



Leitrim County Council Planning Report

Reference No:	ED25-38
Applicant:	Philip Kelly, Director of Carrick-on-Shannon Tennis Club
Location:	St. George's Terrace, Carrick-on-Shannon, Co. Leitrim
Application Type:	Declaration under Section 5 of the Planning and Development Act 2000, as amended.
Proposal:	The upgrading of the existing floodlights on 2 No. tennis courts which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps.
Date of Site Inspection:	11/08/2025
Due Date:	22/09/2025

Introduction

This subject request for a declaration under Section 5 of the Planning and Development Act 2000, as amended, was received by the Planning Authority on the 1st of August 2025, with additional information submitted on the 5th of August 2025, and relates to whether the upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps is development and whether it is exempted development.

Further information was sought from the applicant on the 19th of August 2025 with a response received by the Planning Authority on the 2nd of September 2025.

Site Location and Context

The site is located in an architecturally sensitive location in close proximity to numerous protected structures as prescribed in the Record of Protected Structures (RPS) contained within Volume IV of the Leitrim County Development Plan 2023-2029 (which includes Hatley Manor RPS no. 249, the Former National Irish Bank – now the Red Bank Restaurant RPS no. 259, terrace of 4 three-bay two storey houses RPS no. 260) and numerous other buildings and structures that are listed in the NIAH.

The site is located in within the Carrick-on-Shannon Architectural Conservation Area and is within an Area of High Visual Amenity. The site also lies within the zone of archaeological potential around the town of Carrick-on-Shannon LE031-005 refers. The Carrick-on-Shannon Joint Local Area Plan 2025-2031 prescribes a land use zoning objective of 'Open Space and Amenity' in respect of the subject site.

The works as proposed relate to the replacement of 16 No. metal halide lamps with 8 LED lamps which currently serve 2 No. tennis courts. The existing metal halide lamps are on 6 No. columns. No works are proposed to the columns.

The nearest Natura 2000 site is Lough Arrow Special Area of Conservation (SAC Site Code: 001673) which is located approximately 15.8km northwest of the subject site.

The nearest nationally designated site is Lough Drumharlow a proposed Natural Heritage Area (pNHA Site Code: 001643) which is located approximately 700m northwest of the subject site.



Fig. 1 – The existing 2 and 4 halide lamps and respective columns currently serving the tennis courts.

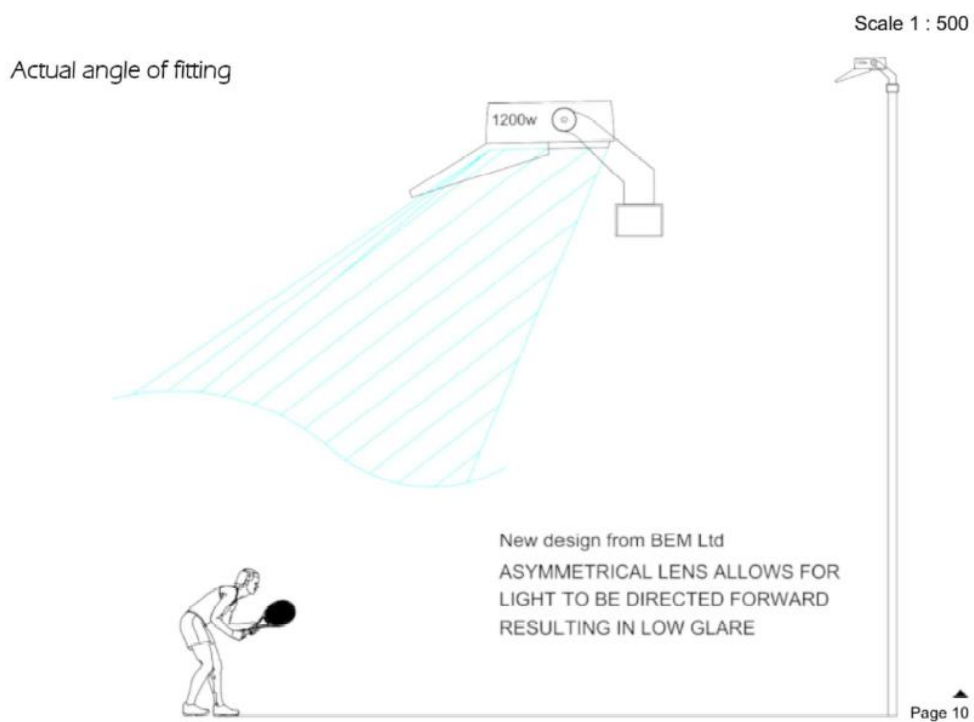


Fig. 2: Image of replacement LED Lamp

Planning History

- P.23/60088 Application for a new single storey Clubhouse complete with viewing terrace at roof level, along with associated site works & services. Permission granted 21/11/2023.
- P.426 Application for a Pavillion to the immediate south of the existing tennis courts. Granted in September 1977. This Pavillion was never constructed.

It is noted that the provision of the existing floodlighting, which was carried out in partnership with Leitrim County Council, constituted exempted development. Refer to 11-C-12 in this regard.

Relevant Legislation

Planning and Development Act, 2000 (as amended)

Section 2 Interpretation

Section 2(1) of the Planning and Development Act, 2000 (as amended) provides an interpretation of 'works' as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...'. An "alteration" includes '(a) plastering or painting or the removal of plaster or stucco, or (b) the replacement of a door, window or roof.... that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures.'

Section 3 Development

Section 3 (1) In this Act 'development' means, except where the context otherwise requires, the carrying out of any works on, in, or under land or the making of any material change in the use of any structures or other land.

Section 4 Exempted Development

Section 4 (1)- The following shall be exempted developments for the purposes of this Act –

(h) development consisting of the carrying out 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 of the structure inconsistent with the character of the structure or of neighbouring structures;

Assessment

File History

I refer to the earlier planning report dated the 13th of August 2025 and the following request for further information as issued to the applicant on the 19th of August 2025. The referrer's response, received on the 2nd of September 2025, is detailed hereunder.

1. While details have been submitted relating to the lighting of the tennis courts themselves, the impact on the surrounding areas, is limited and has not been sufficiently detailed. The full impact/extent of light spill on the adjoining commercial and residential developments and public road in the vicinity of the tennis club cannot be determined as the lighting plans have not, with the exception of the housing on St. Georges Tce., clearly included the surrounding areas.

You are therefore requested to submit a scaled Site Layout Plan (scale 1:500), which includes the buildings and roads in the vicinity of the site, showing the Lux levels, so that a full assessment of the impact of the revised lighting proposal on these surrounding buildings (including the residential buildings that back onto the People's Park) and road along St. George's Terrace can be assessed.

Response: The applicant has submitted the requested Site Layout Plan (scaled 1:500) detailing the Lux values from the proposed lighting on the surrounding buildings and road along St. George's Terrace.

Assessment of Response: The submitted further information is of sufficient detail to determine that the proposed works will not give rise to any significant adverse impacts on any neighbouring properties by way of excessive light overspill.

Referral Question

Having reviewed all of the documents relating to this referral, including the further information response received on the 2nd of September 2025, I consider the question to be based on whether the **upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps** is or is not development and whether it is or is not exempted development.

Is or is not development.

In relation to whether the proposed works constitute development, regard is had to Section 3(1) of the Planning and Development Act 2000, as amended, which defines 'development' as comprising of two possible components: *"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 2(1) of the Act provides an interpretation of 'works' as *"the carrying out of any works on, in over, or under land"* including *"any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."*.

Therefore, *the upgrading of the existing floodlights on 2 No. tennis courts, which involves the replacement of existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps*, is development within the meaning of the Act.

Is or is not exempted development.

The proposed **upgrading of the existing floodlights can be** considered under the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, which states:

(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;

The proposed upgrading of the existing floodlights relates to the replacement of 16 No. metal halide lamps with 8 LED lamps which currently serve 2 No. tennis courts. The existing metal halide lamps are on 6 No. columns with no works proposed to the columns. The proposed works are considered appropriate and will not materially affect the external appearance of the existing floodlighting structures so as to render the appearance inconsistent with the character of the structures or of neighbouring structures, nor will the proposed works give rise to any restrictions on available exemptions in accordance with Article 9 of the Planning and Development Regulations 2001, as amended.

The proposed works are therefore considered to be development that is exempted development.

Conclusion

Having carried out a site inspection, examined the submission and reviewed all of the documents relating to this development including the further information response received on the 2nd of September 2025, along with the relevant legislation, I conclude that the proposed **upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps**, is development and is exempted development.

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The proposed development has been screened for Appropriate Assessment (AA), and it has been determined that an AA is not required. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development, its location in a serviced built-up area, the absence of any connectivity to any sensitive location and the likely emissions therefrom and the fact that the development proposed is not of a development type or class set out in Part 1 and is sub-threshold of applicable development type/class set out in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. It is therefore concluded that EIA is not required.

Recommendation

Having regard to the foregoing, I recommend that the Planning Authority issue the following Declaration under Section 5 of the Planning and Development Act 2000, as amended:

WHEREAS a question has arisen as to whether the proposed works comprising of the upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps is or is not development and whether it is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by Philip Kelly, Director of Carrick-on-Shannon Tennis Club on the 1st of August 2025;

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended, and
- (c) the documentation submitted as part of the referral including the further information response;

AND WHEREAS Leitrim County Council has concluded that:

- (a) the proposed works comprising of the upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended;
- (b) the proposed upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16 No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps would not materially affect the external appearance of the existing floodlighting structures so as to render the appearance inconsistent with the character of the structures or of neighbouring structures, nor will the proposed works give rise to any restrictions on available exemptions in accordance with Article 9 of the Planning and Development Regulations 2001, as amended.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(b) of the 2000 Act, as amended, hereby declares that:

The proposed upgrading of the existing floodlights on 2 No. tennis courts at the Carrick-on-Shannon Tennis Club St. George's Terrace, Carrick-on-Shannon, Co. Leitrim, which involves the replacement of the existing 16

No. metal halide lamps on the existing floodlighting columns, with 8 LED lamps is development and is exempted development.

A handwritten signature in black ink, appearing to read 'Liam Flynn', written over a horizontal line.

Liam Flynn
Senior Executive Planner
Date: 18/09/2025



Appropriate Assessment Screening and Determination

STEP 1. Description of the project/proposal and local site characteristics:


(a) File Reference No:	ED25-38
(b) Brief description of the project or plan:	As per Section 5 report
(c) Brief description of site characteristics:	As per Section 5 report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No
(e) Response to consultation:	N/A

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest	Distance from proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
Lough Arrow SAC (001673)	https://www.npws.ie/protected-sites/sac/001673	15.8km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	No significant potential impacts.
Operational phase e.g. <ul style="list-style-type: none"> Direct emission to air and water Surface water runoff containing contaminant or sediment Lighting disturbance Noise/vibration Changes to water/groundwater due to drainage or abstraction Presence of people, vehicles and activities Physical presence of structures (e.g. collision risks) Potential for accidents or incidents 	No significant potential impacts.

In-combination/Other	No significant potential impacts.	
(b) Describe any likely changes to the European site:		
<ul style="list-style-type: none"> • Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No significant potential impacts.	
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Step 4. Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.		
Having regard to the information on file, the nature and scale of the proposed development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, either alone or in-combination with other developments, is not likely to have any significant effects on any European site in view of its conservation objectives.		
Conclusion:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature of Recommending Planner:		Date: 18/09/2025



Environmental Impact Assessment (EIA) Pre-Screening

Establishing if the proposal is a 'sub-threshold development'

File Reference No:	ED25-38
Development Summary:	As per Section 5 Report
Was a Screening Determination carried out under Section 176A-C?:	<input type="checkbox"/> Yes – No further action required <input checked="" type="checkbox"/> No – Proceed to Part A

Part A - Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)

<input type="checkbox"/> Yes – specify class:	EIA is mandatory No screening required
<input checked="" type="checkbox"/> No	Proceed to Part B

Part B - Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)

<input type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No screening required
<input type="checkbox"/> Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No screening required
<input checked="" type="checkbox"/> Yes, the project is of a type listed but is <i>sub-threshold</i> : [Schedule 5 Part 2 10 (dd) <i>All private roads which would exceed 2000 metres in length</i>]	Proceed to Part C


Part C – If yes, has Schedule 7A information/screening report been submitted?

<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input checked="" type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

EIA Preliminary Examination:

The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment:	Yes/No/Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i>		No

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?		No
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?		No
Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		No
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
<input checked="" type="checkbox"/> There is no real likelihood of significant effects on the environment. EIA is not required.	<input type="checkbox"/> There is real likelihood of significant effects on the environment. An EIAR is required.	<input type="checkbox"/> There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.
Signature of Recommending Planner:		Date: 18/09/2025