

**Summary Sheet on Weekly List for Week Ending**  
**26<sup>th</sup> May, 2024**

<b><u>No of Applications received</u></b>	<b>5</b>
• Permission	3
• Permission for Retention	2
• Outline Permission	0
• Approval	0
• Permission Consequent on the Grant of Outline Permission	0
• Extension of Duration of Permission	0
• Temporary Permission	0

<b><u>Total Decisions issued</u></b>	<b>6</b>
Granted Full Planning Permission	3
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	0
Refused Permission to Retain	3
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	1
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Further information received on applications	0
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Further information requested on applications	4
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Notification received re. Appeal Decisions by An Bord Pleanála	1
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Notification received re. Decisions appealed to An Bord Pleanála	0
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## 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   20/05/2024   T O   26/05/2024

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, may be 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.
24/60097	Paul Honeyman and Caitlin Honeyman	R	20/05/2024	(1). To retain and complete the domestic garage (parent planning ref 21133). (2). To amend the site boundaries as granted under (parent planning ref 21133) and all ancillary works. Commons, Fenagh, Co Leitrim N41 W2P9		N	N	N
24/60098	DECLAN & SINEAD CONWAY	P	21/05/2024	(1) the erection of a new single storey dwelling, (2) new detached garage, (3) new vehicular entrance, with piers & gates and (4) connection to existing mains water and public sewer, together with all associated site development works. JAMESTOWN Td., JAMESTOWN COUNTY LEITRIM		N	N	N
24/60099	Paul Honeyman & Caitlin Honeyman	R	23/05/2024	(1). To retain and complete the domestic garage (parent planning ref 21133). (2). To amend the site boundaries as granted under (parent planning ref 21133) and all ancillary works. Commons, Fenagh, Co Leitrim N41 W2P9		N	N	N

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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU.	IPC LIC.	WASTE LIC.
24/60100	Carrigallen GAA club	P	23/05/2024	Planning Permission for (a) fully serviced multipurpose building to facilitate indoor training with signage, (b) provide ground mounted solar panels (c) extend training field with perimeter fencing and revised flood lighting positions (d) detached modular coffee/tea shop (e) redesign entrance to existing clubhouse with new enlarged door/screen, exterior canopy and signage (f) provide score board to main field and electronic display messaging board towards road side (g) upgrade and extend existing walking track to perimeter of main pitch and extend to meet public footpath along roadside, (h) construct parking layout and outdoor gym area and all ancillary and associated site works Carrigallen GAA Grounds, Calloughs Td Carrigallen, Co.Leitrim H12D427		N	N	N
24/60101	John Reynolds & Amanda Gallagher	P	24/05/2024	Planning permission sought for alterations to previously approved extension approved under Planning Reference P.21/141, and planning permission sought to demolish existing detached garage and erect new detached garage & attached carport with associated alterations to site layout & all ancillary works Beagh Beg Carrigallen Co Leitrim		N	N	N

**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 RECEIVED FROM 20/05/2024 To 26/05/2024**

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;  
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Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

**Total: 5**

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

## 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   G R A N T E D   F R O M   20/05/2024   T O   26/05/2024

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

The use of the personal details of planning applicants, including for marketing purposes, may be 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	M.O. DATE	M.O. NUMBER
23/85	Michael Boyle	R	28/07/2023	will consist of permission to retain a new external bar area with canopy over located in the beer garden area, together with all associated site development works  Main Street Carrick on Shannon Co Leitrim N41 V9D5	20/05/2024	24/JF/143
24/60017	Gerbrig Idenburg	R	31/01/2024	The development to be retained comprises of a Change of use from domestic garage to home office/garden room as constructed and the construction of an additional domestic store with open seating area and all associated siteworks Rosfrair Kinlough Co. Leitrim F91 VN8Y	24/05/2024	24/JF/150
24/60064	Paul Mc Donagh	P	03/04/2024	construction of a new forestry access entrance to an existing mature forestry and all ancillary works. Drumcoura Ballinamore Co. Leitrim	21/05/2024	24/JF/147

## LEITRIM COUNTY COUNCIL

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

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60065	Barrie Green	R	03/04/2024	development will consist of the retention of the large metal shed which was constructed to the East of the existing Dwellinghouse. Socks Dromahair CO. Leitrim F91 PT44	20/05/2024	24/JF/144
24/60066	Daniel Feely	P	03/04/2024	development will consist of 1) change of use of existing detached single storey cottage from current use as storage to re-establish use as a dwelling; 2) restoration of the cottage along with all associated internal reconfigurations and modifications to external facades; 3) demolition of existing lean-to canopy to the East gable of the existing cottage; 4) construction of a new single storey extension to the North & East of the existing cottage; 5) upgrade of existing wastewater treatment system; and 6) associated site works & services. Killarcan, Leitrim Village, Co. Leitrim.	22/05/2024	24/JF/148

**LEITRIM COUNTY COUNCIL**

**PLANNING APPLICATIONS**

**PLANNING APPLICATIONS GRANTED FROM 20/05/2024 To 26/05/2024**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;  
 The use of the personal details of planning applicants, including for marketing purposes, may be 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	M.O. DATE	M.O. NUMBER
24/60067	Osman Costello	P	05/04/2024	change of use of existing ground floor residential / storage areas to a public bar / lounge area & associated toilet areas, reconfiguration of part of the existing ground and the total first areas to 3no. apartments (3no. one bed) and all associated site development works. Main Street Ballinamore Co. Leitrim N41 N722	24/05/2024	24/JF/149

Total: 6

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

**PLANNING APPLICATIONS**

**PLANNING APPLICATIONS REFUSED FROM 20/05/2024 To 26/05/2024**

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received 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 \*\*\*



PLANNING APPLICATIONS

INVALID APPLICATIONS FROM 20/05/2024 To 26/05/2024

The use of the personal details of planning applicants, including for marketing purposes, may be 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	APPLICANT'S NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
24/60097	Paul Honeyman and Caitlin Honeyman	R	20/05/2024	(1). To retain and complete the domestic garage (parent planning ref 21133). (2). To amend the site boundaries as granted under (parent planning ref 21133) and all ancillary works. Commons, Fenagh, Co Leitrim N41 W2P9

Total: 1

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

**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 20/05/2024 To 26/05/2024**

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 INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
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**  
**FURTHER INFORMATION REQUESTED FROM 20/05/2024 To 26/05/2024**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
24/60059	Conor Gilgunn Castle Street Manorhamilton Leitrim F91 FT50	28/03/2024	P	construct a single storey type domestic extension to the side of the existing dwelling, together with all ancillary works Castle Street Manorhamilton Leitrim F91 FT50	20/05/2024
24/60061	JJ O Hara Faslowart, Dromahair Co. Leitrim. F91 KOWF	29/03/2024	R	(1) retain and complete an existing domestic house/guest house, the building contains 2 domestic bedrooms and 9 number B&B bedrooms and all ancillary living accommodation. (2). To complete the partly constructed kitchen/dinning/living playro Faslowart, Dromahair Co. Leitrim F91 KOWF	20/05/2024
24/60063	Chris Farrell Bunkilleen Mohill co. Leitrim	03/04/2024	P	(1). construct a slatted/dry agricultural livestock shed. (2). To construct a new dungstead agricultural building. (3). To construct a new site agricultural entrance and all ancillary works. Bunkilleen Mohill Co. Leitrim	20/05/2024



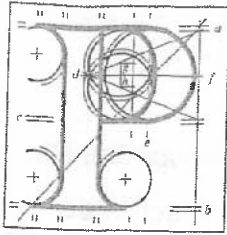
LEITRIM COUNTY COUNCIL  
AN BORD PLEANÁLA

APPEAL DECISIONS NOTIFIED FROM 20/05/2024 To 26/05/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
22/223	Marion and James Kelly Bundoran Co Donegal	P	25/07/2023	(a) erect 6 number 1 bed chalets; (b) erect a bike shed; (c) construct a playground area; (d) connect to the existing public sewer mains; (e) construct a new site entrance and all ancillary works Gubacreeny Kinlough Co Leitrim	23/05/2024	REFUSED

Total: 1

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



An  
Bord  
Pleanála

Board Order  
ABP-317826-23



Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 22223

**APPEAL** by Marie Keirins and others care of 58 Melvin Fields, Kinlough, County Leitrim against the decision made on the 25<sup>th</sup> day of July, 2023 by Leitrim County Council to grant, subject to conditions, a permission to Marion and James Kelly care of Francis Devitt Planning and Design Engineers of Main Street, Drumkeerin, County Leitrim in accordance with the plans and particulars submitted to the said Council.

**Proposed Development:** (a) to erect six number one-bed chalets; (b) to erect a bike shed; (c) to construct a playground area; (d) to connect to the existing public sewer mains; (e) to construct a new site entrance and all ancillary works at Gubacreeny, Kinlough, County Leitrim. The proposed development was revised by further public notices received by the planning authority on the 14<sup>th</sup> day of June 2023.

### Decision

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the provisions of the Leitrim County Development Plan 2023-2029 and in particular policy TOUR INF POL4 which facilitates tourist accommodation at suitable locations throughout the county, it is considered that the location of the site, outside the settlement envelope of Kinlough within open countryside and at a remove from existing tourism/recreation facilities within Kinlough, would not comprise a suitable location and would be contrary to the provisions of this policy. Furthermore, the proposed development would be contrary to objective TOUR INF OBJ 2 of the development plan which facilitates the development of tourist accommodation along established walking/hiking routes and adjacent to existing tourism/recreation facilities, subject to satisfying normal planning criteria. The proposed development would, therefore, be contrary to the provisions of the Leitrim County Development Plan 2023-2029 and would set an undesirable precedent for further developments of this nature in unsuitable locations. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development as proposed is dependent upon connections to the public foul sewer network, public surface water network and the public watermain which are located on third party lands and within the control of a third party which, while comprising existing foul and surface water sewer infrastructure, are not taken in charge and the consent to connect to same has not been provided. The Board considered that there is an absence of certainty that the foul waste and surface water generated by the proposed development could be managed and disposed of appropriately, or that water to service the development could be provided within the context of the permission sought given that connection to same is within the control of a third party who has not provided the requisite consent. Therefore, if permitted, the development as proposed would be prejudicial to public health due to the absence of

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certainty in respect of connections to the public foul waste network, surface water and public watermain. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the Inspector that the principle of the proposal would be acceptable based on the proposal to provide a pedestrian connection to facilitate access to the village centre. The provision of pedestrian connectivity is one consideration in establishing the suitability or otherwise of the site for such a use. The Board noted that the site is at a considerable remove from the main village centre and from the shores of Lough Melvin which are the primary tourist facilities and assets in the settlement and also noted the extent of zoned and undeveloped lands within the settlement which would be suitable for a development of the type proposed. The Board also considered that the site is not located along established walking/hiking routes or adjacent to existing tourism/recreation facilities. The Board concluded, contrary to the opinion of the Inspector and the planning authority that the principle of the proposed development on the site would not be acceptable.

Furthermore, the Board did not agree with the Inspector that the arrangements proposed for the future connection of the development to the public foul and surface water sewer systems was satisfactory as it relies upon connections to infrastructure which requires the consent of third parties which has not been demonstrated. The Board did not agree with the Inspector that these matters relating to the ownership of the infrastructure were civil matters and not matters which the Board can consider. The ability of a development to be serviced is a central planning consideration and if a development has not been provided with consent to connect to services which can be delivered then the absence of certainty in this regard is a material consideration in the decision-making process. The Board disagreed with the Inspector and the Planning Authority in their belief that that there is no reason to assume that consent for connection to public infrastructure will not be forthcoming on the

*MC*



basis that concern was provided to connect to the existing footpath. Again, the absence of certainty in this regard is a central consideration and cannot be addressed by condition as proposed by the Inspector and planning authority. The Board did however agree with the Inspector that the inclusion by the planning authority within condition 6 of the potential installation of a wastewater system by condition was entirely inappropriate as such would require a separate grant of permission.

*Una Crosse*

Una Crosse

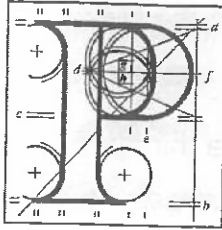
Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this *23<sup>rd</sup>* day of *May* 2024.

27 MAY 2024

22 | 223



An  
Bord  
Pleanála

**Board Direction**  
**BD-016306-24**  
**ABP-317826-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2024.

The Board decided to refuse permission for the following reasons and considerations.

#### Reasons and Considerations

1. Having regard to the provisions of the Leitrim County Development Plan 2023-2029 and in particular policy TOUR INF POL4 which facilitates tourist accommodation at suitable locations throughout the county, it is considered that the location of the site, outside the settlement envelope of Kinlough within open countryside and at a remove from existing tourism/recreation facilities within Kinlough, would not comprise a suitable location and would be contrary to the provisions of this policy. Furthermore, the proposed development would be contrary to objective TOUR INF OBJ 2 of the Plan which facilitates the development of tourist accommodation along established walking/hiking routes and adjacent to existing tourism/recreation facilities, subject to satisfying normal planning criteria. The proposed development would therefore be contrary to the provisions of the Leitrim County Development Plan 2023-2029 and would set an undesirable precedent for further developments of this nature in unsuitable locations. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The development as proposed is dependent upon connections to the public foul sewer network, public surface water network and the public watermain which are located on third party lands and within the control of a third party which, while comprising existing foul and surface water sewer infrastructure, are not taken in charge and the consent to connect to same has not been provided. The Board considers that there is an absence of certainty that the foul waste and surface water generated by the proposed development could be managed and disposed of appropriately, or that water to service the development could be provided within the context of the permission sought given that connection to same is within the control of a third party who has not provided the requisite consent. Therefore, if permitted, the development as proposed would be prejudicial to public health due to the absence of certainty in respect of connections to the public foul waste network, surface water and public watermain. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

#### Note

The Board is not satisfied on the basis of the information on file that it would be appropriate to condition agreement on a revised surface water design having regard to the absence of any details to demonstrate that there is sufficient gradient between the proposed attenuation chamber and the existing storm water sewer. However, having regard to the substantive reasons for refusal above, it was decided not to pursue this matter further as part of the subject proposal.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree with the Inspector that the principle of the proposal would be acceptable based on the proposal to provide a pedestrian connection to facilitate access to the village centre. The provision of pedestrian connectivity is one consideration in establishing the suitability or otherwise of the site for such a use. The Board noted that the site is at a considerable remove from the main village centre and from the shores of Lough Melvin which are the primary tourist facilities and assets in the settlement and also noted the extent of zoned and undeveloped lands within the settlement which would be suitable for a development of the type

proposed. The Board also considered that the site is not located along established walking/hiking routes or adjacent to existing tourism/recreation facilities. The Board concluded, contrary to the opinion of the Inspector and the Planning Authority that the principle of the proposed development on the site would not be acceptable.

Furthermore, the Board did not agree with the Inspector that the arrangements proposed for the future connection of the development to the public foul and surface water sewer systems was satisfactory as it relies upon connections to infrastructure which requires the consent of third parties which has not been demonstrated. The Board did not agree with the Inspector that these matters relating to the ownership of the infrastructure were civil matters and not matters which the Board can consider. The ability of a development to be serviced is a central planning consideration and if a development has not been provided with consent to connect to services which can be delivered then the absence of certainty in this regard is a material consideration in the decision making process. The Board disagreed with the Inspector and the Planning Authority in their belief that that there is no reason to assume that consent for connection to public infrastructure will not be forthcoming on the basis that concern was provided to connect to the existing footpath. Again, the absence of certainty in this regard is a central consideration and cannot be addressed by condition as proposed by the Inspector and Planning Authority. The Board did however agree with the Inspector that the inclusion by the Planning Authority within condition 6 of the potential installation of a wastewater system by condition was entirely inappropriate as such would require a separate grant of permission.

Board Member

  
Una Crosse

Date: 15/05/2024

**A N B O R D P L E A N Á L A**  
**APPEALS NOTIFIED FROM 20/05/2024 To 26/05/2024**

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

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