			N/A			
Others?			The site is not within a Flood Zone.			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	c.552m	MEENAGOWAN_010 (IE_NW_38M430800)	Under Review	Under Review	None identified	Roof and Surface water run-off.
Groundwater Waterbody	Below grounds	Northwest Donegal (IE_NW_G_049~)	Good	Not at risk	None identified	Groundwater

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
Operational Phase							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
3.	Surface	MEENAGOW AN_010 (IE_NW_38M4 30800)	Surface water discharged to watercourse	Sedimentation, Siltation due to construction, Hydrocarbon spillages/leaks from machinery, plant	Standard construction practice CEMP	No. I am satisfied that surface water, in principle, could be adequately managed on site and that there will be no significant pollution risks to any surface waterbody.	Screened out.
4.	Ground	Northwest Donegal (IE_NW_G_04 9~)	Nil			No, no mitigation required.	Screened out.
DECOMMISSIONING PHASE							
5.	N/A	N/A	N/A	N/A	N/A	N/A	N/A

