



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



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

Planning Services

RECEIVED DATE: 13/10/2025

## 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](mailto:planning@donegalcoco.ie)**

<b>Name of Applicant(s):</b>	
<b>Agent Name:</b> (if applicable)	
<b>Location of Proposed Development / Works:</b> (Townland or postal address as appropriate and Eircode if available)	
<b>Description of Proposed Development including details of works (where applicable):</b> (Only works listed below will be assessed under <u>this</u> section 5 application)	



<b>Is the development a Protected Structure or within the curtilage of a Protected Structure?</b>	<b>Yes</b>	<b>No</b>
<b>Has a declaration under Section 57 of the Planning and Development Act 2000 (as amended) been requested or issued in respect of the property.</b>	<b>Yes</b>	<b>No</b>
<b>Applicant(s) Interest in the site:</b>		
<b>If not the Owner of the site, please provide the name of the Landowner:</b>		
<b>Please list types of plans, drawings etc. submitted with this application:</b>		
<b>Planning History</b> - list any relevant planning application reference numbers:		
<b>Are you aware of any enforcement proceedings connected to the site? If so, please supply details:</b>		

<b>I hereby certify that the information provided is true and accurate</b>	
<b>Signature of Applicant/Agent:</b>	
<b>Date:</b>	

**Appendix 1**



**Front Elevation of the building to be refurbished.**

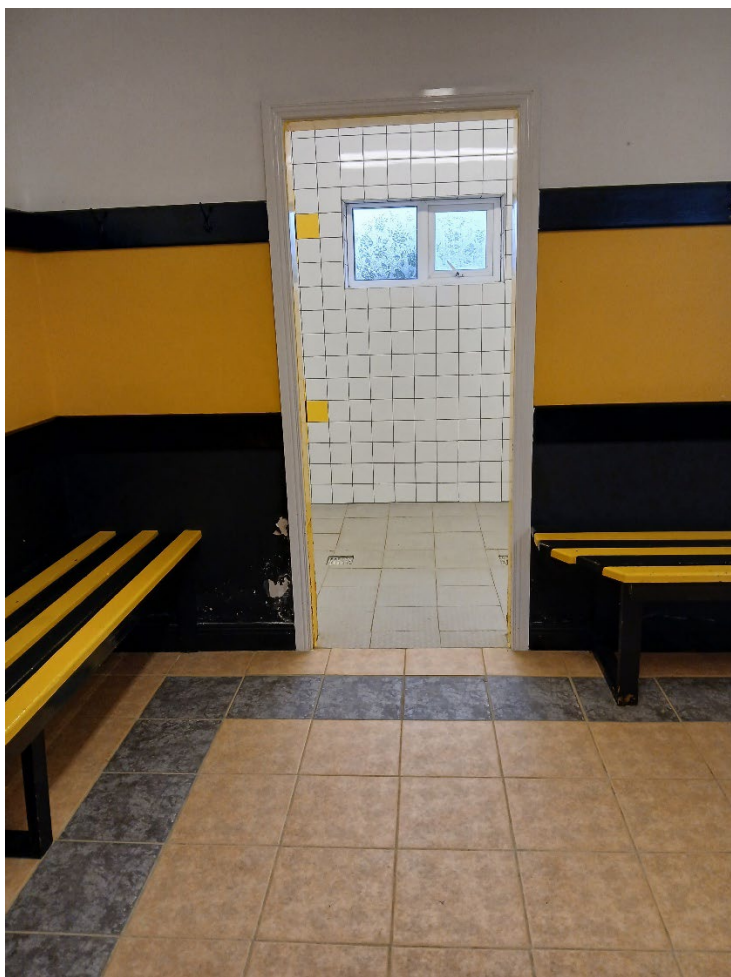


**Rear Elevation of the building to be refurbished.**





**Side Elevation – proposed location of bike station and car charging point**



**Changing area 3 – view of shower area**



**Changing area 3 – shower area**



**Changing area 3 – sink within toilet cubicle**





**Changing area 3 – toilet within toilet cubicle**



Changing area 3 & 4 – entrance hall

# Land Registry

County Donegal

Folio 6437

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured RED as Plan(s) 6437 on the Registry Map, situate in the Townland of ROUGHAN (ED CLONLEIGH SOUTH), in the Barony of RAPHOE NORTH, in the Electoral Division of CLONLEIGH SOUTH.</p> <p>The registration does not extend to the mines and minerals.</p>	From Sch. No. 7716

# Land Registry

County Donegal

Folio 6437

## Part 1(B) - Property

### Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

# Land Registry

County Donegal

Folio 6437

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
1	<del>04 JUL 1980</del> W3451/80	<del>KEVIN DOHERTY of DRUMLEEN, LIFFORD, COUNTY DONEGAL and PACKIE KEENEY of LOGANDARA, LIFFORD, COUNTY DONEGAL and DANIEL BANNICAN of LETTERKENNY ROAD, LIFFORD, COUNTY DONEGAL and BRENDAN DAVITT of CONEYBUROW ROAD, LIFFORD, COUNTY DONEGAL and WILLIAM LYNCH of CONEYBURROW ROAD, LIFFORD, COUNTY DONEGAL and MICHAEL MACGIOLLA EASBUIC C/O WARD &amp; CO, SOLICITORS, RAPHOE, COUNTY DONEGAL are full owners.</del>	
		Cancelled	D2018LR036474G 08-MAR-2018
		Land Cert Application No.:	633693987001
		Date:	01-AUG-1980
		Issued To:	WARD & CO SOLRS
		Address:	RAPHOE CO. DONEGAL
2	08-MAR-2018 W3451/80 D2018LR036474G	KEVIN DOHERTY of 2 Gleann Na Riogh Drive, Naas, County Kildare and PACKIE KEENEY of Lagandara, Lifford, County Donegal and BRENDAN DAVITT of Coneyburrow Road, Lifford, County Donegal and MICHAEL MCGIOLLA EASBUIC of C/O Ward & Co Solicitors, Raphoe, County Donegal are full owners.	
		Note: The previous joint ownership has been altered, 08-MAR-2018, see Instrument No. D2018LR036474G	



# Land Registry

County Donegal

Folio 6437

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
<del>1</del>	<del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>
<del>2</del>	<del>The property is subject to a Land Purchase Annuity.</del> Cancelled D2018LR036474G 08-MAR-2018
3a	20-JAN-1913 117337 The land is subject to a covenant on the part of the registered owner to contribute towards the maintenance and preservation of "The Foyle and Dale Bank" and the due execution of the provisions contained in Instrument (No. 117337) in the proportion which the whole area of the said lands bears to the total area of the lands protected by such maintenance and preservation and to pay on demand his proportionate part of any sum fixed by the persons hereafter mentioned for the purposes aforesaid.  Note: See also Folios Nos. DL6381, DL6383, DL6384, DL6411 to DL6416, DL6438, DL6440, DL6445, DL6476, DL6477, DL6816 and DL6817, DL39927 and DL3925F.
3b	20-JAN-1913 117337 The land is subject to a power for Robert McBeth of Roughan, Samuel McCorkell of Lifford and Alexander Loughrey of Roughan all in the said County or a majority of them at any time during the life of the survivor of the issue now living of Her Late Majesty Queen Victoria or within twenty-one years after the death of such survivor by deed or Instrument of charge to charge the said lands in favour of themselves or any other persons with any sums which the owner of the said lands may at any time be liable to pay to them for any of the purposes aforesaid.  Note: See also Folios Nos. DL6381, DL6383, DL6384, DL6411 to DL6416, DL6438, DL6440, DL6445, DL6476, DL6477, DL6816 and DL6817, DL39927 and DL3925F.
4	20-NOV-1917 172462 The power contained in burden 3(b) above is now vested in the said Alexander Loughrey of Roughan, Lifford, and John S. Weir of Guystown Ballindrait Robert F. Duncan of Frendraught Ballindrait

# Land Registry

County Donegal

Folio 6437

William McCorkell of Lifford and John Porterfield of Lifford  
Common all in County Donegal, Farmers.

# Land Registry

**County Donegal****Folio 6438****Register of Ownership of Freehold Land****Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured RED as Plan(s) 6438 on the Registry Map, containing 1.3582 Hectares, situate in the Townland of ROUGHAN (ED CLONLEIGH SOUTH), in the Barony of RAPHOE NORTH, in the Electoral Division of CLONLEIGH SOUTH.</p> <p>The registration does not extend to the mines and minerals.</p>	From Sch. No. 7716

# Land Registry

County Donegal

Folio 6438

## Part 1(B) - Property

### Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Folio 6438

Title ABSOLUTE

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# Land Registry

County Donegal

Folio 6438

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
<del>1</del>	<del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>
<del>2</del>	<del>The property is subject to a Land Purchase Annuity.</del> Cancelled D2018LR036474G 08-MAR-2018
3a	20-JAN-1913 NO.117337 The property is subject to a covenant on the part of the registered owner to contribute towards the maintenance and preservation of 'The Foyle and Dale Bank' and the due execution of the provisions contained in Instrument (No. 117337) in the proportion which the whole area of the said lands bears to the total area of the lands protected by such maintenance and preservation and to pay on demand his proportionate part of any sum fixed by the persons hereinafter mentioned for the purposes aforesaid.  Note: See also Folios Nos. DL6381, DL6383, DL6384, DL6411, to DL6416, DL6437, DL6440, DL6445, DL6476 DL6477, DL6816 and DL6817.
3b	20-JAN-1913 NO.117337 The property is subject to a power for Robert McBeth of Roughan, Samuel McCorkell of Lifford and Alexander Loughrey of Roughan all in the said County or a majority of them at any time during the life of the survivor of the issue now living of Her Late Majesty Queen Victoria or within twenty-one years after the death of such survivor by deed or Instrument of charge to charge the said lands in favour of themselves or any other persons with any sums which the owner of the said lands may at any time be liable to pay to them for any of the purposes aforesaid.  Note: See also Folios Nos. DL6381, DL6383, DL6384, DL6411, to DL6416, DL6437, DL6440, DL6445, DL6476 DL6477, DL6816 and DL6817.
4	20-NOV-1917 The power contained in burden 3(b) above is now vested in the said Alexander Loughrey of Roughan, Lifford and John S. Weir of

# Land Registry

County Donegal

Folio 6438

NO.172462

Guystown, Ballindrait, Robert F. Duncan of Frendraught,  
Ballindrait, William McCorkell of Lifford and John Porterfield of  
Lifford, Common all in County Donegal, Farmers.



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

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

County House,  
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County Donegal, F93 Y622

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**E-mail:** [secretary.stpatrickslifford.donegal@gaa.ie](mailto:secretary.stpatrickslifford.donegal@gaa.ie)

**Our Ref: S525/86**

17<sup>th</sup> October, 2025

Naomh Padraig Leifear CLG.  
The Roughan,  
Lifford  
Co. Donegal  
F93 WP22

**Re: Section 5 - Application for internal works to replace and reconfigure the existing changing room benches, showers and toilet facilities. Install a new rainwater harvesting system for showers. Install a wall mounter 4 bike cycle rack and EV charging point at the side of the building at The Roughan, Lifford, Co. Donegal, F93 WP22.**

A Chara,

I wish to acknowledge receipt of your application received on 13<sup>th</sup> October, 2025 in relation to the above.

Yours sincerely,

Donegal County Council  
Planning Services



## **SECTION 5 REFERRAL REPORT – Ref.No: 25/86**

### **Donegal County Council**

#### **1.0 COMMENTS**

The subject site is an existing GAA ground to the north east of Lifford and adjacent to Lifford Athletic Club. It includes a playing pitch, clubhouse and associated facilities and is within the designated settlement boundaries.

The proposed works are as follows:

1. Internal refurbishment of the changing room benches, showers and toilet facilities.
2. Installation of a rainwater harvesting system for the showers, a wall mounted 4 cycle rack and EV charging point.

The existing complex is not on the Council's Record of Protected Structures nor is it included on the National Inventory of Architectural Heritage. The entire site is located within the settlement boundary of Lifford and is designated as amenity space. It is of moderate scenic amenity in the County Development Plan 2024-2030.

#### **2.0 EVALUATION**

In preparing the assessment for this reference, regard has been had to the following statutory provisions:

#### **3.0 Planning and Development Act, 2000 (as amended)**

##### **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 177U(9)

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

Section 4 of the Planning and Development Act 2000 (as amended)

‘(1) The following shall be exempted developments for the purposes of this Act

—

- (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.’

**4.0 ASSESSMENT**

**4.1 Consideration of Proposed Development:**

- (i) The area of ground is within an existing GAA facility and is in recreational use.



- (ii) The proposed reconfiguration works are internal and will improve player facilities.
- (iii) The external works proposed are minor in scale and detail and are not considered to impact on the recreational use of the overall site.
- (iv) It is considered that the proposed works noted above constitute “development” within the meaning of the Act, being works, but is exempted development coming within the scope of Section 4 (h) of the Planning & Development Act 2000 (as amended).
- (v) Appropriate assessment is not a consideration in the assessment of this referral.

#### **4.2 Conclusion:**

It is considered that:

Internal reconfiguration of the changing rooms, installation of a cycle rack, EV charging point and rainwater harvesting system constitutes “development” within the meaning of the Act, being works, but is exempted development under the scope of Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

It should also be noted that in determining the subject section 5 referral regard was had to recent Section 5 referrals to An Bord Pleanála for determination.

#### **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 to:**

Install a cycle rack, EV charging point, rainwater harvesting system and internal reconfiguration of the changing rooms within the existing GAA facility

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

(a) Section 2 (i), 3 (i), 177U (9) and

(b) Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

**And concluded that:**

The proposal is development and is exempted development coming within the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

*A. Quinn*

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Executive Planner  
Development Applications Unit  
31/10/2025.

*FS*

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Frank Sweeney  
Senior Executive Planner  
Community Development & Planning Services  
31/10/2025

**Chief Executive's Order No: 2025PH3175**

**Planning and Development Acts 2000 (as amended)**

**SECTION 5:-**

Request received 13<sup>th</sup> October 2025 from Patricia McIntyre on behalf of Naomh Padraig Leifear CLG, The Roughan, Lifford, Co. Donegal, F93 WP22 in relation to the internal refurbishment of the changing room benches, showers and toilet facilities and the installation of a rainwater harvesting system for the showers, a wall mounted 4 cycle rack and EV charging point at Naomh Padraig Leifear CLG, The Roughan, Lifford, Co. Donegal, F93 WP22.

**SUBMITTED:-**

Written request received 13<sup>th</sup> October 2025 as above and report dated 31<sup>st</sup> October 2025 from the Executive Planner (Ref. No: S5 25/86 refers).

**ORDER:-**

Having considered the said request, the report of the Executive Planner, and the record forwarded to the Council by An Coimisiún 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 31<sup>st</sup> DAY OF OCTOBER 2025

**Chief Executive's Order No: 2025PH3175**

**Ref.No: S5 25/86**

**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 (i), 3 (i), 177U (9) and
- Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

**And concluded that:**

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** coming within the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

JS 31/10



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

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

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Ref. No: S525/86

31<sup>st</sup> October 2025

PATRICIA MCINTYRE ON BEHALF OF NAOMH PADRAIG LEIFEAR CLG,  
THE ROUGHAN,  
LIFFORD,  
CO. DONEGAL,  
F93 WP22

**Re: Internal refurbishment of the changing room benches, showers and toilet facilities and the installation of a rainwater harvesting system for the showers, a wall mounted 4 cycle rack and EV charging point at Naomh Padraig Leifear CLG, The Roughan, Lifford, Co. Donegal, F93 WP22.**

A Chara,

I refer to your request received on 13<sup>th</sup> October 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 Coimisiún Pleanála. of such fee as may be prescribed, refer a Declaration for review by the Commission within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner  
Planning Services**

/RMcC

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

**DECLARATION**

**Chief Executive's Order No:** 2025PH3175

**Reference No:** S525/86

**Name of Requester:** PATRICIA MCINTYRE ON BEHALF OF NAOMH PADRAIG  
LEIFEAR CLG,  
THE ROUGHAN,  
LIFFORD,  
CO. DONEGAL,  
F93 WP22

**Summarised Description of development the subject matter of request:**

Internal refurbishment of the changing room benches, showers and toilet facilities and the installation of a rainwater harvesting system for the showers, a wall mounted 4 cycle rack and EV charging point

**Location:** Naomh Padraig Leifear CLG, The Roughan, Lifford, Co. Donegal, F93 WP22.

**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 (i), 3 (i), 177U (9) and
- Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

**And concluded that:**

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** coming within the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).



**For Senior Ex. Planner**  
**Planning Services**

**Dated this 31<sup>st</sup> day of October 2025**