



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):	Ronan Lynch
Agent Name: (if applicable)	
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	F94A9X9 Drumrooske Middle Donegal Town
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under this section 5 application)	
<p>Hello</p> <p>In July of 2022 I added an extension to my home (with planning permission) which from the pictures you will see is at 1st floor level. Below naturally became an inclosed space in which we wish to now complete. As we currently love the look of the house at present my plans for the new rooms window is to be kept back (roughly 2 foot) from the front of the property. The plan is to also use a dark window frame possibly grey to keep the appearance from the front much the same as currently.</p> <p>I hope I have explained this well however please feel free to call for any quieries.</p> <p>[REDACTED]</p>	



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:	Home Residence	
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:		
Planning History - list any relevant planning application reference numbers:	17/50025 (PL-102)	
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:	<i>Ronan Lunn</i>
Date:	11 / 2 / 25

From: [TERESA CONWAY](#)
To: [REDACTED]
Cc: [REDACTED] [\[REDACTED\]@harveyspoint.com](mailto:[REDACTED]@harveyspoint.com)
Subject: FW: Ronan house - Section 5
Date: 13 February 2025 9:07:00
Attachments: [image001.png](#)
[image002.png](#)

Ronan

It is uncertain from your description as to the exact nature of the development. In this regard you will need to submit accurately scaled floor plans showing existing and proposed development.

You can speak with the Planner dealing with your application Aideen Quinn, Aideen is available for calls (074 9153900) on Friday mornings between 9.00 to 12.30.

Regards

Teresa

From: Ronan Lynch [REDACTED] >
Sent: Wednesday, February 12, 2025 8:43 PM
To: planning mailbox <Planning@Donegalcoco.ie>
Cc: [REDACTED] [\[REDACTED\]@harveyspoint.com](mailto:[REDACTED]@harveyspoint.com)
Subject: RE: Ronan house - Section 5

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 Teresa

Yes I can confirm the fee of €80 has been paid the reference number I was given is 80759. I did receive a receipt in the post this morning.

My full address is
Drumrooske Middle
Donegal town
Co Donegal
F94A9X9

Thanks Ronan

[Yahoo Mail – Email Simplified](#)

On Wed, 12 Feb 2025 at 11:10, planning mailbox

<Planning@Donegalcoco.ie> wrote:

A Chara

Can you please confirm you have paid the relevant fee of €80.00? If you have yet to pay the fee you can do so now by ringing the cash office on 074 9153900. Once the transaction has been processed note your receipt number and return the same to the planning mailbox.

Also please state the full address to which all correspondence will issue.

Regards

Teresa

From: CARMEL KELLY <CKELLY@donegalcoco.ie> **On Behalf Of** planning mailbox
Sent: 11 February 2025 10:23
To: TERESA CONWAY <TCONWAY@Donegalcoco.ie>
Subject: FW: Ronan house - Section 5

From: Annmarie [REDACTED] <[\[REDACTED\]@harveyspoint.com](mailto:[REDACTED]@harveyspoint.com)>
Sent: Tuesday, February 11, 2025 10:09 AM
To: planning mailbox <Planning@Donegalcoco.ie>; [REDACTED]
Subject: Ronan house

You don't often get email from [REDACTED] <[\[REDACTED\]@harveyspoint.com](mailto:[REDACTED]@harveyspoint.com)>. [Learn why this is important](#)

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.

Good Morning,

Please see attached from @ [REDACTED]

Kindly acknowledge receipt of delivery.

Regards

Ann Marie Gallagher



WE ARE PROUD TO BE EMPLOYER
EXCELLENCE CERTIFIED.

"I have sent this email at a time that is convenient for me. I do not expect you to respond to it outside of your usual working hours"

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[Clásal Séanta Ríomhphoist](#)

You don't often get email from lynchronan@gmail.com. [Learn why this is important](#)

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

SECTION B-B

FIRST FLOOR
SCALE 1:100

GROUND FLOOR
SCALE 1:100
AREA OF EXTENSION - 21sq.m

PLANNING

PROPOSED LAYOUT

AONIGHUS MURPHY ARCHITECTURAL TECHNOLOGIST

PROJECT: ALTERATIONS TO EXISTING DWELLING AT ORLOUGHMORE, DONEGAL TOWN, CO. DONEGAL.
For: Ruarán Lynch & Sarah Timoney

DRAWING TITLE: PROPOSED LAYOUT

DRAWING NO.: PL-100

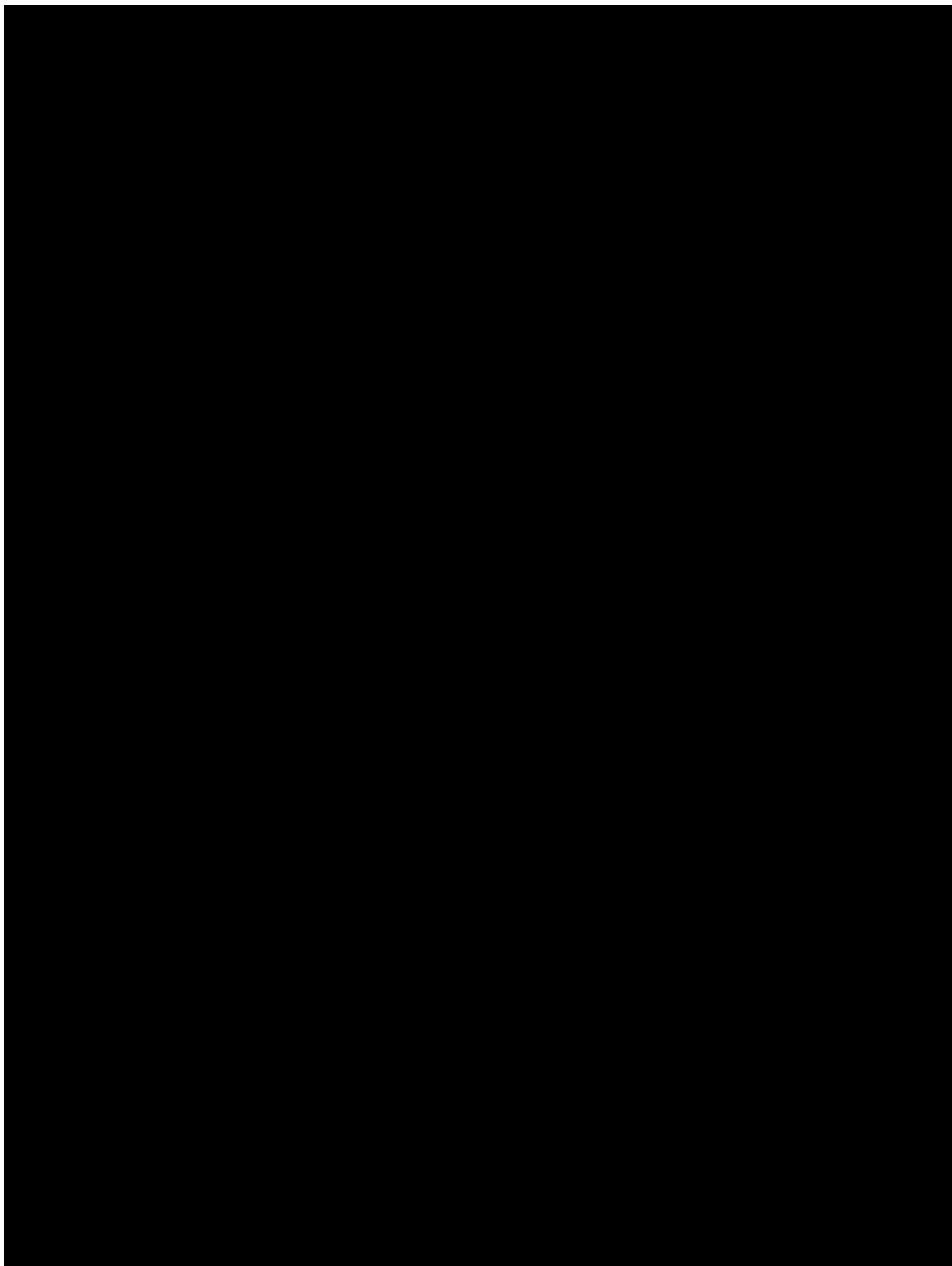
CHECKED BY: [Signature]

DATE: 6/10/2023

DATE: April 2023

AONIGHUS MURPHY ARCHITECTURAL TECHNOLOGIST

SHANE MURPHY
S.A.I. No. 7982
Tel: 096 86200
Email: shane@amtd.ie



[Yahoo Mail: Search, organise, conquer](#)

On Thu, 13 Feb 2025 at 9:07, TERESA CONWAY
<TCONWAY@Donegalcoco.ie> wrote:

Ronan

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Subject: Ronan house

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Ann Marie Gallagher





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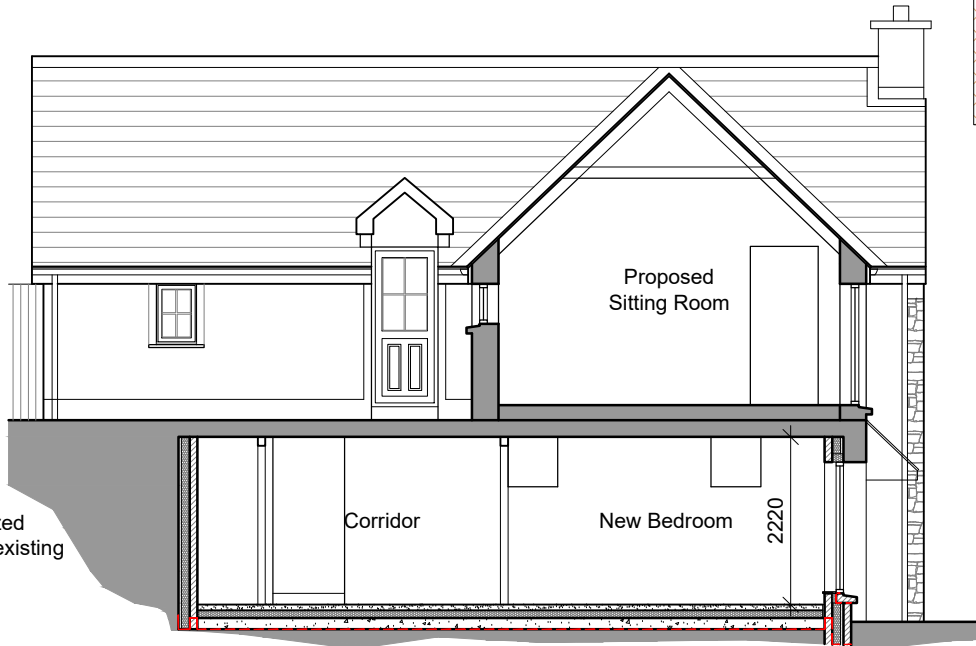
SIDE ELEVATION



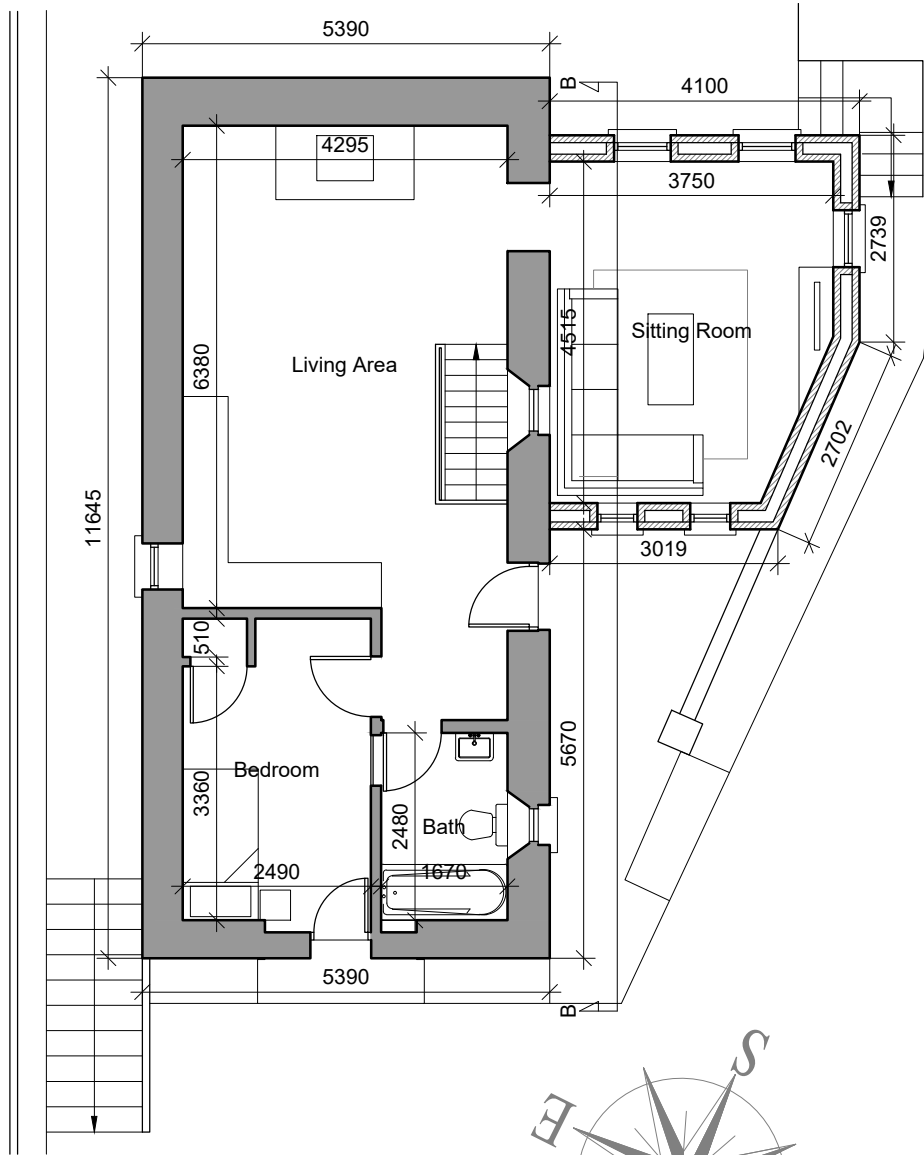
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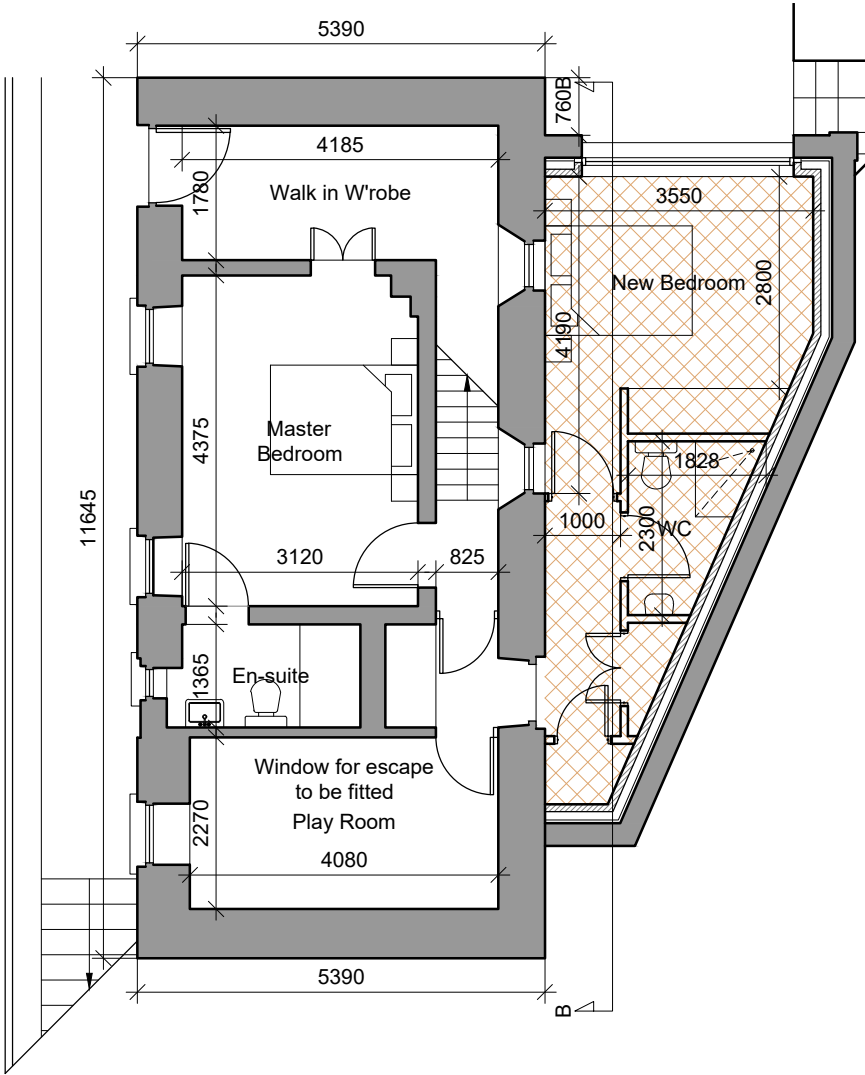
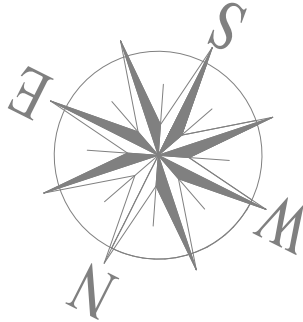
FRONT ELEVATION



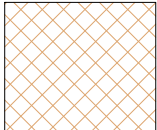
SECTION B-B



FIRST FLOOR
SCALE 1:100



GROUND FLOOR
SCALE 1:100
AREA OF EXTENSION - 21sq.m



INDICATES EXTENT
OF EXTENSION

REV	DATE
PLANNING	
PROJECT ALTERATIONS TO EXISTING DWELLING AT DRUMROOSKE, DONEGAL TOWN, CO. DONEGAL. For: Ronan Lynch & Sarah Timoney	
DRAWING TITLE PROPOSED LAYOUT	
DRAWING NO. PL-102	DRAWN Aonghus Murphy
COMPUTER; REF / FILE	
SCALE 1:100	DATE April 2025
AONGHUS MURPHY ARCHITECTURAL TECHNOLOGIST OHERBEG DONEGAL TOWN, CO. DONEGAL. Tel. 087 7647220 e-mail. aonghusmurphy6@hotmail.com	

SECTION 5 REFERRAL REPORT – Ref.No: 25/15

Donegal County Council

1.0 COMMENTS

The subject site is a detached dwelling house located at Drumrooske, Donegal Town.

The proposed works constitute one element as follows:

1. An extension to the existing dwelling.

The existing dwelling is not on the Council's Record of Protected Structures nor is it included on the National Inventory of Architectural Heritage. The site is located within an area zoned as Under Strong Urban Influence as designated in the County Donegal 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".

4.0 PLANNING HISTORY

Permission granted under application ref. no. 17/50025 for a dwelling house.
Permission granted under application ref. no. 21/50649 for an extension to the dwelling.

5.0 ASSESSMENT

5.1 Consideration of Proposed Development:

- The proposed extension to an existing dwelling house is acceptable.
- There are no site plans, layout plans or elevational drawings submitted in support of the application. Further Information is required.

Appropriate assessment is not a consideration in the assessment of this referral.

6.0. 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. Applicant to submit accurately detailed and scaled floor plans and elevational drawings of the existing dwelling clearly illustrating the internal layout of the existing dwelling and the extent of the proposed extension.

A. Quinn

Signed:

Position: Exec Planner

Date: 28/02/2025.

JS

Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
05/03/2025

Chief Executive's Order No: 2025PH0610

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 11th February 2025 from Ronan Lynch, Drumrooske Middle, Donegal Town, Co. Donegal F94 A9X9 in relation to an extension to existing dwelling at Drumrooske Middle, Donegal Town, Co. Donegal F94 A9X9.

SUBMITTED:-

Written request received 11th February 2025 as above and report dated 28th February 2025 from the Executive Planner (Ref. No: S525/15 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 Executive Planner dated 28th February 2025, 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 6th DAY OF MARCH 2025

MME

Ref. No: S525/15 – Chief Executive's Order No: 2025PH0610

SCHEDULE

1. Applicant to submit accurately detailed and scaled floor plans and elevational drawings of the existing dwelling clearly illustrating the internal layout of the existing dwelling and the extent of the proposed extension.

JS 06/03



**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: S525/15

6th March 2025

RONAN LYNCH
DRUMROOSKE MIDDLE,
DONEGAL TOWN,
CO. DONEGAL
F94 A9X9

**Re: Extension to existing dwelling at Drumrooske Middle, Donegal Town, Co. Donegal
F94 A9X9**

A Chara

I refer to your request received 11th February 2025 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

Ref. No: S525/15 – Chief Executive's Order No: 2025PH0610

SCHEDULE

1. Applicant to submit accurately detailed and scaled floor plans and elevational drawings of the existing dwelling clearly illustrating the internal layout of the existing dwelling and the extent of the proposed extension.

SECTION 5 REFERRAL REPORT – Ref. No: S5 25/15

1.0 Assessment to date:

Applicant was requested on 06/03/2025 to submit the following details.

1. Applicant to submit accurately detailed and scaled floor plans and elevational drawings of the existing dwelling clearly illustrating the internal layout of the existing dwelling and the extent of the proposed extension.

2.0 Further information Response:

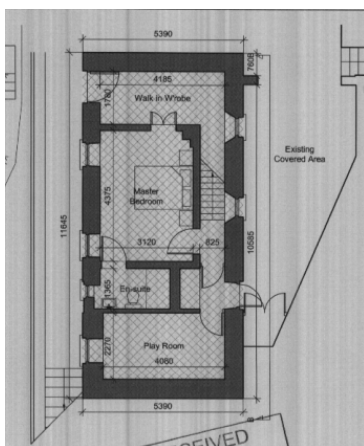
Response submitted on the 24/04/2025 that provided the following details.

1. Revised plans to scale which detail the internal layout and extent of the proposed extension.

3.0. Assessment

3.1 – Consideration of Proposed Development:

- Under Schedule 2 of the Planning and Development Regulations 2001 (as amended), Part 1, Class 1, *'the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house – 2 (a) Where the house has been extended previously, the floor of any such extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40sqm.'*



From application ref. no. 21/50649 showing the area proposed to be extended as covered area and ancillary to the parent dwelling house.

- Under application ref. no. 21/50649, permission was granted for an extension with a total floor area of 15.9sqm. The extension now proposed has a total floor area of

21sqm. The total is therefore 36.9sqm and is less than 40sqm for which the exemption applies.

4.0 CONCLUSION

It is considered that the proposed extension to the dwelling house complies with the conditions and limitations of Class 1, 2(a) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (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 Pleanala 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 extend an existing dwelling house at Drumrooske, Donegal Town

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

- (a) Sections 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended), and
- (b) Class 1, 2(a) of Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

and concluded that:

The proposed development is development, and is exempted development as it comes within the scope of Class 1 2(a) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended)

Signed: 

Position: Exec Planner

Date: 12/05/2025.

Chief Executive's Order No: 2025PH1328

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 11th February 2025 (FIC 24/04/2025) from Ronan Lynch, Drumrooske Middle, Donegal Town, Co. Donegal, F94 A9X9 in relation to the construction of an extension to existing dwelling at Drumrooske Middle, Donegal Town, Co. Donegal, F94 A9X9.

SUBMITTED:-

Written request received 11th February 2025 (FIC 24/04/2025) as above and report dated 12th May 2025 from the Executive Planner (Ref. No: S5 25/15 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.



DIRECTOR OF SERVICE

DATED THIS 14th DAY OF MAY 2025

mme

Chief Executive's Order No: 2025PH1328

Ref.No: S5 25/15

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:

- Sections 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended), and
- Class 1, 2(a) of Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (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** as it comes within the scope of Class 1 2(a) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended)

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

DECLARATION

Chief Executive's Order No: 2025PH1328

Reference No: S5 25/15

Name of Requester: Ronan Lynch,
Drumrooske Middle,
Donegal Town,
Co. Donegal,
F94 A9X9

Summarised Description of development the subject matter of request:

Construction of an extension to existing dwelling.

Location: Drumrooske Middle, Donegal Town, Co. Donegal, F94 A9X9.

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

IS Development

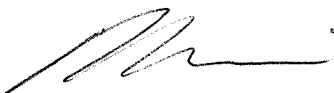
IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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- Sections 2, 3, 4 and 177U of the Planning and Development Act, 2000 (as amended), and
- Class 1, 2(a) of Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended).

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 1 2(a) of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001 (as amended)



For Director of Service
Planning Services

Dated this 14th day of May 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: S525/15

14th May 2025

Ronan Lynch,
Drumrooske Middle,
Donegal Town,
Co. Donegal,
F94 A9X9

Re: Construction of an extension to existing dwelling at Drumrooske Middle, Donegal Town, Co. Donegal, F94 A9X9.

A Chara,

I refer to your request received on 11th February 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 Director of Service
Planning Services**

/RMcC