



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



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

Planning Services

RECEIVED DATE: 16/02/2026

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



Is the development a Protected Structure or within the curtilage of a Protected Structure?	Yes	No
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
Applicant(s) Interest in the site:		
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:		
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:		

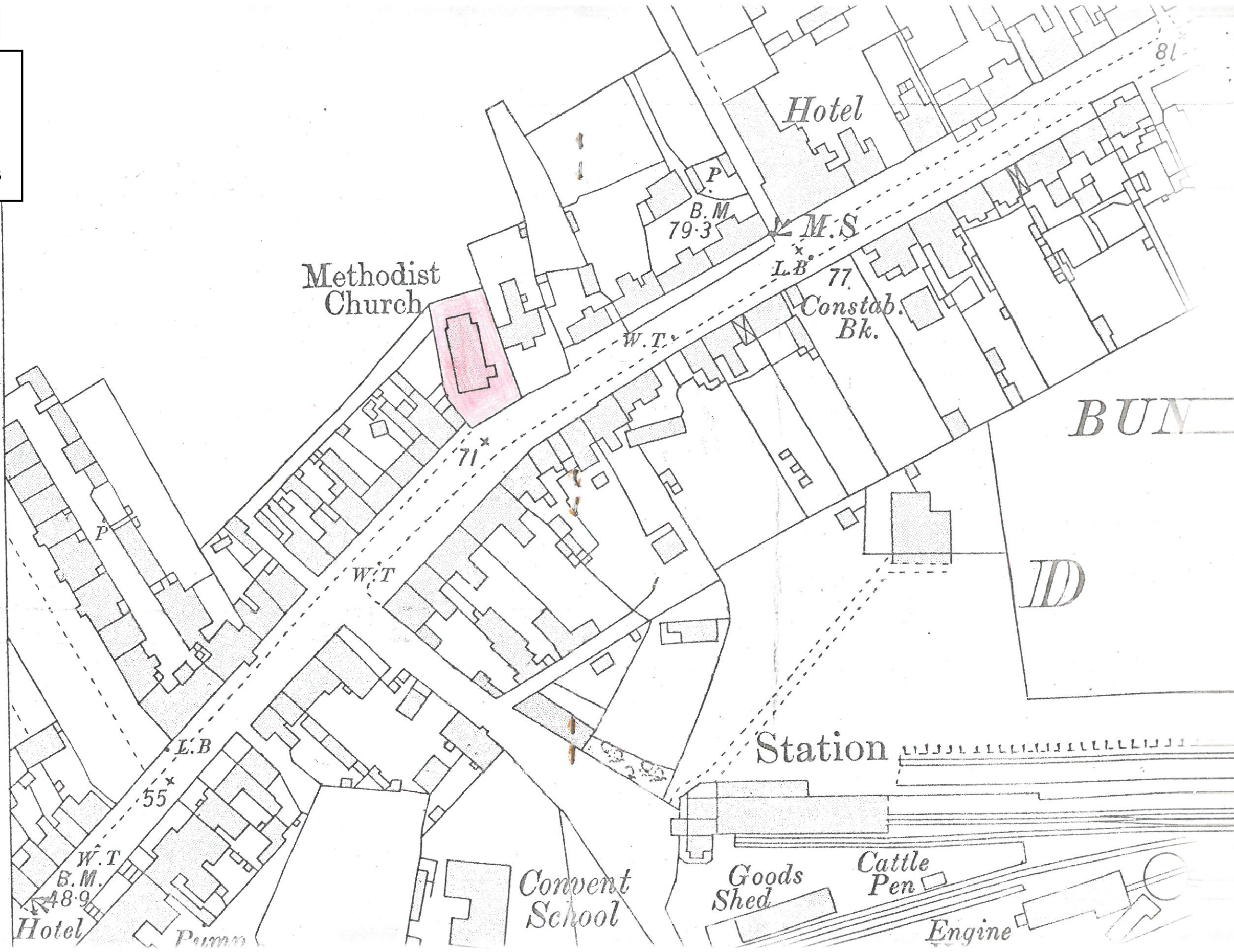
I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	<i>Declan Walsh</i>
Date:	

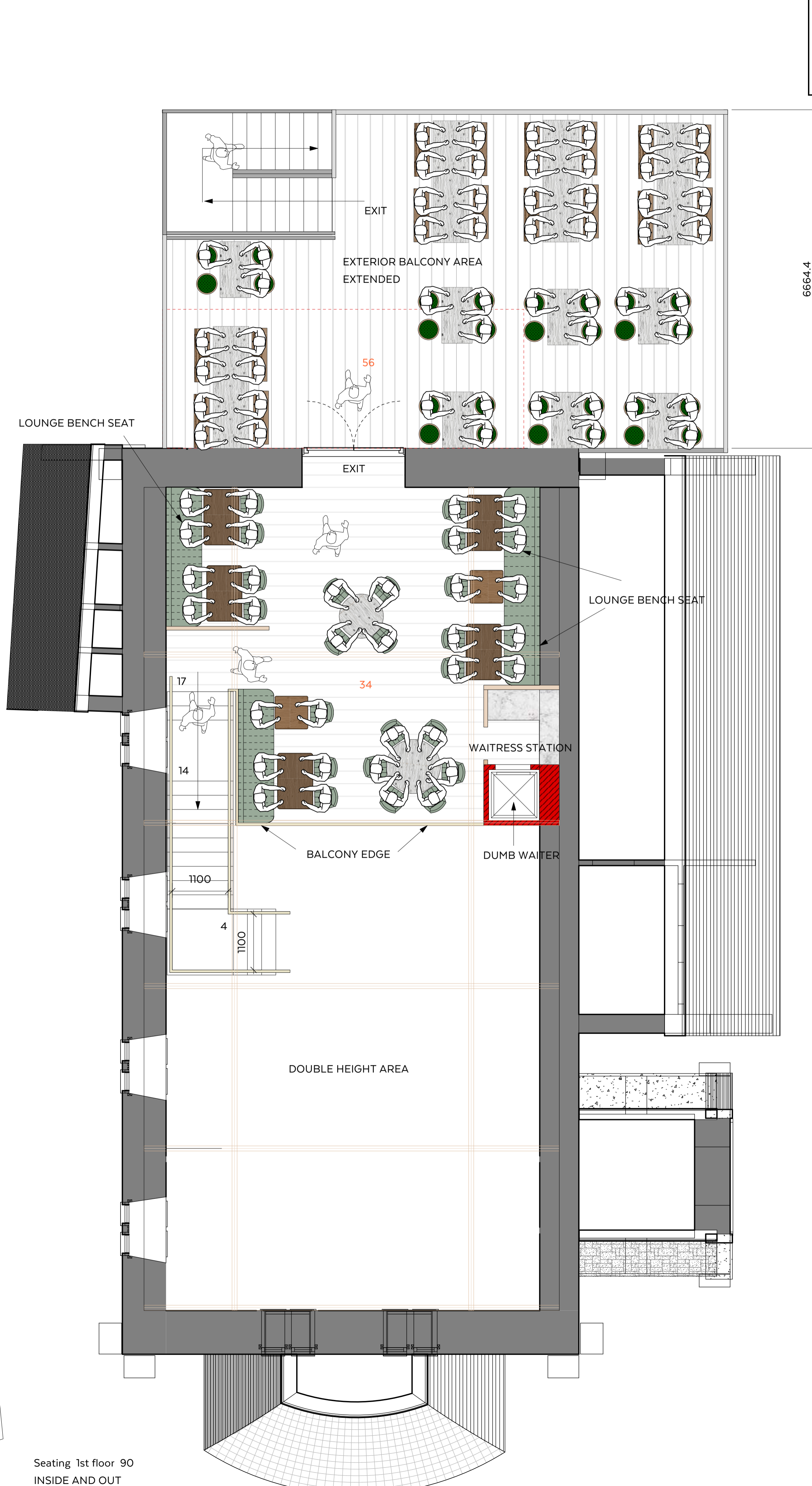


Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 16/02/2026





Project: Bundoran Church
Title:
Date: Feb 2026
Revision:
Scale:
First Floor
8 Market Place
Lisburn
Co. Antrim
BT28 1AN
Tel: (0044)028 92 60 36 92
paul@paulhaffeydesign.co.uk



Consulting Engineers Ltd.



Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 16/02/2026

Building Survey Report on property at Blue Leaf Restaurant, Bundoran, Co. Donegal

Client: *Oisin Armstrong*

Property at: *Blue Leaf Restaurant, Bundoran, Co. Donegal*

Date of inspection: *6th March 2025*

Report prepared by: *Patrick Barrett C Build E MCABE, B Eng MIEI,
Chartered Building Engineer, Registered Building Surveyor*



www.dbengineers.ie

T/A Duggan Barrett Consulting Engineers Ltd.

2nd Floor, 4 Teeling St., Sligo

t: 071 91 71512

e: info@dbengineers.ie

Introduction and Description of Premises

An inspection of the premises was carried out on 6th March 2025

The survey comprised of a visual inspection only and no opening up or inspection of inaccessible areas was carried out.

The property was originally detached single storey building originally built a Methodist Church. The property changed use to restaurant with s to the front, side and rear as well as a mezzanine floor installed. The property is located along a street with public footpath to the front.

The original property is of the order of 150 years old.

The property is listed as a Protected structure RPS no. 474- Ref 40801302.

Any works to the property would require permission from the Local Authority and a Conservation report may also be required.

No.	RPS Ref Number	Name	Description	Address	Municipal District	Rating	Importance Value
			gables to front and 2 storey returns to rear.				
471	40851028	Church of Ireland Episcopal Church	Detached church of Ireland Episcopal Church.	Bundoran	Donegal M.D.	Regional	AS
472	40801306	St. Louise's Convent	Detached 7 bay, 2 storey Gothic revival convent on L-shaped plan with gabled single storey entrance porch with bell cote to gabled projecting central bay behind, built c. 1890, with 2 storey split level and single storey split level and single storey extensions to rear.	Bundoran	Donegal M.D.	Local	AIGPS
473	40801312	M. Phillips, The Bookies (Shell House)	Terraced 3 bay, 2 storey house built c. 1870, with frontage clad with shells and crockery mosaic c. 1930 with 2 storey return and single storey extension to rear.	Bundoran	Donegal M.D.	Local	V
474	40801302	Kitchen Bake Cake and Coffee Shop	Detached 5 bay single storey former Methodist Chapel with entrance porch to east built 1888 with extensions to NE and mezzanine inserted c. 1980 on conversion to coffee shop, with glazed porch to street.	Bundoran	Donegal M.D.	Regional	APSM
475	40801305	AIB Bank	Formerly mid-terrace 3 bay, 3 storey Italianate bank built c. 1875 with 2 storey return and single storey over basement extension to rear.	Bundoran	Donegal M.D.	Local	ASM
476	40801311	Thatched House	Terraced 3 bay storey, thatched cottage built c. 1830	Bundoran	Donegal M.D.	Local	V
477	40801314	Railway Bar	End of Terrace corner 3 bay, 2 storey former house built c. 1875 with 2 storey return and single storey over basement extension to rear.	Bundoran	Donegal M.D.	Regional	A
478	40852041	House	Detached three-bay two-storey house, built c. 1910, having full-height canted projections to the outer bays of the main elevation (west) and with two-storey return to rear (east).	The Mall, Ballyshannon	Donegal M.D.	Regional	A

The property would be BER exempt

The report will highlight any items of concern to you as a potential purchaser including structural issues, building regulations etc.

Walls

Wall construction to the original property consists of masonry construction throughout-cut stone. Walls to extended areas assumed to be in blockwork construction with plaster finish.

External walls internally are drylined throughout and therefore any defects internally would not be visible.

The level of insulation in place, if any cannot be confirmed without opening up. It is assumed that due to the age of the property and type of construction minimal or no insulation is in place.

Dampness evident in some area at junction of roofs of extensions to front and side of building. Flashing details along roof and wall junctions will ne to some localise repairs.

Vertical cracks to side kitchen extension running from ground to eaves level. This will need further investigations and repairs as needed.

With all walls drylined it cannot be confirmed if any issues will be evident behind this when stripped off.

Adequate ventilation and heating are required in all buildings of this type and age to regulate and control moisture. No centralised or localised ventilation currently in place.

Grants may be available from SEAI for insulation upgrading works along with boiler and heating control upgrade works. Grants may also be available form the Heritage council land the Local Authority should be consulted on this.

Any further defects will be highlighted later in the report.

Floors

Floors at ground floor consist of concrete floors with coverings. Concrete Floors will be a little uneven throughout, typical of a property of this age.

Floors at upper level consist of timber joists with decking and coverings over. Steel support to floors need to be protected with 2-hour fire rated construction in accordance with Condition of Planning Permission. Beams are clad in timber where visible and no evidence of any fireproofing without further investigation with removal of cladding. Ceilings will also need to be fire rated as required under regulations of Fire Safety as part of any refurbishment works.

The level or presence of insulation could not be confirmed without opening up. Based on the age of the property it is likely no insulation is in place. The presence of a radon barrier and sump could not be confirmed without opening up. Based on the date of construction it is my opinion that a radon barrier or sump would not be in place.

A radon test kit can be obtained from EPA approved suppliers to ascertain if radon is an issue within the property and remedial works can be undertaken.

Windows and doors

Windows to front porch/entrance and in other areas are in single glazed timber and will need ongoing maintenance and attention. Some double-glazed units in place also. Consideration should be given to upgrading these where permitted.

Original church windows would ne to be retained Secondary glazing could be introduced internally to improve energy efficiency.

Please note any change to the fabric of the dwelling would need permission from the Local Authority as it is a protected structure. A Conservation report will also be required before any works are considered.

Services

- Property is connected to public sewer and water supply.
- Grease trap to rear behind kitchen needs emptying. Any upgrading works for reuse as restaurant the unit should be fully inspected and upgraded as needed.
- Property is served by an oil fire central heating system. Boiler is located externally and is Firebird Popular type boiler. Unit is more than 15 years old and will need upgrading in the short term if this type of heating system is to be retained. Boiler was operational on the day of inspection, no service stamps evident on the unit and a full service should be carried out before purchase at the expense of the vendor with report issued. Radiators at first floor level not operational and may be turned off. Some areas are unheated, no fitted with radiators.
- Hot water to kitchen and upper floor is provided by separate hot water cylinder units in place. Immersion units in place on each.
- Electric installation in place will need full upgrading.
- A full fire detection and alarm system with emergency lighting will need to be installed to comply with current Regulations.
- A suitably qualified plumber and electrician should be retained to inspect the full installations if concerns are held in this regard.

Planning Permission, Fire Safety Certificate & Boundaries

The usual certificates of compliance with Planning Permission and Building Regulations are required where relevant. The original property was constructed prior to the introduction of the Planning & Development Act 1963 and the Building Regulations 1990.

Planning Permission PD 509 has been furnished along with certification for same. This was for change of use to bakery/café in 1979. This confirms Condition 2 has not been complied with.

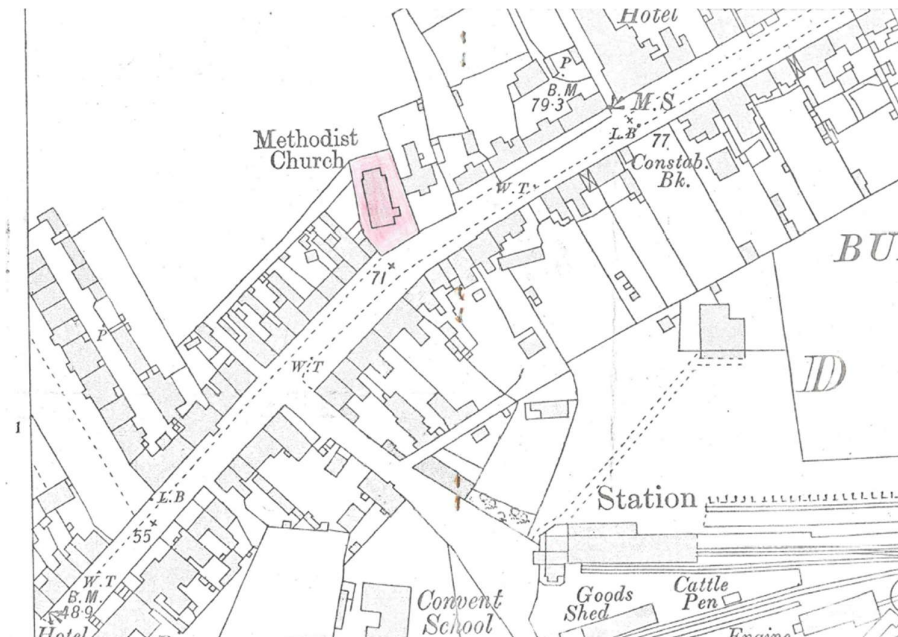
Correspondence from the Local Authority refer to PD 42/01. No detail or certification for this have been furnished. The writer has emailed the Local Authority requesting a copy of this Planning Permission.

As with all listed buildings any works carried out require planning permission or alternatively an exemption issued by the Local Authority.

No details of any Fire certs in place have been furnished. No requirement for a Fire cert on foot of PD 509. Clarification needed on permission PD 42/01 and whether a fire cert was required/applied for and granted.

Any material alterations will require a fire cert. The building, as stated above need a full fire detection and alarm system installed along with emergency lighting as well as ceilings/floors and structural support being properly fireproofed.

The property is registry of deeds title. No land registry map has been furnished. The boundaries are clearly defined on the ground with walls on all sides and would be in accordance with the deed map furnished.



The following is a list of observations and issues that you may wish to consider at this time;

GROUND FLOOR

Entrance Porch

- Staining on T & G Cladding on ceiling under junction with original wall. Some localised repairs may be needed to flashing details.
- No smoke detection or emergency lighting in place.
- Exit doors open inwards. Current regulations would require exit doors to open outwards for occupancy levels over 50 persons.

Cafe

- Walls drylined internally throughout.
- Electric installation on wall, old fuses in place. Upgrade required as outlined above. The MIC may also need to be upgraded, and an electrician would need to carry out calculations on this. An application may need to be made to the ESB for an increase if required. No background ventilation in place.
- Water damage on archway at opening to gable wall into kitchen areas.
- Small porch to right side is unheated and dampness evident.
- Door to stairs is not a fire door. Walls around stairs are not fire rated and steel beams are clad in timber and don't seem to be fire rated as outlined above. Fire doors not in place as required in areas.
- Smoke detection in place throughout but no evidence of emergency lighting or fire alarm panel.

Kitchen to gable-extension to original

- Freezer in place is leaking and will damage the floor further and should be removed.
- Old safe in place in wall.
- Attic over-cut roof construction, no insulation in place and this should be upgraded to improve energy efficiency.
- Extract fan over cooking area discharges through the gable wall. Excess fat, oils and staining externally should be cleaned off.
- Crack externally would seem to align with the internal wall.
- Floor uneven as described above.

Rear prep area-extension to original

- Hot press with hot water cylinder in place as described above.
- Concrete flat roof over. No insulation would be in place.
- Area unheated and unventilated.
- Single glazed window and timber door should be upgraded.

Toilet block-extension to side

- Attic over-cut roof construction, no insulation in place and this should be upgraded to improve energy efficiency.
- No structural defects noted.
- Pull cord heater only in place. No ventilation in toilets other than fan in lobby leading to WCS. Adequate heating and ventilation should be provided.
- Floors uneven in areas.
- Light switch to men's toilet inside door. This should be fitted outside.

FIRST FLOOR

- No structural defects noted.
- Escape stairs not protected as described above. An open plan stair may be acceptable if floor area meets certain thresholds.
- Risers and goings on stairs would not comply with current regulations.
- Rear exit onto flat roof and to ground level via external stairs.
- Office and store areas to front, no structural defects noted.
- Toilets to front, extract fans in place operational.
- Hot water cylinder in ceiling area over front lobby. Attic not accessible as it is above 3m high. It can be assumed no insulation would be in place.
- Crawl space accessible to attic over front porch. 50mm insulation in place that could be significantly upgraded.
- Tiles on floor in lobby & WC's loose

Attic & Roof

- Roof consists of timber cut roof construction with slate finish. Some localise repairs may have been carried out. Ongoing repairs may be needed with a roof of this type and age but in general looks to be in good condition and maintained.
- Staining noted at junctions of extension roofs and external walls. Some localised repairs at flashing details may be required as described above.
- Insulation levels could be upgraded throughout.

External observations

- Grease trap needs to be emptied.
- Crack on gable wall as outlined above needs further investigation and repair.

THE ABOVE REPORT IS BASED ON A VISUAL INSPECTION OF THE PROPERTY AND NO RESPONSIBILITY IS TAKEN FOR WORKS COVERED OVER AND NOT VISIBLE ON INSPECTION. SERVICES, DRAINS ETC. ARE COVERED OVER AND IT IS ASSUMED THEY ARE IN WORKING ORDER.

WE HAVE NOT INSPECTED WOODWORK, BLOCKWORK OR OTHER PARTS OF THE STRUCTURE WHICH ARE COVERED, UNEXPOSED OR INACCESSIBLE AND WE ARE THEREFORE UNABLE TO REPORT THAT ANY SUCH PART OF THE PROPERTY IS FREE FROM DEFECT.

NO TESTING FOR PYRITE, MICA OR OTHER DELITERIOUS MATERIAL CARRIED OUT. AN APPROVED INSPECTOR SHOULD BE RETAINED TO TEST FOR THESE IF CONCERNS ARE HELD UNDER APPLICABLE REDRESS SCHEMES.

NO TESTING OR INSPECTION FOR ASBESTOS PRESENCE. AS WITH OLDER DWELLINGS, ASBESTOS CAN BE FOUND IN FLOORS, WALLS, CEILINGS, ROOFS etc

THE CONTENTS OF THIS REPORT IS CONFIDENTIAL AND SHOULD NOT BE DISCLOSED TO A THIRD PARTY OTHER THAN YOUR LEGAL ADVISOR.

FINALLY, AND IN ACCORDANCE WITH OUR STANDARD PRACTICES, WE MUST STATE THAT THIS REPORT IS FOR THE USE SOLELY OF THE PARTY TO WHOM IT IS ADDRESSED AND NO RESPONSIBILITY IS ACCEPTED TO ANY THIRD PARTY FOR THE WHOLE OR PART OF ITS CONTENTS.

Signed; _____

Patrick Barrett B. Eng, MIEI ,C Build E, MCABE, Chartered Building Engineer,
Registered Building Surveyor with SCSi, Register no. B 0250 **Date:** 18th March 2025



External views



Single glaze windows.



Side view



Repairs to main roof.



Sewer clear



Church windows.



Rear views.



Side views.



Crack on gable.



Boiler house.



Grease trap.



Crack at wall junctions can be filled



Exit door first floor.



Concrete flat roof with felt over.



Concrete flat roof with felt over.



Cladding to side of extension.



Electrical installation.



Dampness on gable wall.



Safe.



Kitchen area.

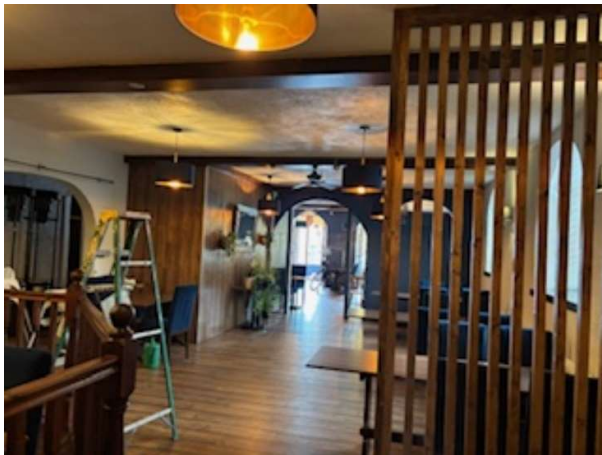




Hot water cylinder



Pre area.



Café



Toilet areas.



WC's



Support beams cladded.



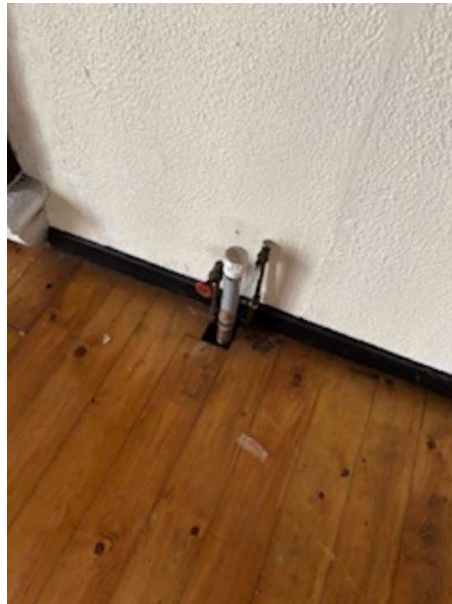
First floor area.



Front area with WC's



Battery detector Fan in ceiling



Water and waste pipes.



Side porch.



Dampness on wall



Extract over cooking area.



First floor WC's.



Staining on cladding in porch



Ceiling over porch.



Ceiling over porch.



Hot water cylinder.

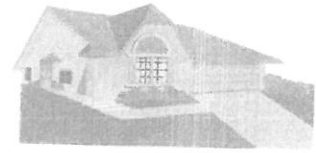


Attic over kitchen.



Clement Travers
Building Design and Surveying
Sea Road, Bundoran Co. Donegal.

Clement Travers BE MIEI Dip. SHWW Dip. Project Management
Member of the Institute of Engineers of Ireland
Tel: 087-0551897 E-mail: clementtravers01@gmail.com



TO WHOM IT MAY CONCERN

Re: Converted Church Property at Main Street Bundoran, Co. Donegal

Eircode: F94 KT20

Planning Reference:

P.D. 509 granted by Bundoran Urban District Council on 16th July 1979.

Certificate of Identity

I, Clement Travers BE MIEI of Sea Road, Bundoran, Co. Donegal hereby **Certify** as follows:

1. I have been retained to carry out an inspection of the above property and Certify compliance with Planning Permission.
2. I **Certify** that the property is constructed wholly within the curtilage of the site outlined in Red on the attached Land Registry Compliant Map prepared by me, that I have signed and dated.
3. The sewage is connected to a public sewer.
4. The water supply is from a public watermains.
5. The road serving and fronting the property is a public road in the charge of the relevant Roads Authorities.

Dated the 26th day of February 2025.

Signed *Clement Travers*

Clement Travers

Land Registry Compliant Map

Tailte Éireann

CENTRE COORDINATES:
ITM 581987,859030

PUBLISHED: 26/02/2025
ORDER NO.: 50451186_1

MAP SERIES: 1:1,000
MAP SHEETS: 0891-18

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland,
D08F6E4

www.tailte.ie

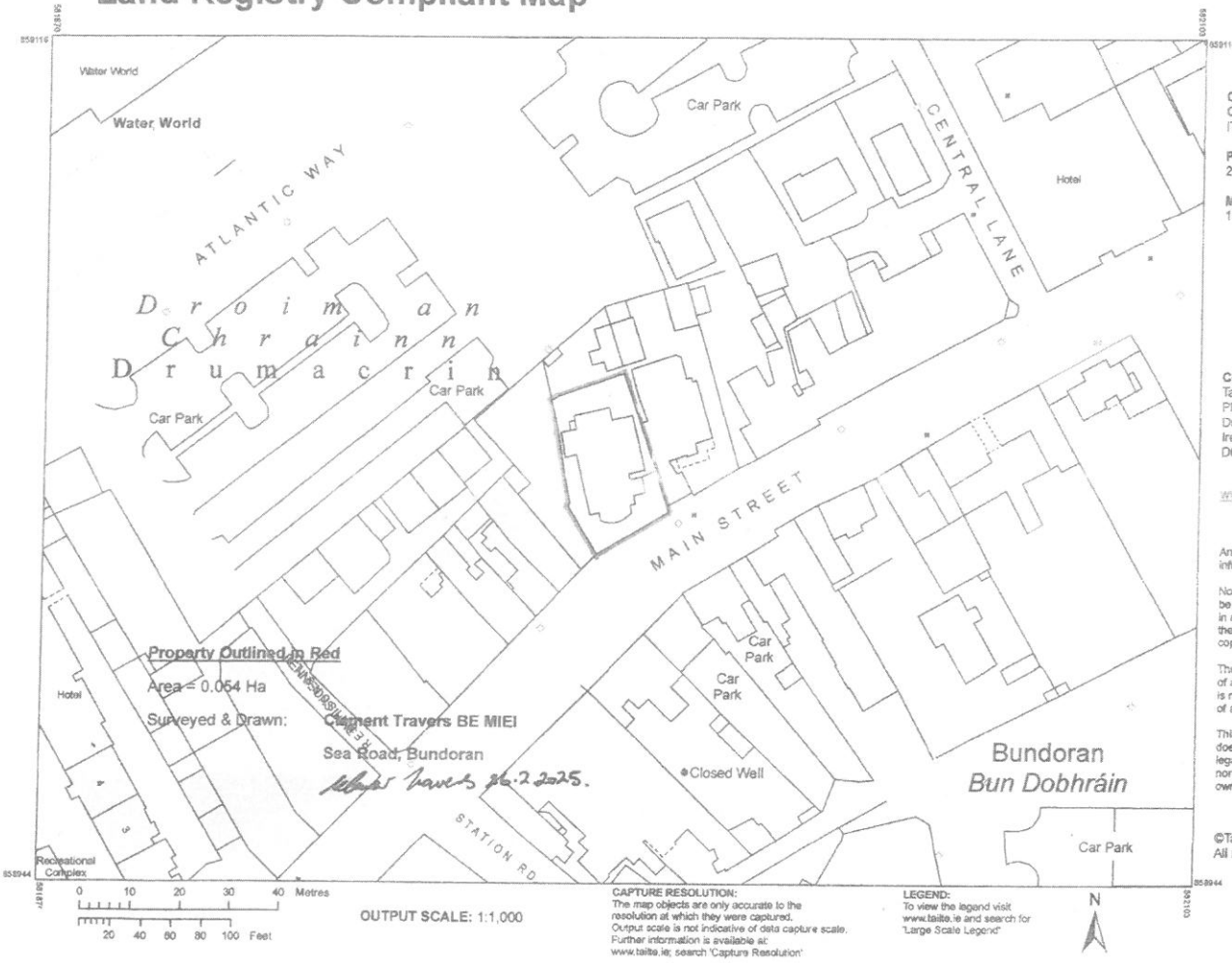
Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

©Tailte Éireann, 2025. All rights reserved.



Property Outlined in Red

Area = 0.054 Ha

Surveyed & Drawn:

Clement Travers BE MIEI

Sea Road, Bundoran

Clement Travers 26.2.2025.

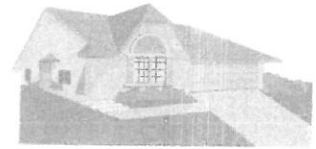
CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

OUTPUT SCALE: 1:1,000

Clement Travers
Building Design and Surveying
Sea Road, Bundoran Co. Donegal.

Clement Travers BE MIEI Dip. SHWW Dip. Project Management
Member of the Institute of Engineers of Ireland
Tel: 067-0551897 E-mail: clementtravers01@gmail.com



Certificate of Compliance

I, Clement Travers BE MIEI of Sea Road, Bundoran in the County of Donegal **hereby certify** as follows:

1. I am a qualified Engineer and a Member of the Institute of Engineers of Ireland, Registration Number 060865.
2. I am the Engineer retained to inspect and certify compliance with Planning Condition 2(a) of the Permission P.D.509 granted on the 16th July 1979 by Bundoran Urban District Council, such works hereinafter referred to as "the relevant works".
3. The Relevant Works and the services thereof were designed prior to the introduction of the Building Control Act, 1990 and the Building Regulations made pursuant to the Act.
4. The relevant works were commenced and completed prior to the requirement to submit a Commencement Notice.
5. I carried out a visual inspection of the property on the 26th day of February 2025 and confirm that condition 2(e) has been complied with, since the issue of the previous Certificate by Mr. David Buchanan of R G Parkins (Ireland) Ltd. on the 26th day of March 2002.
6. TAKE NOTE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation and of the Building Control Act 1990 and the Regulations thereunder. Except insofar as it relates to compliance with the said requirements and Regulations it is not a report or survey on the physical condition or on the structure of the Relevant Works NOR does it warrant, represent or take into account any of the following:
 - a. The accuracy of dimensions in general, save where arising out of the said conditions of the Permission;
 - b. Matters in respect of private rights or obligations
 - c. Matters of financial contributions and bonds;
 - d. Development of the Relevant Works which may occur after the date of issue of this Certificate.

Dated the 26th day of February 2025

Signed *Clement Travers*

Clement Travers

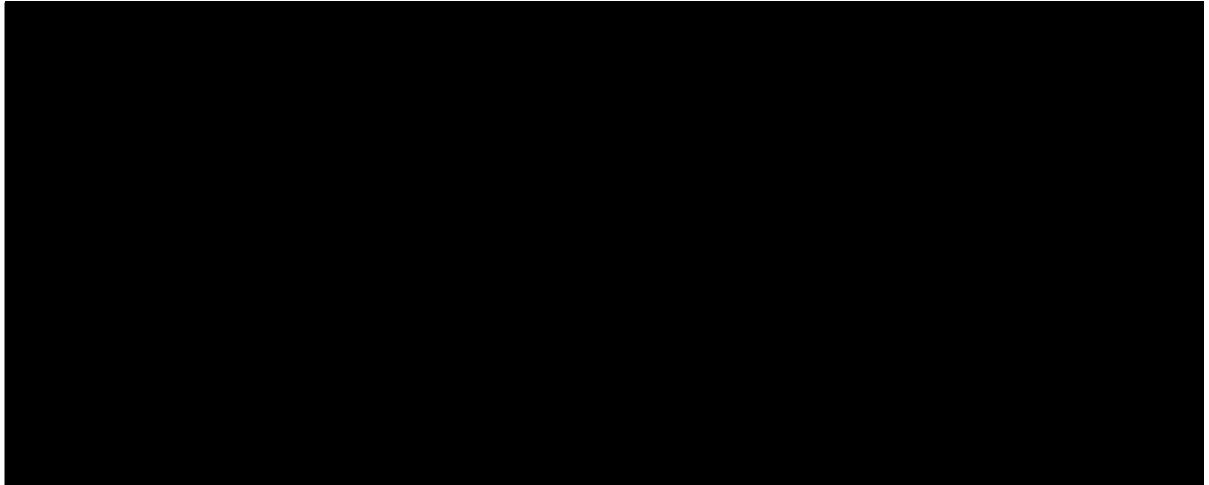


Comhairle Contae
Dhún na nGall
Donegal County Council

www.ccdhunnangall.ie www.donegalcoco.ie

20th February 2025

Blue Leaf Restaurant Limited
Main Street
Bundoran
Donegal P.O.,
Co Donegal



Yours sincerely

Ann Crawford
Income Collection Unit
Donegal County Council
Station Island, Lifford
Co Donegal

Tel No: 074 91 72300 / 087 7623095
E-Mail: anncrawford@donegalcoco.ie

Cuir freagra chuig: Áras an Chontae, Leifear, Contae Dhún na nGall, Éire F93 Y622
Please reply to: County House, Lifford, Co. Donegal, Ireland F93 Y622

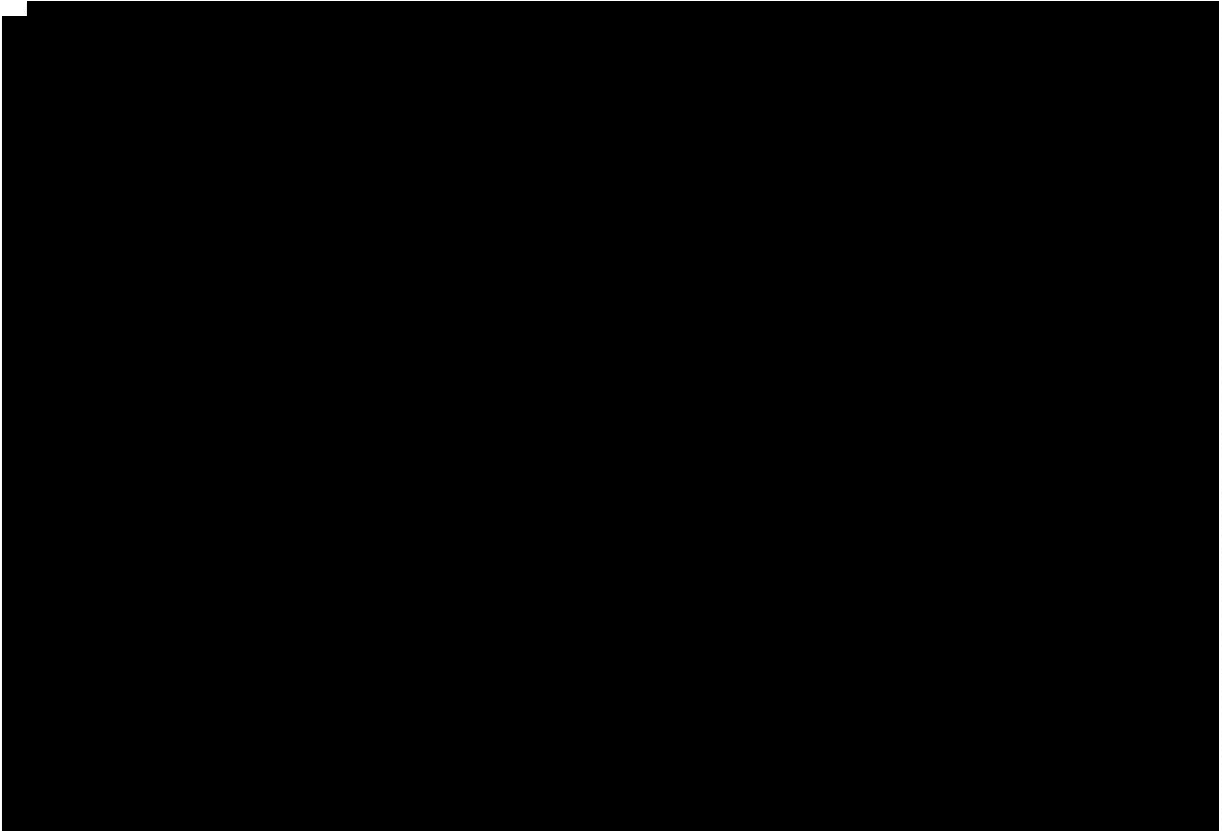
Guthán/Tel: 074 9153900 Ríomhphost/Email: info@donegalcoco.ie



Comhairle Contae
Dhún na nGall
Donegal County Council

www.ccdhunnangall.ie www.donegalcoco.ie

13th March 2025



Yours sincerely

A handwritten signature in cursive script that reads "Ann Crawford".

Ann Crawford
Income Collection Unit
Donegal County Council
Station Island, Lifford
Co Donegal

Tel No: 074 91 72300 / 087 7623095
E-Mail: anncrawford@donegalcoco.ie

Cuir freagra chuig: Áras an Chontae, Leifear, Contae Dhún na nGall, Éire F93 Y622
Please reply to: County House, Lifford, Co. Donegal, Ireland F93 Y622

Guthán/Tel: 074 9153900 | Ríomhphost/Email: info@donegalcoco.ie

Acknowledgement for Excise Licence Renewal Details

Below is a copy of the Excise Licence Renewal details received by ROS on the 28 Aug 24 . If you have any questions or problems regarding this declaration, check out the FAQ's on the ROS site for the answers or, alternatively, you can get our contact details from the Help section at the top of each page on the ROS site.

OFFICE OF THE REVENUE COMMISSIONERS



In all correspondence please quote:

Registration No: 3519245EH
Notice No: 6090530668E



ROS Enquiries 01 738 36 99
Excise Licence Enquiries 01 738 36 40

BLUE LEAF RESTAUR... Excise Licence Renewal

EXCISE LICENCE DETAILS

Licence Reference	1013857
Licensee	BLUE LEAF RESTAURAN
Excise Licence Type	Wine Retailer's On Licence
Expiry Date	30 Sep 25
Excise Licence Duty	500.00

ROS DEBIT DETAILS

Account Name	
IBAN	
BIC	
Payment Date	
Amount Paid	

Note:

Print Instructions:

To print a copy of this Acknowledgement, click the print icon in Adobe Acrobat Reader.



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

Planning Services


RECEIVED DATE: 16/02/2026

CERTIFICATE OF IDENTITY

I, J.E.KEENAGHAN M.C.I.A.T. OF ARCHITECTURAL SERVICES, RATHMORE. BALLYSHANNON.
COUNTY DONEGAL DO HEREBY CERTIFY AS FOLLOWS:-

1. I REFER TO CERTAIN LANDS AND PREMISES SITUATE AT MAIN STREET, BUNDORAN IN THE TOWNLAND OF DRUMACRIN. COUNTY DONEGAL AS SHOWN ON THE MAP ATTACHED HERETO AND THEREON EDGED RED.
2. I CONFIRM THAT SAID LANDS AND PREMISES ARE WHOLLY SITUATE WITHIN THE BOUNDARIES OF THE SITE AS REFEREED TO IN 1 ABOVE.
3. I CAN CONFIRM THAT THE SITE IS SERVICED WITH MAINS WATER.
4. I CAN CONFIRM THAT IN AS FAR AS IS POSSIBLE FROM A VISUAL INSPECTION SERVICES TO SAID LANDS AND PREMISES ARE WHOLLY CONTAINED WITHIN THE BOUNDARIES OF THE SITE AS REFERRED TO IN 1 ABOVE.
5. I FURTHER CONFIRM THAT SAID LANDS AND PREMISES ABUTT A PUBLIC ROAD WAY..

SIGNED:-



J.E.KEENAGHAN M.C.I.A.T.

DATED THIS 18TH DAY OF SEPTEMBER 2009

J. E. KEENAGHAN M.D. A.
 ARCHITECTURAL
 SERVICES
 TILLYSHANNON, CO. DUBLIN
 TELEPHONE/FAX: (071) 34...

Methodist
 Church

Hotel

B.M.
 79.3

M.S.

L.B. 77

Constab.
 Bk.

W.T.

71

W.T.

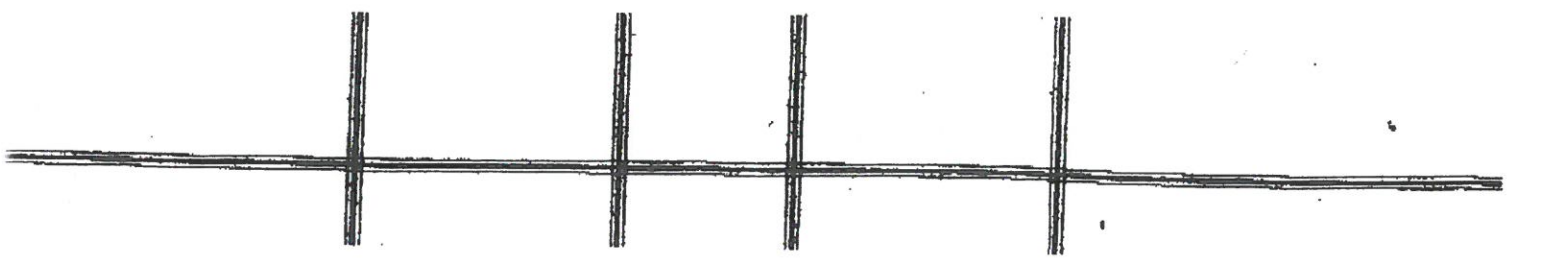
Station

Convent
 School

Goods
 Shed

Cattle
 Pen

Eng





COMHAIRLE BHAILE CHEANNTAIR BUNDOBHRÁIN
BUNDORAN URBAN DISTRICT COUNCIL

Town Clerk's Office,
Bundoran,
County Donegal.
Tel. (072) 41230
Fax. (072) 42567

Our Ref:

Your Ref:

25th January, 2002.

Reid & Sweeney Solicitors,
Ballyshannon,
Co. Donegal.

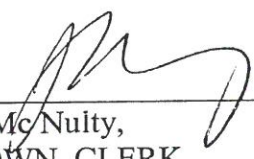
Re: Your Client: Jack Grimes
Proposed sale of the Kitchen Bake, Bundoran, Co. Donegal.

Dear Sirs,

Further to your letter of the 23rd January, 2002 I wish to confirm that all financial contribution in relation to planning permission Ref No: 509 have been fully complied with. Please also find enclosed copies of Final Grant of Permission for P.D. 42/01 and P.D. 509 as requested.

With regards to rates and water charges this was replied to in our letter of the 16th January, 2002.

Yours sincerely,



J. McNulty,
TOWN CLERK.

BUNDORAN URBAN DISTRICT COUNCIL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963. AND 1976
 NOTIFICATION OF GRANT OF A PERMISSION/APPROVAL
 UNDER SECTION 26 OF THE ACT

TO: Mr. Jack Grimes,
 Main Street,
BALLYSHANNON.

Ref. No.
 in Register: P.D. 509

Application Received: 30th January, 1979.
 Further information complied with: 30th March, 1979.
 Date of Order: 2nd May, 1979.

Application by:— Mr. Jack Grimes, Main Street, Ballyshannon.

A ~~permission~~ ~~approval~~ has been granted for the Development of land namely:—

proposed change of use of Church to Bakery Shop and minor catering at Main Street,
 Bundoran.

SUBJECT TO THE FOLLOWING CONDITIONS:—

1. A Development Charge of £300 (three hundred) to be paid to Bundoran Urban District Council in respect of sanitary services (water and sewerage) which will facilitate the proposed development, payment of the said development charge to be made to the Council before the development is commenced. This development charge will be returned to you if work on the provision of the services, which will facilitate the proposed development, is not commenced within ten years from the date of the Grant of Permission for the proposed development. If part only of the works which will facilitate the proposed development are carried out or if the development is facilitated to a lesser extent because of the manner in which the works are carried out, then a proportionate part of the development charge will be returned. Interest will be paid by the Council to you from the date of payment until such time as expenditure is incurred by the Council on the provision of the services at the appropriate bank deposit rate applying for this period.
2. (a) Building is to comply with all relevant clauses of Fire Protection Standards as recommended by the Department of the Environment.
- (b) Any oil storage tank installation is to comply with G.P. 3002, Part 1, 1963 (which can be obtained at any H.M.S.O. or consulted at the Institute for Industrial Research and Standards, Ballymun Road, Dublin 9). This requires that the oil storage tank must be more than 6 (six) feet from a windowed wall.
- (c) A fire alarm is necessary which must be clearly audible throughout the building. It is recommended that heat detectors be used in kitchen and bakery.
- (d) You must have the whole building electrical wiring examined and approved by an E.S.B. Inspector.

SIGNED ON BEHALF OF BUNDORAN URBAN DISTRICT COUNCIL.

TOWN CLERK

DATE: 16-5-79.

LOCAL
NOTIFICATION

Mr. J.
Mair
B.E.T.

CONDITIONS (Continued)

- (e) Steel beams supporting walls and ceilings are to be protected with 2 (two) hours fire resisting non-combustible material.
 - (f) You are to provide emergency lighting units to illuminate the exit routes and the fire exit doors. This emergency lighting is to be independent of normal artificial lighting.
 - (g) Ceiling of bakery shall have half hour minimum fire resistance grade.
 - (h) In the event of you proposing to use first floor for public use, a single protected staircase discharging to a final exit at ground level will be required where direct distance to top of staircase is not greater than 40 (forty) feet, otherwise two such stairways will be required.
 - (i) Sufficient clear glazing shall be provided in any partition separating a kitchen or ancillary office from the open floor plan.
3. Bakery Shop and catering premises to comply with the Food Hygiene Regulation 1950-1971 in personell, structural and operational hygiene.
 4. A contribution of £1,000 (one thousand) to be paid to Bundoran Urban District Council in respect of car parking.
 5. (a) External finishes and design and detailing of doors and windows to be carefully integrated with existing building and to be approved in writing by the Council before any part of development is commenced.
 - (b) Any bulk fuel storage tank to be screened from public view by means of timber picketting.
 - (c) Any proposed sign or lettering whether on face of building or free-standing to be the subject of a separate application.

REASONS FOR CONDITIONS:

1. To defray the cost of public services which will facilitate the proposed development.
2. (a) to (i) In the interests of safety in the event of fire.
3. In the interests of public health.
4. In the interests of traffic safety.
5. (a) to (c) In the interests of visual amenity.

You are advised that it will be necessary for you to make a 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).



R.G. PARKINS & PARTNERS (IRELAND) LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS

FINAL CERTIFICATE OF COMPLIANCE WITH PLANNING PERMISSION

I, David Buchanan of R G Parkins & Partners (Ireland) Ltd. CERTIFY as follows:-

1. I am a qualified Civil Engineer having qualified as such at The University of Ulster, Jordanstown in the year 1994.
2. R G Parkins & Partners (Ireland) Ltd. have been in independent practice since the year 1996 or thereabouts.
3. I am the Engineer retained by Mr Peter Jordan to issue the Certificate in respect of the change of use of Church to Bakery Shop and minor catering at Main Street, Bundoran in the County of Donegal. Such building or works being hereafter referred to as "the Relevant Works".
4. I have visited the office of the Planning Authority and there inspected the plans, specification, maps and other documentation which were represented by the Planning Authority as those on foot of which the Permission/Approval mentioned in paragraph 5 hereunder were granted.
5. The following Grant of Permission relates to the Relevant Works:
 - (i) Change of use of Church to Bakery Shop and minor catering – Planning Reference No. P.D. 509
6. I have inspected the Relevant Works on 7th March 2002 and in my opinion the construction thereof complies substantially with the Permission/Approval mentioned in Paragraph 5 hereof with the exception of condition no. 2(e).
7. No Planning Permission other than that referred to at Paragraph 5 aforesaid is pertinent to the Relevant Works.
8. In the event that the Relevant Works and the site works pertaining thereto have not been built and/or laid out exactly in accordance with the said Permission/Approval any disparity is unlikely to affect the planning and development of the area as envisaged by the Planning Authority and expressed through such Permission/Approval
9. TAKE NOTICE that this Certificate is issued solely with a view to providing evidence for title purposes of the compliance of the Relevant Works with the requirements of Planning Legislation.

The Diamond, Donegal Town
Co Donegal
Tel: 073 23288 Fax: 073 23591

Also at: Registered Office:
5 Naas Road Business Park
Muirfield Drive Dublin 12
Tel: 01 450 3418 Fax: 01 450 3419
Reg. No: 337257

Associated Offices:
157 Stricklandgate
Kendal Cumbria LA9 4RF UK
Tel: (00 44 1539) 729393
Fax: (00 44 1539) 740609

97 King Street
Lancaster LA1 1RH UK
Tel: (00 44 1524) 32548
Fax: (00 44 1524) 843998


Directors: R G Parkins
K Lockwood

A J Bain
R J Burrows
W D Buchanan

D Heron
J R Parkins

Except insofar as it relates to compliance with the said requirements and Regulations it is not a report or survey on the physical condition or on the structure of the Relevant Works.

Dated this 26th day of March 2002.

SIGNED:- 
David Buchanan. BEng., MIEI.



**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

E- mail: info@maddensbridgebar.com

Ref. No: S526/25

19th February 2026

Declan Madden, Oisín Armstrong & Alan Barrins,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

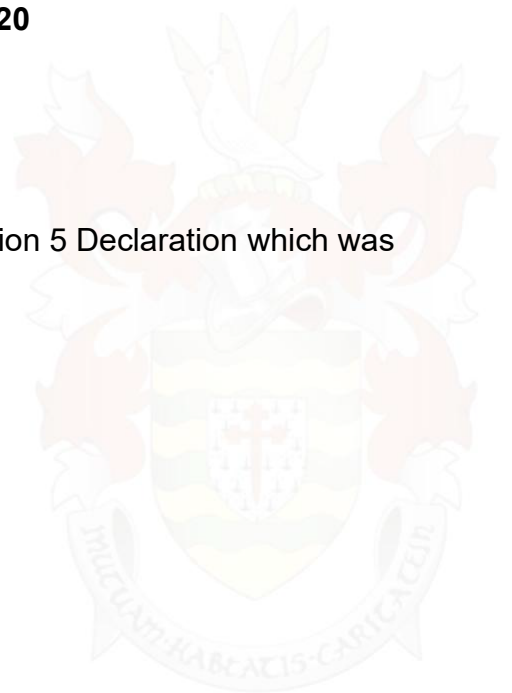
DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Re: Application for a Section 5 Declaration – Development of interior of methodist church to function as a restaurant/wine bar with extensions to rear to accommodate disabled access and toilets, fire escapes etc. at The Blue Leaf, Main Street, Bundoran, Co. Donegal, F94 KT20

A Chara,

I wish to acknowledge receipt of your application for a Section 5 Declaration which was received on 16th February 2026.

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref.No: 26/25

Donegal County Council

1.0 COMMENTS

The subject site is located on Main Street, Bundoran and was formerly used as a restaurant known as The Blue Leaf. The building is a former Methodist Church. The works are described as development of the interior of the Church for use as a restaurant/wine bar. A building survey report and ground and first floor concept drawing have been submitted. The question is asked if these works are or are not exempted development.

1. Extensions to the rear of the building for the use as disabled access, toilets, fire escapes

The existing building is on the Council's Record of Protected Structures, ref. no. 40801302 and is included on the National Inventory of Architectural Heritage (ref. no. 40851007: Campbell Memorial Methodist Church). It is noted to be of regional importance with the appraisal as below

Appraisal

Despite modern alterations and the conversion to a new use, this late nineteenth-century Methodist chapel retains much of its early character and form. Some of its architectural impact has been diminished by the modern extensions that obscure a number of the original window openings but its basic structure is still discernible. The original edifice is well-built in sandstone with good quality cut sandstone detailing throughout, particularly to the openings and to the gable copings and finials. The masonry used in its construction may have come from the sandstone quarries at Mountcharles, which is c. 20-25kms to the north, and which provided the building material for many structures in this area during the nineteenth century and during the first half of the twentieth century. The round-headed openings lend this building a muted Romanesque architectural character. It represents an interesting historical reminder of the religious diversity that existed in this part of Donegal in the late-nineteenth century, and still exists in many parts of the county, particularly to the east. The present building replaced an earlier Methodist chapel or meeting house in Bundoran, which may have been built in 1836 (Begley 2009) and was extant in 1881 (Slater's Directory; location unknown). The present edifice was constructed to designs by Thomas Elliott (c. 1833 – 1915), of Enniskillen in County Fermanagh, an architect who carried out a number of projects for the Methodist Church in Ulster during the late-nineteenth century, and during the first decade of the twentieth century. Elliott was also responsible for the designs of the Methodist chapel in nearby Ballyshannon (40852037), which was built in 1899 and resembles this building in Bundoran in terms of scale and architectural form. He was also responsible for the charming former school (40851016) adjacent to the Church of Ireland church to the south-east in 1888. The builder responsible for its construction was a James McClay. A plaque over the doorway to the porch records that this building was constructed in 'memory of the Revd. W.G. Campbell D.D. in 1888... defrayed by donations collected from people of all Christian denominations by the Revd. John Ker D.D.' This building is an integral part of the built heritage of Bundoran, making a positive contribution to the streetscape, and is a tangible element of the religious heritage and social history of south County Donegal. The boundary wall, gates and railings add to the setting and complete this composition.

The site is located within an area zoned as High Scenic Amenity and within the urban core of Bundoran as designated as 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 and Development Regulations, 2001 (as amended)

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—

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan, save any excavation, pursuant to and in accordance with a licence granted under section 26 of the National Monuments Act, 1930 (No. 2 of 1930)

Article 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.

5.0 PLANNING HISTORY

No planning history noted.

6.0 ASSESSMENT

6.1 Consideration of Proposed Development:

1. It is proposed to refurbishment the existing building for reuse as a restaurant including the construction of extensions to the rear of the building.
2. The subject building is on the RPS as included in the County Donegal Development Plan 2024-2030. Consultation has been held with the Architectural Conservation Officer with regard to the extent of works proposed.
3. Under Article 57 of the Planning and Development Regulations 2001 (as amended) and having regard to the nature of works as submitted that include the construction of external extensions to the protected structure, it is considered that the works constitute development and are not exempted development.
4. It is therefore concluded that the proposed development as set out is not exempted development under Article 9 (1) (a) (vii) and Article 57 (1) of the Planning and Development Regulations 2001 (as amended) but constitutes development.

6.2 Conclusion:

It is considered that:

The proposed refurbishment works constitute “development” within the meaning of the Act, being works, but are not exempted development under the scope of Article 9 (1) (a) (vii) of the Planning & Development Regulations 2001 (as amended) and Article 57 (1) 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.

7.0 RECOMMENDATION

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

Refurbishment of a building that is on the RPS register

IS Development

&

IS NOT 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),
- Article 9 (1) (a) (vii) Planning and Development Regulations 2001 (as amended),
- Article 57 (1) of the Planning and Development Regulations 2000 (as amended).

And concluded that:

The proposal is development and is not exempted development coming within the scope of Article 9 (1) (a) (vii) of the Planning & Development Regulations 2001 (as amended) and Article 57 (1) of the Planning and Development Regulations 2000 (as amended).

Signed: 

Position: Exec Planner

Date: 03/03/2026.



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
05/03/2026

DONEGAL COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED)

**Chief Executive
Order No:**

2026PH0615

Ref Number:

S526/25

Section 5:

Request received 16th February 2026 from Declan Madden, Oisín Armstrong & Alan Barrins, [REDACTED] in relation to the refurbishment of existing building for use as a restaurant including the construction of an extension to the rear of the building at The Blue Leaf, Main Street, Bundoran, Co. Donegal F94 KT20.

Submitted:

Written request received 16th February 2026 as above and report dated 3rd March 2026 from the Planner (Ref. No: S5 26/25 refers).

Order:

Having considered the said request, the report of the 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 EXECUTIVE PLANNER

DATED THIS ^{9th} DAY OF MARCH 2026



SCHEDULE

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

IS Development

IS Not 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).
- Article 9 (1) (a) (vii) Planning and Development Regulations 2001 (as amended).
- Article 57 (1) of the Planning and Development Regulations 2000 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended); and **IS NOT EXEMPTED DEVELOPMENT** coming within the scope of Article 9 (1) (a) (vii) of the Planning & Development Regulations 2001 (as amended) and Article 57 (1) of the Planning and Development Regulations 2000 (as amended).
(as amended).

JS 09/03



**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.ccdhunngall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S526/25

9th March 2026

DECLAN MADDEN, OISIN ARMSTRONG & ALAN BARRINS



Re: Refurbishment of existing building for use as a restaurant including the construction of an extension to the rear of the building at The Blue Leaf, Main Street, Bundoran, Co. Donegal F94 KT20.

A Chara,

I refer to your request received on 16th February 2026 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 Executive Planner
Planning Services**

/jmcc

Planning and Development Acts, 2000 (as amended)

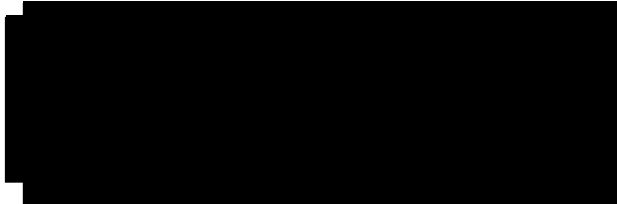
(Declaration and Referral on Development and Exempted Development)

DECLARATION

Chief Executive's Order No: 2026PH0615

Reference No: S526/25

Name of Requester: DECLAN MADDEN, OISIN ARMSTRONG & ALAN BARRINS



Summarised Description of development the subject matter of request:

Refurbishment of existing building for use as a restaurant including the construction of an extension to the rear of the building.

Location: The Blue Leaf, Main Street, Bundoran, Co. Donegal F94 KT20.

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

IS Development

IS Not Exempted Development

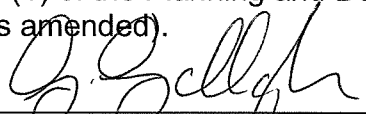
WITHIN THE MEANING OF THE ABOVE ACT

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).
- Article 9 (1) (a) (vii) Planning and Development Regulations 2001 (as amended).
- Article 57 (1) of the Planning and Development Regulations 2000 (as amended).

And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act, 2000 (as amended); and **IS NOT EXEMPTED DEVELOPMENT** coming within the scope of Article 9 (1) (a) (vii) of the Planning & Development Regulations 2001 (as amended) and Article 57 (1) of the Planning and Development Regulations 2000 (as amended).
(as amended).



**For Senior Executive Planner
Planning Services**

Dated this 9th day of March 2026