



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Planning Services

RECEIVED DATE: 21/11/2024



**Comhairle Contae
Dhún na nGall**
Donegal County Council

SECTION 5 APPLICATION

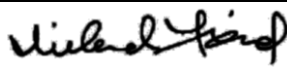
FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

Completed application form & supporting documentation to be returned to the Planning Authority by email to planning@donegalcoco.ie

| | |
|--|---|
| Name of Applicant(s): | Coláiste Ghaoth Dobhair |
| Agent Name: (if applicable) | Michael Friel |
| Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available) | The Town Clock, Main Street, Buncrana, Co. Donegal F93 CXA5 |
| Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application) | |
| Proposed change of use of an existing Guest House to provide accommodation for protected persons as provided for in S.I. No. 582/2015 Planning and Development Regulations 2015 - Class 14(H). | |



| | | |
|--|--------------------------------------|-----------|
| Is the development a Protected Structure or within the curtilage of a Protected Structure? | Yes | No |
| | | X |
| Has a declaration under Section 57 of the Planning and Development Act 2000 (as amended) been requested or issued in respect of the property. | Yes | No |
| | | X |
| Applicant(s) Interest in the site: | Lease Holder | |
| If not the Owner of the site, please provide the name of the Landowner: | Declan Keller | |
| Please list types of plans, drawings etc. submitted with this application: | Site Layout Map & Site Location Map. | |
| Planning History - list any relevant planning application reference numbers: | None | |
| Are you aware of any enforcement proceedings connected to the site? If so, please supply details: | None | |

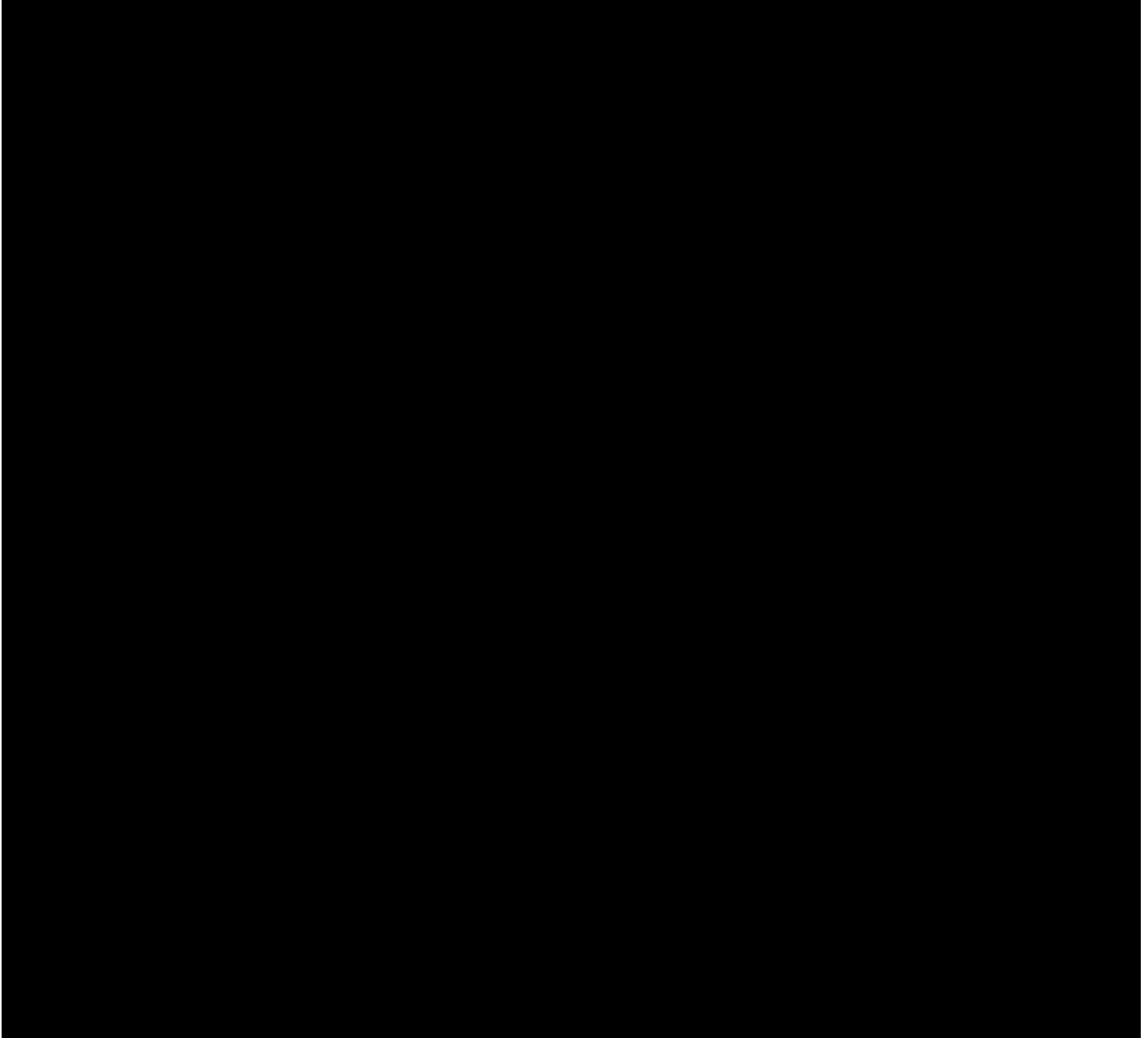
| | |
|--|--|
| I hereby certify that the information provided is true and accurate | |
| Signature of Applicant/Agent: |  |
| Date: | 20th November 2024 |



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Additional Contact Information

NOT TO BE MADE AVAILABLE WITH APPLICATION





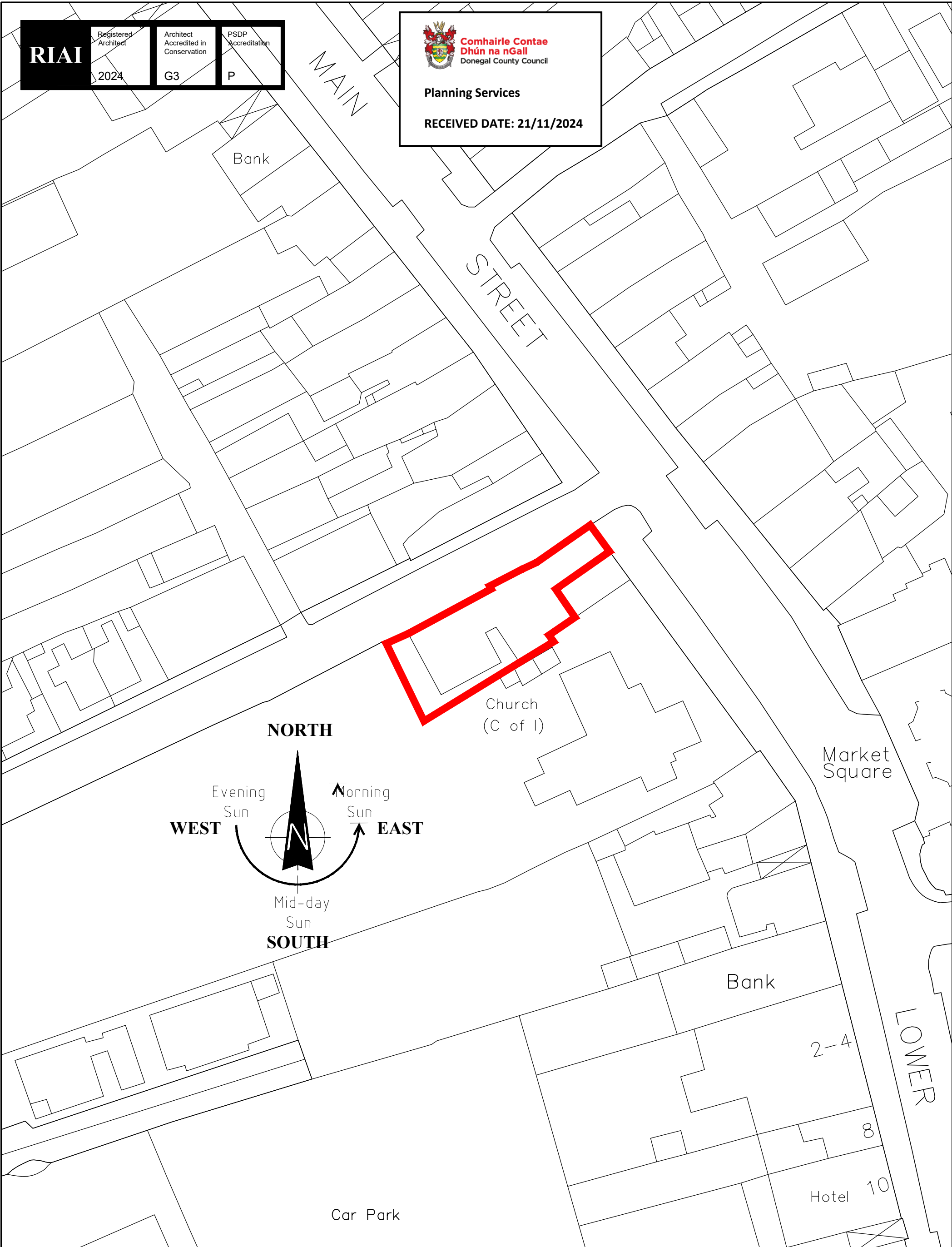
**Comhairle Contae
Dhún na nGall**
Donegal County Council

Advice to Applicant

- (a) **Prescribed Fee** - €80.00 - You may wish to pay the fee by card by ringing the cash office on 074 9153900. Please note the receipt number in your cover email with the form.
- (b) Application must be accompanied by:
- **Site location map** with site clearly outlined in red (to a scale of not less than 1:1000 in built up areas and 1:2500 in all other areas).
 - **Site layout plan** (Site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red).
 - **Elevations** (if applicable) – (plans, elevations and sections drawn to a scale of not less than **1:200**).
 - **Other details** (e.g. landowner consent (if applicable), photographs as appropriate).
- (c) Completed application form & supporting documentation to be returned to the Planning Authority **by email** to planning@donegalcoco.ie
- (d) More information on exempted development can be found on the OPR planning leaflets available at <https://www.opr.ie/planning-leaflets/>

| | | | |
|-------------|----------------------|--------------------------------------|--------------------|
| RIAI | Registered Architect | Architect Accredited in Conservation | PSDP Accreditation |
| | 2024 | G3 | P |


Comhairle Contae Dhún na nGall
 Donegal County Council
Planning Services
RECEIVED DATE: 21/11/2024



Job Title:
 The Town Clock B&B
 at 6 upper Main Street,
 Buncrana,
 Co. Donegal.

Client:
 Colaiste Gaoth Dobhair

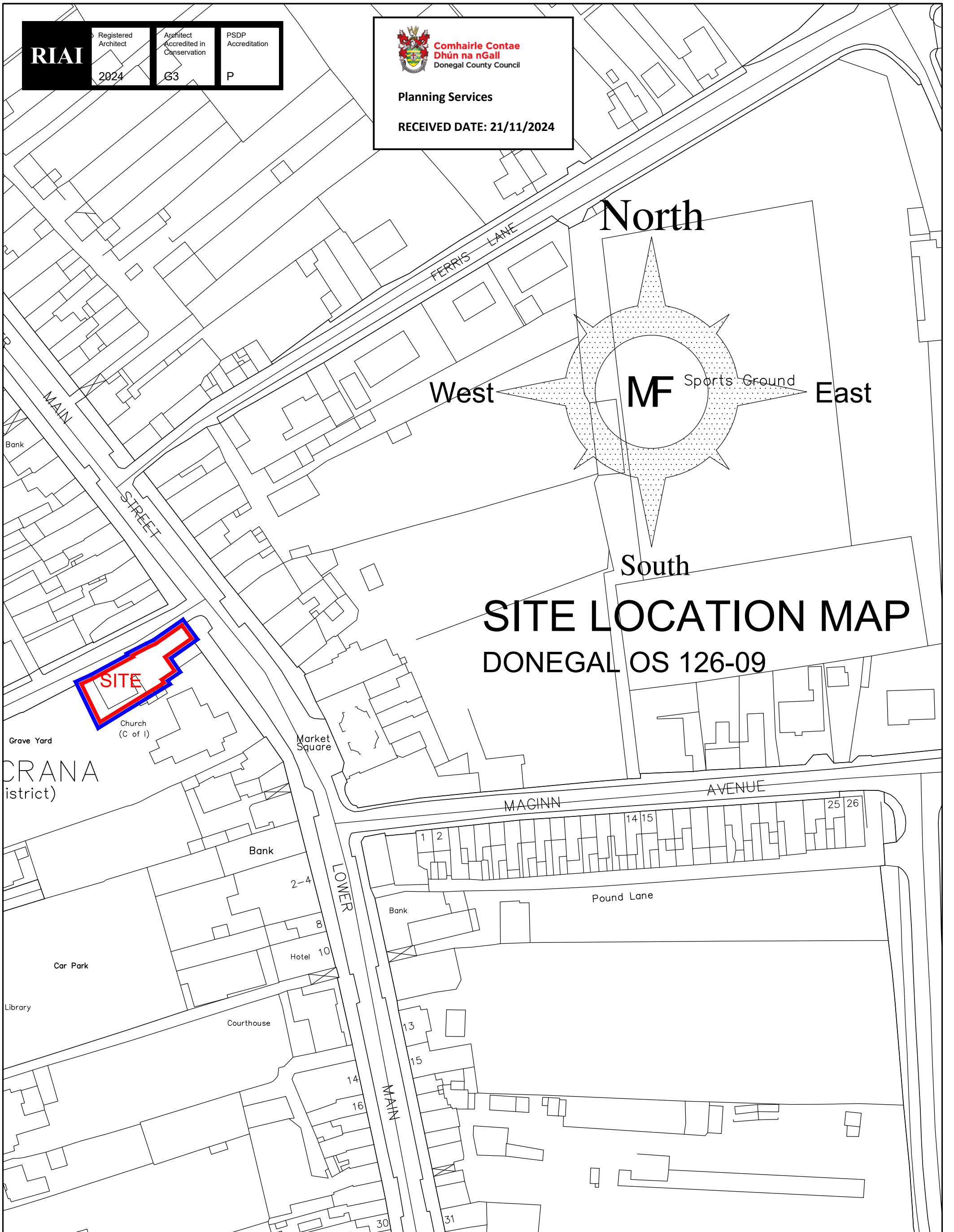
Drawing Title:
 Site Layout

| | |
|-------------------------|----------------------------|
| Scale: 1:500 | Date: Aug. 2024. |
| Job No. 24XXX | Drawing No. 02. |

| | |
|---|---|
|  | Michael Friel Architects & Surveyors Ltd Creeslough, Co. Donegal. Tel - 074 91 38814 Mob - 087 2869658 E-mail: michael@mfielarchitects.ie |
|---|---|

| | | | |
|-------------|----------------------|--------------------------------------|--------------------|
| RIAI | Registered Architect | Architect Accredited in Conservation | PSDP Accreditation |
| | 2024 | G3 | P |


Comhairle Contae Dhún na nGall
 Donegal County Council
Planning Services
RECEIVED DATE: 21/11/2024



Job Title:
The Upper Clock B&B
at 6 Upper Main Street,
Buncrana,
Co. Donegal.

Client:
Colaiste Gaoth Dobhair

Drawing Title:
Site Location

| | |
|-------------------------|----------------------------|
| Scale: 1:1000 | Date: Aug. 2024. |
| Job No. 24XXX | Drawing No. 02. |

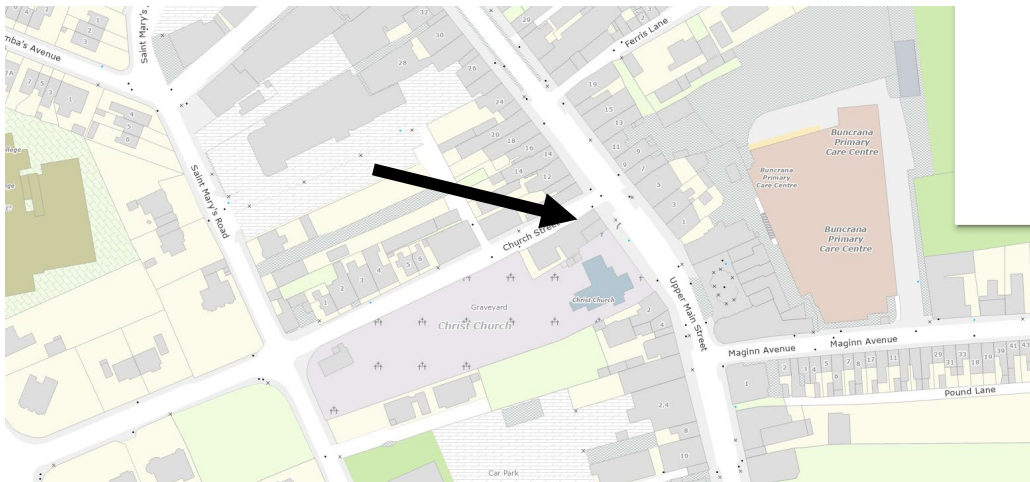
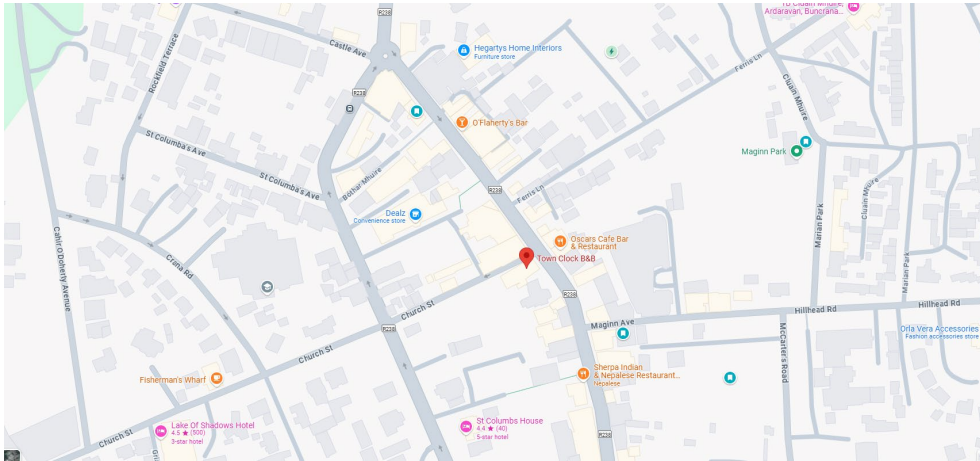
| | |
|---|--|
|  | Michael Friel Architects & Surveyors Ltd Creeslough, Co. Donegal. Tel - 074 91 38814 Mob - 087 2869658 E-mail: michael@mfielarchitects.ie |
|---|--|

SECTION 5 REFERRAL REPORT – Ref. No: S5 24/90

1.0 BACKGROUND

1.1 Location:

Property at the Town Clock B&B, Main Street, Buncrana, Co. Donegal, F93CXA5.



1.2 Site Description:

The site is located within Buncrana town. The site is occupied by an existing part 2 storey, part 2 storey and a half storey building, accessed off the main street in Buncrana. Pedestrian access to the adjoining Church Street is located on the northern gable of the building. The building is identified as a B&B guest house. The site is not on the Council's Record of Protected Structures nor included on the National Inventory of Architectural Heritage. The site lies within the Buncrana Urban Core as designated in the County Development Plan 2024-2030.



1.3 Planning History

No planning history is appearing on the Council's I-Plan database. Based on the oldest Google Streetview images it is apparent that a B&B has been operating at this site since at least September 2009.

2.0. THE QUESTION

The current referral seeks to determine whether the proposed change of use of the guest house to accommodation for protected persons, as provided for in S.I. NO. 582/2015 (Planning and Development Regulations 2015 - Class 14(h)), constitutes development and, if so, whether it is exempted development. The application has been submitted by the agent Michael Friel, on behalf of the applicant Coláiste Ghaoth Dobhair.

3.0 EVALUATION

3.1 Planning and Development Act, 2000

Section 2(1)

In this Act, except where the context otherwise requires -

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and

(a) where the context so admits, includes the land on, in or under which the structure is situate ...

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal ...

Section 3(1)

"Development" in this Act means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) sets out development which shall be exempted development.

Section 177U

"In deciding upon a declaration for the purposes of Section 5 of this Act a planning authority or the Board, as the case maybe, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this Section."

3.2 Planning and Development Regulations, 2001 (as amended)

- **Class 14(h) of Schedule 2, Part 1:**
 - Permits a change of use "from use as a hotel, motel, hostel, guesthouse, holiday accommodation, convent, monastery, Defence Forces barracks or other premises or residential institution providing overnight accommodation, or part thereof... to use as accommodation for protected persons."
 - Protected persons are defined under the International Protection Act 2015.
 - Conditions of exemption include:
 - Compliance with the definition and purpose of "protected persons."
 - No contravention of planning conditions or zoning regulations.

4.0 ASSESSMENT

1. Existing Use:

- The property is currently in use as a guest house and ancillary accommodation. However, no evidence has been provided to confirm that this use has planning permission. There is no planning history on the site. **Further Information is requested.**

2. Proposed Use:

- The change of use is proposed to accommodate protected persons under Class 14(h). Protected persons are defined in Section 2(1) of the International Protection Act 2015.

3. Analysis of Development:

- The proposed change constitutes a material change of use if the existing use is established and permitted as it involves altering the nature of occupancy from commercial guest house use to accommodation for protected persons, fulfilling the statutory definition of "development" under Section 3(1) of the Act.
- The applicant has failed to include details of the accommodation available with regard to the number of rooms and capacity of same. Further Information is requested to request the applicant to submit more

detailed information as to the layout of the existing accommodation and evidence which proves that the existing use is lawful.

4.4 Appropriate Assessment

- As the development constitutes a change of use without physical works, there is no requirement for an Appropriate Assessment under Section 177U(9) of the Planning and Development Act 2000 (as amended).

4.5 Environmental Impact Assessment (EIA)

- No significant environmental impacts arise from this proposed change of use, and the development is not within a class of projects requiring EIA under Schedule 5, Parts 1 and 2 of the Planning and Development Regulations 2001 (as amended).

5.0 RECOMMENDATION

In order to adequately assess the proposal, it is considered that further information be requested in accordance with Article 5.(2)(b) & (c) of the Planning & Development Act, 2000 (as amended) as follows:

Schedule of Further Information

1. The applicant is requested to submit documentary evidence that the existing guest house use on the site is lawful (i.e. has planning permission).
2. Applicant to submit a detailed floor plan illustrating the internal layout of the existing guesthouse, identifying the exact area(s) of the guesthouse use, identifying the area of the property that constitutes the guest house use, and the proposed number of rooms and occupants. In relation to the foregoing, the applicant shall submit precise details of how the 'guest house' element of the property can be considered under Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) if the use does not have planning permission.



Signed: _____
Position: Executive Planner
Date: 16th December 2024



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services, 16/12/2024

Chief Executive's Order No: 2024PH3169

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 21st November 2024 from Coláiste Ghaoth Dobhair C/o Michael Friel Architects & Surveyors Ltd, Creeslough, Letterkenny, Co. Dongal in relation to the change of use of an existing guest house to provide accommodation for protected persons as provided for in S.I. No. 582-2015 Planning and Development Regulations 2015 – Class 14(H) at The Town Clock, Main Street, Buncrana, Co. Donegal F93 CXA5

SUBMITTED:-

Written request received 21st November 2024 as above and report dated 16th December 2024 from the Executive Planner (Ref. No: S5 24/90 refers) recommending that further information be sought in accordance with Section 5 (2) (b) of the Planning & Development Act 2000 (as amended).

ORDER:-

Recommendation approved. Having considered the said request and the report of the Assistant Planner dated 21st November 2024, I hereby order, pursuant to Section 5 (2) (b) of the Planning & Development Act 2000 (as amended) that a request for further information be sought from the requester and the developer to submit the information/documents stipulated in the Schedule to this Order.


SENIOR EXECUTIVE PLANNER

DATED THIS 17th DAY OF DECEMBER 2024

MME

SCHEDULE

1. The applicant is requested to submit documentary evidence that the existing guest house use on the site is lawful (i.e. has planning permission).
2. Applicant to submit a detailed floor plan illustrating the internal layout of the existing guesthouse, identifying the exact area(s) of the guesthouse use, identifying the area of the property that constitutes the guest house use, and the proposed number of rooms and occupants. In relation to the foregoing, the applicant shall submit precise details of how the 'guest house' element of the property can be considered under Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) if the use does not have planning permission.

JB 17/12



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
County Donegal, F93 Y622

T: 074 91 53900
E: info@donegalcoco.ie
W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref.No: S5 24/90

17th December 2024

Coláiste Ghaoth Dobhair
C/o Michael Friel Architects & Surveyors Ltd
Creeslough,
Letterkenny,
Co. Donegal
F92 TF60

Re: Change of use of an of an existing guest house to provide accommodation for protected persons as provided for in S.I. No. 582-2015 Planning and Development Regulations 2015 – Class 14(H)

A Chara

I refer to your request received 21st November 2024 under Section 5 of the Planning and Development Act, 2000 (as amended). Pursuant to Section 5 (2) (b) of the Planning & Development Act 2000 (as amended) you are hereby requested to submit the information/documents stipulated on the attached Schedule.

Mise le meas

for Senior Ex. Planner
Planning Services
/jmcc

From: [CARMEL KELLY](#) on behalf of [planning mailbox](#)
To: [MICHAEL MC ELWAIN](#)
Subject: FW: Section 5 - The Town Clock
Date: 17 January 2025 15:11:20
Attachments: [LETTER - DCC.pdf](#)
[LETTER - MF.pdf](#)
[Town Clock Planning permission .pdf](#)
[Guesthouse Floor Plans.pdf](#)

From: office@mfriearchitects.ie <office@mfriearchitects.ie>
Sent: Friday, January 17, 2025 2:58 PM
To: planning mailbox <Planning@Donegalcoco.ie>
Subject: RE: Section 5 - The Town Clock

CAUTION: This email originated from outside of Donegal County Council. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe.

Hi,

Please find enclosed information.

A hardcopy has been posted also.

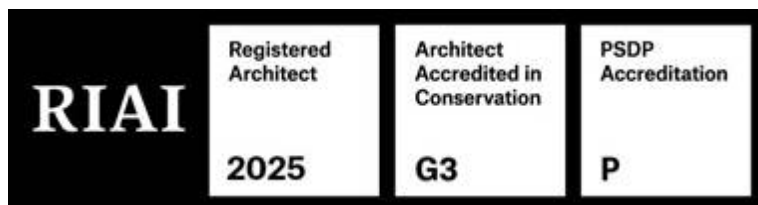
Should you have any queries or require anything further please let me know.

Kind Regards

Shannon McDaid

On behalf of:

Michael Friel
Architects & Surveyors Ltd
Creelough,
Co. Donegal
F92 TF60
T: 074 913 8814



From: office@mfriearchitects.ie [<mailto:office@mfriearchitects.ie>]
Sent: Thursday 21 November 2024 12:43
To: 'planning@donegalcoco.ie'
Subject: Section 5 - The Town Clock

Hi,

Please find enclosed Section 5 Application.

Receipt number for €80 payment is 80492.

Should you have any queries or require any further information please let me know.

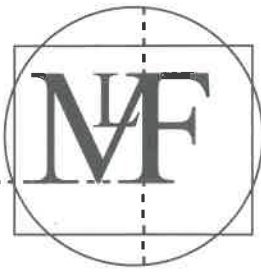
Kind Regards

Shannon McDaid

On behalf of:

Michael Friel
Architects & Surveyors Ltd
Creeslough,
Co. Donegal
F92 TF60
T: 074 913 8814





MICHAEL FRIEL

ARCHITECTS & SURVEYORS LTD.

CREESLOUGH,
Co. DONEGAL, F92 TF60.

PHONE: 074 91 38814
MOBILE: 087 286 9658
EMAIL: michael@mfielarchitects.ie

Donegal County Council
PLANNING SECTION
County House
Lifford
County Donegal



Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 17/01/2025

17 January 2025

Re: Ref No: S5 24/90
Coláiste Ghaoth Dobhair
Change of use of an existing house to provide accommodation for protected persons
as provided for in S.I. No. 582-2015 Planning and Development Regulations 2015 –
Class 14(H).

Dear Sir or Madam,

Further to the above and your request for Further Information, dated 17 December 2024, please find enclosed the following:-

1. Copy Planning Permission Ref. No P.52/94, dated 5th day of May 1995, from Buncrana Urban District Council by way of confirmation that the existing guest house use on site is lawful.
2. 1/100 scale Floor Layout Plan illustrating the internal layout and exact area of the existing guesthouse including the number of rooms and proposed number of occupants.

Should you have any other query or require anything further, please do not hesitate to contact us.

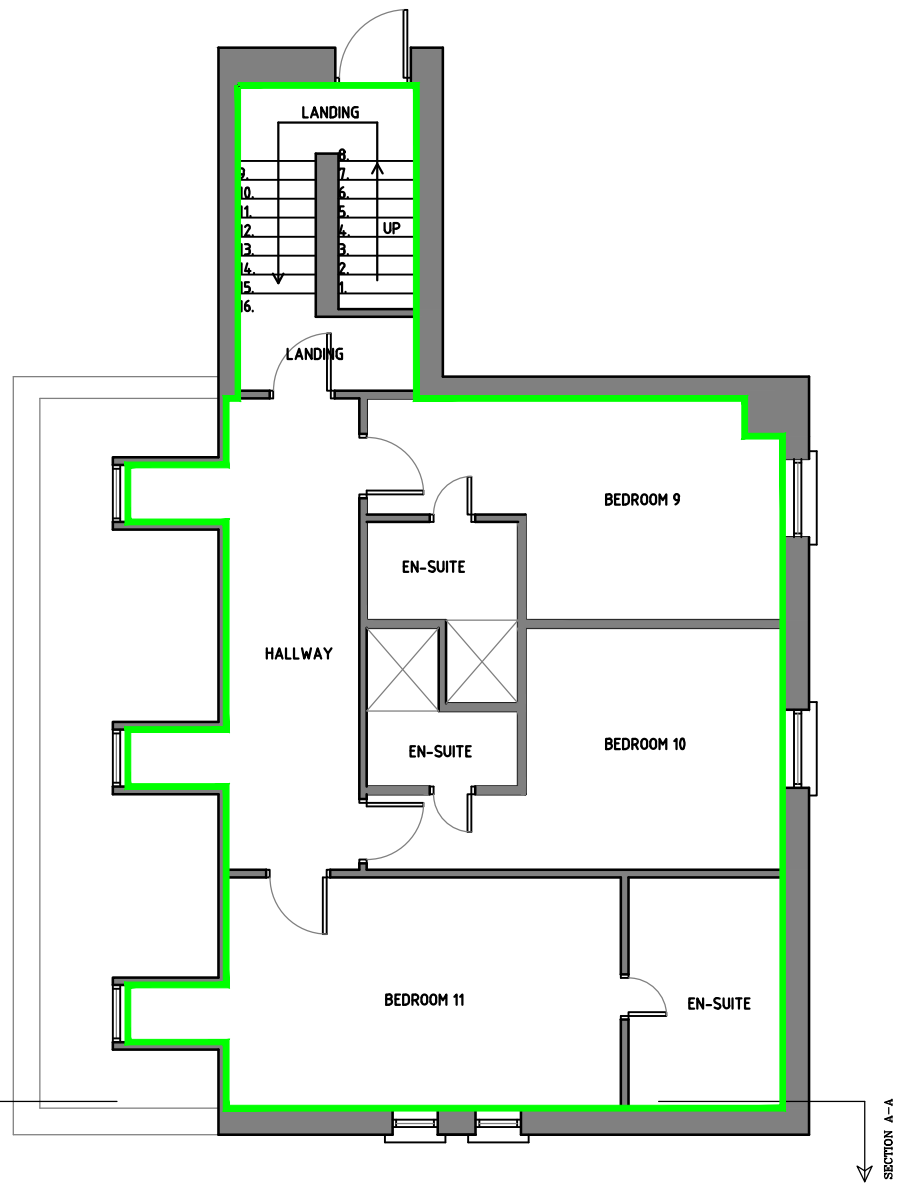
Yours faithfully,

pp. Shannon Mc Daid.

MICHAEL FRIEL MRIA



FIRST FLOOR LAYOUT PLAN
FIRST FLOOR AREA = 223.02 sq.m



SECOND FLOOR LAYOUT PLAN
SECOND FLOOR AREA = 74.67 sq.m

| Room Number | Room Size (SQ.M.) | Max. Room Occupants |
|-------------|-------------------|---------------------|
| 2 | 16.87 | 3 |
| 3 | 22.00 | 4 |
| 4 | 12.56 | 2 |
| 5 | 12.95 | 2 |
| 6 | 12.86 | 2 |
| 7 | 12.55 | 2 |
| 8 | 13.09 | 2 |
| 9 | 12.95 | 2 |
| 10 | 12.98 | 2 |
| 11 | 16.92 | 3 |

— = OUTLINE OF GUESTHOUSE

FIRST FLOOR AREA = 223.02 sq.m
 SECOND FLOOR AREA = 74.67 sq.m
 TOTAL FLOOR AREA = 297.69 sq.m



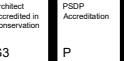

Comhairle Contae Dhún na nGall
 Donegal County Council
Planning Services
RECEIVED DATE: 17/01/2025


 Michael Friel
 Architects & Surveyors Ltd
 Creeslough,
 Co. Donegal,
 Tel - 074 91 38814
 Mob - 087 2869658
 E-mail:
 michael@mfielarchitects.ie

Job Title:
 The Town Clock Guest House @
 6 Upper Main Street,
 Buncrana,
 County Donegal
Client:
 Colaiste Gaoth Dobhair

Drawing Title:
 Floor Plans

Scale: 1:50, 1:100
Date: Jan 2025
Job No.: 24---
Drawing No.: ---

**COUNCIL OF THE URBAN DISTRICT OF BUNCRANA
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963
TO 1993**

NOTIFICATION OF A GRANT OF PERMISSION

TO: Mr Harold McGuinness
Plan-A-Home
Glencrow
Moville

REF. NO
IN REGISTER: P 52/94

APPLICATION
RECEIVED: 6/12/94

FURTHER INFORMATION
SUBMITTED: 7/3/95

DATE OF
ORDER: 3/4/95



Application by: Hilary & Margaret Keller, 6 Upper Main Street, Bunrana

A permission has been granted for the development of land, namely proposed:
**Extension to Premises and Demolition of Stores at 6 Upper Main Street, and
Church Street, Bunrana to provide 9no. B & B Bedrooms, Residents Lounge &
Recreational Area.**

Subject to the following conditions:

1. The development hereby permitted shall be carried out strictly in accordance with revised plans and proposals submitted to the Planning Authority on 7th March, 1995, save as herein otherwise required.
2. Side elevation to Church Street and rear elevation shall be amended in accordance with 2no. attached sketch drawings which indicate inter alia the following:-
 - a) repositioning of windows to facilitate 9" pillars
 - b) raised plaster detail to existing and proposed window and door openings
 - c) quoins to all gable corners
 - d) omission of one of 2nd floor gable windows to livingroom and replace with either a velux roof window or dormer window on side elevation to graveyard. Any such dormer

shall match proposed dormers to bedroom no. 1 & 2 on said elevation and shall be agreed with the Planning Authority.

- 3a. Quoins and raised plaster detail to be provided to all window and door openings on side elevation to graveyard and shall match those required under condition no. 2 above.
- 3b. Vertical hanging slates to be provided to all dormers.
- 4a. Roof to be blue/black
- b. External walls white
- c. Electrical/telephone services to be underground.
- 5a. Every W.C. unit, urinal area or bathroom shall be vented by (a) vent or window, the openable part of which must be at least 1/20 of the floor area of the room or (b) by mechanical extract ventilation capable of extracting at a rate of not less than 3 air changes per hour.
- b. Toilet or urinal area be separated from any food and dining area by an intervening lobby ventilated by (a) a mechanical intake fan ducted directly from the outside air or (b) by a vent located on an external wall.
- c. A means of mechanical or natural fresh air intake shall be provided at the rear entrance area of the commercial kitchen on the ground floor so as to ensure up to 10 air changes per hour in the wash-up area of the kitchen.
- d. Drainage works to be carried out in accordance with part H of the Building Regulations, 1991.
6. A development charge in the sum of £1,500 to be paid to Buncrana Urban District Council in respect of sanitary services (water & sewer) which will facilitate the proposed development. Payment of the said development charge to be made to the Council prior to commencement of the development.
7. Surface water shall not be permitted to discharge to foul sewer.
8. Snooker and Gymnasium to be used as integral part of overall proposed development and shall not be occupied as separate units.
9. A development charge in the sum of £1,500 to be paid to Buncrana Urban District Council in respect of carparking facilities which will facilitate the proposed development. Payment of the said development charge to be made to the Council prior to commencement of the development.

Applicant to be advised to consult with the Chief Fire Officer and comply with his requirements.

Applicant to be advised that the development to which this Permission relates must be completed not later than 5 years from the date of this Permission. On that date, this Permission shall cease to have effect as regards:- (a) in case the development to which it relates is not commenced during that period, the entire development and (b) in case such development is so commenced so much thereof as is not completed by the said date.

Applicant to be advised that it will be necessary to make separate application to the Council for connection to the Council's Sanitary Services with payment of the appropriate fees (separate and additional to the development charge levied).

Signed on behalf of Buncrana Urban District Council

Paul Doyle

TOWN CLERK

5.5.95.

DATE

Civic Offices
Buncrana

Tel. No. 077-61198

SECTION 5 REFERRAL REPORT – Ref. No: S24/90

1.0 ASSESSMENT TO DATE

- 1.1 Please refer to initial report by Ryan Nolan dated 16th December 2024.
- 1.2 Further Information was requested on 16th December 2024 in respect of the following:
1. *The applicant is requested to submit documentary evidence that the existing guest house use on the site is lawful (i.e. has planning permission).*
 2. *Applicant to submit a detailed floor plan illustrating the internal layout of the existing guesthouse, identifying the exact area(s) of the guesthouse use, identifying the area of the property that constitutes the guest house use, and the proposed number of rooms and occupants. In relation to the foregoing, the applicant shall submit precise details of how the 'guest house' element of the property can be considered under Class 14 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) if the use does not have planning permission.*

2.0 FURTHER ASSESSMENT FOLLOWING RECEIPT OF FURTHER INFORMATION

- 2.1 A response was received from the applicant on 20th January 2025.
- 2.2 Documentary evidence in the form of the planning permission ref. No. P.52/94, dated 5th May 1995 from Buncrana Urban District Council for a Guest house use at this location deems that the development is lawful.
- 2.3 The applicant provided a floor layout providing details of the number of rooms and guests to be accommodated at the premises.

3.0 ASSESSMENT

- Following re-consideration of this proposal and having regard to the submitted information and revised plans received on 20th January 2025, it is now considered that the development falls within the scope of the said Class 14 (h) of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended) and SI No. 582/2015 the Planning and Development (Amendment) (No.4) Regulations 2015.

5.0 Recommendation:

IT IS HEREBY RECOMMENDED THAT A DECLARATION BE MADE THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE –

IS Development

&

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The proposal:

Proposed change of use of an existing Guest House to provide accommodation for protected persons as provided for in S.I. No. 582/2015 Planning and Development Regulations 2015 - Class 14(h).

The Planning Authority in considering this referral, had regard particularly to:

- Section 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and Articles 6(3), 9(1) and Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).
- SI No. 582/2015 the Planning and Development (Amendment) (No.4) Regulations 2015.
- The planning history, current use of the subject site, and Section 5 declarations by An Bord Pleanála.

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as it comes within the scope of Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) and complies with relevant limitations to the Class exemptions and the Planning and Development (Amendment) (No.4) Regulations 2015.

Signed:

Position: Executive Planner

Date: 23rd January 2025



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
29/01/2025



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Áras an Chontae,
Leifear,
Contae Dhún na nGall, F93 Y622

County House,
Lifford,
County Donegal, F93 Y622

T: 074 91 53900
E: info@donegalcoco.ie
W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S524/90

5th February 2025

Coláiste Ghaoth Dobhair
C/o Michael Friel Architects & Surveyors Ltd
Creelough,
Letterkenny,
Co. Donegal
F92 TF60

Re: Use of an existing guest house to provide accommodation for protected persons at The Town Clock, Main Street, Buncrana, Co. Donegal F93 CXA5

A Chara,

I refer to your request received on 21st November 2024 (FIC 17th January 2025) under Section 5 of the Planning and Development Act, 2000 (as amended). Same has now been decided and I now issue to you herewith the Council's Declaration thereon. You are now advised that, in accordance with Section 5 (3) (a) of the Planning & Development Act, 2000 (as amended) where a Declaration is issued, any person issued with such a Declaration may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a Declaration for review by the Board within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner
Planning Services**

/jmcc

Planning and Development Acts, 2000 (as amended)
(Declaration and Referral on Development and Exempted Development)

DECLARATION

Chief Executive's Order No: 2025PH0267

Reference No: S524/90

Name of Requester: Coláiste Ghaoth Dobhair
C/o Michael Friel Architects & Surveyors Ltd
Creeslough,
Letterkenny,
Co. Donegal
F92 TF60

Summarised Description of development the subject matter of request:

Use of an existing guest house to provide accommodation for protected persons

Location: The Town Clock, Main Street, Bunrana, Co. Donegal F93 CXA5

IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and,
- Articles 6(3), 9(1) and Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).
- SI No. 582/2015 the Planning and Development (Amendment) (No.4) Regulations 2015.

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as it comes within the scope of Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) and complies with relevant limitations to the Class exemptions and the Planning and Development (Amendment) (No.4) Regulations 2015.



For Senior Ex. Planner
Planning Services

Dated this 5th day of February 2025

Chief Executive's Order No: 2025PH0267

Planning and Development Acts 2000 (as amended)

SECTION 5:-

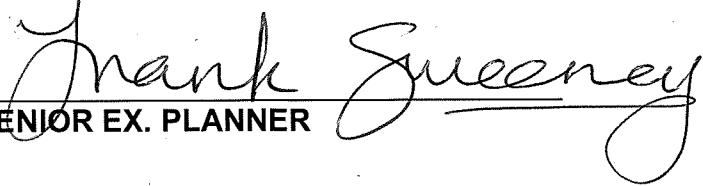
Request received 21st November 2024 (FIC 17th January 2025) from Coláiste Ghaoth Dobhair C/o Michael Friel Architects & Surveyors Ltd, Creeslough, Letterkenny, Co. Donegal F92 TF60 in relation to use of an existing guest house to provide accommodation for protected persons at The Town Clock, Main Street, Buncrana, Co. Donegal F93 CXA5

SUBMITTED:-

Written request received 21st November 2024 (FIC 17th January 2025) as above and report dated 23rd January 2025 from the Executive Planner (Ref. No: S524/90 refers).

ORDER:-

Having considered the said request, the report of the Executive Planner, and the record forwarded to the Council by An Bord Pleanála in compliance with Sub-Section 6(c) of the said Section I have concluded that a declaration on the questions in the said request should be made in the terms of that in the Schedule to this Order, the main reasons and considerations therefore being detailed therein. I therefore Order that the declaration issue to the said requester and the owners/occupiers of the land concerned and, further, that it be entered in the Council's Planning Register in compliance with Sub-Section (5) of the said Section.


SENIOR EX. PLANNER

DATED THIS 5th DAY OF FEBRUARY 2025

Chief Executive's Order No: 2025PH0267

Ref.No: S524/90

SCHEDULE

IT IS HEREBY DECLARED THAT THE SUBJECT MATTER OF THE REQUEST AS ABOVE

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Planning Authority in considering this referral, had regard particularly to:

- Section 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended) and,
- Articles 6(3), 9(1) and Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).
- SI No. 582/2015 the Planning and Development (Amendment) (No.4) Regulations 2015.

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as it comes within the scope of Class 14(h) of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended) and complies with relevant limitations to the Class exemptions and the Planning and Development (Amendment) (No.4) Regulations 2015.

JS 05/02