

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

<u>No of Applications received</u>	7
• Permission	5
• 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

<u>Total Decisions issued</u>	1
Granted Full Planning Permission	1
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	4
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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 3 / 2 0 2 5 T o 1 6 / 0 3 / 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.
25/3	Mary Egan	R	14/03/2025	retain the extension to the gable of my dwelling house and all associated works 16 Drummagh Carrick on Shannon Co Leitrim		N	N	N
25/60046	Shuana Maguire & Sean Coyle	P	11/03/2025	We Shauna Maguire and Sean Coyle wish to apply for full planning permission for the following: 1. To construct a two story type domestic dwelling. 2. To construct a domestic garage. 3. To construct a new site entrance. 4. To construct a new Waste Water Treatment System to current EPA Code Of Practice and all ancillary works. The works are located at Sradrinagh, Ballinaglera, Co. Leitrim. Sradrinagh Ballinaglera Co. Leitrim		N	N	N

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
25/60047	Liam & Ciara Mitchell	P	12/03/2025	Proposed construction of a two storey type dwelling house, detached garage, entrance, boundary fence/wall, suitable sewerage system with polishing filter and all ancillary site works. Cattan, Mohill Co Leitrim		N	N	N

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 3 / 2 0 2 5 T o 1 6 / 0 3 / 2 0 2 5

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25/60048	DCG St. George	R	12/03/2025	<p>The development consists of: 1) Retention of change of use to short-term letting accommodation of No. 1 & No. 3 St. George's Terrace along with all associated elevational changes from that permitted under P.17/213; 2) Retention of change of use to use as café/bakery of the ground floor of the Eastern Block along with retention of associated elevational changes including shop front & signage; 3) Retention of elevational changes to the previous amalgamation of former archway into the café/bakery premises from that permitted under P.17/213. The development will consist of: 4) the proposed remodelling and change of use to 3 no. residential apartments of the existing upper ground floor of St. George's Mews, including associated proposed changes to facades; 5) the proposed remodelling and change of use to short-term letting accommodation of the existing first floor commercial/office space above and to the rear section of the Eastern Block (now café/bakery) including the proposed construction of a new balcony, windows & rooflights; 6) the proposed installation of an awning to café/bakery shopfront; 7) the construction of a proposed bin enclosure; and 8) associated site works and services.</p> <p>The application relates to development which would comprise the carrying out of works to 2 no. Protected Structures, namely No's. 1 & 3 St. George's Terrace. St. George's Tce. Carrick on Shannon Co. Leitrim N41 EP49</p>	Y	N	N
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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.
25/60049	Frank Kavanagh	P	13/03/2025	Proposed construction of a single storey extension to the side and rear of an existing two storey type dwelling house, existing porch to be removed, internal renovations, replacement of existing septic tank system with a suitable onsite wastewater treatment system with polishing filter and all ancillary site works. Lissagarvan, Ballinamore, Co. Leitrim		N	N	N
25/60050	Teresa Walsh	P	13/03/2025	Full planning permission for the following works; 1. To demolish a rear extension to an existing dwelling 2. To make alterations to existing windows and create new window and door openings to the front and side elevations 3. To make alterations to hipped and porch roofs to the front elevation (North) 4. To construct a single storey extension to the rear (South) of the dwelling together with all ancillary works. Annagh Glenfarne Leitrim F91 A314		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.
25/60051	Kevin Gordon	P	14/03/2025	Planning Permission is sought for (a) demolish existing bar/nightclub known as Beirne's pub and Nova nightclub (b) construct 14 no. dwellings consisting of 5 no. 3 bed two storey terraced houses, 6 no. 3 bed two storey semidetached dwellings, 1 no. 4 bed two storey dwelling and 2 no. 3 bed semidetached dormer dwelling (c) New service road (d) Connection to existing services and associated site works at Hill street, Mohill, Co . Leitrim (N41 T6T8) Hill Street Mohill Co. Leitrim N41 T6T8		N	N	N

Total: 7

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

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS
PLANNING APPLICATIONS GRANTED FROM 10/03/2025 To 16/03/2025

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
24/60260	Tagustop Limited	P	16/12/2024	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	14/03/2025	

Total: 1

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

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 10/03/2025 To 16/03/2025**

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 10/03/2025 To 16/03/2025

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
25/60051	Kevin Gordon	P	14/03/2025	Planning Permission is sought for (a) demolish existing bar/nightclub known as Beirne's pub and Nova nightclub (b) construct 14 no. dwellings consisting of 5 no. 3 bed two storey terraced houses, 6 no. 3 bed two storey semidetached dwellings, 1 no. 4 bed two storey dwelling and 2 no. 3 bed semidetached dormer dwelling (c) New service road (d) Connection to existing services and associated site works at Hill street, Mohill, Co . Leitrim (N41 T6T8) Hill Street Mohill Co. Leitrim N41 T6T8

Total: 1

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

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/03/2025 To 16/03/2025

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	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60124	Enda McHugh & Caroline McHugh	P		14/03/2025	F	<p>1) To demolish the previous extension and stone outbuilding at the back of Cannon house. 2) To make the following alterations to Cannon House A) change use of existing first floor office space to residential use including internal alterations. B) Alterations to carriageway to provide level access to proposed extension including alterations to rear and front elevation. 3) To construct 3 storey and 4 storey extension to the back of site including the following: A) café with ancillary rooms, B) 2 no. Commercial Office units, C) 4 no. residential apartments including 2 no. 2-bed apartments and 2 no. studio apartments, D) Aparthotel with 17 no. studio apartments, E) link corridor with Cannon House. 4) Connection to all public services and all ancillary site works. Cannon House is a protected structure (Reg. No. 30813024)</p> <p>Cannon House Main Street Carrick-On-Shannon Co Leitrim</p>

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/03/2025 To 16/03/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60244	Iarnród Éireann (Irish Rail)	P		11/03/2025	F	<p>The development will consist of the addition of a mobility impaired access structure (MIAS) that will be within the curtilage of 6 no. Protected Structures (RPS Reference Nos.: 212, 213, 214, 215, 216 and 217). The structure is a hybrid assembly of different concrete and steel elements including a pair of staircases (two flights each), free standing lift shafts, support portals, electrical services and a walkway.</p> <p>Associated works will include the removal of 10 no. car parking spaces, the relocation of 3 no. designated parking bays, provision of a new waiting shelter on platform 2, repositioning of a wall to the MIAS on platform 1, a temporary haul road at construction stage, and all other ancillary works.</p> <p>A Natura Impact Statement (NIS) has been prepared and will be submitted to the planning authority with the application.</p> <p>Dromod Railway Station Clooncolry Co. Leitrim N41 KA40</p>

LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 10/03/2025 To 16/03/2025

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60255	Olivier Wouters, & Talita Holzer	P		10/03/2025	F	We, Oliver Wouters and Talita Holzer intend to apply for permission for development at this site of Boihy, Dromahair, Co. Leitrim. The development will consist of: <ul style="list-style-type: none"> •The conversion of the existing National Inventory of Architectural Heritage school building into 2no. dwellings, •The refurbishment of the existing school building, •The construction of a single storey extension to the rear of the building, •The decommissioning of an existing septic tank and replacement with new waste water treatment system with tertiary treatment system and Infiltration treatment area, •All associated site works. Kilcoosey National School Boihy Dromahair F91 XW81
25/1	Kevin Kennedy	R		12/03/2025	F	retain the conversion of attic to living accommodation, retain existing domestic garage and external storage shed and all associated works Attifinlay Carrick on Shannon Co Leitrim

Total: 4

***** 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 10/03/2025 To 16/03/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
25/60011	Fenagh Childcare LTD Fenagh Community Centre, Foxfield, Ballinamore Co. Leitrim N41 T6H9	23/01/2025	P	Planning Permission sought for: new childcare facility, to incorporate within the facility: (A) (i) formal entrance, (ii) reception and hallway, (iii) woddler/toddler room, with 2 no. attached toilets, 1 no. sleep room, baby changing area, milk kitch Commons Fenagh Co. Leitrim	10/03/2025
24/60255	Olivier Wouters, & Talita Holzer Kilcoosey Old School Boihy Dromahair F91 XW81	06/12/2024	P	We, Oliver Wouters and Talita Holzer intend to apply for permission for development at this site of Boihy, Dromahair, Co. Leitrim. The development will consist of: •The conversion of the existing National Inventory of Architectural Heritage school Kilcoosey National School Boihy Dromahair F91 XW81	12/03/2025
25/60009	Drumhierny Holdings ltd Drumhierny Leitrim Village Co Leitrim N41 T6P6	21/01/2025	P	1) Restoration and change of use of existing Drumhierny Lodge to a Bar/Restaurant. 2) Construction of a 2-storey extension to the back of Drumhierny Lodge including kitchen and function room ancillary to the Restaurant/Bar. 3) Construct Drumhierny Leitrim Village Co Leitrim	12/03/2025

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

FURTHER INFORMATION REQUESTED FROM 10/03/2025 To 16/03/2025

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
25/1	Kevin Kennedy Attifinaly Carrick on Shannon Co Leitrim	09/01/2025	R	retain the conversion of attic to living accommodation, retain existing domestic garage and external storage shed and all associated works Attifinlay Carrick on Shannon Co Leitrim	14/03/2025

*** CONTROL REPORT ***

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

*** END OF REPORT ***

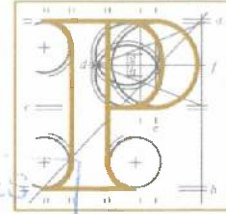
**LEITRIM COUNTY COUNCIL
AN BORD PLEANÁLA****APPEAL DECISIONS NOTIFIED FROM 10/03/2025 To 16/03/2025**

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
24/3	Enda & Caroline McHugh McHughs Bar Bridge Street Carrick on Shannon Co Leitrim	R	15/04/2024	(1) retention of the first floor level bar extension to the rear of the existing licenced premises and stairway leading to same and (2) permission is sought to enclose the currently open section of the rear elevation of the first floor bar level with noise reducing double glazing and noise reducing wall and roof insulation to the first floor bar extension to be retained McHughs Bar Bridge Street Carrick on Shannon Co Leitrim	11/03/2025	REFUSED

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

Our Case Number: ABP-319727-24

Planning Authority Reference Number: 243



An
Bord
Pleanála

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



Date: 11 MAR 2025

Re: Retention of first-floor level bar extension and stairway. Permission to enclose the current open section of the first-floor bar level and all associated site works.
McHugh's Bar, Bridge Street, Carrick-on-Shannon, 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,


Kieran Somers
Executive Officer

BP100N



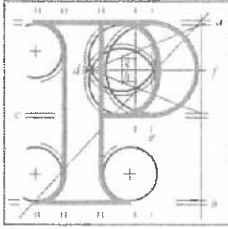
Teil
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Láithreán Gréasáin
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An
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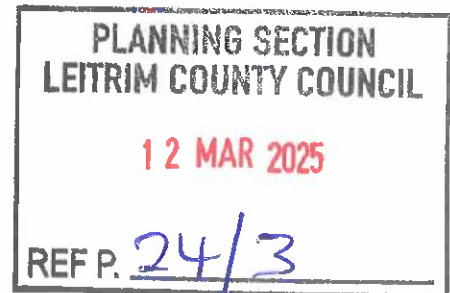
Board Order

ABP-319727-24

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 24/3



Appeal by Enda and Caroline McHugh care of William Doran of 7 St. Mary's Road, Ballsbridge, Dublin against the decision made on the 15th day of April, 2024 by Leitrim County Council to refuse permission.

Proposed Development: Retention of first floor level bar extension to the rear of existing licenced premises and stairway leading to same and permission to enclose the currently open section of the rear elevation of the first-floor bar level with noise reducing double glazing and noise reducing wall and roof insulation to the first-floor bar extension to be retained, all at McHugh's Bar, Bridge Street, Carrick-On-Shannon, County Leitrim.

Decision

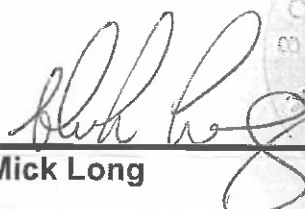
REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the information on file, and, notwithstanding the mitigation measures proposed, the Board is not satisfied that the first floor extension structure proposed to be retained and developed, by reason of its elevated nature and its location relative to adjacent residential development, would not seriously injure the amenities of residential properties in the surrounding area on the basis of noise emanating from the use of the structure in association with the licenced premises. The development proposed to be retained and proposed development would be contrary to Policy NP POL 3 (Infrastructure and Energy) of the Leitrim County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the location of the building within an Architectural Conservation Area, it is considered that the scale and design of the structure proposed to be retained and developed, by reason of its height, profile and materials, would be unsympathetic to the original buildings on the site, would not contribute positively to the visual enhancement of the area in the context of the site's interface with the public realm, and would be contrary to Policy PLACE POL 6 (Urban Settlements), Objective PLACE OBJ 1 (Urban Settlements) and Policy ACA POL 1 (Heritage and Biodiversity) of the Leitrim County Development Plan 2023-2029. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this 11th day of March 2025.

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 10/03/2025 To 16/03/2025

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 *****