

Leitrim County Council



Declaration regarding Development/Exempted Development (Section 5 of Planning & Development Act 2000, as amended)

Leitrim County Council Reference Number: ED- 24-05

WHEREAS a question has arisen as to whether the removal of a sand and cement external plaster finish and its replacement with a lime-based external plaster finish at the premises known as ‘McHugh’s Bar’, Bridge Street, Carrick-on-Shannon, Co. Leitrim is or is not development or is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by Caroline McHugh on the 19th of January 2024;

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

- (a) Section 2(1), 3(1), 4(1)(h) and 82(1) of the Planning and Development Act 2000, as amended,
- (b) Article 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) the location of the subject site within the Carrick-on-Shannon Architectural Conservation Area as prescribed in the Leitrim County Development Plan 2023-2029,
- (d) the documentation submitted as part of the referral including the further information response, and
- (e) the pattern of development in the area,

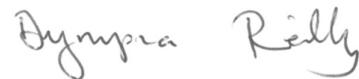
AND WHEREAS Leitrim County Council has concluded that:

- (a) the removal of a sand and cement external plaster finish and its replacement with a lime-based external plaster finish at the premises known as ‘McHugh’s Bar, Bridge Street, Carrick-on-Shannon, Co. Leitrim is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended;

- (b) the subject development comes within the scope of Section 4(1)(h) of the Planning and Development Act 2000, as amended being works to improve the subject property; and
- (c) the subject development is not considered to detract from or materially affect the character of the Carrick-on-Shannon Architectural Conservation Area within which the subject property is located.

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

the removal of a sand and cement external plaster finish and its replacement with a lime-based external plaster finish at the premises known as 'McHugh's Bar, Bridge Street, Carrick-on-Shannon, Co. Leitrim is development and **is exempted development.**



**Signed: Administrative Officer
Planning Department**

Dated this 17th October, 2024

Advice Note:

- 1. Notwithstanding the above declaration, the Planning Authority is acutely aware that the removal of the former cement-based external plaster finish is currently the subject of ongoing enforcement proceedings.***
- 2. The above declaration is predicated upon the removal of the existing brick quoins which surround the window openings of the upper floors and the application of the lime-based plaster finish in a manner which provides for a flush plaster finish across the front façade of the upper floors without any reinstated quoins or raised plaster projections, as advocated in the submitted application documentation received by the Planning Authority on the 19th of January 2024 and the further information response received by the Planning Authority on the 2nd of October 2024.***
- 3. Related to item 2 above, the Planning Authority notes that submitted information accompanying this Section 5 declaration application includes a report prepared by J.P. Colclough, consultant in architecture and historic buildings, which outlines the recommendations and specifications for the reinstatement of the façade. Reference is made in the report to the previous staggered quoin finish to the second and third storey level of the front façade along its left-hand side, with the report disputing these quoins as an original design feature of the subject structure. In support of this argument, the report contains a copy of a photograph of the Bridge Street streetscape, taken circa 1910, which illustrates no such quoins detailed on the façade of the subject structure at that time. The report concludes with the recommendation that no such quoins should be reinstated.***

On this matter, the Planning Authority notes that the submitted further information response does not specifically reference any reinstatement of these quoin features. However, the Planning Authority accepts that these quoin elements were not an original feature of the subject structure and is amenable to the application of the lime-based plaster finish without the reinstatement of this previous staggered quoin finish to the second and third storey level of the front façade along its left-hand side.

