



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

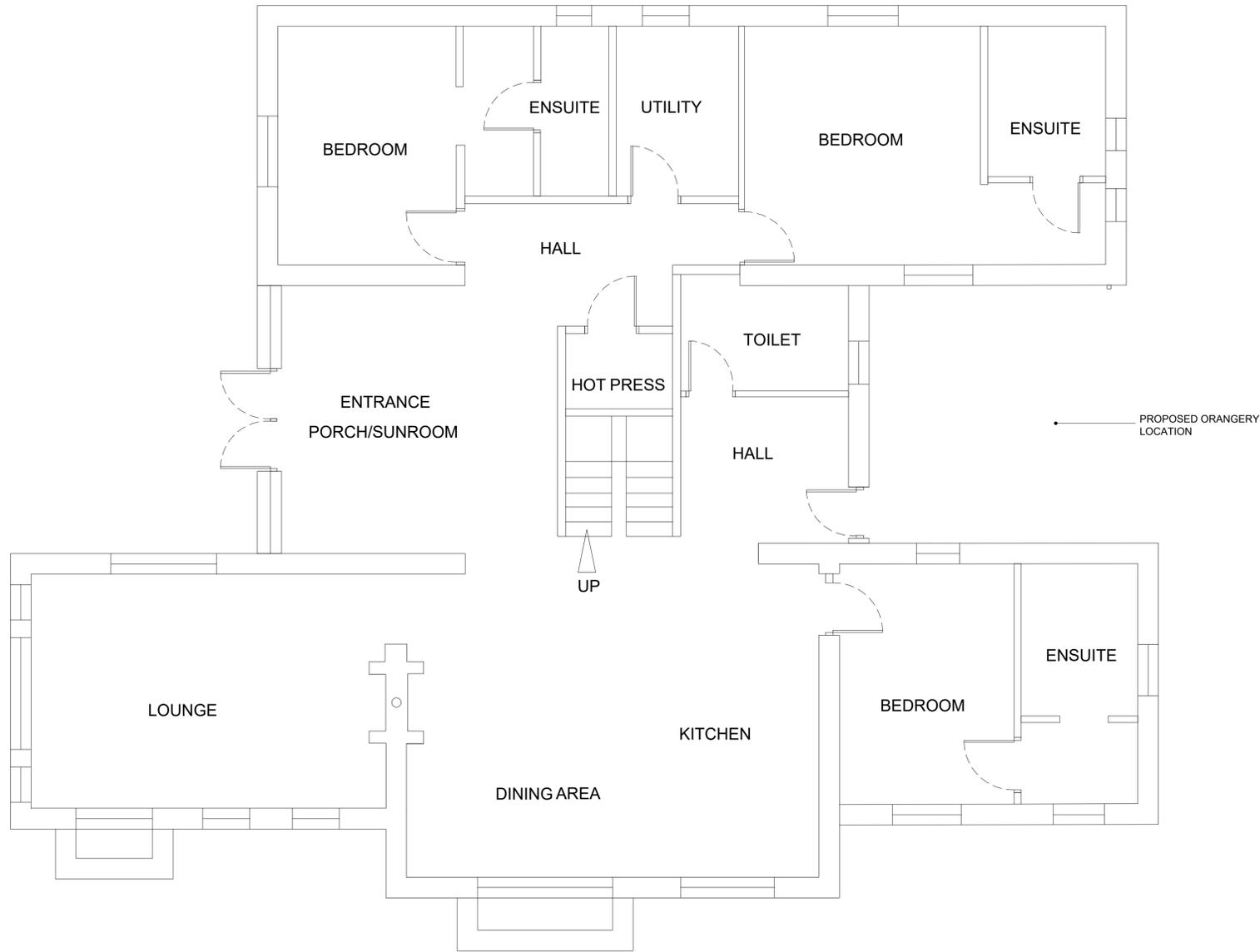
Name of Applicant(s):	John and Philomena Carrigan
Agent Name: (if applicable)	Hampton Conservatories
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	Sandybanks Mullaghderg Loch Chionn Caslach Co. Donegal F94 K0F3
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under this section 5 application)	
Single storey Orangery extension to existing dwelling. Orangery located to rear of dwelling, an infill of an alcove area with views onto existing private garden area. Base wall with render wall of finish and colour to match existing. Painted timber frame windows with timber entablature. Flat fibreglass roof finish with timber framed roof lantern.	



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

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/ Occupier	
If not the Owner of the site, please provide the name of the Landowner:	n/a	
Please list types of plans, drawings etc. submitted with this application:	01-01 Ex. Plan View, 01-02 Ex. Elevation A, 01-03 Ex. Elevation B, 01-04 Ex. Elevation C, 01-05 Prop. Plan View, 01-06 Prop. Elevation A, 01-07 Prop. Elevation B, 01-08 Prop. Elevation C.	
Planning History - list any relevant planning application reference numbers:	602334	
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:	n/a	

I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	E. M. O'Hampton (Conservatories) (Emma Maguire)
Date:	18/12/2025




HAMPTON
 CONSERVATORIES
 218 Ballybogy Road,
 Portlough,
 Co. Antrim,
 BT56 8NE
 Tel: 020 788 72279
 Tel: 028 708 24100
 Fax: 028 708 24492
 Email: info@pk-online.co.uk
 www.hamptonconservatories.co.uk

REVISION	ITEM	DATE

Client
Mr & Mrs Carrigan
 Drawing Title
EXISTING PLAN VIEW
 Date
01/12/2025
 Scale
1:50 @ A1
 Drawn by
COLIN
 Checked by
MM
 Checked on
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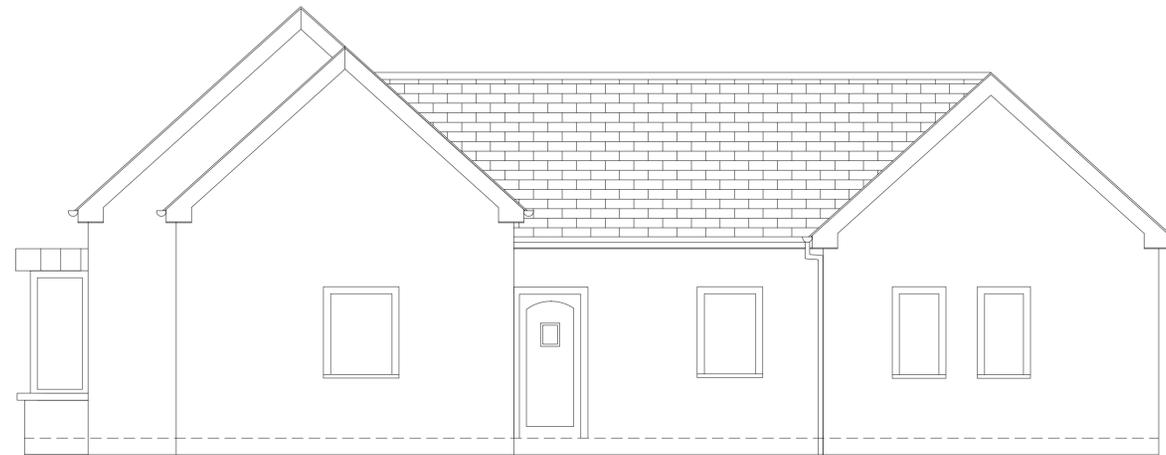
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	01-01



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RECEIVED DATE: 19/12/2025



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REVISION	ITEM	DATE

Client
Mr & Mrs Carrigan

Drawing Title
EXISTING ELE (A)

Date 01/12/2025	Scale 1:50 @ A1
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Quotation Number	Drawing Number
	01-02

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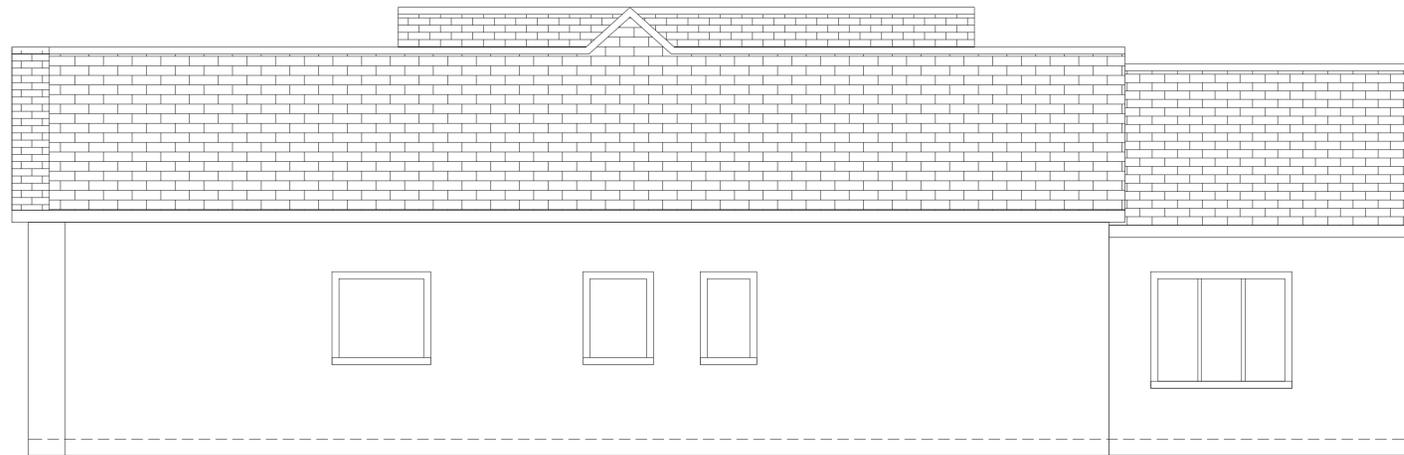

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REVISION	ITEM	DATE

Client
Mr & Mrs Carrigan
 Drawing Title
EXISTING ELE (B)
 Date
01/12/2025
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Quotation Number
 Drawing Number
01-03

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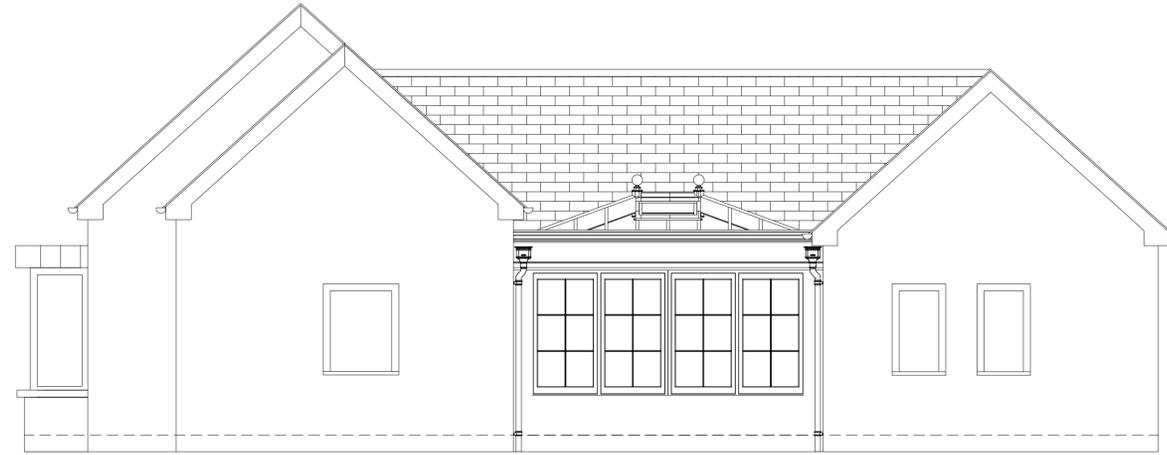
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Client
Mr & Mrs Carrigan

Drawing Title
EXISTING ELE (C)

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	Checked on 00/00/00

Quotation Number	Drawing Number
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REVISION	ITEM	DATE

Client
Mr & Mrs Carrigan
 Drawing Title
PROPOSED ELE (A)
 Date
01/12/2025
 Scale
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 Checked on
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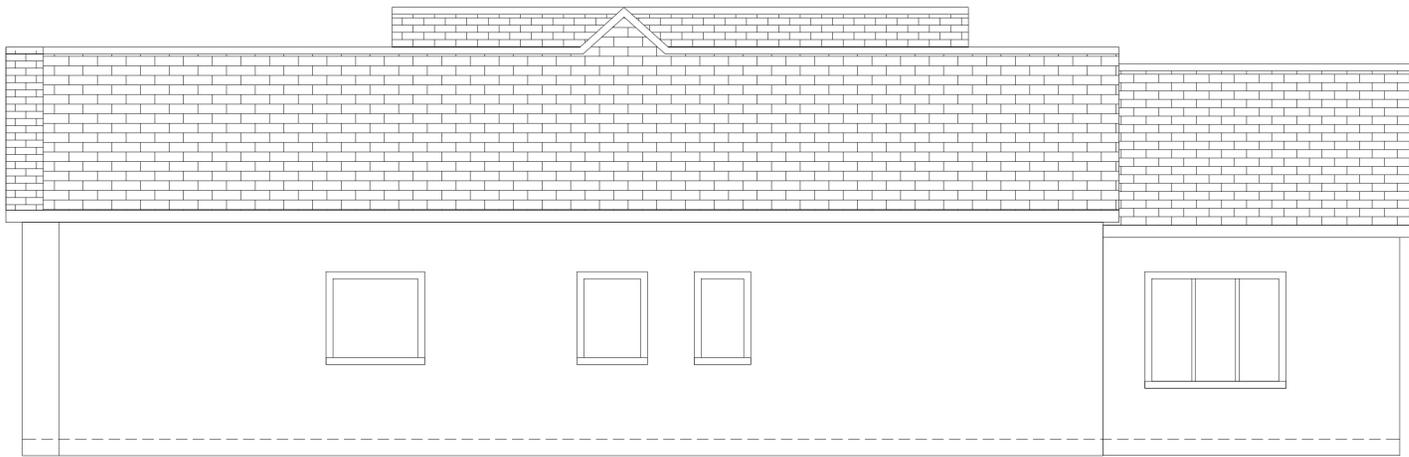
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REVISION	ITEM	DATE

Client Mr & Mrs Carrigan		
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Quotation Number	Drawing Number
	01-07




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REVISION	ITEM	DATE

Client
Mr & Mrs Carrigan

Drawing Title
PROPOSED ELE (C)

Date	Scale
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COLIN	MM
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Quotation Number	Drawing Number
	01-08



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

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

County House,
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County Donegal, F93 Y622

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W: www.ccdhunangall.ie

Planning Services
E: planning@donegalcoco.ie

Sent via E-mail: emma@hc-online.co.uk

Our Ref: S525/110

22 December 2025

John & Philomena Carrigan

**Re: Section 5 - Single storey Orangery extension to existing dwelling.
Orangery located to rear of dwelling, an infill of an alcove area with views onto existing private garden area.
Base wall with render wall of finish and colour to match existing.
Painted timber frame windows with timber entablature.
Flat fibreglass roof finish with timber framed roof lantern**

A Chara,

I wish to acknowledge receipt of your application received on 19th December 2025 in relation to the above at Sandybanks, Mullaghderg, Loch Chionn Caslach, F94 K0F3.

Yours sincerely,

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref. No: S25/110

1.0 BACKGROUND

1.1 Location:

Mullaghderg.

1.2 Planning History:

17/51861 Conditional - (1) ADDITION OF A SUNPORCH TO THE WEST GABLE SIDE AND A FUEL STORE TO THE EAST GABLE SIDE OF EXISTING DWELLING HOUSE; (2) CONVERSION OF THE EXISTING GARAGE INTO A BEDROOM WITH ENSUITE AND (3) TO PART RENDER AND CLAD THE EXTERNAL WALLS OF THE DWELLING HOUSE WITH WEATHER BOARD FROM TEGRAL

18/51960 Conditional - (1) DEMOLITION OF EXISTING HABITABLE DWELLING HOUSE, (2) DECOMMISSIONING OF EXISTING SEPTIC TANK, (3) ERECTION OF A NEW REPLACEMENT DWELLING HOUSE AND (4) INSTALLATION OF A NEW WASTEWATER TREATMENT SYSTEM AND POLISHING FILTER AND ALL ASSOCIATED SITE DEVELOPMENT WORKS

1.3 Site description

An existing dwelling house which is single storey in character is located on the subject site.

The immediately surrounding area is characterised by dispersed residential development in a rural/coastal setting. Naomh Muire GAA pitch is located to the immediate south of the site.

Access to the site is via an existing vehicular access to the adjoining regional road, R-259-8.

The subject site is located within an area of High Scenic Amenity and within a Structurally Weak Rural Area.

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 subject site adjoins Gweedore Bay and Islands SAC and is located approx. 50m from West Donegal Coast SPA.

1.4 Proposed Development:

The applicants, John and Philomena Carrigan, 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:

*Single storey orangery extension to existing dwelling.
Orangery located to rear of dwelling, an infill of an alcove area with views onto existing private garden area.
Base wall with render wall of finish and colour to match existing.
Painted timber frame windows with timber entablature.
Flat fibreglass roof finish with timber framed roof lantern.*

The extension measures 17.46sqm.

2.0. The question

The referrer seeks a declaration to confirm whether the above proposal is exempted development. The Question as set out in the Section 5 application states:

*Single storey orangery extension to existing dwelling.
Orangery located to rear of dwelling, an infill of an alcove area with views onto existing private garden area.
Base wall with render wall of finish and colour to match existing.
Painted timber frame windows with timber entablature.
Flat fibreglass roof finish with timber framed roof lantern.*

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 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 4(1)

The following shall be exempted development for the purposes of this Act:

- (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only

the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structure.

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 & 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.

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

The extension of a house, by the construction or erection of an extension (including conservatory) to the rear of the house or by the conversion for use a part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
- (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
- (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
- (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
- (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
- (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.
- (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.
- 6.(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
- (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.
- (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.
7. The roof of any extension shall not be used as a balcony or roof garden.

4.0. Assessment

4.1 County Donegal Development Plan, 2024-2030 applies.

4.2 Consideration of the Proposed Development:

- i. The proposed extension to the rear of the existing dwelling house consists of a single storey orangery extension and comprises a floor area of 17.46sq.m.
- ii. It is considered that the proposed works noted above constitute "development" within the meaning of the Act.
- iii. Having regard to *Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended)* the proposed development consists of a single storey extension to the rear of the dwelling and does not exceed 40sqm.
- iv. Consideration has also been given to the proximity of the site to any Natura 2000 sites. The site immediately adjoins Gweedore Bay and Islands SAC and is located within approx. 50m of West Donegal Coast SPA. Given the brownfield nature of the site, previous planning history and the minor scale of the proposed works, Appropriate Assessment is not a consideration in the assessment of this referral (see attached screening report).

5.0 Conclusion:

It is considered that:

- (i) Construction of an extension to the rear of the existing dwelling house constitutes “development” within the meaning of the Act, being works, which is exempted development under *Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended)*.

6.0 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:

An extension to rear of dwelling house.

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

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

A. Bradley

Assistant Planner
23/01/2026.

JS

Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
23/01/2026

**APPROPRIATE ASSESSMENT SCREENING FOR THE PURPOSES OF ARTICLE 6 OF
THE HABITATS DIRECTIVE**

Applicant Name: JOHN & PHILOMENA CARRIGAN

Plan.Reg.No: S5 25110

1.0 Description of Project

The subject site is located in the townland of Mullaghderg. The applicant is seeking declaration for:

Single storey orangery extension to existing dwelling.

Orangery located to rear of dwelling, an infill of an alcove area with views onto existing private garden area.

Base wall with render wall of finish and colour to match existing.

Painted timber frame windows with timber entablature.

Flat fibreglass roof finish with timber framed roof lantern.

2.0 Natura 2000 sites

The subject site immediately adjoins Gweedore Bay and Islands SAC Special Area of Conservation (Site Code 001141) and is located approx. 50m from West Donegal Coast SPA (Site Code 004150).

2.1 Site Synopsis for Gweedore Bay and Islands SAC Special Area of Conservation (Site Code 001141).

Gweedore Bay and Islands is an extensive coastal site situated between Burtonport in the south, Bloody Foreland in the north, near the towns of Derrybeg, Bunbeg and Annagary, and stretching eastwards to Bunaninver. It includes a large stretch of coastline, many islands (including Inishsirr, Inishmeane, Gola, Umfin, Inishfree Lower and parts of Cruit Island) and areas of marine water between the islands and the coast. The terrain is generally undulating with knolls of exposed rock. The site is underlain by Granodiorite, a basic igneous rock. Areas of machair and sand dunes occur in several places along the coast, and large areas of sandflats are exposed off the coast at low tide. The site is of great ecological interest and importance.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

[1150] Coastal Lagoons*

[1170] Reefs

[1220] Perennial Vegetation of Stony Banks

[1230] Vegetated Sea Cliffs of the Atlantic and Baltic coasts

[1330] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

[1410] Mediterranean Salt Meadows

[2110] Embryonic Shifting Dunes

[2120] Marram Dunes (White Dunes)

[2130] Fixed Dunes (Grey Dunes)*

[2140] Decalcified *Empetrum* Dunes*

[2150] Decalcified Dune Heath*

[2170] Dunes with Creeping Willow

[2190] Humid Dune Slacks

- [21A0] Machairs*
- [3130] Oligotrophic to Mesotrophic Standing Waters
- [4030] Dry Heath
- [4060] Alpine and Subalpine Heaths
- [5130] Juniper Scrub
- [1065] Marsh Fritillary (*Euphydryas aurinia*)
- [1355] Otter (*Lutra lutra*)
- [1395] Petalwort (*Petalophyllum ralfsii*)
- [1833] Slender Naiad (*Najas flexilis*)

Machair grasslands are frequent within this site, being most extensive at Derrybeg, Bunlack, Carnboy, Kincaslough and west of Keadew. Machair occupies the central area of the tombolo joining Carnboy to the mainland and supports a species-rich vegetation, with hummocky areas colonised by Marram (*Ammophila arenaria*), Thrift (*Armeria maritima*), Sea Campion (*Silene vulgaris* subsp. *maritima*) and Common Sorrel (*Rumex acetosa*), and flat areas between the hummocks with a grassy vegetation dominated by a variety of grass species and with an abundance of small herbs. The vegetation of the other areas of machair in the site is broadly similar.

Sand dunes are frequently found in association with machair. Embryonic dunes are well represented, with particularly good examples to be found at Magheraclogher and to the west of Keadew strand. Lyme Grass (*Leymus arenarius*), Sand Couch (*Elymus farctus*) and Sand Sedge (*Carex arenaria*) are characteristic species of the embryonic dunes. The embryonic dunes often merge with white dunes dominated by Marram.

Fixed dunes are frequent throughout the site, with some of the best examples occurring at Lunniagh, to the north of Mullaghderg Lough, Gola Island and Cruit Island. The habitat is normally found behind the embryonic and/or Marram dunes, and these dunes can reach a height of 20 m or more. Important species of the habitat include Red Fescue (*Festuca rubra*), Lady's Bedstraw (*Galium verum*), Marram, Pyramidal Orchid (*Anacamptis pyramidalis*), Burnet Rose (*Rosa pimpinellifolia*), Common Bird's-foot-trefoil (*Lotus corniculatus*), Wild Carrot (*Daucus carota*) and Wild Thyme (*Thymus praecox*). The most frequent and conspicuous bryophytes are *Tortula ruraliformis*, *Homalothecium lutescens* and *Rhytidiadelphus squarrosus*. At least three separate populations of the Red Data Book plant Hoary Whitlowgrass (*Draba incana*) have been recorded growing in this habitat. Another unusual species associated with the habitat is the diminutive fern, Moonwort (*Botrychium lunaria*), a nationally scarce plant species.

Fixed dunes with heath vegetation, including a specific type with Crowberry (*Empetrum nigrum*), are a feature of the site. This habitat has developed on thin, well-drained sandy soils often with outcropping rock, along the contact zone between dune grassland and coastal heath. At certain sites the habitats have developed in areas where sand is blown up onto coastal heath by strong onshore winds. This mixing of sand and peat soils result in the co-occurrence of dune grassland species such as Red Fescue, Common Birds'-foot-trefoil, Burnet Rose and Wild Thyme, with dry heath species such as Heather (*Calluna vulgaris*), Bell Heather (*Erica cinerea*), Heath-grass (*Danthonia decumbens*), Slender St. John's-wort (*Hypericum pulchrum*) and Tormentil (*Potentilla erecta*). Crowberry is an occasional species.

Also associated with the dune systems are dune slacks. These occur in both small, seasonally flooded depressions interspersed between areas of high fixed dune and as well as in more extensive flat areas. Creeping Willow (*Salix repens*) is a characteristic species, and is often accompanied by a range of wetland species, including Common Bent (*Agrostis stolonifera*), Marsh Bedstraw (*Galium palustre*), Silverweed (*Potentilla anserina*), Marsh Pennywort (*Hydrocotyle vulgaris*), Marsh Cinquefoil (*Potentilla palustris*), Trailing Tormentil (*Potentilla anglica*) and Autumn Hawkbit (*Leontodon autumnalis*), as well as a range of small

sedge species (e.g. *Carex demissa*, *Carex nigra* and *Carex flacca*). Species typical of well-drained dune grassland occur in the drier areas of the slacks.

At several areas within this site shingle bank vegetation is well represented. Of particular note is a stretch from Port ui Chuirean to Bunabinver, and an area at Port bun an Inbhir. These are highly exposed shores, with boulder and stony beaches which are unvegetated in some parts but have a well-developed flora in other parts, including stabilized zones with lichens. Species present include Spear-leaved Orache (*Atriplex prostrata*), Thrift, Common Scurvygrass (*Cochlearia officinalis*), Red Fescue, Buck's-horn Plantain (*Plantago coronopus*), Silverweed, Curled Dock (*Rumex crispus*), Sea Campion and Sea Mayweed (*Matricaria maritima*). The rare Sea Pea (*Lathyrus japonicus*), a species protected under the Flora (Protection) Order, 2015, has been recorded from the site.

The largest area of saltmarsh at the site occurs in the shallow bay north of Derrybeg. A substantial area of Mediterranean salt meadow, dominated by Sea Rush (*Juncus maritimus*), occurs where the Cathleen river enters Derrybeg bay. Other species present include Red Fescue, Creeping Bent (*Agrostis stolonifera*), Sea Arrowgrass (*Triglochin maritima*), Common Scurvygrass, Sea-milkwort (*Glaux maritima*) and, unusually, Purple Moor-grass (*Molinia caerulea*) and Black Bog-rush (*Schoenus nigricans*).

Atlantic salt meadow occurs as two separate areas; one located behind the relatively sheltered headland of Keadew Point, the second located in the south-eastern or uppermost part of Keadew Strand inlet. Both sections of saltmarsh are characterised by the presence of the large intertidal sand flats that occupy much of the inlet. The most frequent species is Sea Milkwort, although its abundance is variable. Pioneer vegetation is dominated by Common Saltmarsh-grass (*Puccinellia maritima*), although smaller abundances of Thrift, Sea Plantain (*Plantago maritima*) and Glasswort (*Salicornia* spp.) also occur. This pioneer vegetation is highly dynamic and it is likely that the vegetation is regularly reshaped with changes in extent of the saltmarsh and embryonic dunes. Low marsh vegetation is typically characterised by species such as Sea Aster (*Aster tripolium*), Thrift, Common Scurvy-Grass, Sea Plantain and Sea Arrow-Grass (*Triglochin maritimum*), with Distant Sedge (*Carex distans*), Extended Sedge (*Carex extensa*) and Saltmarsh Rush (*Juncus gerardii*). One notable species is Flat Saltmarsh sedge (*Blysmus rufus*), an occasional component of the upper marsh, in vegetation transitional to the sand dune habitats.

The site has at least two lagoons. Kincas Lough, which lies opposite Cruit Island, is a saline lake lagoon with a sluiced artificial outlet. Seawater enters on most tides but the lake also receives large volumes of freshwater from small streams and the channel which drains from Lough Mullaghderg to the north. Moorlagh, which lies just south of Annagary, is a saline lake lagoon with an artificial barrier formed by a causeway and road bridge, with a natural outlet modified by sluices. Seawater enters Version date: 25.04.2023 4 of 6 001141_rev23.docx on most tides but large streams enter from the south. A range of typical lagoonal plants occur, including the charophyte *Chara aspera*, Tasselweed (*Ruppia cirrhosa*), Saltmarsh Flat-rush, and the green alga *Chaetomorpha linum*. The number of faunal species present is quite high but many of these are species which can move easily between marine and freshwater systems and may not be resident species. However, four lagoonal specialists have been recorded, i.e. *Jaera nordmanni*, *J. ischiosetosa* (both Order Isopoda), *Neomysis integer* (Order Mysida) and *Cordylophora caspia* (a hydrozoan, Phylum Cnidaria).

Reef communities occur along much of the rocky shore from the Rutland area (where fine examples have been documented) to Bloody Foreland. The rocky shore rises to form both soft and hard cliff faces at several points along the shore, with intact transitions to both coastal and terrestrial habitats.

Areas of dry heath are common along the exposed rocky shores of this site which are not dominated by sand-dunes or related habitats. Typically, areas of heath occur interspersed between rocks outcrops and patches of acid grassland vegetation. However, the habitat may occasionally occur as a mosaic with dune grassland, giving rise to a species-rich mixture of plants, such as at Rinnalea Point north of Kincaslough. The typical species encountered in the habitat are Heather (often dominant), Bell Heather, Cross-leaved Heath (*Erica tetralix*), Purple Moor-grass, Tormentil and Mat-grass (*Nardus stricta*). Locally, more unusual species such as Bearberry (*Arctostaphylos uva-ursi*) and Crowberry can occur, indicating the presence of alpine/subalpine heath, while in other areas the habitat forms a mosaic with heath dominated by Juniper (*Juniperus communis*).

The lakes at this site are good examples of oligotrophic lakes, of which Mullaghderg Lough is the largest and most interesting. Typical plant species present include Water Lobelia (*Lobelia dortmanna*), Pipewort (*Eriocaulon aquaticum*) and Quillwort (*Isoetes lacustris*). The Annex II aquatic species Slender Naiad (*Najas flexilis*) occurs in at least one of the lakes. This species is listed in the Flora (Protection) Order, 2015.

The site includes many other coastal habitats, i.e. areas of sandflats, saltmarsh, sandy beaches, boulder beaches, rocky foreshore and sea cliffs, inlets, bays, open marine water, reefs, islets, brackish water lakes/inlets and Sea Buckthorn (*Hippophae rhamnoides*) scrub, amongst others. This diverse site also includes areas of grassland, lakes, freshwater marsh, cut-away bog and Sessile Oak (*Quercus petraea*) woodland.

The site is notable for the presence of a number of rare plants species, including Slender Naiad, mentioned above, and Petalwort (*Petalophyllum ralfsii*), both of which are listed on Annex II of the E.U. Habitats Directive. Scarce bryophytes recorded from the site include *Distichium inclinatum* and *Rhodobryum roseum*. Also found on the site is Small-white Orchid (*Pseudorchis albida*), a species protected under the Flora (Protection) Order, 2015, and the threatened, Red Data Book species, Hoary Whitlowgrass.

Otters are present at this site and are considered to be common and breeding. Otter is listed on Annex II of the E.U. Habitats Directive.

The Marsh Fritillary (*Euphydryas aurinia*), an Annex II and red-listed butterfly (VU), is present in several parts of the SAC. There is a long-established population centred on the heaths and dune grasslands of Cruit Island and it is also recorded from Inishsirrer and Inishmeane. It may also occur in other localities in habitats with its foodplant Devil's-bit Scabious (*Succisa pratensis*). Cruit Island is considered one of the richest butterfly sites in western Donegal. There have been records of 21 species including the additional red listed and near threatened species Small Blue (*Cupido minimus*), Dark Green Fritillary (*Argynnis aglaja*), Grayling (*Hipparchia semele*) and Small Heath (*Coenonympha pamphilus*).

The habitats in the SAC support a notable assemblage of bees especially bumblebees which are increasingly confined to large areas of flower-rich habitat. The red-listed and near threatened species *Bombus rupestris*, *Bombus campestris*, *Bombus ruderarius*, *Bombus lapidarius* and *Bombus muscorum* have all been recorded. The small solitary bee *Colletes floralis* is also recorded from several sites within the SAC. This is red listed in Ireland and in Europe and the Irish population is considered globally highly significant. Records of terrestrial and freshwater molluscs from the following red listed and near threatened species include *Helicella itala*, *Radix auricularia*, *Vertigo antivertigo*, *Vertigo pygmaea* and *Vertigo substriata*.

Many of the islands in the site are used by breeding seabirds (e.g. Common Gull, Herring Gull, Black-headed Gull, Lesser Black-backed Gull, Common Tern and Arctic Tern). All but

the latter species also breed at Mullaghderg Lough. In 1995, 18 pairs of Common Tern and 28 pairs of Arctic Tern were recorded. Cormorant, Shag and Storm Petrel also use some of the islands in the site. Barnacle Goose winter on islands in the bay, with more than 300 individuals recorded in some years, e.g. 388 in spring 1994. Choughs are found in many areas of the site, e.g. on Cruit Island and Gola Island - a total of 6 pairs of Chough bred within the site in 1992. Nationally important numbers of Long-tailed Duck occur in Inishfree Bay, with an average maximum of 53 individuals over the five year period 1994/95-1998/99. An important population of Great Northern Diver also occurs in Inishfree Bay (average maximum of 36 individuals). The site has important populations of breeding waders, especially on the machairs. In a 1996 survey, the following were recorded: Oystercatcher 23 pairs, Ringed Plover 7 pairs, Lapwing 43 pairs, Dunlin 6 pairs and Redshank 5 pairs. Several of the bird species that use the site are listed on Annex I of the E.U. Birds Directive, i.e. Barnacle Goose, Chough, Great Northern Diver, Storm Petrel and the tern species.

The sand dunes and areas of machair on the site are particularly vulnerable to being overused for recreational activities and to unfavourable grazing regimes. Machair is best maintained as an open, evenly-grazed sward. A number of caravan sites are found on the margins of the site. Removal of sand and seaweed occurs at several locations, while some areas of saltmarsh are being reclaimed.

The site is of high ecological value for the occurrence of a wide range of coastal habitats, including areas of well-developed machair, sand dunes and shingle banks. It contains seventeen habitats that are listed, five with priority status, on Annex I of the E.U. Habitats Directive and, as such, is of considerable conservation significance. The presence of populations of three E.U. Habitats Directive Annex II species and of several E.U. Birds Directive Annex I species adds significantly to the overall importance of the site.

2.2 Conservation Objectives for Gweedore Bay & Islands SAC Special Area of Conservation (Site Code 011417)

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network. The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Protected species and habitats:

1150 Coastal lagoons

1170 Reefs
1220 Perennial vegetation of stony banks
1355 Otter *Lutra lutra*
1395 Petalwort *Petalophyllum ralfsii*
1410 Mediterranean salt meadows (*Juncetalia maritimi*)
1833 Slender Naiad *Najas flexilis*
2110 Embryonic shifting dunes
2120 Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes)
2130 Fixed coastal dunes with herbaceous vegetation (grey dunes)
2140 Decalcified fixed dunes with *Empetrum nigrum*
2150 Atlantic decalcified fixed dunes (*Calluno-Ulicetea*)
2170 Dunes with *Salix repens* ssp. *argentea* (*Salicion arenariae*)
2190 Humid dune slacks
21A0 Machairs (* in Ireland)
3110 Oligotrophic waters containing very few minerals of sandy plains (*Littorelletalia uniflorae*)
4030 European dry heaths
4060 Alpine and Boreal heaths
5130 *Juniperus communis* formations on heaths or calcareous grasslands

2.3 Site Synopsis for West Donegal Coast SPA (Site Code 004150)

The West Donegal Coast SPA comprises separate sections of the Co. Donegal coastline and extends from Muckros Head in the south, northwards to Slieve League, Malin Beg, Rocky Point, Glen Head, Slieve Tooley, Maghera, Loughros Point, Dunmore Head, Aran Island, Magheradrumman, Carrickfin, Carnboy, Bunbeg, Magheragallan, Lunniagh, as far as Carrick, to the south of Bloody Foreland. The site includes the high coast areas and sea cliffs of the mainland and Aran Island, the land adjacent to the cliff, areas of sand dunes/machair at Maghera, Mullaghderg, Braade/Carrickfin/Carnboy, Magheragallan and Lunniagh/Carrick, and also several areas further inland of the coast at Croaghmuckros and Slieve League, north of Glencolumbkille and south of Dunmore Head. A low-lying area of land on the coast at Bunbeg used by roosting Chough is also included. The high water mark forms the seaward boundary, except at Tormore Island where the adjacent sea area to a distance of 500 m from the cliff base is included. Most of the site is underlain by granite and quartzite, though various other, particularly metamorphic, rock types also occur; rocks of Carboniferous age are found at Muckros Head.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Chough, Peregrine, Fulmar, Cormorant, Shag, Herring Gull, Kittiwake and Razorbill.

Vegetated sea cliffs are the predominant habitat of the site; these occur along its length and support a good variety of plant species typical of the habitat, including some rarities. The cliff tops support heath, blanket bog or coastal grassland. The northern section of the site includes several areas of machair. Apart from the sea cliffs and machair, the site includes areas of dry heath, wet heath, blanket bog, upland acid grassland, dense Bracken (*Pteridium aquilinum*), scrub, semi-improved and improved pasture grassland, fixed and mobile dune grassland, freshwater marsh, streams, oligotrophic lakes, bedrock shores and islets.

The site supports an important population of breeding Chough, a Red Data Book species that is listed on Annex I of the E.U. Birds Directive; 40 breeding pairs were recorded from the site in the 1992 survey and 58 in the 2002/03 survey. Concentrations of breeding pairs occur on the Glencolumbkille Peninsula, from Killybegs in the south to Loughros Beg Bay in the north and on Aran Island. On Aran the exposed maritime situation coupled with sheep grazing has resulted in large areas of short sward suitable for foraging Chough. Flocking activity is centred on some of the extensive sand dune systems present; flocks of 76, 22 and 40 birds were

recorded at Carrick, Dooley and Sheskinmore respectively in October 2004. At Sheskinmore, which is included in a separate SPA, larger flocks of as many as 140 birds have been previously reported. Up to 40 birds have been recorded roosting at Glen Head near Glencolumbkille and feeding in that area during September 2004. Flock birds feeding at Sheskinmore were roosting at nearby Dunmore Head during October 2004 and a communal roost site associated with dune feeding exists near Bunbeg, Gweedore within sight of the dunes at Magheragallan.

The site supports a nationally important Peregrine population (6 pairs in 2002). The site also holds nationally important populations of Fulmar (1,879 pairs), Cormorant (71 pairs in 1999 and 2006), Shag (86 pairs), Herring Gull (229 pairs), Kittiwake (1,037 pairs) and Razorbill (322 pairs). Other species that occur include Black Guillemot (155 individuals), Guillemot (366 pairs), Great Black-backed Gull (15 pairs) and Lesser Black-backed Gull (2 pairs) – all seabird data from 1999 except where indicated. The most important breeding seabird colony in the site is at Tormore Island, a small precipitous grassy sea stack rising to a peak of 139 m, on the north side of the Glencolumbkille Peninsula. Puffin has been recorded breeding on Tormore in the past, with an estimated 3,000 birds in 1970, though such high numbers are no longer considered to occur. Small groups of Barnacle Goose, also an E.U. Birds Directive Annex I species, occasionally graze on the sward on top of the stack. Twite and Ring Ouzel, both Red-listed species are also known to occur within the West Donegal Coast SPA.

The West Donegal Coast SPA contains nationally important breeding populations of Chough, Peregrine and six seabird species: Fulmar, Cormorant, Shag, Herring Gull, Kittiwake and Razorbill. The presence of Chough and Peregrine, species that are listed on Annex I of the E.U. Birds Directive, is of note.

2.4 Conservation Objectives for West Donegal Coast SPA (Site Code 004150)

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network.

European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the Natura 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

The maintenance of habitats and species within Natura 2000 sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level.

Favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and

- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Objective: To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

Bird Code	Common Name	Scientific Name
A009	Fulmar	Fulmarus glacialis
A017	Cormorant	Phalacrocorax carbo
A018	Shag	Phalacrocorax aristotelis
A103	Peregrine	Falco peregrinus
A184	Herring Gull	Larus argentatus
A188	Kittiwake	Rissa tridactyla
A200	Razorbill	Alca torda

3.0 Assessment of Likely Effects:

Further to an assessment of the proposed development and on the basis of the following principle reasons:

- No part of the site is located within the natura sites.
- The fact that the proposed development will not impact on any of the habitats/species for which the natura sites have been designated.
- The minor scale of the proposed development on a brownfield site.

and also having regard to the content of Table 1 below

Table 1 – Potential Impact Types and Significance

Impact type	Significance indicator	Comments
Loss of habitat area	Percentage of loss	None having regard to the location of the site works outside the designated lands.
Fragmentation	Duration or permanence, level in relation to original extent	None having regard to the location of the site works outside the designated lands.
Disturbance	Duration or permanence, distance from site	None having regard to the location of the site works outside the designated lands.
Species population density	Timescale for replacement	None having regard to the location of the site works outside the designated lands.
Water resource	Relative change	None having regard to the location of the site works outside the designated lands.
Water quality	Relative change in key indicative chemicals and other elements	None having regard to the location of the site works outside the designated lands.

The Planning Authority is of the opinion that the proposed development will not have a significant effect on nearby Natura 2000 sites.

4.0 Screening Determination:

- That an appropriate assessment of the development is not required as it can be excluded on the basis of objective scientific information that the proposed development will have a significant effect on nearby Natura 2000 Sites i.e. Gweedore Bay and Islands Special Area of Conservation (Site Code 001141) and West Donegal Coast Special Protection Area (Site Code 004150).

A. Bradley

Assistant Planner
23/01/2026.

JS

Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
23/01/2026

Chief Executive's Order No: 2026PH0194

Planning and Development Acts 2000 (as amended)

SECTION 5:-

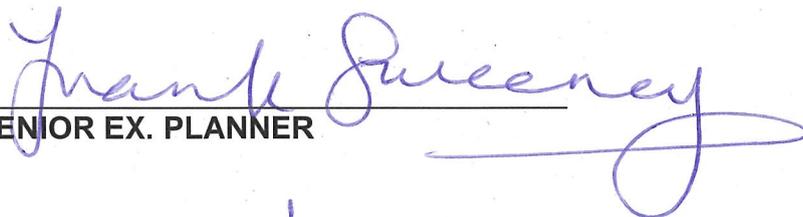
Request received 19th December 2025 from John & Philomena Carrigan c/o Hampton Conservatories, 218 Ballybogey Road, Portrush, Co. Antrim, BT56 8NE in relation to the construction of a single storey orangery extension to existing dwelling at Sandybanks, Mullaghderg, Loch Chionn Caslach, Co. Donegal, F94 K0F3

SUBMITTED:-

Written request received 19th December 2025 as above and report dated 23rd January 2026 from the Assistant Planner (Ref. No: S5 25/110 refers).

ORDER:-

Having considered the said request, the report of the Assistant 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 23rd DAY OF JANUARY 2026

Chief Executive's Order No: 2026PH0194

Ref.No: S5 25/109

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

J3 23/01



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

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Ref. No: S525/110

23rd January 2026

JOHN & PHILOMENA CARRIGAN
C/O HAMPTON CONSERVATORIES
218 BALLYBOGEY ROAD
PORTRUSH
CO. ANTRIM
BT56 8NE

Re: Construction of a single storey orangery extension to existing dwelling at Sandybanks, Mullaghderg, Loch Chionn Caslach, Co. Donegal, F94 K0F3

A Chara,

I refer to your request received on 19th December 2025 under Section 5 of the Planning and Development Act, 2000 (as amended). Same has now been decided and I now issue to you herewith the Council's Declaration thereon. You are now advised that, in accordance with Section 5 (3) (a) of the Planning & Development Act, 2000 (as amended) where a Declaration is issued, any person issued with such a Declaration may, on payment to An Coimisiún Pleanála. of such fee as may be prescribed, refer a Declaration for review by the Commission within 4 weeks of the date of issuing of the Declaration.

Mise, le meas,

**For Senior Ex. Planner
Planning Services**

/RMcC

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

DECLARATION

Chief Executive's Order No: 2026PH0194

Reference No: S525/110

Name of Requester: JOHN & PHILOMENA CARRIGAN
C/O HAMPTON CONSERVATORIES
218 BALLYBOGEY ROAD
PORTRUSH
CO. ANTRIM
BT56 8NE

Summarised Description of development the subject matter of request:

Construction of a single storey orangery extension to existing dwelling

Location: Sandybanks, Mullaghderg, Loch Chionn Caslach, Co. Donegal, F94 K0F3

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



For Senior Ex. Planner
Planning Services

Dated this 23rd day of January 2026