

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

<b><u>No of Applications received</u></b>	<b>5</b>
• Permission	2
• Permission for Retention	3
• 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>3</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	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	1
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Further information received on applications	3
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Further information requested on applications	1
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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	1
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PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 08/04/2024 To 14/04/2024

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, 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.
24/60072	Emyr Williams	R	11/04/2024	retention planning permission for one single storey sunroom Curraghnawall Ballinamore Co Leitrim N41 A8N5		N	N	N

Total: 5

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

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS GRANTED FROM 08/04/2024 To 14/04/2024

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
24/60024	Gavin Sammon	P	20/02/2024	will consist of the construction of a new dwelling house, part single storey, part two storey, a single storey domestic garage, entrance onto the public road, new connection to services, landscaping works, and all associated works necessary to facilitate the development. Willowfield Road Ballinamore Leitrim	10/04/2024	
24/60025	Sean McManus & Jack Smith	P	21/02/2024	Construction of a Dwelling House with Lower Ground Level Domestic Garage and Roof Terrace, New Entrance Onto the Public Road, Onsite Wastewater Treatment System with Connections to Services and associated site development works Lisnabrack Td Manorhamilton Co Leitrim	11/04/2024	

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 08/04/2024 To 14/04/2024

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
24/60027	Michael Clancy	P	22/02/2024	construct a dwelling house with effluent treatment system & polishing filter along with all associated siteworks Glenboy Manorhamilton Co.Leitrim F91 K2E0	12/04/2024	

Total: 3

\*\*\* 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 08/04/2024 To 14/04/2024**

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, 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	M.O. DATE	M.O. NUMBER
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Total: 0

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

PLANNING APPLICATIONS  
INVALID APPLICATIONS FROM 08/04/2024 To 14/04/2024

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	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
24/60072	Emyr Williams	R	11/04/2024	retention planning permission for one single storey sunroom Curraghnawall Ballinamore Co Leitrim N41 A8N5

Total: 1

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

## PLANNING APPLICATIONS

## FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/04/2024 To 14/04/2024

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
23/60118	Barry O Hagan	R		10/04/2024	F retain the existing agricultural Sheep handling facilities and all ancillary works Gortnalibbert Glenboy Manorhamilton
24/60016	Paul Clarke	P		12/04/2024	F Planning permission for a change of use from commercial unit on the ground floor and office unit on the first floor to use as self catering accommodation for short term rental on the ground and first floors including internal alterations of the building. Townparks Leitrim Road Carrick-on-Shannon N41 D6V9
24/60025	Sean McManus & Jack Smith	P		08/04/2024	F Construction of a Dwelling House with Lower Ground Level Domestic Garage and Roof Terrace, New Entrance Onto the Public Road, Onsite Wastewater Treatment System with Connections to Services and associated site development works Lisnabrack Td Manorhamilton Co Leitrim

Total: 3

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





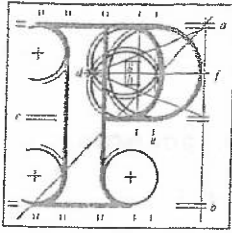
**LEITRIM COUNTY COUNCIL**  
**A N B O R D P L E A N Á L A**

**APPEAL DECISIONS NOTIFIED FROM 08/04/2024 To 14/04/2024**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
21/275	Gowna Hospitality Ltd t/a 'Heartlands' Hartely Carrick on Shannon Co Leitrim	P	26/01/2023	works at an existing guest house, providing additional accommodation for persons with disabilities. The development will consist of a detached two storey building comprising 3 no. 3 bedroom family pods, a detached single storey recreational building with games room, sensory room, administration office and hot tub area and outdoor sensory garden, together with all associated site works, including connections to existing drainage system and watermain 'Ciúin House' The Paddocks, Lisnabrack Carrick on Shannon, Co. Leitrim	12/04/2024	CONDITIONAL

**Total: 1**

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



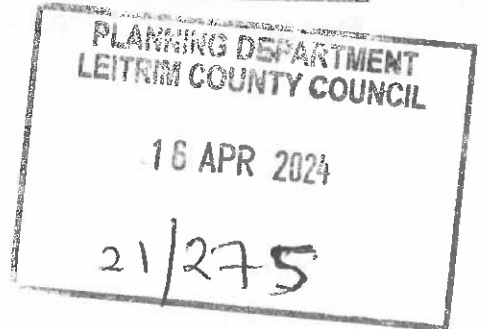
An  
Bord  
Pleanála

Board Order  
ABP-315895-23

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 21/275



**Appeal** by Colm Spellman of 31 Cluain Si, Cloonsheebane, Carrick-on-Shannon, County Leitrim against the decision made on the 26<sup>th</sup> day of January, 2023 by Leitrim County Council to grant subject to conditions a permission to Gowna Hospitality Limited, trading as 'Heartlands', care of Hanley Taite Design Partnership of Virginia Shopping Centre, Virginia, County Cavan in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Works at an existing guest house, providing additional accommodation for persons with disabilities. The development will consist of a detached two-storey building comprising three number three bedroomed family pods, a detached single storey recreational building with games room, sensory room, administration office and hot tub area and outdoor sensory garden, together with all associated site works, including connections to existing drainage system and watermain at 'Ciuin House', The Paddocks, Lisnabrack, Carrick-on-Shannon, County Leitrim as revised by the further public notices received by the planning authority on the 23<sup>rd</sup> day of December 2022.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the prevailing pattern and character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not result in flooding and would not represent a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 22<sup>nd</sup> day of November 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall not be occupied until necessary upgrade/remedial works on the foul drainage system have been completed, and the written agreement of Uisce Éireann has been secured.

**Reason:** In the interest of public health.

3. The use of the family pods shall be restricted to short-term let only, with a maximum stay of three months at any one time.

**Reason:** In the interest of clarity.

4. Car parking spaces 13 and 14 and the disabled car parking space adjacent to the 'games room/pod 03' shall be omitted.

**Reason:** In the interest of traffic safety.

5. Prior to commencement of development, the applicant shall submit to the planning authority for its written agreement, details providing for the incorporation of Sustainable Urban Drainage Systems (SuDs) into the proposed development, including calculations, as necessary. Surface water from the site shall not discharge to the open drain east of the site. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. No additional signage shall be placed/erected on the main guesthouse building, or within the site without a prior grant of planning permission.

**Reason:** In the interest of visual amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.


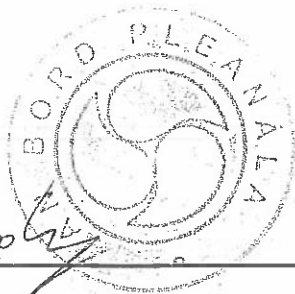
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

8. Construction shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

  
  
**Stephen Brophy**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

Dated this 12<sup>th</sup> day of April 2024

## A N B O R D P L E A N Á L A

## APPEALS NOTIFIED FROM 08/04/2024 To 14/04/2024

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
24/60008	Letter Wind Farm Limited Bayview Ballisodare Co. Sligo F91 XK19	P	13/03/2024	R	ten year planning permission with a 40-year operational life (from the date of commissioning of the development). (i) Construction of 4 No. wind turbines with an overall ground to blade tip height ranging from 149.85m to 150m inclusive. The wind turbines will have a rotor diameter ranging from 115.7m to 117m inclusive and a hub height ranging from 91.5m to 92m inclusive. (ii) Construction of permanent turbine hardstands and turbine foundations. (iv) Construction of a bottomless bridge culvert across a minor stream on site (EPA River Segment Code: 26_4053). (v) Construction of one temporary construction compound with associated temporary site offices, parking areas and security fencing. (vi) Installation of one (40-year life cycle) meteorological mast with a height of 50m and a 4m lightning pole on top. (vii) Construction of new internal site access tracks and upgrade of a section of existing internal Site track, to include all associated drainage. (viii) Improvement of existing site entrance with access via the L4282. (ix) Development of an internal site drainage network and sediment control systems. (x) Construction of 1 no. permanent 20kV electrical substation. (xi) All associated underground electrical and communications cabling connecting the wind turbines to the wind farm substation. (xii) All works associated with the connection of the wind farm to the national electricity grid, which will be via 20kV underground and partially overhead cable connection approximately 6.4km in length to the existing ESB Corderoy 110kV Substation in the townlands of Letter, Greaghnadarragh, Stangaun, Corralustia, Turpaun, Gortnasillagh West, Lugmeeltan, Leckaun, Lisgavneen, Treannadullagh, Drumcashlagh and Corderoy. (xiii) Ancillary forestry felling to facilitate construction of the development. (xiv) All associated site development works including berms, landscaping, and soil excavation. (xv) Installation of battery arrays	11/04/2024



