

From: [CARMEL KELLY](#) on behalf of [planning mailbox](#)
To: [MARTINA PARKE \(PLANNING\)](#)
Cc: [COLLETTE BEATTIE](#)
Subject: FW: Glebe House, Tamney - Proposed landscaping works
Date: 12 June 2025 16:23:26
Attachments: [image003.png](#)
[Proposals - Section 5.pdf](#)
[Section-5-declaration-of-exemption-application-form- signed.pdf](#)
[Summary of proposed works.pdf](#)

From: Enquiries @ Dedalus Architecture <enquiries@dedalusarchitecture.com>
Sent: 12 June 2025 15:45
To: [planning mailbox <Planning@Donegalcoco.ie>](mailto:Planning@Donegalcoco.ie)
Cc: [REDACTED]
Subject: Glebe House, Tamney - Proposed landscaping works

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Dear Sir/Madam

Please find attached Section 5 application for landscaping works at the Glebe House, Tamney, a protected structure.

The application comprises the following documents:

- Application Form
- Drawings
 - S.01 Existing Site Plan 1:500
 - L.01 Proposed Site Plan 1:500
 - D.01 Proposed covered area in courtyard
 - D.02 Proposed log store & bin area
 - D.03 Existing and proposed gates
- Summary of proposed works

The receipt number for the €80 application fee is 665418.

Regards
Jo Mitchell

Jo Mitchell BA(Hons) DipArch SPAB Scholar FRIAI

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**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):	Kate and Gawain Hughes
Agent Name: (if applicable)	Dedalus Architecture
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	Glebe House Croaghan Tamney Letterkenny F92 PX20
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application)	
<p>Landscaping works comprising the following:</p> <ol style="list-style-type: none">1. Proposed covered area within courtyard to north of house with new opening to side garden2. Proposed open-fronted log store/bin area to west of rear wing and reinforced access route3. Upgrade of existing drive and provision of additional parking areas4. Upgrade of paving in courtyard5. Various new or extended paved areas6. Reinstatement of traditional gates in up to 6 no. locations7. Bollards to provide low level illumination	



Is the development a Protected Structure or within the curtilage of a Protected Structure?	Yes	No
	Yes	
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
		No
Applicant(s) Interest in the site:	Owner	
If not the Owner of the site, please provide the name of the Landowner:		
Please list types of plans, drawings etc. submitted with this application:	S.00 Site Location Map 1:2,500 S.01 Existing Site Plan 1:500 L.01 Proposed Site Plan 1:500	
Planning History - list any relevant planning application reference numbers:	None - various Section 5 applications	
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:	No	

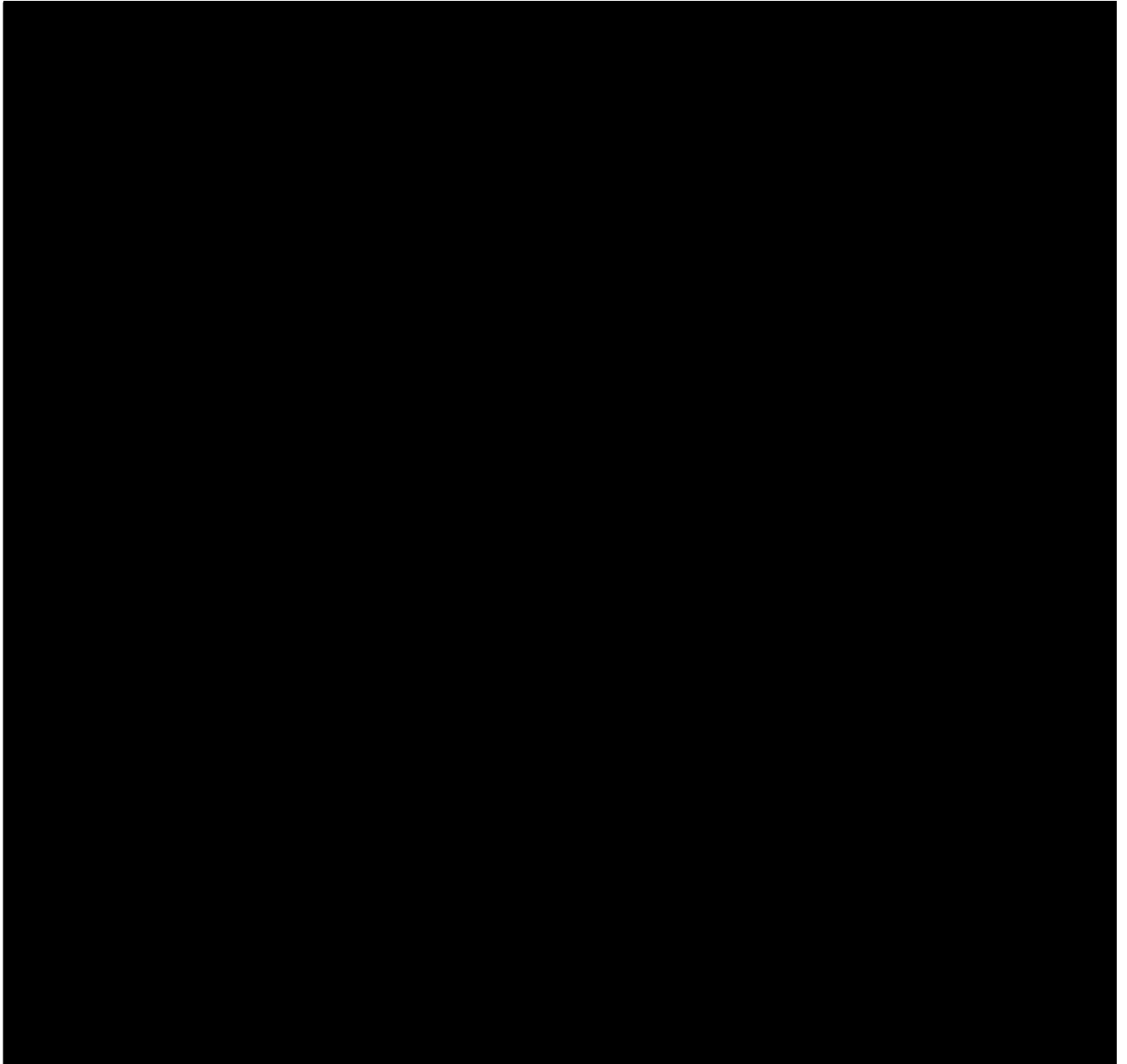
I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	
Date:	9 June 2025



Comhairle Contae
Dhún na nGall
Donegal County Council

Additional Contact Information

NOT TO BE MADE AVAILABLE WITH APPLICATION



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/>

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GLEBE HOUSE, CROAGHAN, TAMNEY – PHASE 4

- Summary of the proposed works and their impact on the protected structure (see drawings S.00, S.01, L.01, D.01, D.02 & D.03)

The proposed landscaping works are the final phase of a project commenced in 2014 involving the repair and renovation of the Glebe House and its adjoining cottage to the rear. The objective is to upgrade the existing driveway, parking areas and courtyard and to provide new covered areas for log storage and for socialising.

1. Construction of open-sided covered area to north of house with opening to side garden – see drawings L.01 & D.01

The proposed structure will be in a discreet location at the rear north-east corner of the courtyard, built against the existing 2.5m high wall, and located to take advantage of any evening sun as a sitting area/drinks and barbecue area. It is apparent from evidence on the walls that there was previously a stone-built structure in that corner of the courtyard, rendered internally, and with a doorway in the east wall, now built-up in stonework.



Figure 1 NE corner of courtyard with field gate leading to walled garden

The covered area will be approximately 5m by 3m on plan, have a timber post and beam structure with a clear corrugated polycarbonate roof and is intended to be overgrown with plants. The former 0.9m wide opening in the corner of the courtyard will be unblocked, widened to 1.5m and fitted with new concrete lintels over. This will open into the side garden with a new gravel or paved path leading to an existing small, paved area against the south side of the walled garden.



Figures 2 & 3 East wall of courtyard showing built up opening and traces of former shed

2. Construction of open-fronted log store/bin area to west of rear wing and reinforced grass access route - see drawings L.01 & D.02

The log store will be located against an existing shed and boundary wall set back to the west of the house - convenient for pedestrian access from both the rear of the main house and the cottage, and close to the drive for deliveries. It will be approximately 3.7m by 1.2m on plan and not exceeding the height of the adjacent 1.8m walls. Construction to be timber post and beam with timber slatted base and sides and traditional profile corrugated metal roof, as on the existing shed. It will be surrounded by a concrete slab to provide space for working with logs, storing wheelie bins and access to compost bins. A 1m wide concrete path between the existing griselinia hedge and cottage garden wall will connect to the gravel parking area near the cottage.



Figure 4 Log store to abut wall on left; new concrete path at gap between hedge and wall

Parallel to the hedge in the area between the back drive and log store, a reinforced grass access route max. 3m wide is to be provided for the delivery of logs.



Figure 5 Proposed location for log store is against wall in centre background and proposed reinforced access route leading to it is shown by orange arrow

3. Upgrade of existing drive and provision of additional parking areas



Figure 6 Existing front drive



Figure 7 Existing rear drive

The existing drive is 2.5m wide and its condition can be seen in Figures 6-8. The proposal is to retain the existing width, fit steel edging strips and lay compacted gravel across the full width, levelling out or draining any low areas currently collecting water. Additional gravelled parking areas are to be provided off the back drive, to accommodate 2/3 cars, and in front of the house, where there was hardstanding in the past, visible as a slight depression in Figure 9. The crazy paved terrace and plinths added in the 1970s at the front of the house are to be removed, materials salvaged and the area replaced with gravel. The existing stone steps up to the front door will be retained.



Figure 8 Rear drive – proposed additional area of parking to the right, sited between the trees



Figure 9 Previous area of hardstanding visible in the grass in front of the house



Figure 10 Crazy paved terrace to be removed



Figure 11 Front entrance steps to be retained

4. Upgrade of paving in courtyard

The existing paving is concrete slabs, many of which are broken, and the joints are supporting a lot of vegetation growth. The proposal is to repave the area with T Grey limestone slabs in mixed sizes, as already installed on the cottage patio (see Figure 13). Existing cobbles under the archway will be retained. An ornamental feature, such as planting around a decorative sphere, will be installed in the courtyard to screen the proposed seating area from guests in the cottage. This feature will be removable, with paving continued beneath it. The existing planting strip against the cottage side wall will be made deeper to provide more room for plants.



Figure 12 Existing courtyard paving with narrow planting strip against cottage wall

5. Various new or extended paved areas – see drawing L.01

The locations of these are shown on the site plan:

- Existing cottage patio to be extended northwards approximately 3m at the same width and using the same slabs (Figure 13).
- Two new small paved areas for seating to be created against the west wall of the house, replacing existing grassed areas.
- Existing paved area in the side garden east of the courtyard is approximately 5m wide by 1.3m and is to be extended outwards by approx. 3.6m and connected to the new opening by a broad paved path (Figure 14). 2 no. plinths from front of house (Fig. 10) to be reused here.



Figure 13 Existing cottage patio of T-Grey limestone slabs to be extended in length



Figure 14 Existing paved area in side garden, backing onto walled garden

6. Reinstatement of gates in up to 6 no. locations – see drawings L.01 and D.03

The existing gate on the archway leading to the courtyard is to be used as a pattern for all new gates:



Figure 15 Existing gate on archway leading to courtyard – to be refurbished

6a. Front/main entrance:



Figure 16 Front entrance – new pair of gates to be fitted between existing square stone piers

6b. Side entrance – previous gate hooks still present:



Figure 17 Side entrance – new pair of gates to be fitted between existing square stone piers

6c. Gateway from courtyard to walled garden:



Figure 18 Existing galvanised 6 bar light field gate to be replaced by new pair of gates set between existing circular stone piers

6d. Existing gate between courtyard and side garden - in the same style as the existing courtyard archway gate:



Figure 19 Existing metal gate (not currently in place) to be repaired and reinstated

6e. Gateway from cottage garden to walled garden:



Figure 20 Existing galvanised 6 bar light field gate to be replaced by replaced by a single gate, styled as a pair

6f. Gateway from driveway/parking area to cottage garden:



Figure 21 Existing galvanised 6 bar light field gate to be replaced by replaced by a single gate, styled as a pair. The stone wall behind the open gate will screen the log store etc. from the cottage. Oil tank shed is on the right.

7. Proposed bollards to provide low level illumination

These are to assist wayfinding between the more remote additional parking areas and the main house. Light will be low level and directed downwards. It is expected that approximately 5 no. lighting posts will be installed. For practical reasons a motion sensor operated wall-mounted light is proposed at the log store/bin area.



Figure 22 Example of possible bollard



Sheet No : DL 017
ITM: 619927 940331

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Glebe House, Tamney, Co. Donegal
Site Location Map

Scale:
1:2500

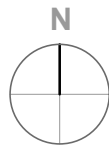
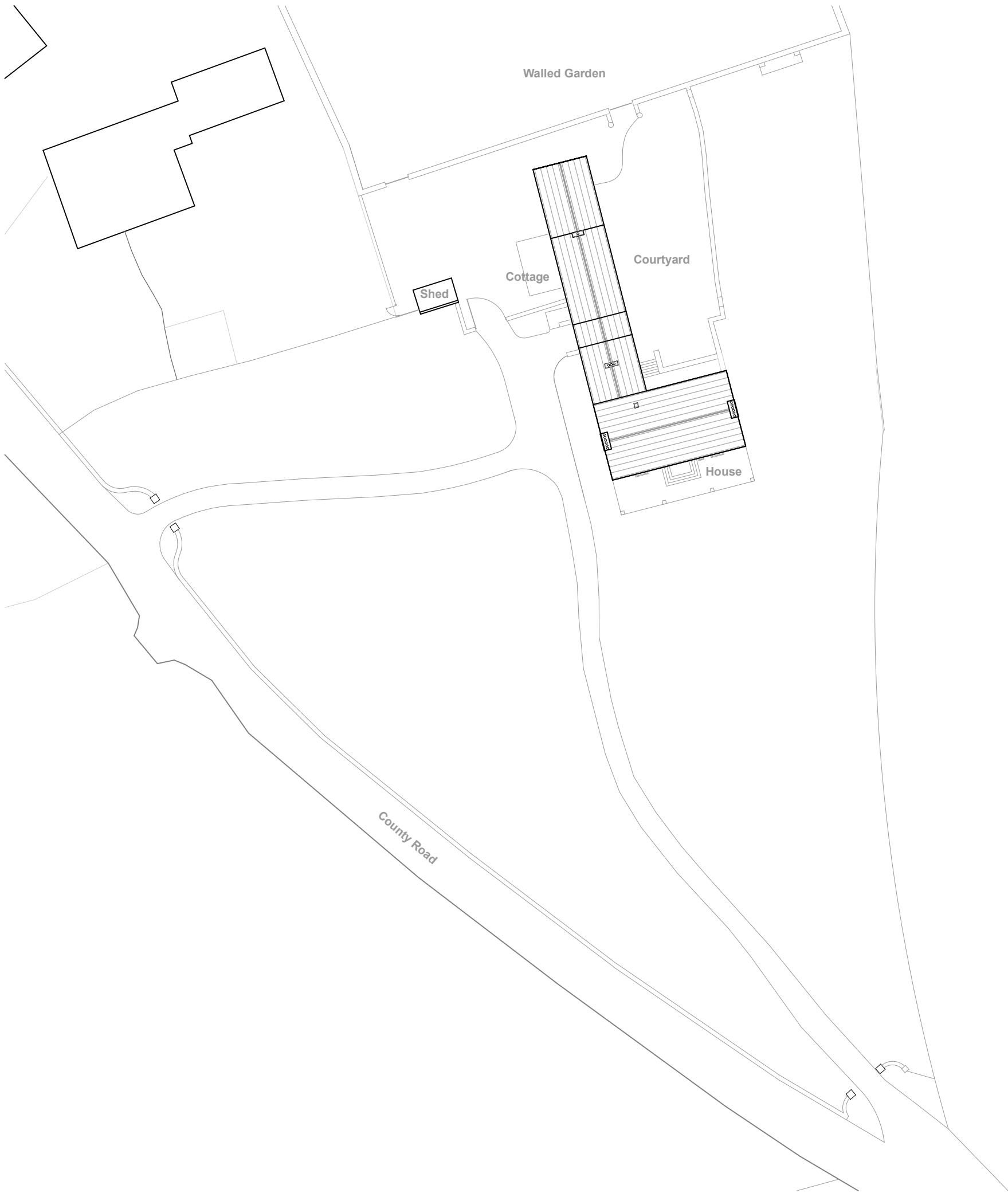
Date:
June 2025

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JM

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Glebe House, Tamney, Co. Donegal

Existing Site Plan

Scale:
1:500

Date:
June 2025

Drawn:
JM

S.01

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1. Proposed covered area and new opening to side garden
2. Proposed log store and reinforced grass access route
3. Upgrade of existing drive and provision of additional parking areas
4. Upgrade of paving in courtyard
5. New or extended paved area
6. Reinstatement of traditional gates in up to 6 no. locations
7. Exterior lighting

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Glebe House, Tamney, Co. Donegal
Proposed Site Plan

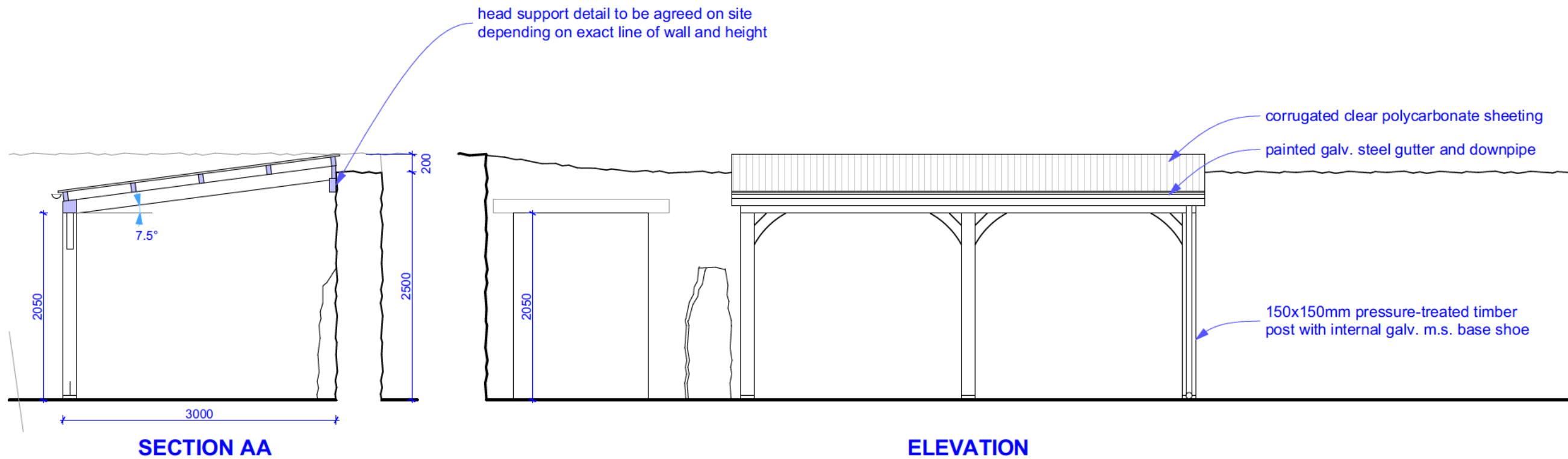
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L.01

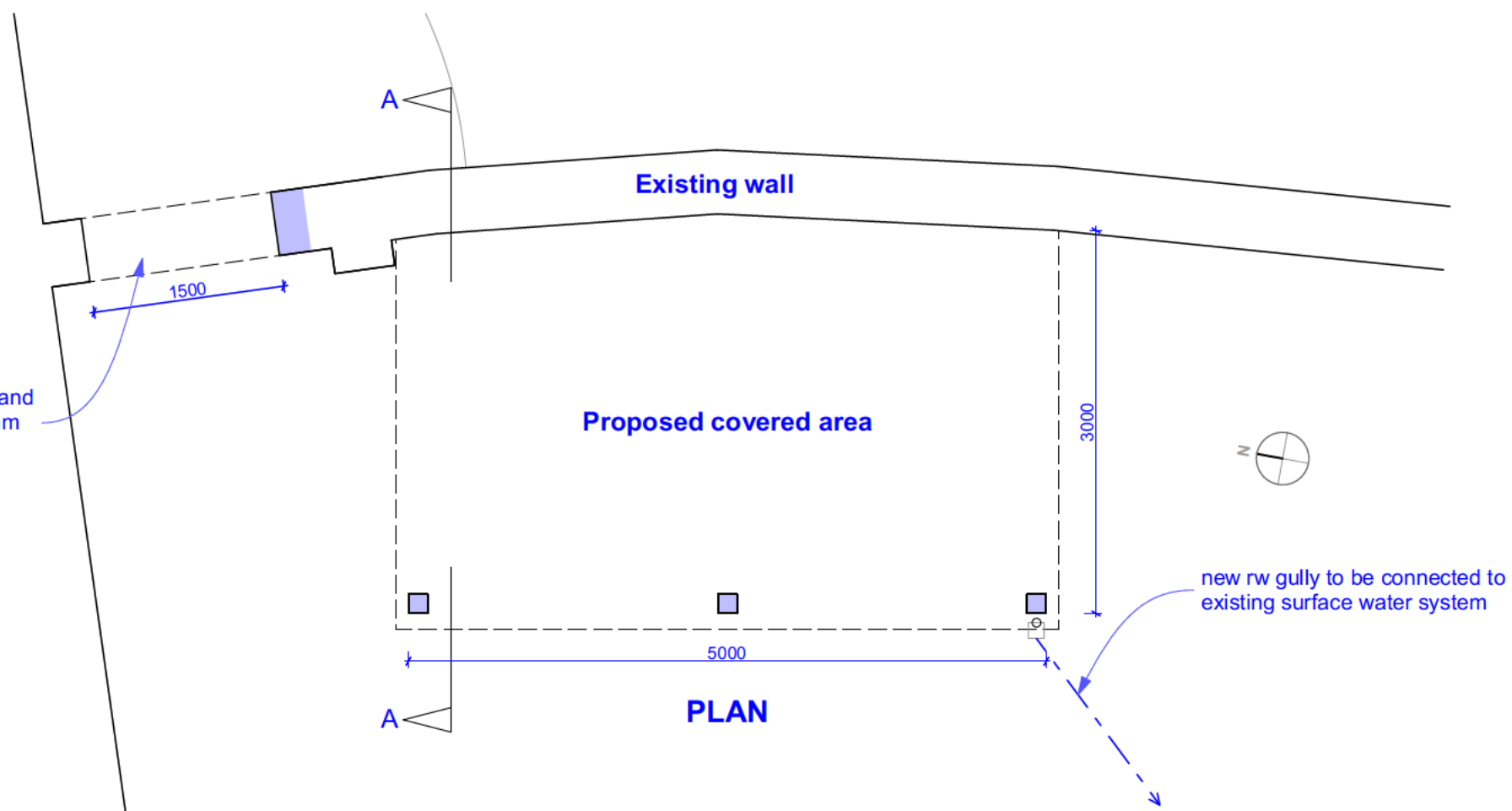
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existing opening unblocked, widened and fitted with new prestressed 150x100mm concrete lintels, 225mm end bearing



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Glebe House, Tamney, Co. Donegal

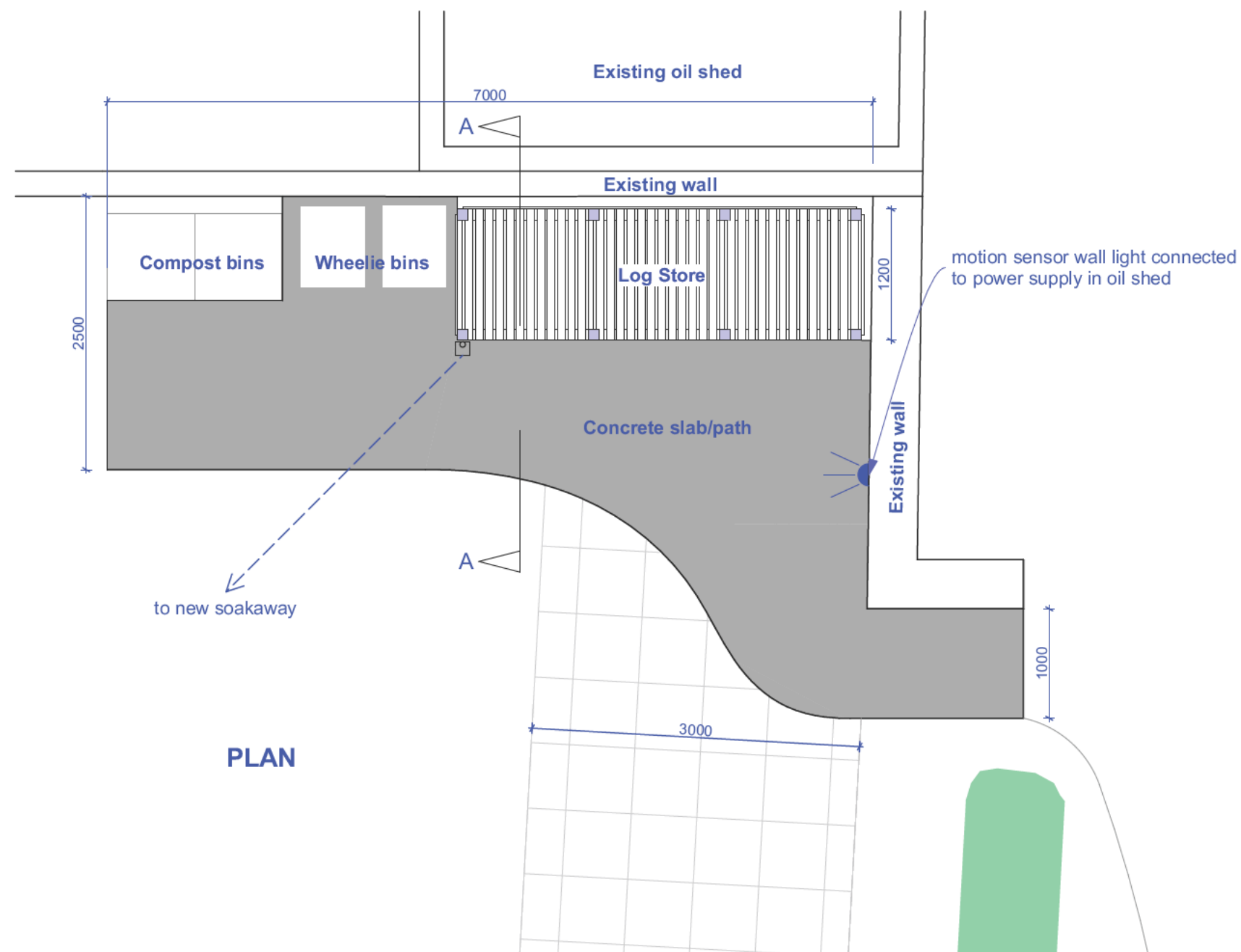
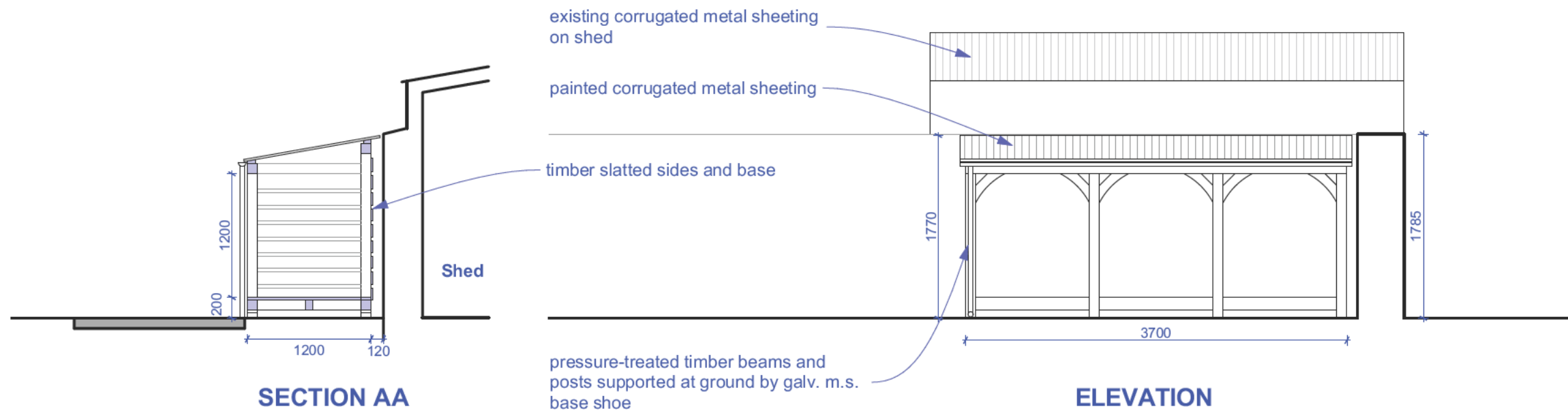
Proposed covered area in courtyard

Scale:
1:50

Date:
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D.01



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Glebe House, Tamney, Co. Donegal
Proposed log store & bin area

Scale:
1:50

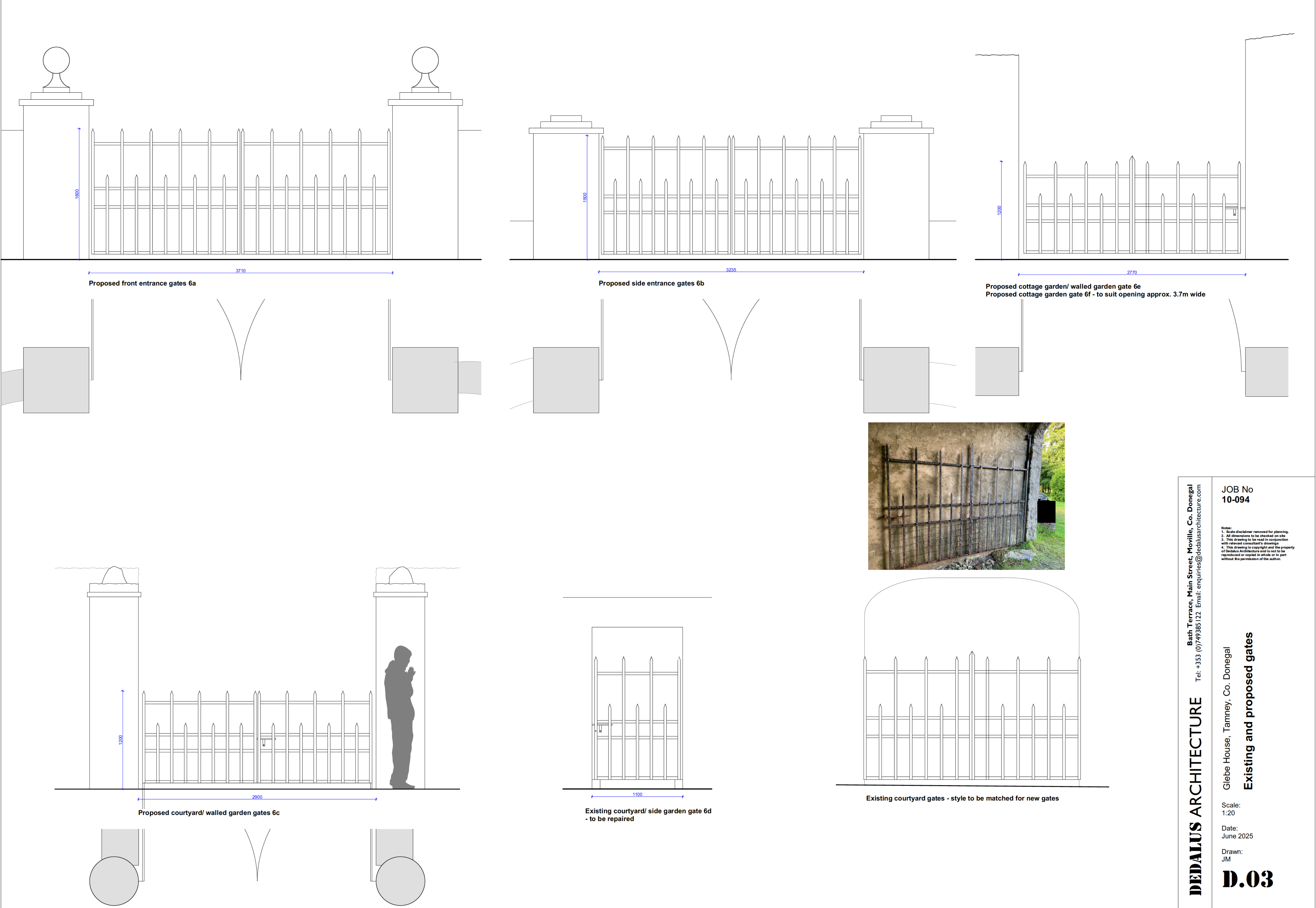
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D.02

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Glebe House, Tanney, Co. Donegal

Existing and proposed gates

Scale:
1:20

Date:
June 2025

Drawn:
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D.03

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

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Our Ref: S525/56

13th June, 2025

Kate & Gawain Hughes
C/o Dedalus Architecture

**Re: Section 5 - Application for proposed development at
Glebe House, Croaghan, Tamney, Letterkenny, F92 PX20**

A Chara,

I wish to acknowledge receipt of your application received on 12th June, 2025 in relation to the above.

Yours sincerely,

Martina Parke

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref. No: S25/56

1.0 BACKGROUND

1.1 Location:

Glebe House, Croaghan, Tamney, Letterkenny, F92 PX20

1.2 Site Description:

Subject site comprises an existing vernacular dwelling which is registered on the National Inventory of Architectural Heritage (Reg.No. 40901705). The dwelling is also listed on the Council's Record of Protected Structures. The building's description on the NIAH website states that the dwelling was built c.1795 and the appraisal states that it was a former Church of Ireland rectory. The walled garden is also noted on NIAH (Reg. no. 40901737), built in c.1795 in association with the former Fanad Church of Ireland Rectory and now used for agricultural purposes.

1.3 Planning History

No recent Planning History.

2.0. THE QUESTION

The applicants, Kate and Gawain Hughes, have made a submission to Donegal County Council requesting that a Declaration be made under Section 5 of the Planning and Development Act, 2000 (as amended) as to whether or not the following is or is not development and is or is not exempted development:

Landscaping works comprising the following:

1. Proposed covered area within courtyard to north of house with new opening to side garden
2. Proposed open-fronted log store/bin area to west of rear wing and reinforced access route
3. Upgrade of existing drive and provision of additional parking areas
4. Upgrade of paving in courtyard
5. Various new or extended paved areas
6. Reinstatement of traditional gates in up to 6 no. locations
7. Bollards to provide low level illumination.

3.0 EVALUATION

3.1 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 define, 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):

Section 4(1) of the Act specifies a series of categories of development considered to be exempted development for the purposes of the Act.

Section 4(1)(h):

Section 4(1)(h) of the Act states that the following shall be exempted development for the purposes of the Act:

‘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’.

Section 57

(1) Notwithstanding section 4(1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Section 4(2)(a)

The Minister may by **regulations** provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that –

- (i) “by reason of the size, nature, or limited effect on its surroundings.....”
- (ii) “the development is authorised, or is required to be authorised, by or under any enactment....”

Section 4(2)(b)

“Regulations under paragraph (a) maybe subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.”

Section 4(2)(c)

“Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a) provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purposes being exempted development for the purposes of this Act”.

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 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)

Article 6(1)

Subject to Article 9, development of class specified in Column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in Column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9(1)

Development to which article 6 relates shall not be exempted development for the purposes of the Act –

(a) if the carrying out of such development would –

(i) – (xii) (inclusive)

Class 3 of Part 1 of Schedule 2 (exempted Development – General)

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Conditions/Limitations:

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Class 5 of Part 1 of Schedule 2 (Exempted development – General)

The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.

Conditions/ Limitations:

1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.
2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.
3. No such structure shall be a metal palisade or other security fence.

Class 6 of Part 1 of Schedule 2 (Exempted Development- General)

- (a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.

Condition/ Limitation:

The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground

- (b) Any works within the curtilage of a house for— (i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or, (ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.

Condition/ Limitation:

Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller, or if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Class 13 of Part 1 of Schedule 2: (Exempted development)

The repair or improvement of any private street, road or way, being works carried out on land within the boundary of the street, road or way, and the construction of any private footpath or paving.

Condition/ Limitation:

The width of any such private footpath or paving shall not exceed 3 metres.

4.0. POLICY

- 4.1** County Donegal Development Plan, 2024-2030 applies.

5.0 ASSESSMENT

5.1 Is or is not development

The proposed development meets the definition of works and therefore constitutes development.

5.2 Is or is not exempted development

Having regard to the question subject of this Section 5 application, no works are proposed to the house or walled garden which are recorded monuments on RPS and NIAH.

- (i) The development requires to be assessed against the relevant provisions of the Planning and Development Regulations 2001 (as amended). An assessment of each proposal is set out below:

- a) Proposed covered area within courtyard to north of house with new opening to side garden

The proposed works include the placement of a covered area without walls within the curtilage of the house to provide shelter and shade. The covered area measures 5m by 3m and will measure 2.5m in height. As the structure does not exceed 25sqm, does not reduce the garden space to less than 25sqm, is not located forward of the front building line of the dwelling and the finishes of the same conform with those of the house, the same is considered to be exempt under Class 3 of Part 1 of Schedule 2.

- b) Proposed open-fronted log store/bin area to west of rear wing and reinforced access route

The proposed works include the placement of an open-fronted log store/bin area to the west of the house. The structure measures 1.77m by 1.2m with a ridge height of 3.7m. When considered alongside the proposed covered area, both structures cumulatively amount to less than 25sqm, which falls within the exemption under Class 3 of Part 1 of Schedule 2. As the structures does not reduce the garden space to less than 25sqm, is not located forward of the front building line of the dwelling and the finishes of the same conform with those of the house, the same is considered to be exempt under Class 3 of Part 1 of Schedule 2. The reinforced access route is considered to be exempt under Class 6 of Part 1 of Schedule 2.

- c) Upgrade of existing drive and provision of additional parking areas

It is proposed that the existing private driveway is improved within the curtilage of the house. The existing width of the drive (2.5m) will be retained. It is considered that this falls within the exemption under Class 13 of Part 1 of Schedule 2.

- d) Upgrade of paving in courtyard

The proposed works to the grounds (specifically upgraded paving) will not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, artistic, cultural, or social interest, and as such they are considered to be exempted development under Section 57 of the Planning and Development Act, 2000 (as amended)

e) Various new or extended paved areas

The location on new and extended areas of paving are indicated on the site layout plan submitted with this application. Having regard to the extent of the proposed paved areas to the side and rear of the house, it is considered that the same is exempt under Class 6 of Part 1 of Schedule 2 (Exempted Development- General).

f) Reinstatement of traditional gates in up to 6 no. locations

The proposed works include the installation of gates at 6 locations within the site. It is noted that 2 locations identified are entryways into the walled garden which is a recorded monument on the RPS and NIAH. Having regard to Article 9(1) of the Regulations, advice was sought from the DCC conservation officer and it was deemed that the proposed development does not materially impact the structure nor the setting of the recorded monument. Each gate proposed measures less than 2m high therefore they are considered to be exempt under Class 5 of Part 1 of Schedule 2. It is considered that the proposed gates will not affect the setting of the building.

g) Bollards to provide low level illumination.

The proposed works to the grounds (specifically lighting bollards) will not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, artistic, cultural, or social interest, and as such they are considered to be exempted development under Section 57 of the Planning and Development Act, 2000 (as amended)

ii) Consideration under Article 9 of the Regulations is also necessary. *Article 9(1)(ii) is of particular relevance, which states,*

“9 (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act – (a) if the carrying out of such development would –

(i) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width”

Assessment: The front entrance gate enables a gateway of 3.71m and accesses onto a public road with a carriageway which measures more than 4m in width.



- (ii) Considering the scale and nature of the proposed works on a brownfield site, and the distance to the nearest SAC/SPA (over 700m to Mulroy Bay SAC) it is considered that screening for Appropriate Assessment is not required.

6.1 Conclusion:

It is considered that some of the structures do not fall within the scope of the exemptions afforded and are development.

It is considered that:

The proposed works comprising the following:

- a. Proposed covered area within courtyard to north of house with new opening to side garden
- b. Proposed open-fronted log store/bin area to west of rear wing and reinforced access route
- c. Upgrade of existing drive and provision of additional parking areas
- d. Upgrade of paving in courtyard
- e. Various new or extended paved areas
- f. Reinstatement of traditional gates in up to 6 no. locations
- g. Bollards to provide low level illumination

constitute “development” within the meaning of the Act, being works.

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.

7.0 Recommendation

7.1 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

(i) Landscaping works comprising the following:

- a. Proposed covered area within courtyard to north of house with new opening to side garden
- b. Proposed open-fronted log store/bin area to west of rear wing and reinforced access route
- c. Upgrade of existing drive and provision of additional parking areas
- d. Upgrade of paving in courtyard
- e. Various new or extended paved areas
- f. Reinstatement of traditional gates in up to 4 no. locations (marked as locations 6(c)-(f) on the accompanying site layout plan.
- g. Bollards to provide low level illumination.

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

It is hereby recommended that a declaration be made that the subject matter of the request as above -

IS Development

&

IS NOT Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The Proposal

- a. Reinstatement of traditional gates in 2 no. locations (marked as locations 6(a) and 6(b) on the accompanying site layout plan.

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

- (a) Sections 2, 3, Section 4 (1) (h) and 177U of the Planning and Development Act, 2000 (as amended)
- (b) Class 3, 5, 6 and 13 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- (c) Article 9 of the Planning and Development Regulations 2001 (as amended)

And concluded that:

The item listed at 7.2 above is development within the meaning of the Planning and Development Act, 2000 (as amended) and is not exempted development under Article 9 (1) (ii) of the Planning & Development Regulations 2001 (as amended) as this Article de-exempts development where the receiving road from the vehicular access onto a public carriageway is in excess of 4m in width.



Assistant Planner
Development Applications Unit
03/07/2025



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
07/07/2025

Chief Executive's Order No: 2025PH2004

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 12th June 2025 from Kate & Gawain Hughes c/o Dedalus Architecture, Bath Terrace, Main Street, Moville, Co. Donegal, F93 FT72 in relation to landscaping works comprising of: (1) proposed covered area within courtyard to north of house with new opening to side garden, (2) proposed open-fronted log store/bin area to west of rear wing and reinforced access route, (3) upgrade of existing drive and provision of additional parking areas, (4) upgrade of paving in courtyard, (5) various new or extended paved areas, (6) reinstatement of traditional gates in up to 6 no. locations, (7) bollards to provide low level illumination at Glebe House, Croaghan, Tamney, Co. Donegal, F92 PX20.

SUBMITTED:-

Written request received 12th June 2025 as above and report date 3rd July 2025 from the Assistant Planner (Ref. No: S5 25/56 refers).

ORDER:-

Having considered the said request, the report of the Assistant 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 8th DAY OF JULY 2025

NOTE

Chief Executive's Order No: 2025PH2004

Ref.No: S5 25/56

SCHEDULE

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

IS Development
IS IN PART Exempted Development
IS IN PART NOT Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Sections 2, 3, Section 4 (1) (h) and 177U of the Planning and Development Act, 2000 (as amended)
- Class 3, 5, 6 and 13 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- Article 9 of the Planning and Development Regulations 2001 (as amended)

And concluded that:

THE PROPOSAL:

*Landscaping works comprising of: (1) proposed covered area within courtyard to north of house with new opening to side garden, (2) proposed open-fronted log store/bin area to west of rear wing and reinforced access route, (3) upgrade of existing drive and provision of additional parking areas, (4) upgrade of paving in courtyard, (5) various new or extended paved areas, (6) **Reinstatement of traditional gates in up to 4 no. locations (marked as locations 6(c)-(f) on the accompanying site layout plan** and (7) bollards to provide low level illumination* **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as set out the Planning & Development Regulations 2001.

AND THE PROPOSAL:

Reinstatement of traditional gates in 2 no. locations (marked as locations 6(a) and 6(b) on the accompanying site layout plan) **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS NOT EXEMPTED** development under Article 9 (1) (ii) of the Planning & Development Regulations 2001 (as amended) as this Article de-exempts development where the receiving road from the vehicular access onto a public carriageway is in excess of 4m in width.

JS 08/07



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

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

County House,
Lifford,
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Ref. No: S5 25/56

8th July 2025

Kate & Gawain Hughes
c/o Dedalus Architecture,
Bath Terrace,
Main Street,
Moville,
Co. Donegal,
F93 FT72

Re: Landscaping works comprising of: (1) proposed covered area within courtyard to north of house with new opening to side garden, (2) proposed open-fronted log store/bin area to west of rear wing and reinforced access route, (3) upgrade of existing drive and provision of additional parking areas, (4) upgrade of paving in courtyard, (5) various new or extended paved areas, (6) reinstatement of traditional gates in up to 6 no. locations, (7) bollards to provide low level illumination at Glebe House, Croaghan, Tamney, Co. Donegal, F92 PX20.

A Chara,

I refer to your request received on 12th June 2025 as above 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**

/RMcC

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

DECLARATION

Chief Executive's Order No: 2025PH2004

Reference No: S5 25/60

Name of Requester: Kate & Gawain Hughes
c/o Dedalus Architecture,
Bath Terrace,
Main Street,
Moville,
Co. Donegal,
F93 FT72

Summarised Description of development the subject matter of request:

Landscaping works comprising of: (1) proposed covered area within courtyard to north of house with new opening to side garden, (2) proposed open-fronted log store/bin area to west of rear wing and reinforced access route, (3) upgrade of existing drive and provision of additional parking areas, (4) upgrade of paving in courtyard, (5) various new or extended paved areas, (6) reinstatement of traditional gates in up to 6 no. locations, (7) bollards to provide low level illumination

Location of Development: Glebe House, Croaghan, Tamney, Co. Donegal, F92 PX20.

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

IS	Development
IS IN PART	Exempted Development
IS IN PART	NOT Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Sections 2, 3, Section 4 (1) (h) and 177U of the Planning and Development Act, 2000 (as amended)
- Class 3, 5, 6 and 13 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).
- Article 9 of the Planning and Development Regulations 2001 (as amended)

And concluded that:

THE PROPOSAL:

*Landscaping works comprising of: (1) proposed covered area within courtyard to north of house with new opening to side garden, (2) proposed open-fronted log store/bin area to west of rear wing and reinforced access route, (3) upgrade of existing drive and provision of additional parking areas, (4) upgrade of paving in courtyard, (5) various new or extended paved areas, (6) **Reinstatement of traditional gates in up to 4 no. locations (marked as locations 6(c)-(f) on the accompanying site layout plan** and (7) bollards to provide low level illumination* **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** as set out the Planning & Development Regulations 2001.

AND THE PROPOSAL:

Reinstatement of traditional gates in 2 no. locations (marked as locations 6(a) and 6(b) on the accompanying site layout plan) **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended) and **IS NOT EXEMPTED** development under Article 9 (1) (ii) of the Planning & Development Regulations 2001 (as amended) as this Article de-exempts development where the receiving road from the vehicular access onto a public carriageway is in excess of 4m in width.

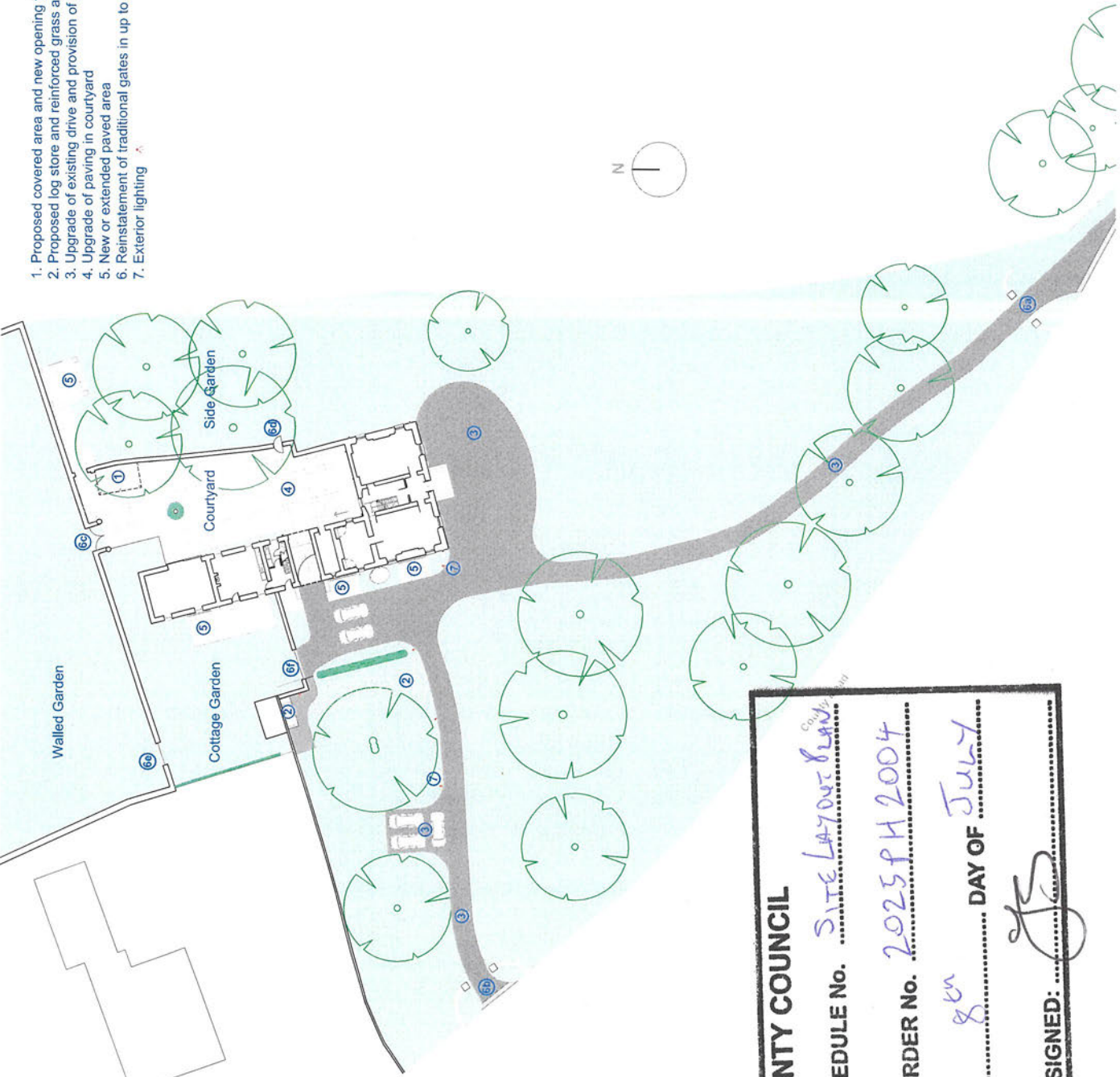
DATED THIS 8th DAY OF JULY 2025



**For Senior Ex. Planner
Planning Services**

/RMcC

1. Proposed covered area and new opening to side garden
2. Proposed log store and reinforced grass access route
3. Upgrade of existing drive and provision of additional parking areas
4. Upgrade of paving in courtyard
5. New or extended paved area
6. Reinstatement of traditional gates in up to 6 no. locations
7. Exterior lighting



DONEGAL COUNTY COUNCIL

SKETCH/PLAN/SCHEDULE No. *SITE LAYOUT 8/20/20*

REFERRED TO IN ORDER No. *2025PH2004*

MADE BY ME THIS *8th* DAY OF *JULY*

20 *25* SIGNED: *[Signature]*

JOB No
10 - 094

Notes:
1. All dimensions are to be checked on site.
2. This drawing is to be read in conjunction with the consultant's drawings and the property of Donegal Architecture and is not to be used for any other purpose without the permission of the author.

Bath Terrace, Main Street, Moville, Co. Donegal
Tel: +353 (0)749385122 Email: enquiries@dedalusarchitecture.com

Proposed Site Plan
Glebe House, Tanney, Co. Donegal

Scale: 1:500
Date: June 2025
Drawn: JM

L.01

DEDALUS ARCHITECTURE