

Summary Sheet on Weekly List for Week Ending
16th February, 2025

<u>No of Applications received</u>	10
• Permission	7
• 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

<u>Total Decisions issued</u>	6
Granted Full Planning Permission	6
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	2
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Further information received on applications	1
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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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Notification of Section 32H Design Flexibility	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 1 0 / 0 2 / 2 0 2 5 T o 1 6 / 0 2 / 2 0 2 5

**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.
25/60021	Mel Kilrane	R	11/02/2025	Retention Permission for (a) domestic lean-to storage shed to rear of existing dwelling, (b) waste water treatment system and percolation area servicing existing dwelling and associated site works at Foxborough, Drumsna, Co Leitrim. Eircode N41 F599. Foxborough Drumsna Co. Leitrim N41 F599		N	N	N
25/60022	Rhona Bohan & Martin Quinn	P	12/02/2025	(a) demolish existing dwelling house (currently partially demolished/extended) & outbuildings, (b) construct replacement dwelling house and domestic garage, and (c) carry out upgrade works to the existing onsite wastewater treatment system with all associated site development works Lisdromarea North Td Kilnagross. Carrick on Shannon Co Leitrim N41 T8X6		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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25/60023	Laura Patton	P	12/02/2025	1). To refurbish and renovate existing dwelling house R.P.S No. 44 and protected structure reference number 30805002 refers. 2). To demolish the existing rear extension and provide new rear extension to dwelling house referred to in item 1 above at 18 Castle Street, Manorhamilton, County Leitrim F91 Y635. 18 Castle Street Manorhamilton County Leitrim F91Y635		Y	N	N
25/60024	Alan Clarke and Carmel O'Rourke	P	12/02/2025	The development will consist of part demolition of the existing vacant dwelling on the site, the construction of a new single storey pitched roof dwelling of circa 280.8 sq.m gross floor area, and a single storey shed of 15 sq.m to the rear (west) of the proposed new dwelling using retained elements of the existing house some of the existing fabric of the existing dwelling. The proposed development also includes a new septic tank and percolation area; landscaping; a new vehicular entrance to the R207 adjoining the site to the east; the continued use of the existing vehicular entrance from the R207 as an agricultural entrance only, and; all associated and ancillary works Derrintober Drumshambo Co. Leitrim N41 DW63		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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25/60025	Cian O'Donnell & Naomi McMorrow	P	13/02/2025	Full planning permission for the following works; 1.To demolish an existing extension and conservatory to rear of existing dwelling, 2.To demolish an existing outbuilding, 3.To construct an extension to the front (South West) and side (South East) of the existing dwelling and raise the ridge by 2.3m to provide habitable accommodation at first floor level. 4.To construct an entrance porch to the front elevation (South West) 5.To construct a single storey extension to the rear (North East) of the dwelling together with all ancillary works. Lisnabrack Manorhamilton Leitrim F91D2W8		N	N	N
25/60026	Iain & Anita Keaney	P	13/02/2025	The proposed development will consist of a) The renovation of an existing single-storey dwelling, b) The construction of a two-storey extension (196m ²) to the rear of the existing dwelling, c) The installation of a new wastewater treatment system and percolation area, d) All associated site works Drumdillure Manorhamilton Co. Leitrim F91EH33		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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25/60027	Rebecca Cayton	R	13/02/2025	I, Rebecca Cayton, intend to apply for Retention Permission for development at this site: Curraun, Mohill, CO. Leitrim N41V4P6 The development will consist of the retention of two dormer windows in the roof of an existing house. Curraun Mohill County Leitrim N41 V4P6		N	N	N
25/60028	Mary & John O'Flynn	R	14/02/2025	I Mary & John O'Flynn wish to apply for full planning permisson & full retention permisson for the following: 1. To retain all elevationional changes and extensions to the existing domestic dwelling. 2. To retain a detached 2 storey domestic garage with home office on the first floor. 3. To amend the site boundaries as granted under (parent planning ref P.00/00813) and all ancillary works. The works are located at Mountainthird, Lurganboy, Manorhamilton, Co. Leitrim F91W8H2. Lurganboy Manorhamilton Co Leitrim F91 W8H2		N	N	N

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25/60029	Tom Crosby	P	14/02/2025	<p>1. To construct a total of 19 residential units consisting of: A) 8no. 3-bed, 2-storey, semi-detached houses, B) 10 no. 4-bed, 2-storey, semi-detached houses, and C) 1 no. 5-bed, single storey detached house.</p> <p>2. To construct a new site entrance off the existing estate road</p> <p>3. To construct car parking, landscaping, connections to all public services and all ancillary works.</p> <p>Mac Oisin Place Drumod Beg Dromod, Co. Leitrim</p>		N	N	N
25/60030	St, Clares National School C/o Laura Tully Nicholson (Principal)	P	14/02/2025	<p>1. Removal of 1 no. temporary modular unit containing 1 no. classroom.</p> <p>2. Construction of single storey extensions to existing school building including 1 no SEN classroom, 3 no. SET rooms, office and ancillary rooms.</p> <p>3. Provision of enlarged car parking area to provide 3 no. additional staff car parking spaces</p> <p>4. All associated connections to public services and all ancillary works</p> <p>Station Road Manorhamilton Co Leitrim F91 NP08</p>		N	N	N

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

PLANNING APPLICATIONS RECEIVED FROM 10/02/2025 To 16/02/2025

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Total: 10

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 10/02/2025 To 16/02/2025

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
24/60055	Niall Doherty	P	26/03/2024	(1.) Change of use from existing garage/ workshop to new dwelling house. (2.) Extension to rear of building. (3.) Connection to public sewer and all other associated site development works. Leitrim Road Carrick-On-Shannon Co. Leitrim N41 H766	11/02/2025	
24/60113	Curraghs Graveyard Committee	P	06/06/2024	(1). To extend the existing graveyard. (2). To construct a new stone boundary wall. (3). To construct a Columbarium wall. (4). To Construct a new site entrance and all ancillary works. Curraghs South, Tarmon, Co. Leitrim.	13/02/2025	

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 10/02/2025 To 16/02/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60187	Shane & Cathy McGoldrick	P	16/09/2024	1. demolish the existing dwelling on site and replace it with a single storey type domestic dwelling, 2. construct a domestic garage, 3. upgrade the existing wastewater treatment system to the current EPA code of practice and all ancillary works Kiltyhugh Ballinamore Co. Leitrim	10/02/2025	
24/60235	Hugh Murray	P	14/11/2024	CHANGE OF USE FROM SCHOOL HOUSE INTO 4.NO. APARTMENTS AND ASSOCIATED ANCILLARY WORKS. Convent Rd. Aghadark Ballinamore N41 AH31	10/02/2025	25/JF/37

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 10/02/2025 To 16/02/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60257	Ronan & Catherine McWeeney	P	12/12/2024	Demolition of existing rear extension, construction of new single storey extension to the existing dwelling house, demolition of existing agricultural shed, alterations to the access to the dwelling house and associated site development works Dromore Td, Carrick on Shannon Co Leitrim N41 XY26	11/02/2025	
24/60258	Diarmuid Horan	P	12/12/2024	1. To retain the new domestic site entrance; 2. To carry out a single storey extension to the rear of the existing domestic dwelling; 3. To carry out alterations to the existing elevations; 4. To upgrade the existing wastewater treatment system to the current EPA code of Practice and all ancillary works Tawnylea Drumkeeran Co. Leitrim	10/02/2025	

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 10/02/2025 To 16/02/2025

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Total: 6

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 10/02/2025 To 16/02/2025**

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 *****

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

INVALID APPLICATIONS FROM 10/02/2025 To 16/02/2025

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	DEVELOPMENT DESCRIPTION AND LOCATION
25/60021	Mel Kilrane	R	11/02/2025	Retention Permission for (a) domestic lean-to storage shed to rear of existing dwelling, (b) waste water treatment system and percolation area servicing existing dwelling and associated site works at Foxborough, Drumsna, Co Leitrim. Eircode N41 F599. Foxborough Drumsna Co. Leitrim N41 F599
25/60029	Tom Crosby	P	14/02/2025	1. To construct a total of 19 residential units consisting of: A) 8no. 3-bed, 2-storey, semi-detached houses, B) 10 no. 4-bed, 2-storey, semi-detached houses, and C) 1 no. 5-bed, single storey detached house. 2. To construct a new site entrance off the existing estate road 3. To construct car parking, landscaping, connections to all public services and all ancillary works. Mac Oisin Place Drumod Beg Dromod, Co. Leitrim

Total: 2

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

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/02/2025 To 16/02/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60174	Joe Honeyman	R		12/02/2025	F	full retention permission and planning permission for the following: 1. To retain an existing single storey steel commercial storage shed. 2. To construct a single storey extension to the existing commercial shed, and all ancillary works. Ballinamore Agricultural Store, St, Brigids Street Ballinamore Co. Leitrim N41 Y248

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 REQUESTED FROM 10/02/2025 To 16/02/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
24/60224	Cian Rooney Glasdrumman Glencar Co. Leitrim	31/10/2024	P	The development will consist of the a) renovation of the existing dwelling on site, b) the construction of a single-storey extension (130m ²) to the existing dwelling, c) the installation of a new wastewater treatment system and percolation area Corglass Glencar Co. Leitrim	11/02/2025
24/60174	Joe Honeyman Ballinamore Agricultural Store St, Brigids Street, Ballinamore co. Sligo N41 Y248	05/09/2024	R	full retention permission and planning permission for the following: 1. To retain an existing single storey steel commercial storage shed. 2. To construct a single storey extension to the existing commercial shed, and all ancillary works. Ballinamore Agricultural Store, St, Brigids Street Ballinamore Co. Leitrim N41 Y248	14/02/2025
24/60259	Dermot & Irene Healy Sramore Fivemilebourne Co. Leitrim	13/12/2024	P	full planning permission for the following: 1.To construct a two storey type domestic dwelling. 2. To construct a new domestic garage. 3. To construct a new domestic site entrance. 4. To construct a new Waste Water Treatment System to current Sramore, Fivemilebourne Co. Leitrim	14/02/2025

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

FURTHER INFORMATION REQUESTED FROM 10/02/2025 To 16/02/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
24/60260	Tagustop Limited Presentation House Main Street Carrick-on-Shannon F91 A2H5	16/12/2024	P	Planning permission for (a) change of use from retail building to guest accommodation building, (b) construct a first floor extension above part of existing rear annex and (c) demolish part of rear annex to form an open yard area. Kelly's Food Store Dublin Road Carrick-on-Shannon N41 X274	14/02/2025

*** CONTROL REPORT ***

Approval : 0
Extension of Duration : 0
Outline : 0
Permission : 3
Retention : 1
Permission Consequent : 0
Temporary : 0
4

*** END OF REPORT ***

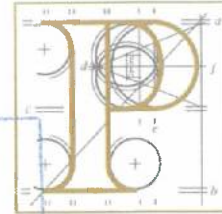
**LEITRIM COUNTY COUNCIL
AN BORD PLEANÁLA****APPEAL DECISIONS NOTIFIED FROM 10/02/2025 To 16/02/2025**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
22/215	Vantage Towers Ltd Mountainview Leopardstown Dublin 18	P	03/04/2023	erect a 24 metre high lattice telecommunications support structure together with antennae, dishes and associated telecommunications equipment all enclosed in security fencing with a new access track Laghta (Td) Kinlough Co Leitrim	14/02/2025	CONDITIONAL

Total: 1***** END OF REPORT *****

Our Case Number: ABP-319695-24

Planning Authority Reference Number: 22215



An
Bord
Pleanála



Leitrim County Council,
Planning Department,
Áras an Chontae,
Carrick-on-Shannon,
Co. Leitrim.

Date: 17 FEB 2025

Re: Construction of telecommunications structure with all associated site works.
Laghta (Townland), Kinlough, Co. Leitrim.

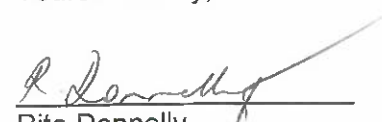
Dear Sir/Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

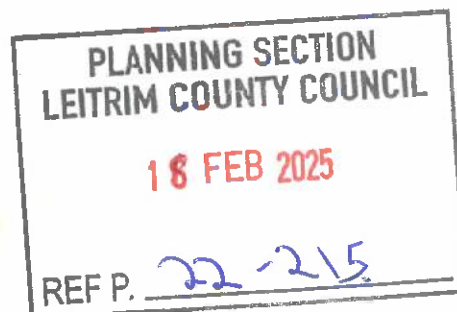
In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

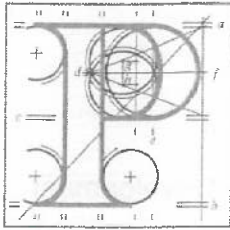

Rita Donnelly
Executive Officer

BP100PAN



Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Board Order
ABP-319695-24

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.22/215

Appeal by Vantage Towers Limited care of Charterhouse of HQ, 27 Market Street, Listowel, County Kerry against the decision made on the 3rd day of April, 2023 by Leitrim County Council to refuse permission for the proposed development.

Proposed Development: Erect a 24 metre high lattice telecommunications support structure together with antennas, dishes and associated telecommunications equipment, all enclosed in security fencing with a new access track at Laghta (Townland), Kinlough, County Leitrim, as amended by the further public notices received by the planning authority on the 13th day of March, 2023.

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 relevant provisions of the Leitrim County Development Plan 2023-2029 and the relevant provisions of the "Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July, 1996, as updated by Circular Letter PL 07/12 issued in 2012, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be visually intrusive, would not seriously injure the amenities, including ecology, of the area, or the residential amenities of properties in the vicinity and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board, in agreeing with the Inspector and the planning authority that the location of the site is outside the development boundary of Kinlough and not in a residential area or immediately adjacent to a school, considered that the location was not a site of 'last resort' as per the provisions of the "Telecommunications Antennae and Support Structures Guidelines for Planning Authorities. The Board considered that there was adequate evidence of consideration by the applicant of alternative sites, including justification of why they were unsuitable, and were satisfied that the photomontages submitted provided sufficient information to demonstrate that the proposed mast would not be highly visible or obtrusive or have a significant impact on the visual amenity of the surrounding area or on the Protected Views and Prospects, as defined in Table 11.8, Figure 11.4 and Volume III of the Leitrim County Development Plan 2023-2029. The proposed development would, therefore, be in accordance with TEL POL 2, TEL POL 4 and TEL POL 5 and

Section 13.20.3 of the Leitrim County Development Plan 2023-2029 and the proper planning and sustainable development of the area.

The Board considered that the development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination, screening for Environmental Impact Assessment or Environmental Impact Assessment is required.

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 submitted to the planning authority on the 27th day of February, 2023, 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. (a) In the event of the proposed structure becoming obsolete and being decommissioned, the developers shall, at their own expense, remove the mast, antenna and ancillary structures and equipment.
- (b) The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the removal of the telecommunications structure and ancillary structures and the work shall be completed within three months of the planning authority's approval in writing of these details.

Reason: In the interest of orderly development.

3. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

4. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

5. Details of the proposed colour scheme for the telecommunications structure and ancillary structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

Mae

6. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of the visual amenities of the area.

7. The developer shall provide and make available at reasonable terms the proposed support structure for the provision of mobile telecommunications antenna of third party licenced telecommunications operators.

Reason: In the interest of avoidance of multiplicity of telecommunications structures in the area, in the interests of visual amenity and proper planning and sustainable development.

8. The construction of the development shall be managed in accordance with a Construction Environmental 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 hours of working, noise management measures, invasive species management plan 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.

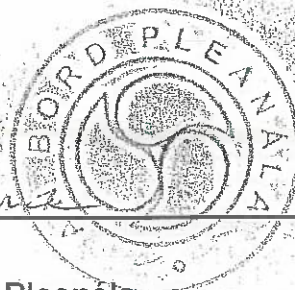


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 14 day of February 2025.

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 10/02/2025 To 16/02/2025

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 *****