

MICHAEL FRIEL

ARCHITECTS & SURVEYORS LTD.

CREESLOUGH,
Co. DONEGAL, F92 TF60.

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MOBILE: 087 286 9658
EMAIL: michael@mfielarchitects.ie

Donegal County Council
Planning Authority
County House
Lifford
County Donegal.



Comhairle Contae
Dhún na nGall
Donegal County Council

Planning Services
RECEIVED DATE: 07/01/2026

7th Jan 2025

Response To FI

**Re: Section 5 Ref. S525/95
Mary Coyle
Section 5 Application for a Domestic Extension to the rear of an existing Dwelling
House at
Cool Upper, Cranford, Co. Donegal.**

A Chara,

Further to your request for further information dated 3rd Dec. 2025, please find enclosed the following: -

1. Elevational drawings drawn to scale which illustrates the proposed extensions in context with the existing dwelling house on site, while clearly labelling the height of the existing gable wall on the rear elevation of the existing dwelling house which are as follows;
 - Ridge Height of main House 6300mm
 - Ridge height of rear projection as built 4850mm
 - Ridge Height of Extension the subject of this app 2800mm

As can be seen form the attached elevation details and the above ridge heights the proposed en-suite bedroom extension will read as being lower and subservient to the main dwelling House

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Evan Doherty
for MICHAEL FRIEL.



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



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

Planning Services

RECEIVED DATE: 06/11/2025

SECTION 5 APPLICATION

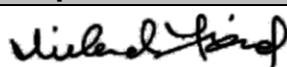
FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

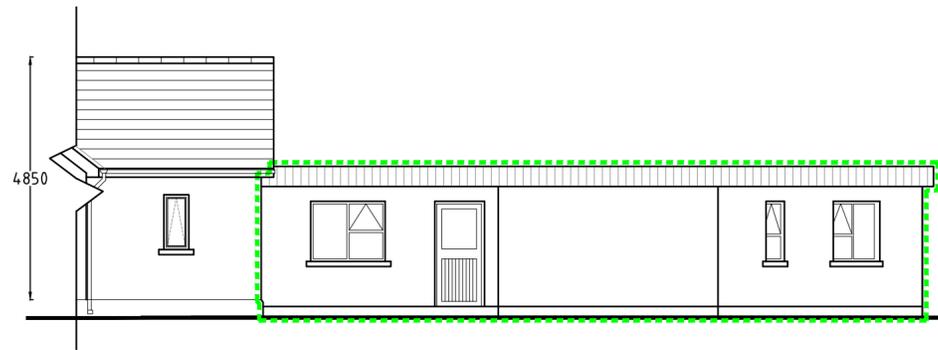
Completed application form & supporting documentation to be returned to the Planning Authority by email to planning@donegalcoco.ie

Name of Applicant(s):	Mary Coyle
Agent Name: (if applicable)	Michael Friel
Location of Proposed Development / Works: (Townland or postal address as appropriate and Eircode if available)	Cool Upper , Cranford , Co. Donegal ,F92 EK51
Description of Proposed Development including details of works (where applicable): (Only works listed below will be assessed under <u>this</u> section 5 application)	
The proposed development consists of the construction of a Domestic extension currently partially built to the rear of an existing dwelling house at Cool Upper, Cranford, Co. Donegal. All Exempted Development – General under Class 1 , 1.(a)	

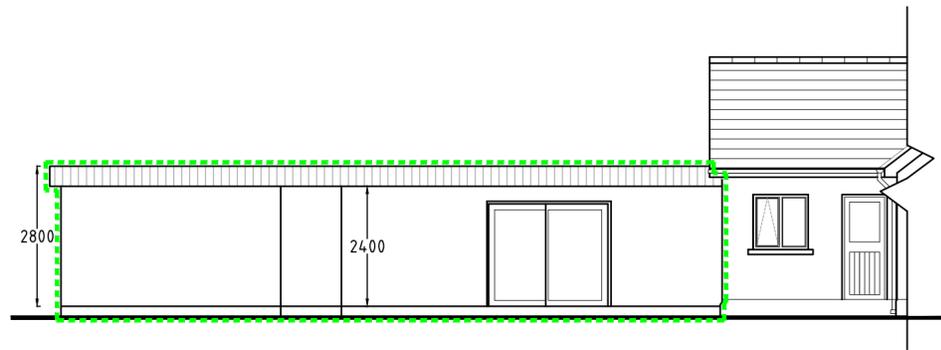


Is the development a Protected Structure or within the curtilage of a Protected Structure?	Yes	No
		X
Has a declaration under Section 57 of the Planning and Development Act 2000 (as amended) been requested or issued in respect of the property.	Yes	No
		X
Applicant(s) Interest in the site:	Owner	
If not the Owner of the site, please provide the name of the Landowner:	N/A	
Please list types of plans, drawings etc. submitted with this application:	1/2500 Scale Site Location Map 1/500 Scale Layout Plan 1/50 + 1/100 Scale General Arrangement Drawings.	
Planning History - list any relevant planning application reference numbers:	017020	
Are you aware of any enforcement proceedings connected to the site? If so, please supply details:	None	

I hereby certify that the information provided is true and accurate	
Signature of Applicant/Agent:	
Date:	6 th November 2025



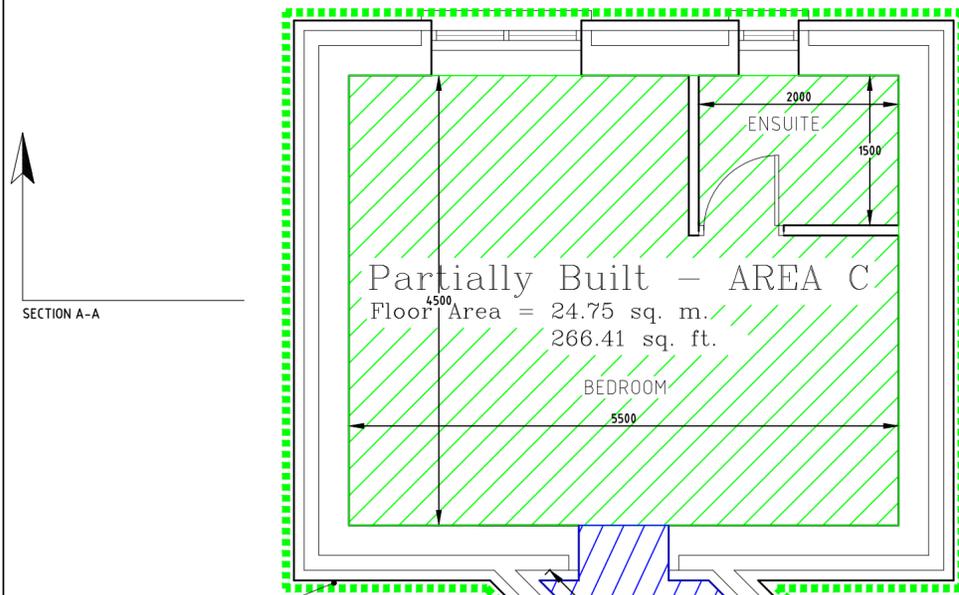
PROPOSED ELEVATION TO SOUTH.



PROPOSED ELEVATION TO THE NORTH.

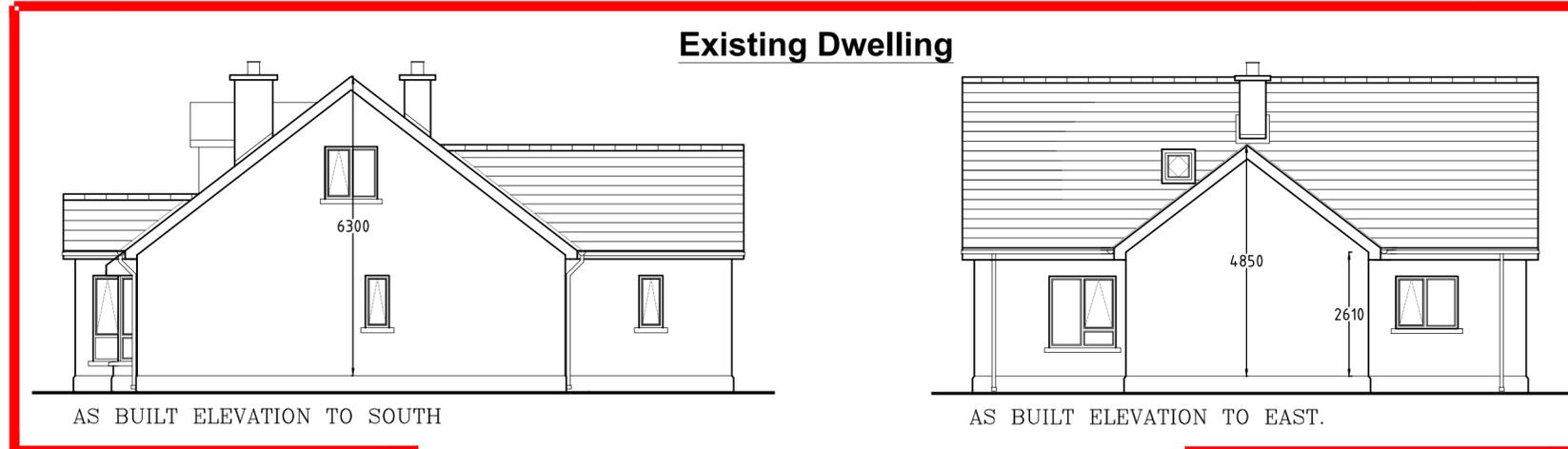


PROPOSED ELEVATION TO EAST (AREA B).



SECTION A-A

SECTION A-A

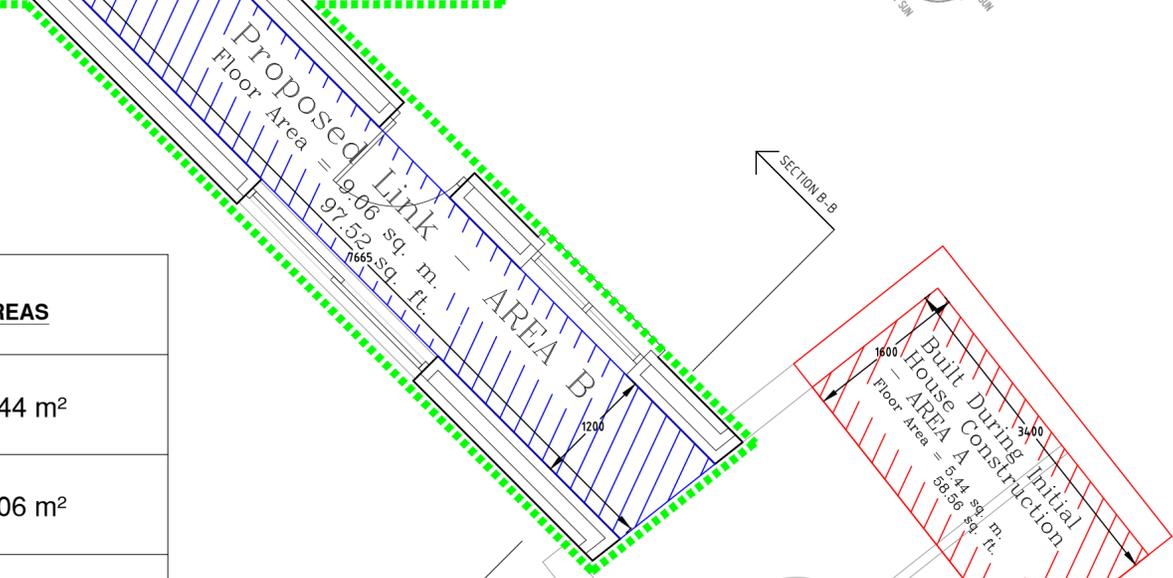


Existing Dwelling

AS BUILT ELEVATION TO SOUTH

AS BUILT ELEVATION TO EAST.

Proposed extension shown outlined in green

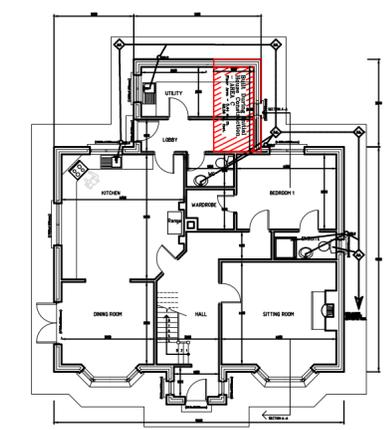


SECTION B-B

SECTION B-B



AS BUILT ELEVATION TO NORTH.



AS-BUILT HOUSE GROUND FLOOR PLAN

TITLES	AREAS
AREA A	5.44 m ²
AREA B	9.06 m ²
AREA C	24.75 m ²
TOTAL AREA	39.25 m ²

Comhairle Contae Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 07/01/2026

Michael Friel
Architects & Surveyors Ltd
Creeslough,
Co. Donegal.
Tel - 074 91 38814
Mob - 087 2869658
E-mail:
michael@mfielarchitects.ie

Job Title:
Section 5 for a Domestic Extension to the rear of an existing Dwelling House at Cool Upper, Cranford, Co. Donegal.

Client:
Mary Coyle

Drawing Title:
Proposed Floor Plan, Elevations and Sections

Scale:
1:100 & 1:50 @ A2

Date:
January 2025

Job No.
25228

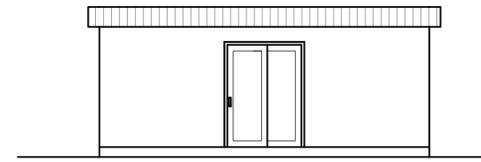
Drawing No.
WD-03

Registered Architect

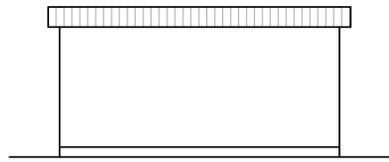
Architect Accredited in Conservation

PSDP Accreditation

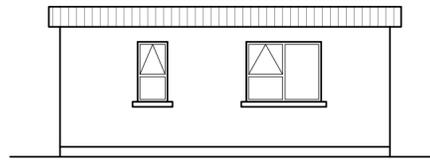
2025 G3 P



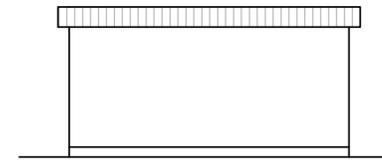
South-East Elevation(AREA C)



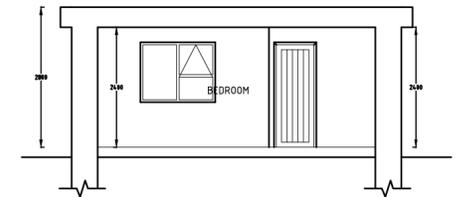
South-West Elevation(AREA C)



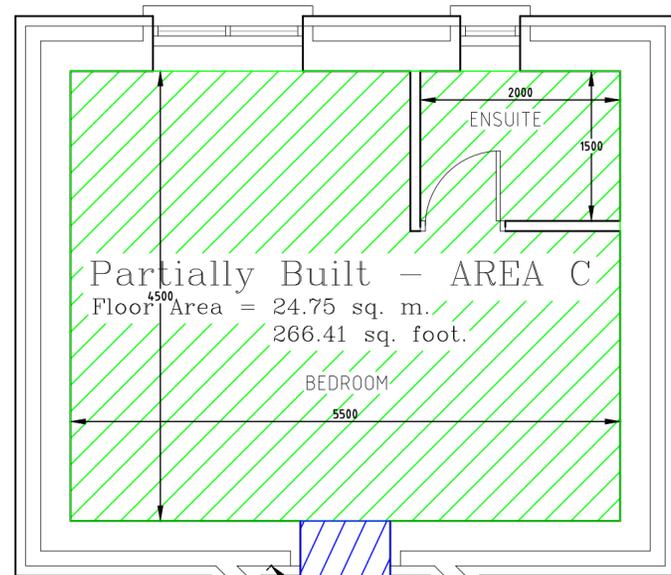
North-West Elevation(AREA C)



North-East Elevation(AREA C)

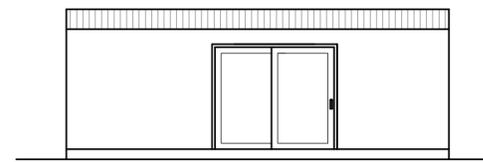


Section A-A(AREA C)

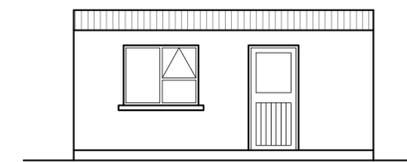


SECTION A-A

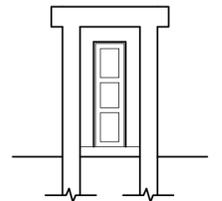
(900x2100mm)



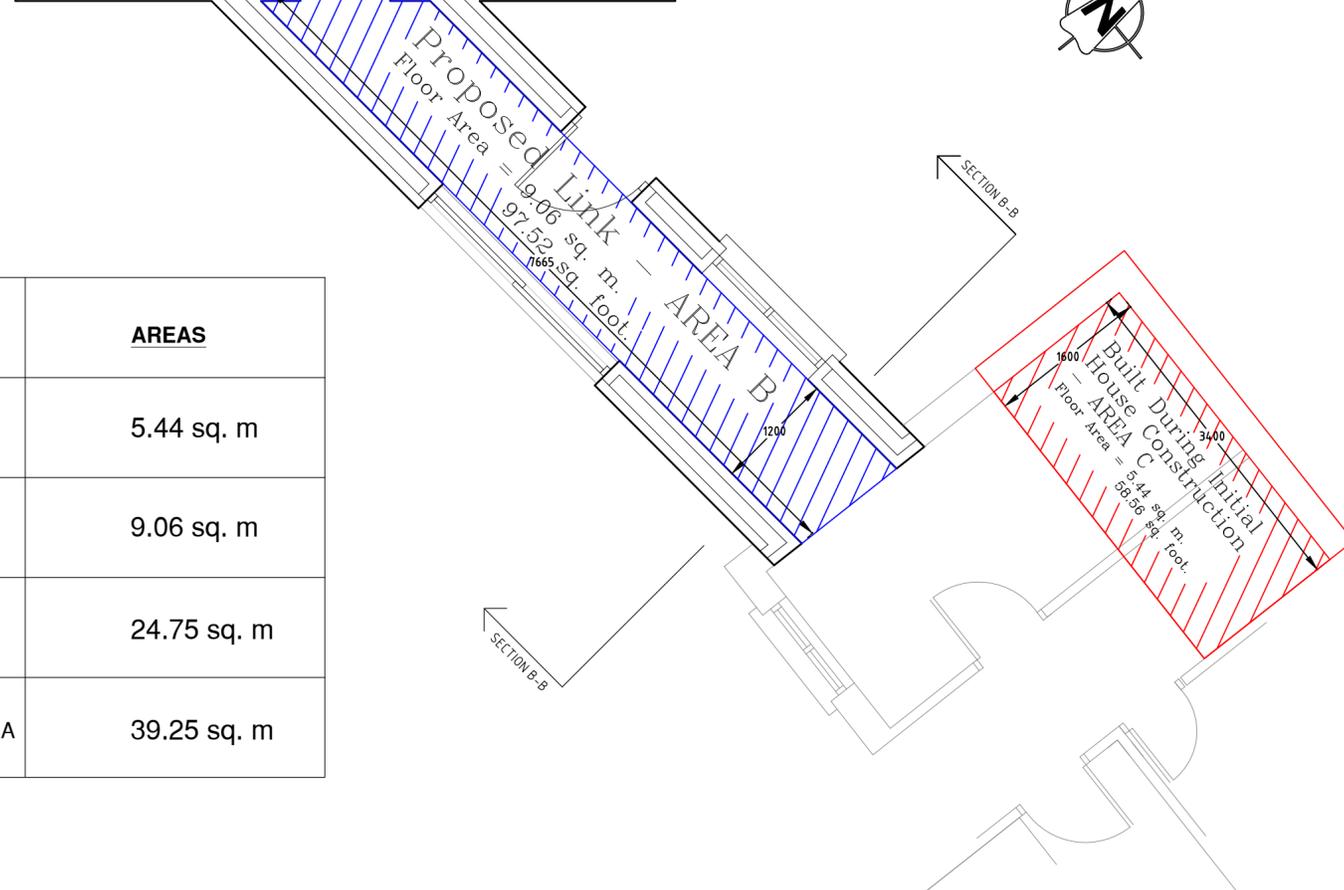
South West Elevation(AREA B)



North-East Elevation(AREA B)

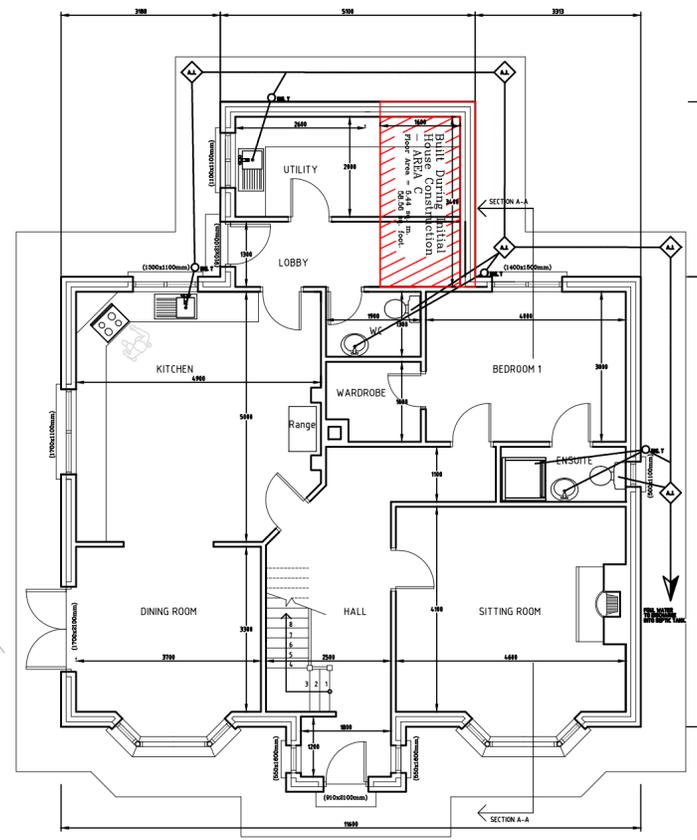


Section B-B(AREA B)



SECTION B-B

SECTION B-B



AS-BUILT HOUSE GROUND FLOOR PLAN

TITLES	AREAS
AREA A	5.44 sq. m
AREA B	9.06 sq. m
AREA C	24.75 sq. m
TOTAL AREA	39.25 sq. m


Comhairle Contae Dhún na nGall
 Donegal County Council
Planning Services
RECEIVED DATE: 06/11/2025


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 Architects & Surveyors Ltd
 Creeslough,
 Co. Donegal.
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 Mob - 087 2869658
 E-mail:
 michael@mfrichelarchitects.ie

Job Title:
 Section 5 for a Domestic Extension to the rear of the existing Dwelling House at Cool Upper, Cranford, Co. Donegal.

Client:
 Mary Coyle

Drawing Title:
 Proposed Floor Plan, Elevations and Sections

Scale:
 1:100 & 1:50 @ A2

Date:
 November 2025

Job No.
 25228

Drawing No.
 WD-03


 Registered Architect
 2025

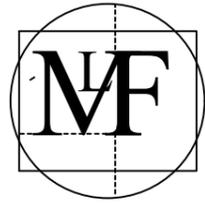

 Architect Accredited in Conservation
 G3


 PSDP Accreditation
 P

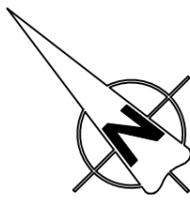


Planning Services

RECEIVED DATE: 06/11/2025



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Co. Donegal.
Tel - 074 91 38814
Mob - 087 2869658
E-mail:
michael@mfielarchitects.ie



SITE LAYOUT PLAN

SITE AREA = 0.71 Ha.

Areas relevant to Section 5
Hatched in Green

Job Title:
Section 5 for a Domestic Extension to the rear of the existing Dwelling House at Cool Upper, Cranford, Co. Donegal.

Client:
Mary Coyle

Drawing Title:
Site Layout Plan

Scale:
1:500 @ A3

Date:
November 2025

Job No.
25228

Drawing No.
WD-02

RIAI

Registered Architect

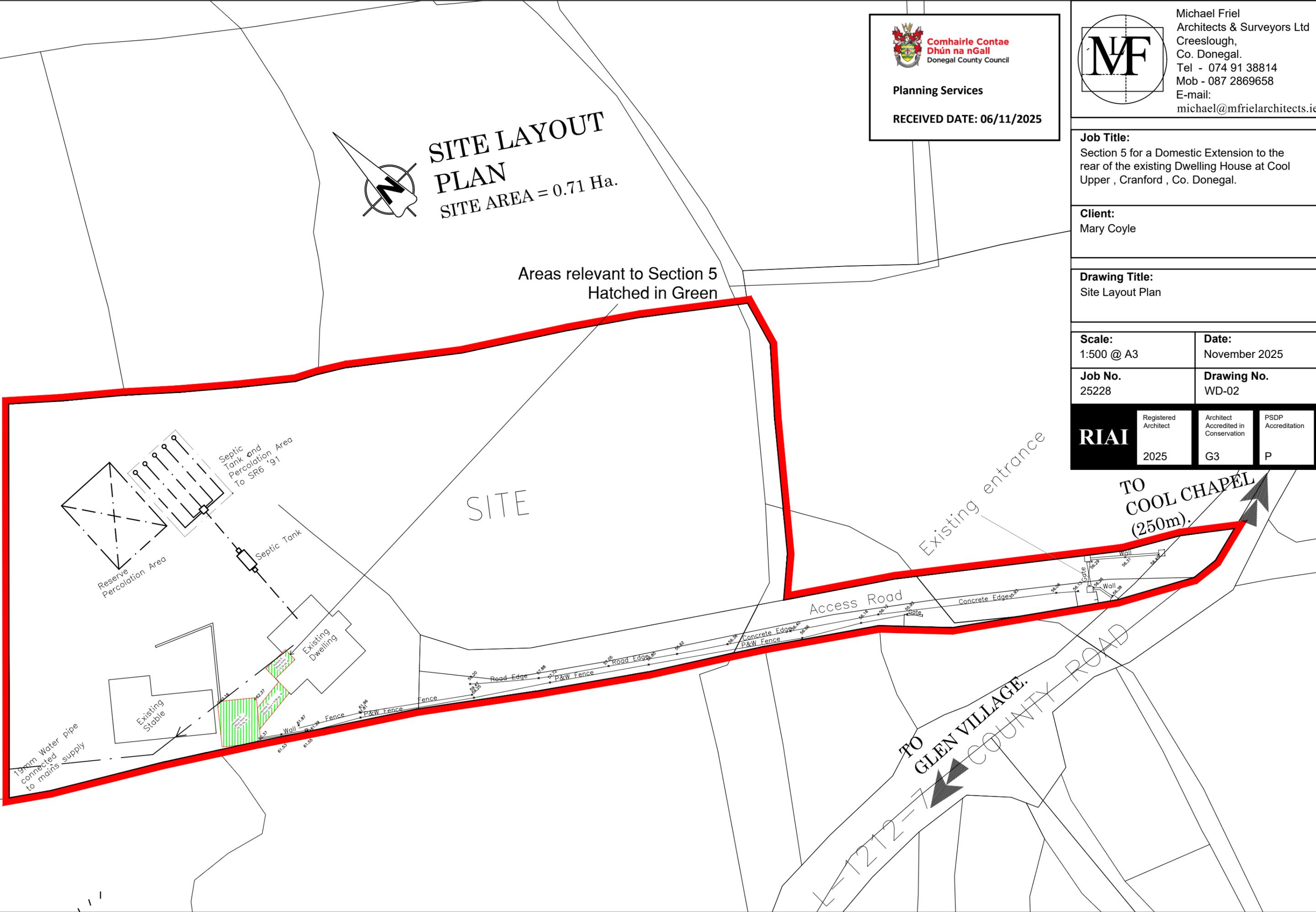
2025

Architect Accredited in Conservation

G3

PSDP Accreditation

P

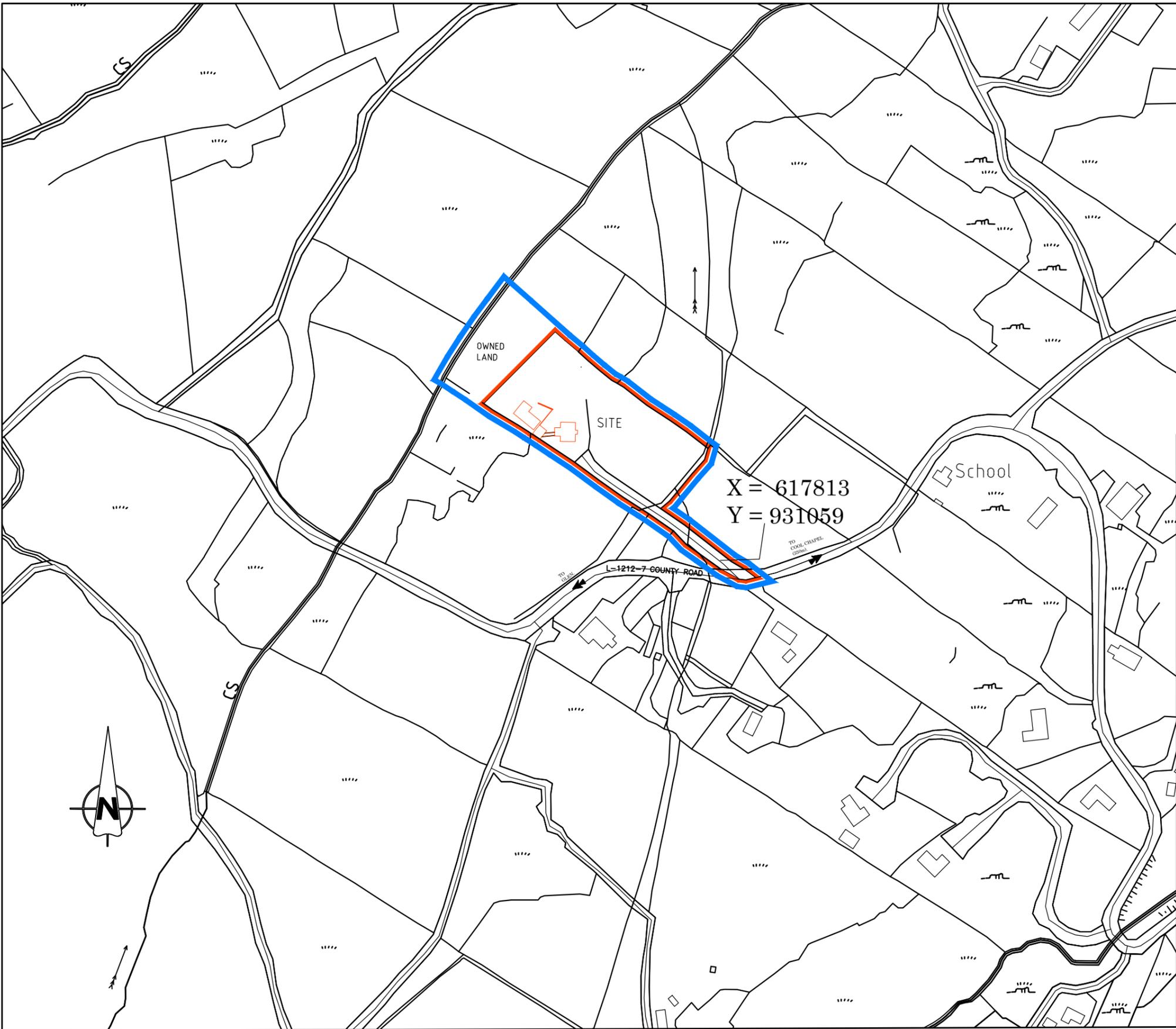
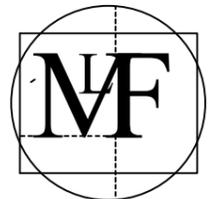




Comhairle Contae Dhún na nGall
Donegal County Council

Planning Services

RECEIVED DATE: 06/11/2025

Michael Friel
Architects & Surveyors Ltd
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Mob - 087 2869658
E-mail:
michael@mfriearchitects.ie

Job Title:
Section 5 for a Domestic Extension to the rear of the existing Dwelling House at Cool Upper , Cranford , Co. Donegal.

Client:
Mary Coyle

Drawing Title:
Site Location Map

Scale:
1:2500 @ A3

Date:
November 2025

Job No.
25228

Drawing No.
WD-01

SITE LOCATION MAP
Scale: 1:2500

OS Ref: 0120

RIAI	Registered Architect	Architect Accredited in Conservation	PSDP Accreditation
	2025	G3	P



**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
E: planning@donegalcoco.ie

Issued by E-mail: office@mfrielarchitects.ie

Ref. No: S525/95

7th November 2025

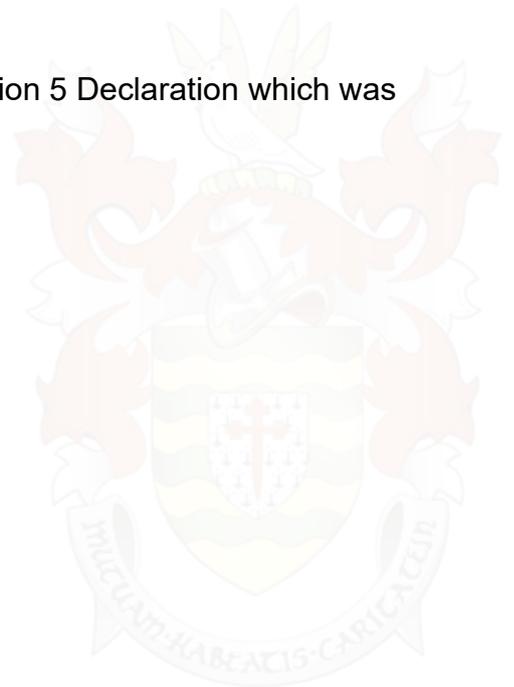
MARY COYLE
C/O MICHAEL FRIEL
CREESLOUGH
LETTERKENNY
CO. DONEGAL
F92 TF60

Re: Application for a Section 5 Declaration – Construction of a domestic extension currently partially built to the rear of an existing dwelling house at Cool Upper, Cranford, Co. Donegal, F92 EK51.

A Chara,

I wish to acknowledge receipt of your application for a Section 5 Declaration which was received on 6TH November 2025.

Donegal County Council
Planning Services



Chief Executive's Order No: 2025PH3515

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 6th November 2025 from Mary Coyle, C/o Michael Friel, Creeslough, Letterkenny, Co Donegal in relation to the construction of a domestic extension currently partially built to the rear of an existing dwelling house at Cool Upper, Cranford, Co Donegal, F92 EK51.

SUBMITTED:-

Written request received 6th November 2025 as above and report dated 18th November 2025 from the Assistant Planner (Ref. No: S525/95 refers) recommending that further information be sought in accordance with Section 5 (2) (b) of the Planning & Development Act 2000 (as amended).

ORDER:-

Recommendation approved. Having considered the said request and the report of the Assistant Planner dated 18th November 2025, I hereby order, pursuant to Section 5 (2) (b) of the Planning & Development Act 2000 (as amended) that a request for further information be sought from the requester and the developer to submit the information/documents stipulated in the Schedule to this Order.


SENIOR EXECUTIVE PLANNER

DATED THIS 3rd DAY OF DECEMBER, 2025

LMG

Ref. No: S525/95 – Chief Executive's Order No: 2025PH3515

SCHEDULE

1. Applicant to submit elevational drawings drawn to a scale of 1:100 which illustrates the proposed extensions in context with the existing dwelling on site. The height of the existing gable wall on the rear elevation of the existing dwelling shall be clearly labelled on the elevational drawings.

Applicant is advised that no elevational drawings have been provided for Area A as labelled on the site layout plan submitted.

JS 03/12



**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.donegalcoco.ie
W: www.ccdhunnangall.ie

Planning Services
E: planning@donegalcoco.ie

Ref.No: S525/95

3rd December, 2025

MARY COYLE
C/O MICHAEL FRIEL
CREESLOUGH
LETTERKENNY
CO. DONEGAL
F92 TF60

Re: Construction of a domestic extension currently partially built to the rear of an existing dwelling house at Cool Upper, Cranford, Co. Donegal, F92 EK51.

A Chara

I refer to your request received 6th November 2025 under Section 5 of the Planning and Development Act, 2000 (as amended). Pursuant to Section 5 (2) (b) of the Planning & Development Act 2000 (as amended) you are hereby requested to submit the information/documents stipulated on the attached Schedule.

Mise le meas

**for Senior Ex. Planner
Planning Services**

/MP

SECTION 5 REFERRAL REPORT – Ref. No: 25.95

Donegal County Council

1.0 ASSESSMENT TO DATE

1.1 Please refer to initial report by the Assistant Planner's dated 18/11/2025 whereby further information was required.

1.2 Further Information was requested in respect of the following:

- i. Applicant to submit elevational drawings drawn to a scale of 1:100 which illustrates the proposed extensions in context with the existing dwelling on site. The height of the existing gable wall on the rear elevation of the existing dwelling shall be clearly labelled on the elevational drawings.

Applicant is advised that no elevational drawings have been provided for Area A as labelled on the site layout plan submitted.

2.0 FURTHER INFORMATION RESPONSE AND ASSESSMENT

2.1 Revised elevations have been submitted detailing the extension subject of this Section 5 application in context with the parent dwelling on site.

3.0 EVALUATION

In preparing the assessment for this reference, regard has been had, inter alia to the following statutory provisions:

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(2)(a)(i)

“The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that-

by reason of the size, nature or limited affect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against the principles of proper planning and sustainable development, or”

Section 4(2)(b)

“Regulations under paragraph (a) maybe subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.”

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 a screening for appropriate assessment in accordance with the provisions of this section.”

3.2 Planning and Development Regulations

Article 6(1)

Subject to article 9, development of a 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.

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 -

Sub-paragraphs (i) – (xii) (inclusive)

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:

- 1.0 (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.
- 2.0**
- (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.
- 3.0** Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.
- 4.0**
- (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.
- 5.0** 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.
- 6.0**
- (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.

7.0 The roof of any extension shall not be used as a balcony or roof garden.

4.0 ASSESSMENT

4.1 Consideration of Proposed Development:

- i. Following on from the previous report, condition/limitation 4(b) states that 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. The existing dwelling does include a single storey gable as seen below. The plans submitted in response to the further information request confirm that the ridge height of the rear extension is 4.85m and the side walls of the same are 2.61m in height. The walls of the proposed extension do not exceed 2.4m and the same is entirely single storey with a flat roof. Therefore, the proposed extension complies with this condition/limitation.

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, and 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:

- (i) The development the subject of this Section 5 referral relates to *the construction of a Domestic extension currently partially built to the rear of an existing dwelling house at Cool Upper, Cranford, Co. Donegal*

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 with the scope of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).



Assistant Planner
Development Applications Unit
23/01/2026



Frank Sweeney
Senior Executive Planner
Community Development & Planning Services
27/01/2026

Chief Executive's Order No: 2026PH0228

Planning and Development Acts 2000 (as amended)

SECTION 5:-

Request received 6th November 2025 (FIC 07/01/2026) from Mary Coyle, c/o Michael Friel Architects & Surveyors Ltd., Creeslough, Letterkenny, Co. Donegal, F92 TF60 in relation to the construction of a domestic extension currently partially built to the rear of an existing house at Cool Upper, Cranford, Letterkenny, Co. Donegal, F92 EK51.

SUBMITTED:-

Written request received 6th November 2025 (FIC 07/01/2026) as above and report dated 23rd January 2026 from the Assistant Planner (Ref. No: S5 25/95 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 27th DAY OF JANUARY 2026



Chief Executive's Order No: 2026PH0228

Ref.No: S5 25/95

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)
- 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 with the scope of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

JS 27/01

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

DECLARATION

Chief Executive's Order No: 2026PH0228

Reference No: S525/95

Name of Requester: MARY COYLE
C/O MICHAEL FRIEL ARCHITECTS & SURVEYORS LTD.
CREESLOUGH
LETTERKENNY
CO. DONEGAL
F92 TF60

Summarised Description of development the subject matter of request:

Construction of a domestic extension currently partially built to the rear of an existing house

Location: Cool Upper, Cranford, Letterkenny, Co. Donegal, F92 EK51

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

IS Development

IS Exempted Development

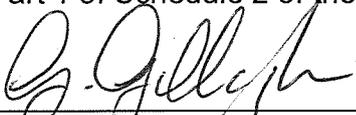
WITHIN THE MEANING OF THE ABOVE ACT

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)
- 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 with 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 27th day of January 2026