



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



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

Planning Services

RECEIVED DATE: 13/02/2026

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>Miriam Semeros</i>
Date:	



Car Park

XY
Scale 1 : 1000
Townland Drumacrin
Barony Tirhugh
County Donegal



> Back

Folio Number	DL25425F
Title Level	Freehold
Plan Number	96
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	21 Saint Bridget's Terrace, Bundoran, Co. Donegal, F94 DY92

Add to Basket
Create Alert

*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help



Comhairle Contae
Dhún na nGall
 Donegal County Council

Planning Services
 RECEIVED DATE: 13/02/2026



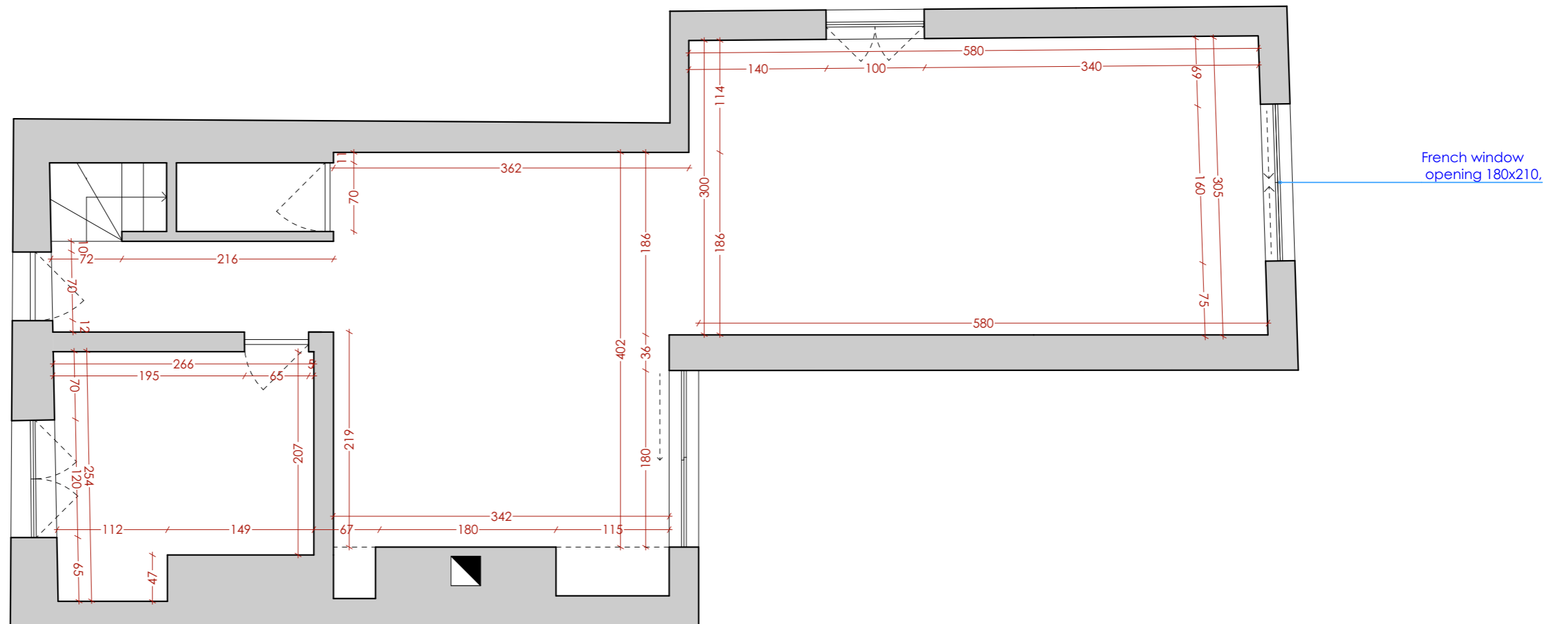
Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 13/02/2026









**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: mirianasemeraro1@gmail.com

Our Ref: S526/20

16th February 2026

Miriana Semeraro,
21 St. Bridget's Terrace,
Drumacrin,
Bundoran,
Co. Donegal,
F94 DY92

Re: Application to determine if replacing two windows with a patio sliding glass door and removing a rear door at 21 St. Bridget's Terrace, Drumacrin, Bundoran, Co. Donegal, F94 DY92 is "exempted development" or not.

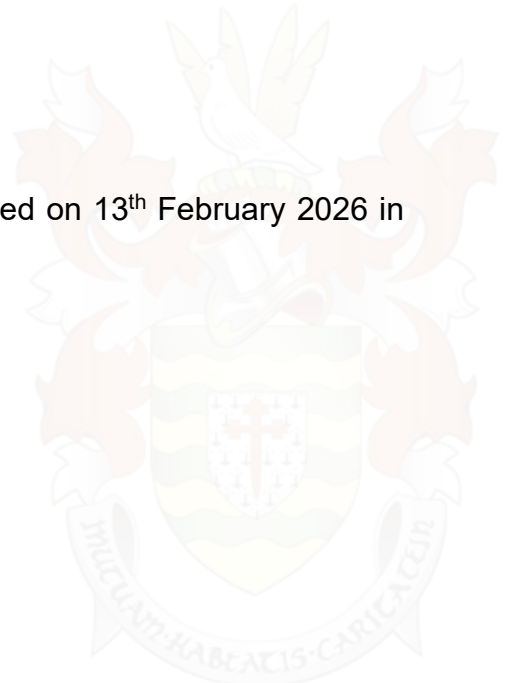
A Chara,

I wish to acknowledge receipt of your application received on 13th February 2026 in relation to the above.

Yours sincerely,

Jade Pearson

Donegal County Council
Planning Services



SECTION 5 REFERRAL REPORT – Ref.No: 26/20

Donegal County Council

1.0 COMMENTS

The subject site is at 21, St. Bridget's Terrace in Bundoran.

The proposed works are as follows:

1. Removal of 2 no. existing windows on the rear elevation of a dwelling and replacement with a sliding door and removal of a doorway.

The existing complex is not on the Council's Record of Protected Structures nor is it included on the National Inventory of Architectural Heritage. The entire site is located within the urban core of Bundoran. It is of high scenic amenity in the County 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".

Section 4 of the Planning and Development Act 2000 (as amended)

'(1) The following shall be exempted developments 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 structures.'

4.0 ASSESSMENT

4.1 Consideration of Proposed Development:

- (i) The subject site is within an existing established residential estate.
- (ii) The proposed works are to the rear of the dwelling and the replacement of 2 no. windows with a sliding door will not materially impact existing residential amenities. An existing door is also to be removed.
- (iii) It is considered that the proposed works noted above constitute "development" within the meaning of the Act, being works, but is exempted development coming within the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

- (iv) Appropriate assessment is not a consideration in the assessment of this referral.

4.2 Conclusion:

It is considered that:

Removal of 2 no. windows on the rear elevation of a dwelling and replacement with a sliding door

constitutes “development” within the meaning of the Act, being works, but is exempted development under the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

It should also be noted that in determining the subject section 5 referral regard was had to recent Section 5 referrals to An Bord Pleanala for determination.

5.0 RECOMMENDATION

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

IS Development

&

IS Exempted Development

WITHIN THE MEANING OF THE ABOVE ACT

The proposal to:

Removal of 2 no. windows on the rear elevation of a dwelling and replacement with a sliding glass door

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

- (a) Section 2 (i), 3 (i), 177U (9) and

(b) Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

And concluded that:

The proposal is development and is exempted development coming within the scope of Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

A. Quinn

Executive Planner
Development Applications Unit
27/02/2026.

JS

Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
02/03/2026

Ref. No: S526/20 - Chief Executive Order No: 2026PH0613

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)
- Section 4 (1) (h) of the Planning & Development Act 2000 (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 Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).

YS 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: S526/20

9th March 2026

MIRIANA SEMERARO
21 ST. BRIDGET'S TERRACE
DRUMACRIN
BUNDORAN
CO. DONEGAL
F94 DY92

Re: Removal of 2 no. existing windows on the rear elevation of a dwelling and replacement with a sliding door and removal of a doorway at 21 St. Bridget's Terrace, Drumacrin, Bundoran, Co. Donegal F94 DY92.

A Chara,

I refer to your request received on 13th 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 Order No: 2026PH0613
Reference No: S526/20
Name of Requester: MIRIANA SEMERARO
21 ST. BRIDGET'S TERRACE
DRUMACRIN
BUNDORAN
CO. DONEGAL
F94 DY92

Summarised Description of development the subject matter of request:

Removal of 2 no. existing windows on the rear elevation of a dwelling and replacement with a sliding door and removal of a doorway

Location: 21 St. Bridget's Terrace, Drumacrin, Bundoran, Co. Donegal F94 DY92.

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)
- Section 4 (1) (h) of the Planning & Development Act 2000 (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 Section 4 (1) (h) of the Planning & Development Act 2000 (as amended).



For Senior Executive Planner
Planning Services

Dated this 9th day of March 2026