

An
Bord
Pleanála

Board Order
ABP-320121-24

Planning and Development Acts 2000 to 2022

Planning Authority: Donegal County Council

Planning Register Reference Number: 2350968

Appeal by Michael and Mary Dargan of Croaghbeg, Kilcar, County Donegal and by Anne Breshin of Shalway, Kilcar, 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 Shaun Curran care of October House Design Limited of Corlea, Ballyshannon, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for retention and completion of works for an extension to an existing agricultural lane and permission to retain an existing sheep shed at Croaghbeg, Kilcar, Donegal PO, 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

Having regard to the nature and scale of the development proposed to be retained and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual or scenic amenity of the area, would not have an adverse impact on residential amenity, would not have a significant impact on archaeological heritage, and would be acceptable in terms of traffic safety, public health and environmental sustainability. The development proposed to be retained, and the proposed development 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 lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 23rd day of May 2024, 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. Any and all works required to comply with this permission, other than those included in condition 4 below, and the terms and conditions to which it is subject, shall be carried out and completed in full within three

months of the date of this Order, unless otherwise agreed in writing with the planning authority.


Reason: In the interest of clarity and the orderly development of the area.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

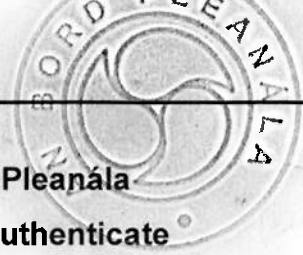
Reason: In the interest of public health and surface water management.

4. All landscaping works shall be completed within the first planting season following the grant of permission, in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 23rd day of May 2024. Any trees and hedging which die, are removed or become seriously damaged or diseased, within a period of 3 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of biodiversity and of the visual and residential amenity of the area.



Mary Henchy
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 21st day of January 2025.