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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Donegal County Council**

**Planning Register Reference Number: 2450110**

**Appeal** by Gerard Convie of Unit F, 15 Lower Main Street, Letterkenny, County Donegal against the decision made on the 12th day of June, 2024 by Donegal County Council to grant subject to conditions a permission to Michael and Mark Blaney of Central Bar care of DML Architecture and Building Services of Market Stret, Rathmullan, Letterkenny PO, County Donegal in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Renovate and refurbish existing ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office', (2) demolish rear flat roof area, lower the floor level and surrounding ground level of existing ground floor area of existing building formerly used as commercial premises and last known use as 'Betting Office', (3) erect new rear extension to existing ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office', (4) convert entire ground floor area of existing building, formerly used as commercial premises and last known use as 'Betting Office' including proposed new rear extension into new side extension of existing central bar and lounge to form new bar, lounge, kitchen, accessible toilet facilities, (5) convert existing ground floor office space into off licence area, (6)

*Pm*

construct external smoking area, (7) connection to main public sewer and all associated site works at Upper Main Street, Letterkenny, Letterkenny Urban, Letterkenny M.D., 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**

The proposed development is 'open for consideration' having regard to the 'Town Centre' zoning objective of the Letterkenny Plan and Transport Plan 2023-2029. The Board considered that the proposed development is appropriate given the nature of the use proposed and the location of the site within the town centre. The proposed design and appearance of the buildings is considered to be appropriate. The proposed development would not have a negative impact on the amenity of the surrounding area, nor will it result in a significant impact on the capacity of the surrounding road network. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 agree particulars.

**Reason:** In the interest of clarity.

2. Water supply, waste-water disposal and surface water drainage arrangements shall comply with the requirements of the Uisce Éireann and the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining public road.

**Reason:** In the interest of traffic safety, public health and orderly development.

3.
  - (a) All external lights shall be hooded and aligned so as to prevent direct spillage of light onto public road.
  - (b) No L.E.D, neon or similar lights shall be erected on the subject premises, structure or site.
  - (c) No digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.
  - (d) No signs, symbols or other means of advertisement shall 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 facia signs or similar.
  - (e) Signage shall be in the traditional format consisting of handwritten text on timber facia board (or similar) with lighting by external means only or as otherwise agreed with the planning authority.

**Reason:** To cater for orderly development and in the interests of public safety.

4. (a) The developer shall employ a qualified archaeologist to monitor all groundworks associated with the development.
- (b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (for example, preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
- (c) The planning authority and the Department shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.



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**Peter Mullan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *2nd* day of *January*, 2025.