

Summary Sheet on Weekly List for Week Ending
18th May, 2025

<u>No of Applications received</u>	12
• Permission	8
• Permission for Retention	3
• Outline Permission	1
• Approval	0
• Permission Consequent on the Grant of Outline Permission	0
• Extension of Duration of Permission	0
• Temporary Permission	0
<u>Total Decisions issued</u>	7
Granted Full Planning Permission	4
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	3
Refused Permission to Retain	0
Granted Permission Consequent on Grant of Outline	0
Refused Permission Consequent on Grant of Outline	0
Granted Extension of Duration of Permission	0
Refused Extension of Duration of Permission	0
Applications deemed invalid	2
Further information received on applications	1
Further information requested on applications	1
Notification received re. Appeal Decisions by An Bord Pleanála	0
Notification received re. Decisions appealed to An Bord Pleanála	1
Notification of Section 32H Design Flexibility	0

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025**

**under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection
Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution**

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60111	Donal Cadden	P	12/05/2025	<p>I, Donal Cadden, intend to apply to Leitrim County Council for full planning permission to the rear of Kilbracken House (which is a Recorded Protected Structure (No. 201), at Main Street, Carrigallen, Co. Leitrim which on completion will provide a total of 3 no. residential units and which the proposed works consists of the following:</p> <p>(A)Proposed renovations & alterations to an existing derelict two-storey type dwelling house which will involve the replacement of the existing roof structure and the raising of the existing wall plate level together with the construction a new roof structure to service same;</p> <p>(B)Proposed demolition of existing outbuildings/sheds together with the proposed construction of an attached two-storey type building which will consist of 2 no. apartments, i.e. 1 no. one bedroom apartment on ground level and 1 no. one bedroom apartment first floor level;</p> <p>(D)Proposed construction of a single-storey storage building to service the proposed development;</p> <p>(E)Proposed connections to the existing public foul sewer, surface water and watermain networks and all associated site development works.</p> <p>Kilbracken House, Main Street, Carrigallen Co Leitrim</p>		Y	N	N

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025**

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25/60112	Una Conefrey	P	13/05/2025	construction of a single storey dwelling and garage, entrance gates and piers, access lane, wastewater treatment system with percolation area, soakaway and all associated site works. Aroddy Fenagh Co. Leitrim		N	N	N
25/60113	Conor O'Brien	P	12/05/2025	(1). construct a calving pen/storage agricultural building and all associated ancillary works. (2). To retain the existing agricultural entrance. Greaghnafarna Ballinaglera Co. Leitrim		N	N	N
25/60114	Jim Heavey	R	13/05/2025	Retention Permission for alterations to as built development previously approved under planning reference P.6389 which includes retention of window to northwest elevation of existing dwelling together with planning permission to decommission existing septic tank and install new wastewater treatment system & coco filter at revised location and associated site works at Aghaleague, Ballinamore, Co. Leitrim (Eircode N41 Y009) Aghaleague Ballinamore Co. Leitrim N41 Y009		N	N	N

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S R E C E I V E D F R O M 1 2 / 0 5 / 2 0 2 5 T o 1 8 / 0 5 / 2 0 2 5

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25/60115	Jacinta Mc Govern	R	13/05/2025	retain all elevationional changes and extensions to the existing domestic dwelling. Annaghmacullen Cloone Co Leitrim N41 CH94		N	N	N
25/60116	Josh Moore	P	14/05/2025	change the usage for the ground floor of an existing building from a restaurant to a religious congregation usage. Bridge Street Town Parks TD Carrick On Shannon N41 E447		N	N	N
25/60117	James Mastin	P	14/05/2025	The proposed development consists of conservation-led remedial works to Tullaghan House, a protected structure (RPS No. 129) located in Duncarbry, Tullaghan, Co. Leitrim. Tullaghan House is a detached two-storey, four-bay historic house, built circa 1830, featuring full-height canted bays to the front and side elevations, ruled-and-lined rendered walls, and original timber sash windows.This application specifically seeks permission to amend a previously granted Section 57 Declaration to allow for the replacement of existing single-glazed panes with Fineo ultra-thin double glazing within the original or sympathetically restored timber sliding sash window assemblies. The proposed works affect 38 timber sliding sash windows, 1 timber casement window, and 2 external timber doors. The intent is to maintain the building's historic and		Y	N	N

P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025

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				<p>architectural character while significantly improving energy efficiency, in line with Ireland's Climate Action Plan 2024. The building is currently unoccupied and in a semi-dilapidated condition, having last been used as a guesthouse (B&B). This project forms part of a phased plan to bring the property back into use as a private residence.</p> <p>The proposed development requesting PERMISSION: Does not involve new buildings or height changes Does not alter the building's external footprint Involves no changes to the number of dwellings Is not subject to EIA, NIS, IPC Licence, Waste Licence, or Major Accidents Directive Will be carried out under the supervision of a Building Conservation Accredited Surveyor Is permanent and non-reversible in nature All work will follow conservation best practice as per Department of Housing, Local Government and Heritage guidelines. Tullaghan House, Duncarbry, Tullaghan, Co. Leitrim, F91 P5F1</p>				
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P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS RECEIVED FROM 12/05/2025 To 18/05/2025**

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25/60118	Li Yun Chen	P	15/05/2025	re-instatement of the previous shop front and front façade, together with internal alterations and living accommodation on first floor. Retention Permission is sought for single storey building to rear including living accommodation, ancillary store and cold room to existing restaurant, alterations to two-storey rear elevations, concrete yard and associated site development works. The Building is included in the NIAH – Reg. No. 30816033. Main Street Mohill Co. Leitrim		N	N	N
25/60119	Miranda Foley	R	15/05/2025	(A) CHANGES TO CONSTRUCTION ON PLANNING REFERENCE P12960, INCLUDING (B) RETENTION OF FRONT ENTRANCE PORCH AND (C) SMOKING AREA CANOPY TO REAR Kilclaremore Kilclare Co. Leitrim		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60120	Robert Wilson	P	16/05/2025	Proposed change of house type from that previously granted under Planning Ref. 22/221, consisting of a bungalow-type dwelling house in place of the previously approved dormer bungalow along with a detached garage, entrance, boundary fence/wall, a suitable on-site sewerage treatment system with polishing filter and all associated site works. Kilbrackan, Carrigallen, Co. Leitrim		N	N	N
25/60121	MC Catering & Cakes	P	16/05/2025	(1).construction of a new 191sqm single storey building for use as a kitchen as part of a small scale catering business. (2).Construction of a new wastewater treatment system and percolation area in accordance with EPA Code of Practice. (3).Improvements to existing site access including extension of hardstand parking area. (4). All associated site development works Killeen Dromahair Co. Leitrim		N	N	N

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25/60122	Dermot McCrann	O	16/05/2025	Outline planning permission is being sought from Leitrim County Council for the proposed construction of a storey and a half type dwelling house, connection to existing foul sewer network, entrance, boundary fence/wall and all ancillary site works Cloone TD Cloone Leitrim		N	N	N

Total: 12***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025

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24/60117	Dromaprop Ltd	R	13/06/2024	Planning permission to retain the as constructed layout and changes to planning permission PL22/138. Including the following changes: (1) First Floor changes: 2-bedroom suite to 2no. 1 bedrooms and associated changes to access and internal layout, a bedroom to a kitchen, (2) Ground Floor changes: new corridor through 2-bedroom suite and change to access to suite, kitchen and bedroom in managers suite swapped, laundry room changed to computer room and new ESB Room, all associated changes. (3) Upper Basement Changes: new corridor through 3-bedroom suite and internal changes, staff toilet and store amalgamated into a laundry room, location of internal stairs, all associated changes. (4) Lower Basement Changes: open plan kitchen and dining area with toilets and upper sitting area and ESB room in lieu of 2no. 3-bedroom suites and laundry room and all associated changes. (5) All other minor internal changes, (6) Fenestration changes at basement levels to side and rear elevations. (7) Changes to retaining wall and ground level to side with ramps from car park (8) all ancillary site works at the Abbey Manor Hotel, Main Street, Dromahair, Co. Leitrim, F91 AT22. This is a protected structure The Abbey Manor Hotel Main Street, Dromahair Co. Leitrim F91AT22	14/05/2025	
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P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025**

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24/60194	John & Martin Lindsay	R	27/09/2024	existing Domestic Garage as constructed Amorset Manorhamilton Co. Leitrim F91P1H3	12/05/2025	
25/60056	Siobhan Fallon & KC Evans	P	19/03/2025	The refurbishment of an existing dwelling-house, the construction of a single-storey extension, the decommissioning of an existing septic tank and replacement with new waste water treatment system with tertiary treatment system, and all associated site works Rockwell House Flughanagh Dromahair F91 KF89	12/05/2025	

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60061	Kathryn & Damien Guckian	P	21/03/2025	Retention of (a) to retain elevational changes to the side and rear of the existing dwelling from that previously approved under planning reference no. PD/06/1220, and Permission for (a) internal renovations and elevational changes to the existing dwelling house together with the construction of a part two storey and part single storey extension to the rear/side of the existing dwelling, along with the construction of a canopy structure to the front and rear (b) the construction of a domestic shed/garage (c) along with all other associated site works No.2 Corryard Wood, Corryard Townland, Drumshanbo, Co. Leitrim. N41AH63	12/05/2025	

LEITRIM COUNTY COUNCIL**P L A N N I N G A P P L I C A T I O N S****PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60062	Alan and Fiona Wynne	R	24/03/2025	1. To construct a single storey domestic extension. 2. To retain amended site boundaries as granted under parent planning ref. 06/1220. 3. To make elevational changes to both side gables and the front elevation of the existing domestic dwelling. 4. To remove an existing pitched roof and replace same with a flat roof over an existing sunroom. 5. To connect to all existing services and all ancillary works. 4 Corryard Wood Drumshanbo Co. Leitrim N41 K020	12/05/2025	

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/60064	Joseph O'Connor	P	26/03/2025	1. To construct roof over existing open yard area to provide manure pit and sheep shed to the North Eastern side of existing sheds, connect to existing underground agricultural storage tank. 2. To construct roof over existing open yard area to provide dry bedding area and feeding area to the South Western side of existing sheds, connect to existing underground agricultural storage tank, including all ancillary site works necessary to complete the development. Corglass Ballinaglera Co. Leitrim	14/05/2025	
25/60065	Declan Ward	P	27/03/2025	construct agricultural storage shed to provide slatted livestock area with underground storage tank, dry bedding area and feeding area. Provide concrete apron, including all ancillary site works necessary to complete the development. Drumboy Mohill Co. Leitrim	15/05/2025	

P L A N N I N G A P P L I C A T I O N S

PLANNING APPLICATIONS GRANTED FROM 12/05/2025 To 18/05/2025

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Total: 7

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS REFUSED FROM 12/05/2025 To 18/05/2025**

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations recieved in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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Total: 0

***** END OF REPORT *****

P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 12/05/2025 To 18/05/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
25/60117	James Mastin	P	14/05/2025	<p>The proposed development consists of conservation-led remedial works to Tullaghan House, a protected structure (RPS No. 129) located in Duncarbry, Tullaghan, Co. Leitrim. Tullaghan House is a detached two-storey, four-bay historic house, built circa 1830, featuring full-height canted bays to the front and side elevations, ruled-and-lined rendered walls, and original timber sash windows. This application specifically seeks permission to amend a previously granted Section 57 Declaration to allow for the replacement of existing single-glazed panes with Fineo ultra-thin double glazing within the original or sympathetically restored timber sliding sash window assemblies. The proposed works affect 38 timber sliding sash windows, 1 timber casement window, and 2 external timber doors.</p> <p>The intent is to maintain the building's historic and architectural character while significantly improving energy efficiency, in line with Ireland's Climate Action Plan 2024. The building is currently unoccupied and in a semi-dilapidated condition, having last been used as a guesthouse (B&B). This project forms part of a phased plan to bring the property back into use as a private residence.</p> <p>The proposed development requesting PERMISSION:</p> <ul style="list-style-type: none"> Does not involve new buildings or height changes Does not alter the building's external footprint Involves no changes to the number of dwellings Is not subject to EIA, NIS, IPC Licence, Waste Licence, or Major Accidents Directive Will be carried out under the supervision of a Building Conservation Accredited Surveyor Is permanent and non-reversible in nature All work will follow conservation best practice as per Department of Housing, Local Government and Heritage guidelines. <p>Tullaghan House,</p>

P L A N N I N G A P P L I C A T I O N S**INVALID APPLICATIONS FROM 12/05/2025 To 18/05/2025**

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				Duncarbry, Tullaghan, Co. Leitrim, F91 P5F1
25/60119	Miranda Foley	R	15/05/2025	(A) CHANGES TO CONSTRUCTION ON PLANNING REFERENCE P12960, INCLUDING (B) RETENTION OF FRONT ENTRANCE PORCH AND (C) SMOKING AREA CANOPY TO REAR Kilclaremore Kilclare Co.Leitrim

Total: 2***** END OF REPORT *****

LEITRIM COUNTY COUNCIL
P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 12/05/2025 To 18/05/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/60004	Johnathan Conroy	P		15/05/2025	F	The Development consists of (a) retention of replacement stone faced dwelling structure (on the foot print of our previously demolished structurally unsound stone cottage; our ancestral family home) which is proposed to be an extension to our existing current family home for a "Granny Flat" scenario, (b) modifications to said new extension structure including replacing roadside door with window, forming an internal doorway through, removing loft storage stairs, (c) forming new link corridor to our existing family home structure, (d) decommissioning of existing septic tank and construction of a new replacement Wastewater Treatment system with PIA approved Packaged Secondary Treatment unit to EN 12566 -3, c/w tertiary treatment system and percolation area as per Site Characterisation Report, (e) connection of new surface water collection ducts to existing soak pit and surface water drainage arrangements in place, and associated site works. Annaduff Glebe Drumsna Co.Leitrim

Total: 1

***** END OF REPORT *****

PLANNING APPLICATIONS
FURTHER INFORMATION REQUESTED FROM 12/05/2025 To 18/05/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
25/60058	George Conboy Killyvehy Corriga Leitrim H12 A3Y9	20/03/2025	P	proposed construction of a four bay single slatted shed with underground effluent storage tank and all ancillary works Killyvehy Cloone Leitrim	12/05/2025

*** CONTROL REPORT ***

Approval : 0
Extension of Duration : 0
Outline : 0
Permission : 1
Retention : 0
Permission Consequent : 0
Temporary : 0
1

*** END OF REPORT ***

AN BORD PLEANÁLA
APPEAL DECISIONS NOTIFIED FROM 12/05/2025 To 18/05/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
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Total: 0

***** END OF REPORT *****

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 12/05/2025 To 18/05/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60037	Gavin Sammon Derrinkehir Aughnasheelin Leitrim	P	14/04/2025	C	permission for the retention and completion, including alterations to the previously granted development (planning ref. no. P.24/60024). The development consists of revisions to the site layout plan, including reduced boundary setbacks, and revised first floor plan and elevations Willowfield Road Ballinamore Leitrim	13/05/2025

Total: 1

***** END OF REPORT *****