

Summary Sheet on Weekly List for Week Ending
25th August, 2019

<u>No of Applications received</u>	1
• Permission	1
• Permission for Retention	0
• Outline Permission	0
• 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	5
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	2
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	0
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Further information received on applications	8
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Further information requested on applications	3
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Notification received re. Decisions appealed to An Bord Pleanala	1
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PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 19/08/19 TO 25/08/19

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 - 2003 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 WASTE LIC. LIC.
19/177	Board Of Management	P	21/08/2019	development consisting of the provision of an extension to the rear of the existing school consisting of a proposed staff room and toilet facilities including material alterations to the original school consisting of the conversion of the existing toilets to principal's office, administration office and connecting corridor to the proposed extension including all ancillary works Drumeela National School Carrigallen Co. Leitrim			

Total: 1

*** 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**

PLANNING APPLICATIONS GRANTED FROM 19/08/2019 TO 25/08/2019

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, maybe unlawful under the Data Protection Acts 1988 - 2003 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
18/276	Niall & Rowena McCabe	P	18/12/2018	development consisting of (a) Demolition of existing single storey dwelling and decommission of existing effluent treatment system; (b) Construction of one and a half storey dwelling house and domestic garage with provision of access road; (c) provision of new effluent treatment system and all associated site works Derryherk Rosclougher Co. Leitrim	21/08/2019	19/JG/302
19/62	Grainne McGowan-Loftus & John Loftus	P	21/03/2019	remove existing two storey type dwelling and construct replacement two storey type dwelling, upgrade existing entrance, install new sewerage treatment system and associated works and connect to all other existing services. A Natura Impact Statement has been submitted with this application. Carricleitrim Manorhamilton Co. Leitrim	19/08/2019	19/JG/296

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PLANNING APPLICATIONS GRANTED FROM 19/08/2019 TO 25/08/2019

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
19/70	Manor Court Construction Ltd.	P	02/04/2019	alterations, extensions and change of use to The Central Bar as follows: (1) change existing front window to new entrance door adjacent to existing door; (2) change of use from nightclub to restaurant; (3) addition of two bedrooms; (4) extend the rear extension buildings as follows: (a) partially demolish the first 10m of the two storey extension attached to the original front building and rebuild to the full width of the site; (b) construct a single storey kitchen extension on the North East side; (c) build up part of the existing single storey store (closest to rear car-park) to two storeys; (d) new side entrance, (5) lighting to car-park and (6) ancillary site works Main St & Commons Lane Manorhamilton Co, Leitrim	21/08/2019	19/JG/301
19/120	Raymond & Ann Brogan	R	28/05/2019	existing habitable accommodation at first floor level as currently constructed and which services existing dormer type dwelling house and all ancillary site works No. 1 Glen Comar Dromod Harbour Drumod More Td. Co. Leitrim	20/08/2019	19/JG/298

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 19/08/2019 TO 25/08/2019

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
19/146	Damian Bohan	P	27/06/2019	to erect two bay slatted shed with underground storage tank, cubicles, creep area & feed passage area, new cattle crush and yard, lay concrete aprons and associated works Agharann Aughavas Co. Leitrim	20/08/2019	19/JG/299
19/147	Joan Regan & Thorsten Rodtmann	R	27/06/2019	the existing as built dwelling-house, garage under previous Grant of Permission P.271 and retention of the detached building to the rear ancillary to the enjoyment of the dwelling-house 17 Shannon Lodge Townspark Carrick on Shannon Co. Leitrim	20/08/2019	19/JG/300
19/151	Michael & Dolores Flynn	P	03/07/2019	demolish existing entrance porch and construct new porch and access ramp to dwelling house Attifinlay Carrick on Shannon Co. Leitrim	23/08/2019	19/JG/306

Total: 7

*** END OF REPORT ***

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 19/08/2019 TO 25/08/2019

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 19/08/2019 TO 25/08/2019**

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 and may result in action by the Data Protection Commissioner, against the sender, including prosecution.

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
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Total: 0

*** END OF REPORT ***

**LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS
FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS
FROM 19/08/2019 TO 25/08/2019**

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 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
18/190	Kathleen Conlon	P		23/08/2019	F the upgrade of an existing farm entrance to a forestry standard entrance Drumrane Td Dromahair Co. Leitrim
18/269	Sandlewood Limited	R		21/08/2019	F development consisting of the retention and continuance of (i) extraction of stone within an area of 0.8 hectares, and (ii) use of the remaining exhausted quarry floor area of 1.25 hectares for access, stockpiling and minor processing (including occasional mobile crushing), settlement lagoons, and associated civil works, all within that area authorised by 12.SU.0133. Permission is requested for a term of 5 years at a maximum output of 40,000 tonnes per annum Liscuillew Upper Drumkeerin Co. Leitrim
19/31	Coilte Teoranta	P		20/08/2019	F construction of a new forestry road entrance including all associated site works Cloonaguinn Manorhamilton Co. Leitrim

**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 19/08/2019 TO 25/08/2019**

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 - 2003 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
19/83	Jeremiah & Lorraine McGovern	P		22/08/2019	F 1. To demolish existing non habitable dwelling house and outbuilding including de-commissioning existing septic tank. 2. To erect single storey dwelling on footprint of existing dwelling. To erect domestic garage. To erect new gate, wing walls and piers on existing access road. 3. Connect to existing public sewer and all ancillary works necessary to complete the development Druminalass Td. Ballinaglera Co Leitrim
19/124	Rachel Dolan	R		23/08/2019	F for (1) revised location of effluent treatment system and percolation area (2) domestic garage (3) revised site boundaries and location of existing bellmouth entrance (4) revised location of sun lounge, alteration to side elevation and site development works Ballycalleen Td. Fenagh Co Leitrim
19/127	Richard & Karen Bentley	R		21/08/2019	F is sought for attic conversion and alterations to rear elevation and associated works Aghoo West Ballinamore Co Leitrim

**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 19/08/2019 TO 25/08/2019**

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 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
19/127	Richard & Karen Bentley	R		23/08/2019	F is sought for attic conversion and alterations to rear elevation and associated works Aghoo West Ballinamore Co Leitrim
19/137	Eleanor & Kieran Gill	P		19/08/2019	F an extension to the side of our existing house, new effluent treatment system consisting of mechanical aeration system and packed tertiary treatment system and all associated site development works Curraghmartin Drumsna Co. Leitrim

Total: 8

*** END OF REPORT **

**PLANNING APPLICATIONS
FURTHER INFORMATION REQUESTED FROM 19/08/2019 TO 25/08/2019**

File Number	Applicants Name and Address	App. Received	App Type	Development Description and Location	F.I. Request Date
19/137	Eleanor & Kieran Gill Curraghmartin Drumsna Co. Leitrim	17/06/2019	P	an extension to the side of our existing house, new effluent treatment system consisting of mechanical aeration system and packed tertiary treatment system and all associated site development works Curraghmartin Drumsna Co. Leitrim	23/08/2019
19/150	Caolmhe Rowley 5 Semi Circular Road Kilboderry Carrick on Shannon Co. Leitrim	03/07/2019	P	the following works: (a) to demolish an existing habitable dwelling; (b) to construct a new single storey domestic dwelling with living accommodation in the roof space; (c) to construct a domestic garage; (d) Upgrade the existing waste water treatment ... Moher (ED Drumod) Annaduff Co. Leitrim	23/08/2019
19/152	Alan Egan Parkmore Ballinasloe Co. Galway	03/07/2019	P	the construction of a new forestry access entrance to an existing mature forestry and all ancillary works Drumrane Co. Leitrim	23/08/2019

PLANNING APPLICATIONS
FURTHER INFORMATION REQUESTED FROM 19/08/2019 TO 25/08/2019

File Number	Applicants Name and Address	App. Received	App Type	Development Description and Location	F.I. Request Date
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Approval		0			
Extension of Duration		0			
Outline		0			
Permission		3			
Retention		0			
Premission Consequent		0			
Temporary		0			
Total		3			

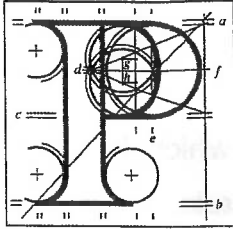
***** END OF REPORT *****

A N B O R D P L E A N A L A
APPEAL DECISIONS NOTIFIED FROM 19/08/2019 TO 25/08/2019

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
19/25	Tony & Phina Dunne Attirory Carrick on Shannon Co. Leitrim	P	02/04/2019	R	development consisting of construction of a new private domestic two storey dwelling, private domestic garage, proprietary effluent treatment system and percolation area to EN 12566-3 & SR.66, new entrance gate piers, front wall and driveway and associated site works Ballynacleigh Carrick-on-Shannon Co. Leitrim	20/08/2019	REFUSED

Total : 1

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



Planning and Development Acts 2000 to 2019

Planning Authority: Leitrim County Council

Planning Register Reference Number: 19/25

APPEAL by Tony and Phina Dunne care of Pat Byrne Consulting of Teeboy, Corlough, Belturbet, County Cavan against the decision made on the 2nd day of April, 2019 by Leitrim County Council to refuse permission.

Proposed Development: Construction of a new private domestic two-storey dwelling, private domestic garage, proprietary effluent treatment system and percolation area to EN 12566-3 and SR.66, new entrance gate piers, front wall and driveway and associated site works, all at Ballynacleigh, Carrick-on-Shannon, County Leitrim.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The site of the proposed development is located within an area under strong urban influence, as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating social and economic local need, in accordance with the Leitrim County Development Plan 2015-2021. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (February 2018), to seek to facilitate the provision of single housing in rural areas under urban influence and pressure, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the proximity of the subject site to the town of Carrick-on-Shannon, the location of the applicants' existing dwelling and the stated nature of the employment of the applicants, and also having regard to the documentation submitted with the application and the appeal, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicants do not come within the scope of the housing need criteria as set out in the development plan and in national policy and Guidelines for a house at this rural location. The proposed development would, therefore, be contrary to the Ministerial

Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the ground, soil and subsoil conditions for the site and the extent of seasonal water ponding and soil saturation evident on site, the Board is not satisfied that the site is suitable for the treatment and disposal of domestic foul effluent in accordance with the 'Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)', 2009 and subsequent clarifications issued by the Environmental Protection Agency. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.



Dave Walsh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 20th day of August 2019.