

Summary Sheet on Weekly List for Week Ending
17th December, 2023

<u>No of Applications received</u>	7
• Permission	6
• Permission for Retention	1
• 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>	9
Granted Full Planning Permission	4
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	5
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	3
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Notification received re. Decisions appealed to An Bord Pleanala	1
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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 1 / 1 2 / 2 0 2 3 T o 1 7 / 1 2 / 2 0 2 3

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, 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	EIS RECD.	PROT. STRU.	IPC LIC.	WASTE LIC.
23/102	Enda & Caroline McHugh	P	12/12/2023	(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 McHugh's Bar Bridge Street Carrick on Shannon Co Leitrim		N	N	N
23/103	Teresa & Patrick Harkin	P	13/12/2023	extension and alterations to our house Drumlease Road Drumlease Dromahair Co Leitrim		N	N	N
23/60163	Tracey Kelly	R	11/12/2023	retention permission for an extension to the rear of the existing house, and permission for a new garage, new piers to the front, slate roof to the adjoining shed, and smooth render to the existing house. Rosewood Cottage, Cloonskeveeragh Hartley Carrick on Shannon N41Y6F7		N	N	N

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23/60164	John Farrell	P	12/12/2023	(1). renovate, restore and extend the existing single storey domestic dwelling and increase the height of the building to a one and half storey domestic dwelling.(2). To upgrade the existing wastewater treatment system to current EPA code of practice, and all ancillary works. Ballinwing Leitrim Village Co. Leitrim N41 Y827		N	N	N
23/60165	Victoria Mannion	P	13/12/2023	upgrade of the existing effluent treatment system including the replacement of the existing septic tank with a proposed effluent treatment system in accordance with the EPA Code of Practice: Wastewater Treatment Systems serving Single Houses (p.e.<10) (EPA, 2021) including all associated ancillary works as per drawings and documents lodged to Leitrim County Council. Derrinkeher (Raycroft) Aghacashel Co. Leitrim N41HY79		N	N	N

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23/60166	Caroline Moran	P	14/12/2023	(1). construct a single storey domestic extension to the rear of the existing domestic dwelling.(2.) To construct a new porch on the front elevation of the existing dwelling. 3. To construct a domestic garage and all ancillary works. Kiltybardan Aughnasheelin Co. Leitrim N41 E2T5	N	N	N	N
23/60167	FIONA WOODS	P	14/12/2023	construction of a new single storey dwelling house and domestic garage with effluent treatment system and associated site works. Cattan Mohill Leitrim N41RW54	N	N	N	N

Total: 7

*** END OF REPORT ***

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 11/12/2023 To 17/12/2023

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
23/43	Ross Kelly	R	05/04/2023	(a) the existing home office space and all ancillary works, and (b) upgrade the existing wastewater treatment system to a current EPA code of practice. Corderay Drumshanbo Co Leitrim	13/12/2023	
23/48	Ballinamore Area Maureen Martin	P	13/04/2023	Construct a 3G multi use all weather sports surface with surrounding 6m high fence. 2. To extend the existing playground area. 3. To construct a 1m high boundary fence to enclose the playground and sports area and all ancillary works Railway Road Lahard Ballinamore Co Leitrim	13/12/2023	

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	M.O. DATE	M.O. NUMBER
23/80	Niamh Daly	P	20/07/2023	construct a single storey type domestic dwelling. (2) To construct a domestic garage . (3) To construct a new site entrance . (4) To connect to existing public foul sewer mains together will all ancillary works Killaneen Ballinamore Co Leitrim	11/12/2023	
23/60029	Tom Fitzgerald	R	27/06/2023	1. existing domestic garage; 2. all external elevational changes to the dwelling granted under parent planning ref 00/981; 3. existing first floor area and all ancillary works. Kilcoosy Dromahair Co. Leitrim F91 E6F9	12/12/2023	

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	M.O. DATE	M.O. NUMBER
23/60079	Darren Mulvey Sinead McTierman	P	18/08/2023	1. construct a single storey/two storey type domestic dwelling, 2. construct a domestic garage, 3. construct a new site entrance, 4. construct a new waste water treatment system to current EPA code of practice, and all ancillary works. Drumshanbo South Mohill Co. Leitrim N41 R628	13/12/2023	23/JF/377
23/60119	Padraig O'Brien	P	27/10/2023	To convert an existing commercial 1st floor into the following tourism type accommodation. (1). 5 no ensuite bedrooms. (2). Communal kitchen dining living space. (3). Allow for amendments to the external elevations as necessary to accommodate the revised floor plan layouts and all ancillary works High Street, Cannaboe, Ballinamore, Co Leitrim N41K265	11/12/2023	

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 11/12/2023 To 17/12/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60121	Marita McGoldrick	R	31/10/2023	retention permission for development at The Gate Lodge, Drumlease, Dromahair, Co. Leitrim, F91 T2W0. The application relates to a single storey extension to the rear of existing dwelling which is a variation to that which was previously granted permission under P.22/242. The Gate Lodge Drumlease, Dromahair, Co. Leitrim. F91 T2W0	11/12/2023	
23/60123	Les Cruise	R	01/11/2023	retention of as constructed Dwelling House with associated site works which are at variance to that Granted Planning Permission under Planning Reference P.8018 Cavan Td, Eslinbridge Carrick on Shannon Co Leitrim N41 E7T1	14/12/2023	

**LEITRIM COUNTY COUNCIL
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 G R A N T E D F R O M 1 1 / 1 2 / 2 0 2 3 T o 1 7 / 1 2 / 2 0 2 3**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60127	Ken Casey	R	03/11/2023	(1). retain the existing one storey domestic extension to the rear of the existing dwelling.(2). To retain the 2 number existing bedrooms in converted roof space. (3). To retain all elevational changes and all ancillary works. no.7 Acres, Drumahaire, Co Leitrim F91 Y0H7	14/12/2023	

Total: 9

***** 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 11/12/2023 To 17/12/2023

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 ***

LEITRIM COUNTY COUNCIL

PLANNING APPLICATIONS

INVALID APPLICATIONS FROM 11/12/2023 To 17/12/2023

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
23/102	Enda & Caroline McHugh	P	12/12/2023	(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 McHugh's Bar Bridge Street Carrick on Shannon 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**

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 11/12/2023 To 17/12/2023

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
23/69	Frank Maxwell	P		15/12/2023	F construction of a residential development of 10 No. dwelling houses consisting of 10 No. four bed room three storey semi-detached type dwelling houses, entrance, access road, boundary fence/walls, proposed connections to the existing foul sewer, surface water & watermain networks servicing the adjoining " Pairc Fea " residential estate on a site which formed part of the previously permitted planning permission application P.03/1388 and all ancillary site works Pairc Fea Park Road Ballinamore Co Leitrim
23/90	Una McEvoy	R		15/12/2023	F a rear single storey extension & 2 No. Domestic Storage Sheds Ardcolum Drumshanbo Carrick on Shannon Co Leitrim
23/60058	Fergus and Elaine Burns	R		14/12/2023	F 1. retain a change of use from an existing domestic garage to ancillary domestic living accommodation.. To retain an existing domestic storage shed.3. To construct a new domestic storage shed.4. To upgrade the existing wastewater treatment system to current EPA code of practice and all ancillary works Stravannies Glenfarne Co Leitrim F91 W568

**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 11/12/2023 To 17/12/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
23/60081	Patrick And Sinead Lord	P		12/12/2023	F Proposed Construction Of A Single Storey Type Extension To The Southern Façade Of Existing Storey & Half Type Dwelling House Together With The Proposed Construction Of A Two Storey Type Extension To The Western Façade Of Existing Storey & Half Type Dwelling House, Construction Of A Detached Garage And All Ancillary Site Works. Drumshanbo South, Mohill, 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 11/12/2023 To 17/12/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
23/60120	Regina Heslin Gortnacamdarragh Corriga Co. Leitrim H12 KV00	31/10/2023	R	planning retention permission sought for turf shed and all associated site works. Gortnacamdarragh Corriga Co. Leitrim	11/12/2023
23/60008	Brian Fallon Shriff, Dromahair, Co. Leitrim, F91 PH97	05/05/2023	P	the construction of an intake weir, collection chamber, fish pass, one number sound insulated turbine house with a ridge height of 4.375 m above finished floor level plus buried transfer pipe and electricity cable. An EIAR/Natura Impact Statement has Shriff Dromahair Co. Leitrim F91 PH97	12/12/2023
23/60081	Patrick And Sinead Lord Fawn Lodge, Bawnogues, Baltinglass, Co. Wicklow W91 Y9P7	23/08/2023	P	Proposed Construction Of A Single Storey Type Extension To The Southern Façade Of Existing Storey & Half Type Dwelling House Together With The Proposed Construction Of A Two Storey Type Extension To The Western Façade Of Existing Storey & Half Type D Drumshanbo South, Mohill, Co Leitrim	14/12/2023

P L A N N I N G A P P L I C A T I O N S
FURTHER INFORMATION REQUESTED FROM 11/12/2023 To 17/12/2023

***** CONTROL REPORT *****

Approval : 0
Extension of Duration : 0
Outline : 0
Permission : 2
Retention : 1
Permission Consequent : 0
Temporary : 0 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 11/12/2023 To 17/12/2023

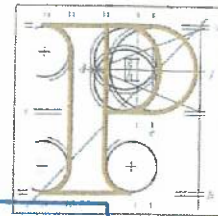
FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
21/261	Carrick on Shannon Rugby c/o Mr. Niall Hanrahan Secretary Carrick on Shannon Rugby Club 24 Ard Na Si Attyrory Carrick on Shannon Co Leitrim	P	20/09/2022	(a) the proposed relocation of the existing site entrance and access roadway; (b) the proposed development of a training pitch to the South East of the existing pitch complete with training lights; (c) the proposed development of a Clubhouse containing changing & ancillary facilities; (d) revised site boundaries; (e) associated site works & services Keenaghan Td Carrick on Shannon Co Leitrim	15/12/2023	CONDITIONAL

Total: 1

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

Our Case Number: ABP-314865-22

Planning Authority Reference Number: 21261



An
Bord
Pleanála

CORPORATE SERVICES

19 DEC 2023

LEITRIM COUNTY COUNCIL

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

Date: 18 DEC 2023

Re: Relocation of the existing site entrance and access roadway; development of a training pitch with lights; development of a clubhouse & ancillary facilities; revised site boundaries and associated site works & services.

Keenaghan Townland, Carrick-on-Shannon, Co. Leitrim.

Board Direction Attached

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal 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,

Rory Kelleedy
Executive Officer

SCANNED

PLANNING DEPARTMENT
LEITRIM COUNTY COUNCIL

19 DEC 2023

21/261

BP100PAN

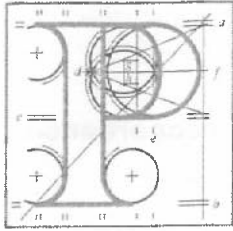
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An
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Board Order
ABP-314865-22

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 21261

Appeal by Joseph O'Connor and Charles Gibbons of Keenaghan, Carrick on Shannon, County Leitrim against the decision made on the 20th day of September, 2022 by Leitrim County Council to grant subject to conditions a permission to Carrick on Shannon Rugby Club care of Enda McKiernan Architects Limited of 11 Summerhill, Carrick on Shannon, County Leitrim in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: (1) the proposed relocation of the existing site entrance and access roadway; (2) the proposed development of a training pitch to the south east of the existing pitch complete with training lights; (3) the proposed development of a clubhouse containing changing and ancillary facilities; (4) revised site boundaries and (5) associated site works and services at Keenaghan Townlands, Carrick on Shannon, County Leitrim. As amended by the further public notices received by the planning authority on the 24th day of August, 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 design and layout of the development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. 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 submitted on the 11th day of August 2022, except as otherwise may 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 the 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 development shall be used for purposes and functions connected with the club only, and shall not be used, sold, let or leased for events and functions independent of the club, to include events and functions for club members or their families.

Reason: In the interest of residential amenity.

3. Prior to the commencement of development, details shall be submitted, for the written agreement of the planning authority, showing the provision of a screen on the northern end of the proposed balcony at first floor of the Clubhouse

Reason: In the interest of visual amenity.

4. Prior to the commencement of development, details shall be submitted for the written agreement of the planning authority, showing provision of 63 metres sightlines to the north of the proposed entrance to the site with appropriate lowering of roadside fencing, from a point three metres back from the road edge, for written agreement of the planning authority.

Reason: In the interest of traffic safety.

5. The proposed new entrance shall be used for all construction activity, including the importation of fill. The existing entrance shall be closed off once the new entrance is operational and the developer shall advise the planning authority of this. No other aspect of the development shall commence in advance of these works.

Reason: In the interest of traffic safety.

6. Prior to the commencement of development, a revised Traffic Management Plan shall be submitted to the planning authority for written agreement. This plan shall include details of proposed measures for traffic and crowd control during matches/tournaments/events. Traffic stewards shall be employed at events to patrol the site and nearby junctions on the public road network. Prior notice of large events shall be notified to the planning authority at least one week in advance.

Reason: In the interests of public and traffic safety.

7. Prior to the commencement of development, the following details shall be submitted for the written agreement of the planning authority:
- (a) details of arrangements in place on site to manage surface water arising from the existing playing pitch,
 - (b) details of proposed arrangements to manage surface water on the site as a whole, including the interface between existing and proposed systems,
 - (c) calculations prepared by a suitably qualified and experienced engineer to demonstrate the adequacy of the proposed soakaways to accommodate surface water arising from the development, and
 - (d) if required, further attenuation measures (sustainable urban drainage systems) to reduce the extent of water being directed to the soakaway.

Reason: To prevent flooding on the site or on adjoining lands.

8. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water from the development shall discharge to the public road.

Reason: In the interest of traffic safety.

9. A mobility management strategy for the proposed development shall be implemented in full. This shall provide for incentives to encourage the use of mini-bus transport, cycling, walking and car-pooling by users of the development and to reduce and regulate the extent of traffic and parking. The mobility strategy shall be prepared and implemented by the developer, details of which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order.

Reason: In the interest of sustainable transportation.

10. The site shall be landscaped in accordance with a revised and comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
- (a) Contoured drawings to scale of not less than 1:500 showing –
 - (i) a survey of all existing trees and hedging plants on the site, their variety, size, age and condition, together with proposals for their conservation or removal,
 - (ii) detailed arrangements for fencing around the perimeter of the site,
 - (iii) detailed arrangements for perimeter hedge of indigenous species planted around the external boundary of the site,

- (iv) details of a substantial planting belt of native trees and hedgerow species along the boundary of the site between the main pitch and the training pitch and between the site and adjoining residential development, including species, variety, size, type, number and location of all trees and hedgerow planting, and
 - (v) arrangements for more formal planting in the area of the clubhouse and car park,
- (b) proposals for the protection of all existing and new planting for the duration of construction works on site, together with proposals for adequate protection of new planting from damage until established,
 - (c) a timescale for implementation which shall provide for the planting of the substantial landscaping belt between the pitches and adjoining residential development to be completed in the first planting season after the commencement of development, and
 - (d) arrangements for the management of landscaping in perpetuity and to provide for biodiversity.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

- 11. Use of the internal road to the east of the main pitch shall be restricted to use for emergency vehicles and maintenance only.

Reason: In the interest of residential amenity.

12. Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting or such that there is no adverse effect on any of the three number adjoining residential dwellings, to the satisfaction of the planning authority. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development. The operational hours of the floodlighting shall not extend beyond 2200 hours or before 0800 hours, with automatic cut-off of floodlighting outside of these times. Floodlights that are installed shall not be powered by a generator. All other lighting within the development to include street lighting to the access road and car park, shall be switched off where possible when the development is not in use.

Reason: In the interests of traffic safety and residential amenity.

13. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be located underground.

Reason: In the interests of orderly development and the visual amenities of the area.

14. The construction of the development 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, methodology for importation of fill and construction of training pitch, means to manage surface water on-site during construction, means to control dust and dirt on the public road and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety, residential amenity and protection of water quality.

15. A plan containing details for the management of litter and waste (and, in particular, recyclable materials) during construction and operational stages of the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interests of residential amenity and environmental protection.

16. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0830 and 1400 hours on Saturdays and not at all on Sundays, Bank or 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 amenities of property in the vicinity.

17. During the operational phase of the development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed: -

- (i) An LAeqT value of 55 dB(A) during the period 0800 to 2100 hours from Monday to Saturday inclusive. The T value shall be one hour.
- (ii) An LAeqT value of 45 dB(A) at any other time. The T value shall be 15 minutes. The noise at such time shall not contain a tonal component.

Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this Order.

Reason: To protect the residential amenities of property in the vicinity of the site.

18. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

19. All over ground tanks containing liquids (other than water) shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund.

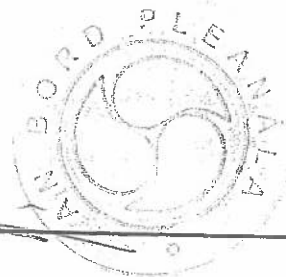
Reason: In order to protect groundwater.

20. No signage, advertising structures/advertisements or other projecting elements, including flagpoles shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

21. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of landscaping required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of such landscaping. The form and amount of the security shall be agreed between the planning authority and the developer, or in default of the agreement, shall be referred to An Bord Pleanála for determination.

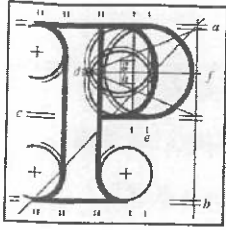
Reason: To protect the visual amenities of the area.



Liam Bergin

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

Dated this 15th day of December 2023.



**An
Bord
Pleanála**

**Board Direction
BD-014760-23
ABP-314865-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Having regard to the design and layout of the development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or of the amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note:

The Board were mindful in our deliberations of the provisions and requirements of the of the adopted Leitrim County Development Plan 2023-2029 especially

Policies HC POL 1 "To work in collaboration with local communities and local development committees in the provision of recreation and amenity facilities which also respond to the demands of a growing and diverse population."

HC POL 2 To work in conjunction with the Leitrim Sports Partnership in the development of sporting facilities in the county and providing opportunities for increasing physical activity levels generally in the community.

HC POL 3 To facilitate the provision of appropriate high quality recreational and amenity facilities within the county.

Conditions:

1	<p>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 on the 11th day of August 2022, except as otherwise may 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2	<p>The proposed rugby club shall be used for purposes and functions connected with the club only, and shall not be used, sold, let or leased for events and functions independent of the club, to include events and functions for club members or their families.</p> <p>Reason: In the interest of residential amenity.</p>
3	<p>Prior to the commencement of development, details shall be submitted to provide a screen on the northern end of the proposed balcony at first floor of the Club house for the written agreement of the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>
4	<p>Prior to the commencement of development, details shall be submitted to provide 63m sightlines to the north of the proposed entrance to the site with appropriate lowering of roadside fencing, from a point 3.0m back from the road edge, for written agreement.</p> <p>Reason: In the interest of traffic safety.</p>
5	<p>The proposed new entrance shall be used for all construction activity, including the importation of fill. The existing entrance shall be closed off as once the new entrance is operational and the applicant shall advise the planning authority of this. No other aspect of the development shall commence in advance of these works.</p> <p>Reason: In the interest of traffic safety.</p>

6	<p>Prior to the commencement of development a revised Traffic Management Plan shall be submitted to the planning authority for written agreement. It shall include details of proposed measures for traffic and crowd control during matches/tournaments/events. Traffic stewards shall be employed at events to patrol the site and nearby junctions on the public road network. Prior notice of large events shall be notified to the Planning Authority at least 1 week in advance.</p> <p>Reason: In the interest of public and traffic safety.</p>
7	<p>Prior to the commencement of development the following details shall be submitted for written agreement:</p> <ul style="list-style-type: none"> i. Details of arrangements in place on site to manage surface water arising from the existing playing pitch, ii. Details of proposed arrangements to manage surface water on the site as a whole, including the interface between existing and proposed systems, and iii. Calculations prepared by a suitably qualified and experienced engineer to demonstrate the adequacy of the proposed soakaways to accommodate surface water arising from the development. iv. If required, further attenuation measures (sustainable urban drainage systems) to reduce the extent of water being directed to the soakaway. <p>Reason: To prevent flooding on the site or on adjoining lands.</p>
8	<p>Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water from the development shall discharge to the public road.</p> <p>Reason: In the interest of traffic safety.</p>
9	<p>A mobility management strategy for the proposed development shall be implemented in full. This shall provide for incentives to encourage the use of mini-bus transport, cycling, walking and car-pooling by users of the development and to reduce and regulate the extent of traffic and parking. The mobility strategy shall be prepared and implemented by the applicant,</p>

	<p>details of which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.</p> <p>Reason: In the interest of sustainable transportation.</p>
10	<p>The site shall be landscaped in accordance with a revised and comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) Contoured drawings to scale of not less than 1:500 showing –</p> <p>(i) a survey of all existing trees and hedging plants on the site, their variety, size, age and condition, together with proposals for their conservation or removal;</p> <p>(ii) detailed arrangements for fencing around the perimeter of the site,</p> <p>(iii) detailed arrangements for perimeter hedge of indigenous species planted around the external boundary of the site;</p> <p>(iii) details of a substantial planting belt of native trees and hedgerow species along the boundary of the site between the main pitch and the training pitch and between the site and adjoining residential development, including species, variety, size, type, number and location of all trees and hedgerow planting;</p> <p>(iv) arrangements for more formal planting in the area of the clubhouse and car park;</p> <p>(c) Proposals for the protection of all existing and new planting for the duration of construction works on site, together with proposals for adequate protection of new planting from damage until established;</p> <p>(d) A timescale for implementation which shall provide for the planting of the substantial landscaping belt between the pitches and adjoining residential development to be completed in the first planting season after the commencement of development; and</p> <p>(e) Arrangements for the management of landscaping in perpetuity and to provide for biodiversity.</p>

	<p>Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
11	<p>Use of the internal road to the east of the main pitch shall be restricted to use for emergency vehicles and maintenance only.</p> <p>Reason: In the interest of residential amenity.</p>
12	<p>Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting or such that there is no adverse effect on any of the 3 no. adjoining residential dwellings, to the satisfaction of the planning authority. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development. The operational hours of the floodlighting shall not extend beyond 2200 hours or before 0800 hours, with automatic cut-off of floodlighting outside of these times. Floodlights that are installed shall not be powered by a generator. All other lighting within the development to include street lighting to the access road and car park, shall be switched off where possible when the development is not in use.</p> <p>Reason: In the interest of traffic safety and residential amenity</p>
13	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be located underground.</p> <p>Reason: In the interest of orderly development and the visual amenities of the area.</p>
14	<p>The construction of the development 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</p>

	<p>practice for the development, including hours of working, noise management measures, methodology for importation of fill and construction of training pitch, means to manage surface water on-site during construction, means to control dust and dirt on the public road and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interest of public safety, residential amenity and protection of water quality.</p>
15	<p>A plan containing details for the management of litter and waste (and, in particular, recyclable materials) during construction and operational stages of the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>Reason: In the interest of residential amenity and environmental protection.</p>
16	<p>Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0830 and 1400 hours on Saturdays and not at all on Sundays, Bank or Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
17	<p>During the operational phase of the development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed:-</p> <p>(1) An LAeqT value of 55 dB(A) during the period 0800 to 2100 hours from Monday to Saturday inclusive. The T value shall be one hour.</p> <p>(2) (ii) An LAeqT value of 45 dB(A) at any other time. The T value shall be 15 minutes. The noise at such time shall not contain a tonal component.</p>

	<p>Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.</p> <p>Reason: To protect the residential amenities of property in the vicinity of the site.</p>
18	<p>Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity</p>
19	<p>All over ground tanks containing liquids (other than water) shall be contained in a waterproof bunded area, which shall be of sufficient volume to hold 110 per cent of the volume of the tanks within the bund.</p> <p>Reason: In order to protect groundwater.</p>
20	<p>No signage, advertising structures/advertisements or other projecting elements, including flagpoles shall be erected within the site unless authorised by a further grant of planning permission.</p> <p>Reason: To protect the visual amenities of the area.</p>
21	<p>Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of landscaping required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be agreed between the planning authority and the developer, or in default of the agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To protect the visual amenities of the area.</p>

Board Member


Liam Bergin

Date: 01/12/2023