



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



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

Planning Services

RECEIVED DATE: 17/11/2025

SECTION 5 APPLICATION

FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

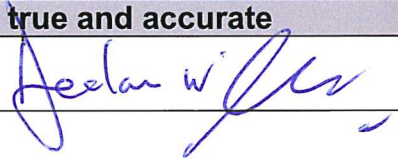
Completed application form & supporting documentation to be returned to the Planning Authority by email to planning@donegalcoco.ie

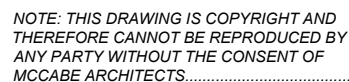
Name of Applicant(s):	Seamus McGowan
Agent Name: (if applicable)	McCabe Architects
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	Drumark, Donegal Town, County Donegal
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application)	
Demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9 sq.m. Energy upgrade of existing house to include new external windows and new roof covering.	



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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:	Owner	
If not the Owner of the site, please provide the name of the Landowner:	X	
Please list types of plans, drawings etc. submitted with this application:	Site Location Map, Site Plan, Existing Plans and Elevations of House and Proposed Plans and Elevations of House	
Planning History - list any relevant planning application reference numbers:	2461501 - Refused	
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:	Declan McCabe 
Date:	17/11/2025



Planning Services

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PROPOSED SITE LAYOUT

Scale 1: 500

Site Area = 0.934 Hectares (c. 2.307 Acres)

Proposed Site Outlined in RED

DRAWING LEGEND

	Site Boundary
	Land Ownership



TENDER ISSUE



t: 074 97 43012 (donegal)
t: 071 93 00554 (sligo)
w: www.mccabearchitects.ie
e: info@mccabearchitects.ie

old laghey road | donegal town | co. donegal | F94 RX63
brooks building | finisklin road | sligo | co. sligo | F91 XF38

CLIENT: SEAMUS MCGOWAN

JOB #: 2024-007

PROJECT: PROPOSED RENOVATIONS &
EXTENSION TO EXISTING DWELLING
AT DRUMARK, DONEGAL TOWN, Co.
DONEGAL, F94 R1WF

TITLE: EXISTING SITE LAYOUT



FILE NAME:

CREATED BY:

REV-

CREATED BY:	JB
CHECKED BY:	

CHECKED BY:
DMC

SCALE:
1:500

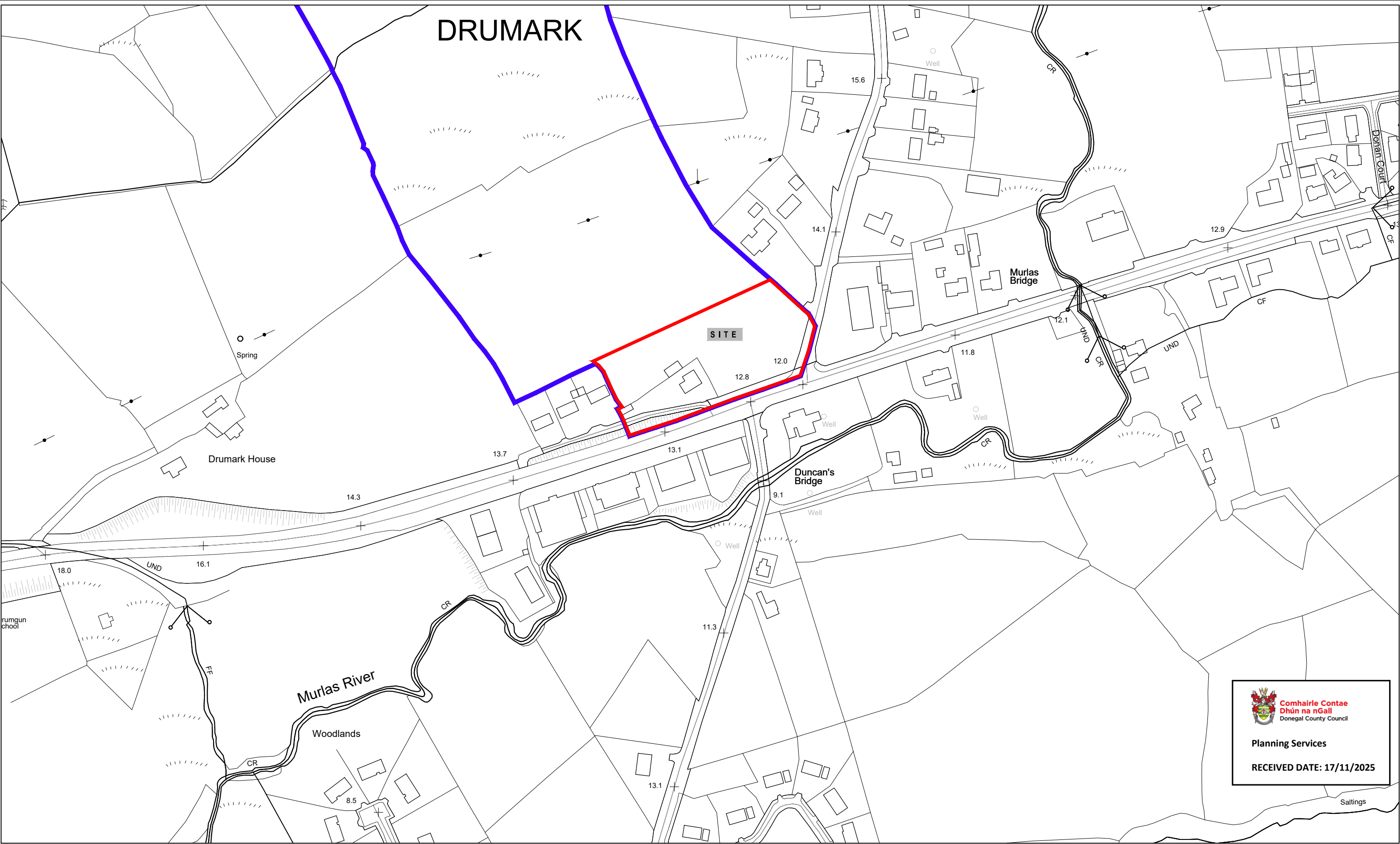
SIZE:	DATE:
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A3	20.10.2
DRAWING NUM	

2024-007-T002

PLOT STYLE:

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Planning Services

RECEIVED DATE: 17/11/2025

SITE LOCATION MAP

Scale - 1:2500

O.S.i. Sheet no.0561-B

Grid Ref:**N: 878,360 E: 590,960**

OS Ireland Copyright Duplication License No. AR 0118425

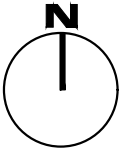
Proposed Site Outlined in **RED**

Overall Lands Outlined in **BLUE**

DRAWING LEGEND

Site Boundary

Land Ownership



SKETCH ISSUE



t: 074 97 43012 (donegal)

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brooks building | finisklin road | sligo | co. sligo | F91 XF38

CLIENT:SEAMUS McGOWAN

PROJECT:PROPOSED RENOVATIONS & EXTENSION TO EXISTING DWELLING AT DRUMARK, DONEGAL TOWN, Co. DONEGAL, F94 R1WF

TITLE:SITE LOCATION MAP

JOB #:2024-007



FILE NAME:

CREATED BY:JB

CHECKED BY:DMC

SCALE:1:2500

SIZE: A3

DATE: 20.10.2025

DRAWING NUMBER:2024-007-D001

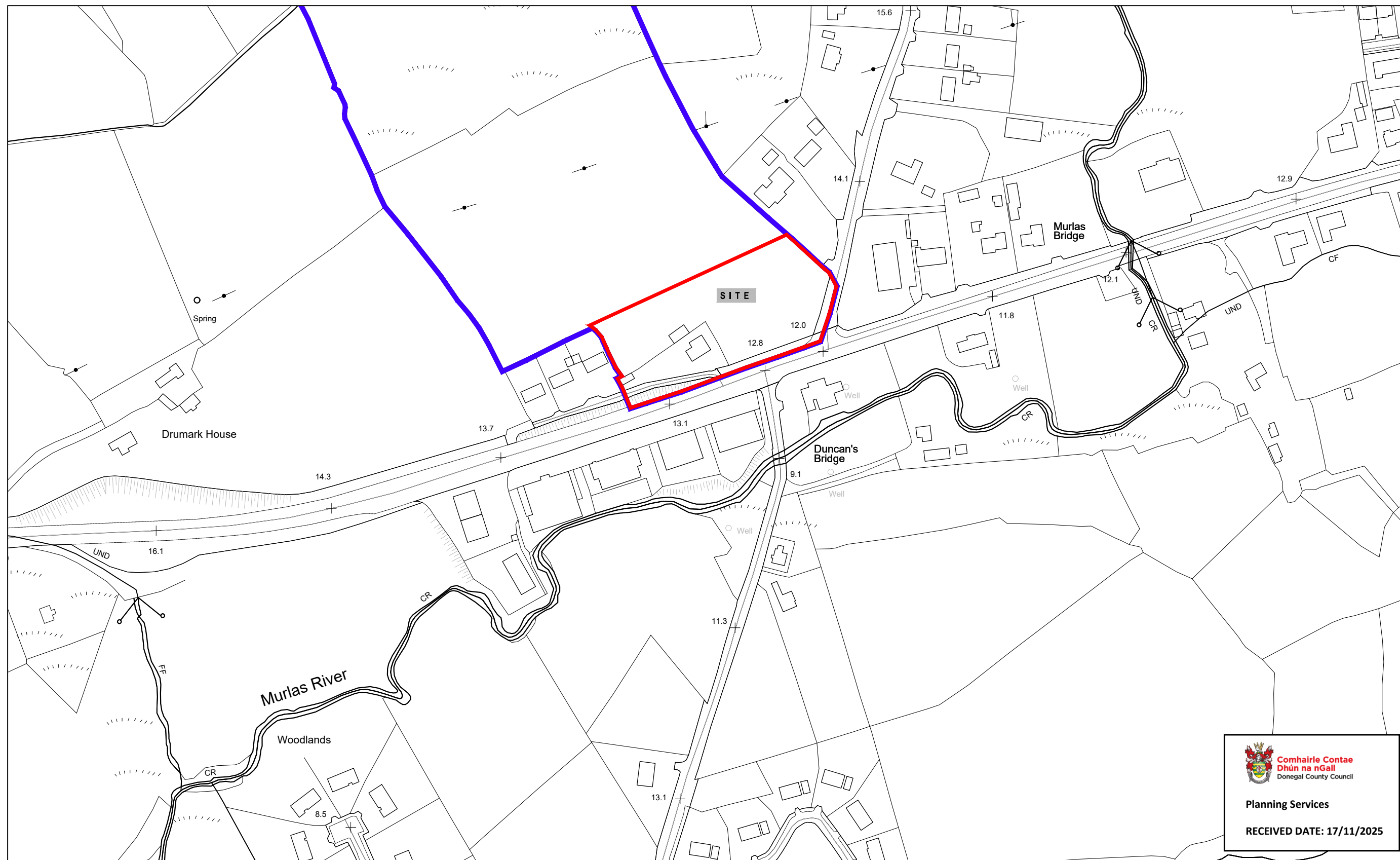
REV:--

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Dhún na nGall**
Donegal County Council

Planning Services

RECEIVED DATE: 17/11/2025

SITE LOCATION MAP

Scale - 1:2500

O.S.i. Sheet no. 0561-B
Grid Ref: N: 878,360 E: 590,960
OS Ireland Copyright Duplication License No. AR 0118425

Proposed Site Outlined in **RED**
Overall Lands Outlined in **BLUE**

DRAWING LEGEND

Site Boundary

Land Ownership



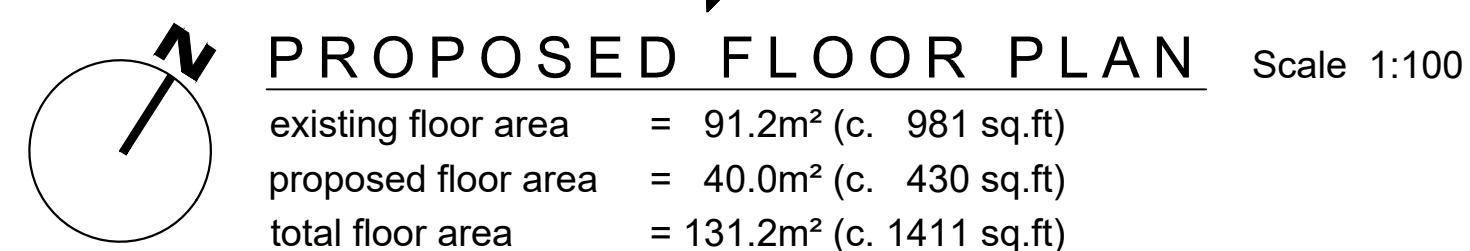
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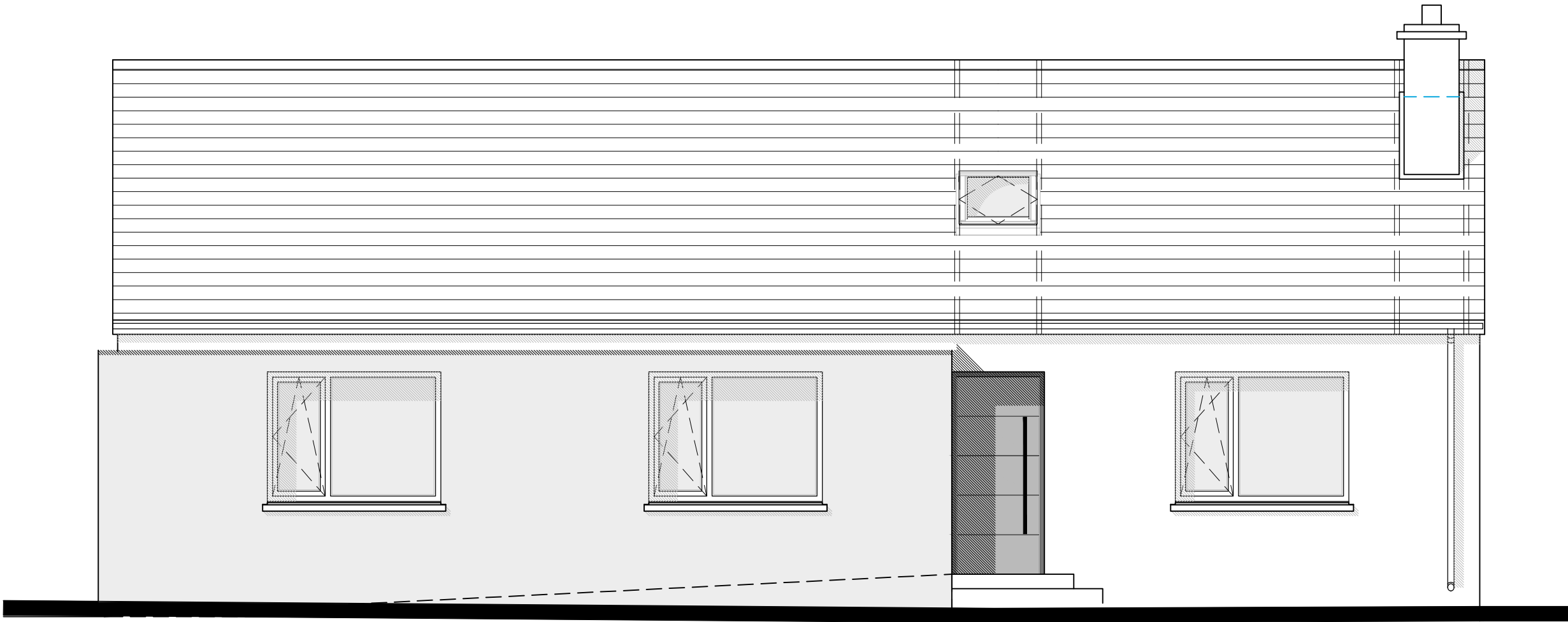


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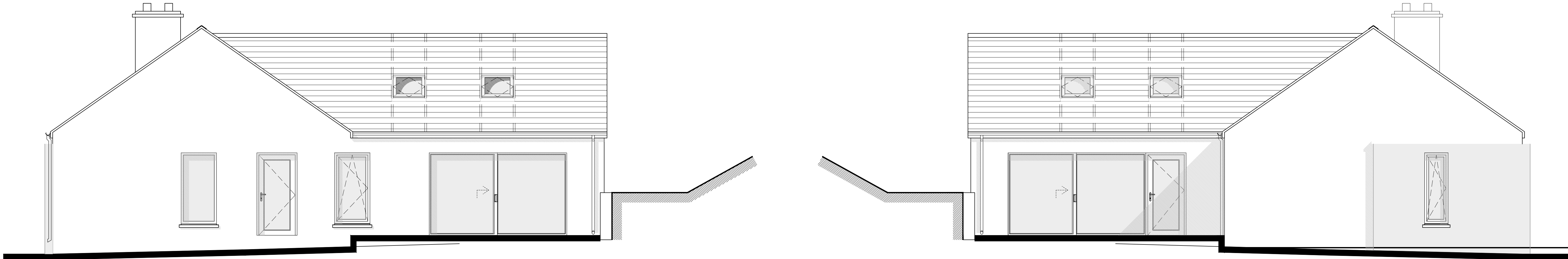
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PROJECT:	PROPOSED RENOVATIONS & EXTENSION TO EXISTING DWELLING AT DRUMARK, DONEGAL TOWN, Co. DONEGAL, F94 R1WF	CREATED BY:	JB	CHECKED BY:	DMC
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PLOT STYLE:					





SOUTH-EAST ELEVATION

Scale 1:100

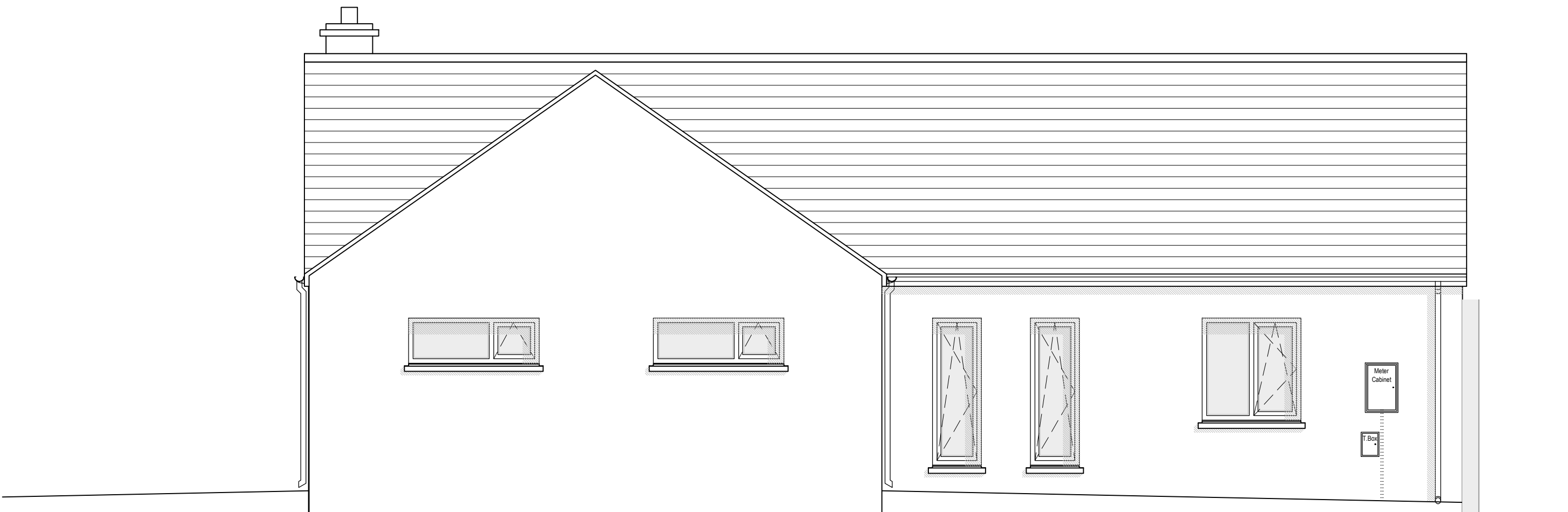


NORTH-EAST ELEVATION

Scale 1:100

SOUTH-WEST ELEVATION

Scale 1:100



NORTH-WEST ELEVATION

Scale 1:100



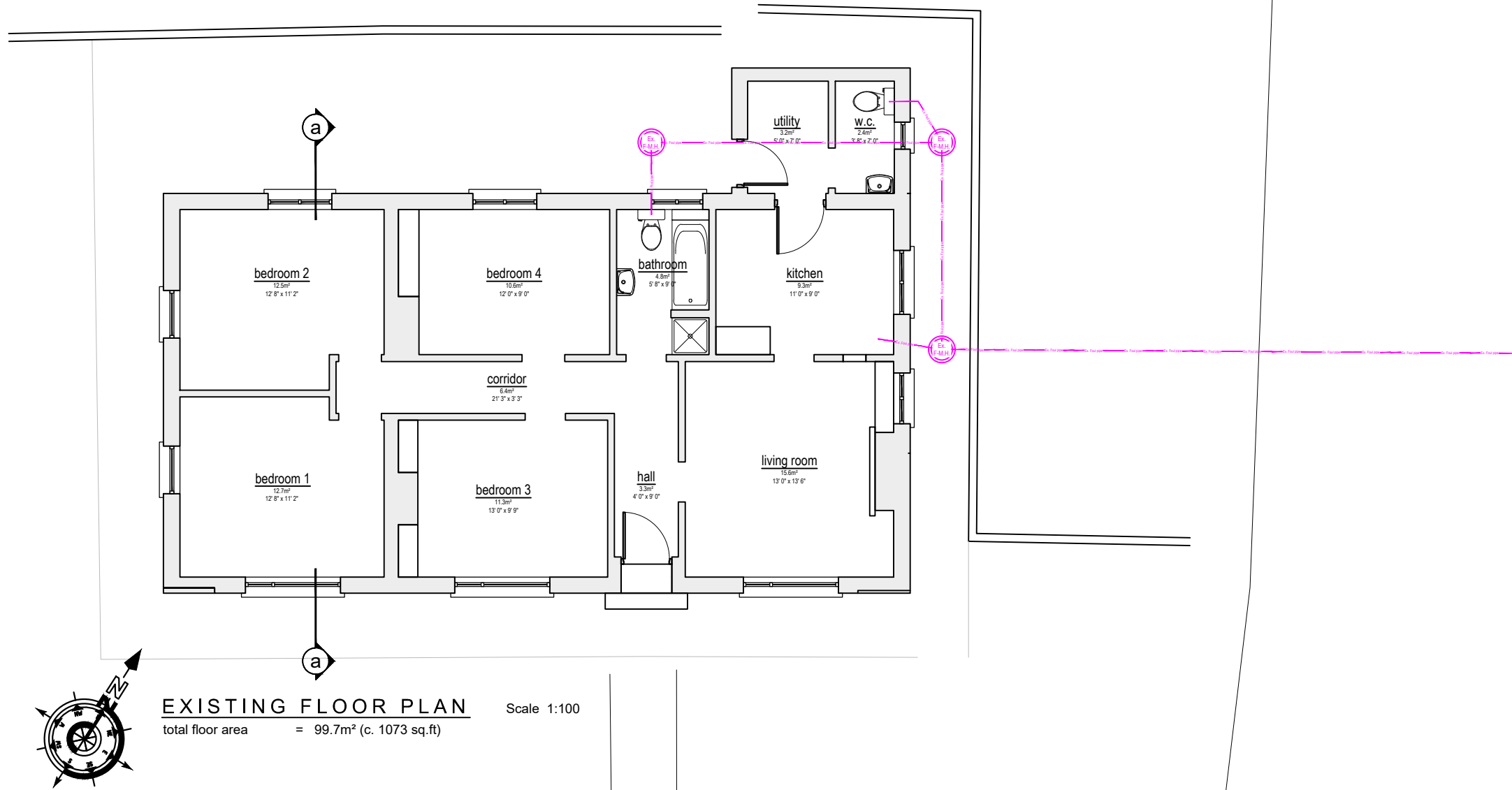
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Donegal County Council

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RECEIVED DATE: 17/11/2025



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CLIENT: SEAMUS McGOWAN

JOB #: 2024-007

PROJECT: PROPOSED RENOVATIONS & EXTENSION TO EXISTING DWELLING AT DRUMARK, DONEGAL TOWN, Co. DONEGAL, F94 R1WF

TITLE: EXISTING FLOOR PLAN



FILE NAME:

CREATED BY:

JB

CHECKED BY:

DMC

SCALE:

1:100

SIZE: DATE:

A3 20.10.2025

DRAWING NUMBER:

2024-007-T050

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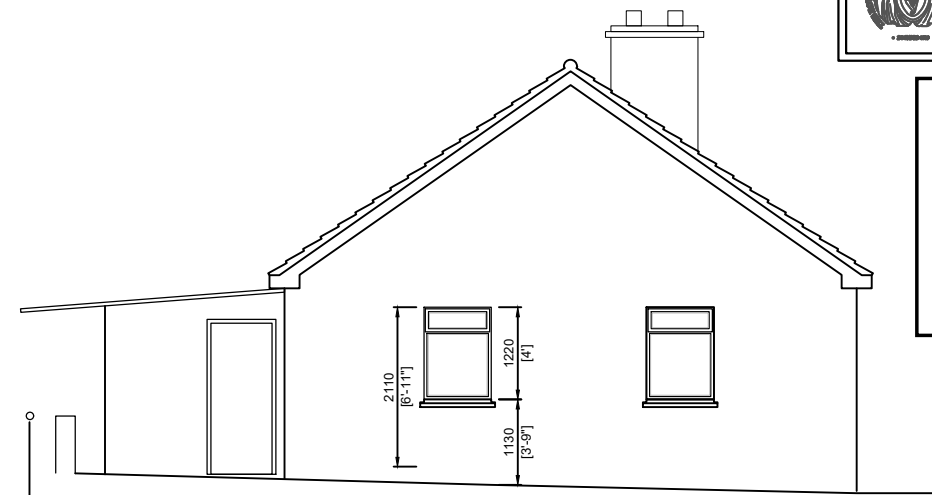
Planning Services

RECEIVED DATE: 17/11/2025



SOUTH-EAST ELEVATION

Scale 1:100



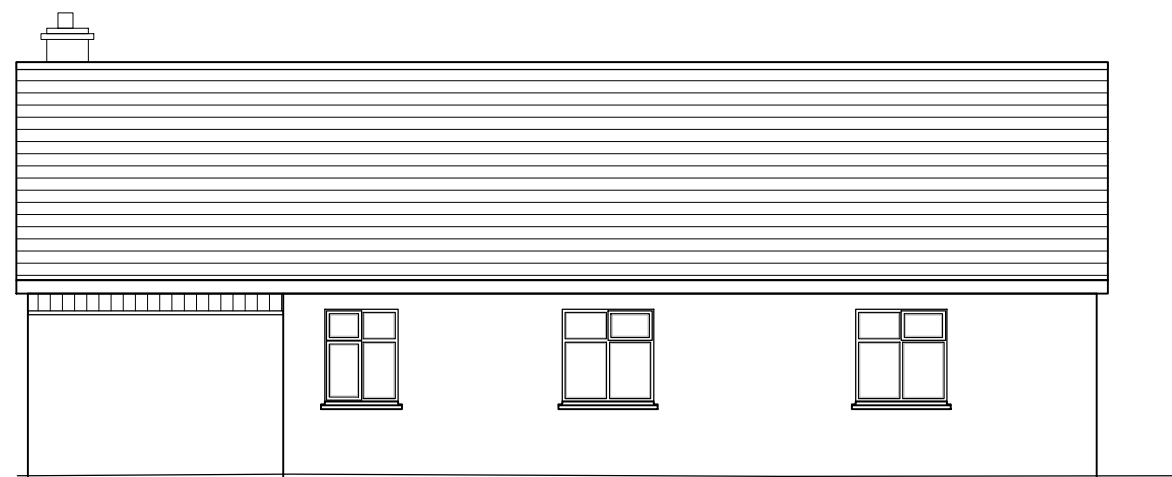
SOUTH-WEST ELEVATION

Scale 1:100



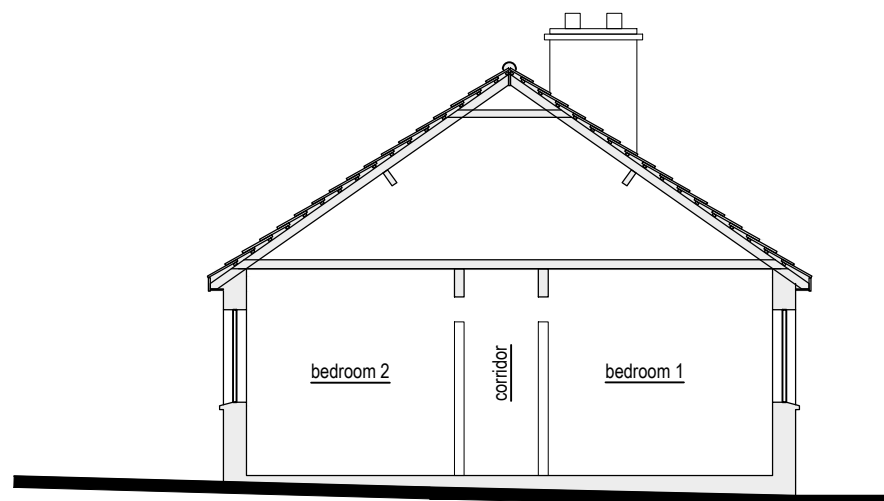
NORTH-EAST ELEVATION

Scale 1:100



NORTH-WEST ELEVATION

Scale 1:100



NORTH-EAST ELEVATION

Scale 1:100

TENDER ISSUE		CLIENT: SEAMUS McGOWAN	JOB #: 2024-007	FILE NAME:		
 t: 074 97 43012 (donegal) t: 071 93 00554 (sligo) w: www.mccabearchitects.ie e: info@mccabearchitects.ie old laghey road donegal town co. donegal F94 RX63 brooks building finisklin road sligo co. sligo F91 XF38 <td colspan="2">PROJECT: PROPOSED RENOVATIONS & EXTENSION TO EXISTING DWELLING AT DRUMARK, DONEGAL TOWN, Co. DONEGAL, F94 R1WF</td> <td rowspan="6"></td> <td colspan="2">CREATED BY: JB</td> <td rowspan="6"> REV: — — </td>	PROJECT: PROPOSED RENOVATIONS & EXTENSION TO EXISTING DWELLING AT DRUMARK, DONEGAL TOWN, Co. DONEGAL, F94 R1WF			CREATED BY: JB		REV: — —
	TITLE: EXISTING SECTION & ELEVATIONS			CHECKED BY: DMC		
				SCALE: 1:100		
				SIZE: A3	DATE: 20.10.2025	
				DRAWING NUMBER:		
				2024-007-T060		
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				PLOT STYLE:		



**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

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W: www.ccdhunnangall.ie

Planning Services
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E-mail: info@mccabearchitects.ie

Our Ref: S525/103

18th November, 2025

Seamus McGowan
C/o McCabe Architects
Old Lahey Road
Donegal Town
F94 RX63

Re: Section 5 - Application to demolish lean-to porch/toilet to rear of house and construction of a single-storey rear extension of 39/9sq.m. Energy upgrade of existing house to include new external windows and new roof covering at Drummark, Donegal Town, Co. Donegal.

A Chara,

I wish to acknowledge receipt of your application received on 17th November, 2025 in relation to the above.

Yours sincerely,

Donegal County Council
Planning Services



Chief Executive's Order No: 2025PH3574

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 17th November 2025 from Seamus McGowan C/o McCabe Architects, Old Laghey Road, Donegal Town, Co. Donegal F94 RX63 in relation to the demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering at Drummark, Donegal Town, Co. Donegal.

SUBMITTED:-

Written request received 17th November 2025 as above and report dated 2nd December 2025 from the Executive Planner (Ref. No: S5 25/103 refers).

ORDER:-

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

SENIOR EX. PLANNER

DATED THIS DAY OF DECEMBER 2025

Chief Executive's Order No: 2025PH3574

Ref.No: S5 25/103

SCHEDULE

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

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Section 2 (i), 3 (i), 177U (9) and
- Class 1 of Schedule 2 of the Planning & 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** coming within the scope of Class 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).



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

Áras an Chontae,
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Contae Dhún na nGall, F93 Y622

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Lifford,
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W: www.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref. No: S525/103

8th December 2025

SEAMUS MCGOWAN
C/O MCCABE ARCHITECTS
OLD LAGHEY ROAD
DONEGAL TOWN
CO. DONEGAL
F94 RX63

Re: Demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering at Drummark, Donegal Town, Co. Donegal.

A Chara,

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

Mise, le meas,

**For Senior Ex. Planner
Planning Services**

/jmmc



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

DECLARATION

Chief Executive's Order No: 2025PH3574

Reference No: S525/103

Name of Requester: SEAMUS MCGOWAN
C/O MCCABE ARCHITECTS
OLD LAGHEY ROAD
DONEGAL TOWN
CO. DONEGAL
F94 RX63

Summarised Description of development the subject matter of request:

Demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering

Location: Drumark, Donegal Town, Co. Donegal.

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

IS Development

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

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

- Section 2 (i), 3 (i), 177U (9) and
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And concluded that:

The proposal **IS DEVELOPMENT** within the meaning of the Planning and Development Act 2000 (as amended) and **IS EXEMPTED DEVELOPMENT** coming within the scope of Class 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

For Senior Ex. Planner
Planning Services

Dated this 8th day of December 2025

Chief Executive's Order No: 2025PH3574

Planning and Development Acts 2000 (as amended)

SECTION 5:-

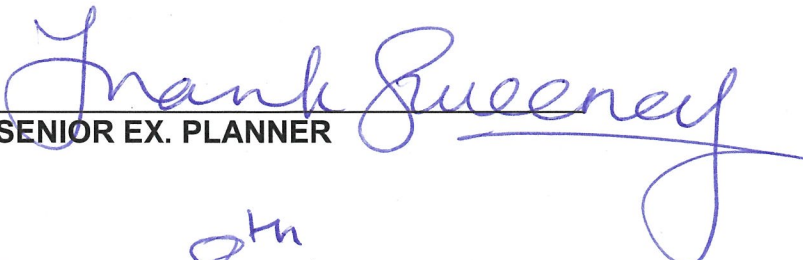
Request received 17th November 2025 from Seamus McGowan C/o McCabe Architects, Old Laghey Road, Donegal Town, Co. Donegal F94 RX63 in relation to the demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering at Drumark, Donegal Town, Co. Donegal.

SUBMITTED:-

Written request received 17th November 2025 as above and report dated 2nd December 2025 from the Executive Planner (Ref. No: S5 25/103 refers).

ORDER:-

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


SENIOR EX. PLANNER

DATED THIS 8th DAY OF DECEMBER 2025

LMG

Chief Executive's Order No: 2025PH3574

Ref.No: S5 25/103

SCHEDULE

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YB 08/12



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Donegal County Council

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Contae Dhún na nGall, F93 Y622

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Planning Services
E: planning@donegalcoco.ie

Ref. No: S525/103

8th December 2025

SEAMUS MCGOWAN
C/O MCCABE ARCHITECTS
OLD LAGHEY ROAD
DONEGAL TOWN
CO. DONEGAL
F94 RX63

Re: Demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering at Drumark, Donegal Town, Co. Donegal.

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Mise, le meas,

**For Senior Ex. Planner
Planning Services**

/jmcc

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

DECLARATION

Chief Executive's Order No: 2025PH3574

Reference No: S525/103

Name of Requester: SEAMUS MCGOWAN
C/O MCCABE ARCHITECTS
OLD LAGHEY ROAD
DONEGAL TOWN
CO. DONEGAL
F94 RX63

Summarised Description of development the subject matter of request:

Demolition of lean-to porch/toilet to rear of existing house and construction of a single-storey rear extension of 39.9sq.m and energy upgrade of existing house to include new external windows and new roof covering

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For Senior Ex. Planner
Planning Services

Dated this 8th day of December 2025