

Summary Sheet on Weekly List for Week Ending
22nd January, 2023

<u>No of Applications received</u>	1
• Permission	1
• Permission for Retention	0
• 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>	3
Granted Full Planning Permission	3
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	0
Refused Permission to Retain	0
Granted Permission Consequent on Grant of Outline	0
Refused Permission Consequent on Grant of Outline	0
Granted Extension of Duration of Permission	0
Refused Extension of Duration of Permission	0

Applications deemed invalid	1
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Further information received on applications	2
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Further information requested on applications	7
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Notification received re. Decisions appealed to An Bord Pleanala	1
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PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 16/01/2023 To 22/01/2023

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 - 2003 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.
23/8	Paul & Shauna Kelleher	P	18/01/2023	provision of a detached domestic garage to the side of existing dwelling and associated ancillary works 35 Dun Carraig Ceibh Leitrim Village Co Leitrim		N	N	N

Total: 1

*** END OF REPORT ***

PLANNING APPLICATIONS GRANTED FROM 16/01/2023 To 22/01/2023

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;

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
22/194	Boguslaw Bronowski	P	15/09/2022	(a) removal of existing dwelling, to be replaced with (b) cottage style bungalow in the same location Cattan Mohill Co. Leitrim	16/01/2023	
22/237	Aoife Regan	P	17/11/2022	(a) construct a single storey domestic dwelling, (b) construct a new site entrance, (c)construct a domestic garage, (d) construct a waste water treatment system to current EPA code of practice and all ancillary works Cloone Kinlough Co Leitrim	17/01/2023	
22/239	Keith McKiernan & Michaela Beck	P	17/11/2022	construction of a new two storey dwelling house, garage, carport, wastewater treatment system, enhancement works to existing vehicular access from public road and associated site works and services Kildorragh Ballinamore Co Leitrim	17/01/2023	

**LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS**

PLANNING APPLICATIONS GRANTED FROM 16/01/2023 To 22/01/2023

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;
The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 - 2003 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

Total: 3

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

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 16/01/2023 To 22/01/2023

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;

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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Total: 0

*** END OF REPORT ***

PLANNING APPLICATIONS

INVALID APPLICATIONS FROM 16/01/2023 To 22/01/2023

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 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
22/266	Anna Quinn	P	20/01/2023	erect a dwelling house, access on to the public road, connection to existing public services and all associated site development works Market Street Dromahair Co Leitrim

Total: 1

*** END OF REPORT ***

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 16/01/2023 To 22/01/2023

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2003 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
22/32	Paddy McGrath	O		20/01/2023	F construct 10 number single storey type domestic dwellings. 2. To connect to the public services together with all ancillary works Millhill Lawns Manorhamilton T.d., Manorhamilton Co Leitrim
22/234	Donal & Sarah O'Sullivan	P		17/01/2023	F construction of a bungalow type dwelling house with detached garage, entrance, boundary fence/wall. Suitable onsite sewerage system with polishing filter and all ancillary works Lisgilllock Glebe Aghavas Co Leitrim

Total: 2

*** 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 16/01/2023 To 22/01/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
22/236	Adrian & Sharon McMorrow 18 The Acres Dromahair Co Leitrim	17/11/2022	P	construct a storey and a half type domestic dwelling with liveable accommodation in the roof space. 2. To construct a new site entrance. 3. To demolish existing dwelling on site. 4. To construct a waste water treatment system to current EPA code of Ardakip More Dromahair Co Leitrim	16/01/2023
22/32	Paddy McGrath Glebe (Roslogher By) Manorhamilton Co Leitrim	08/03/2022	O	construct 10 number single storey type domestic dwellings. 2. To connect to the public services together with all ancillary works Millhill Lawns Manorhamilton T.d., Manorhamilton Co Leitrim	17/01/2023
22/238	Eircom Ltd (t/a eir) 2022 Bianconi Avenue City West Business Campus Dublin 24	17/11/2022	P	erect a 24 metre high lattice telecommunications support structure (with overall height of 27.1m) together with antennas, dishes, and associated telecommunications equipment within an existing security compound and to remove an existing 18 metre hig Eircom Exchange Dowra Kilmore (Td) Dowra Co Leitrim	17/01/2023

P L A N N I N G A P P L I C A T I O N S
FURTHER INFORMATION REQUESTED FROM 16/01/2023 To 22/01/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
22/216	Adrian Keaveney & Ciara Keenan Ballinaboy Leitrim Village Co Leitrim	13/10/2022	P	construction of a dwelling house with a two storey and single storey element, detached garage, entrance, boundary fence/wall, onsite suitable treatment system with polishing filter and all ancillary site works Mackan Leitrim Village Co Leitrim	18/01/2023
22/222	Georgina Daly Mohill Sports & Community Hub Coolabaun Mohill Co Leitrim	24/10/2022	P	erect an equipment storage shed to side of building and all associated works Coolabaun Mohill Co Leitrim	18/01/2023
22/243	Andy & Lorraine McGovern Corraneary Aughavas Co Leitrim H12 VX99	23/11/2022	P	construction of an extension to the existing dwelling house, construction of a box dormer to rear of existing house, changes to external finishes of existing house, upgrade works to the onsite wastewater treatment system and all associated site devel Corraneary Aughavas Co Leitrim H12 VX99	18/01/2023

PLANNING APPLICATIONS

FURTHER INFORMATION REQUESTED FROM 16/01/2023 To 22/01/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
22/245	Declan Kelly and Katy Foley Murhaun Drumshambo Co Leitrim	23/11/2022	P	new single storey domestic dwelling c/w 6PE PIA Approved WWTS to EPA CoP2021 EN12566-3 with associated percolation area, a New Entrance driveway to include gates and piers, (B) a detached domestic garage . Connection to existing water mains and all o Kilclaremore Kilclare Carrick on Shannon Co Leitrim	18/01/2023

*** CONTROL REPORT ***

Approval : 0
 Extension of Duration : 0
 Outline : 1
 Permission : 6
 Retention : 0
 Permission Consequent : 0
 Temporary : 0
 7

*** END OF REPORT ***

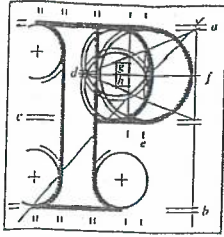
LEITRIM COUNTY COUNCIL
AN B O R D P L E A N Á L A

APPEAL DECISIONS NOTIFIED FROM 16/01/2023 To 22/01/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
21/47	EBV Construction Ltd c/o Premier CH Group Bundoran Retail Park Bundoran Co. Donegal	P	15/07/2021	construct 6 No. 2 bed semi-detached bungalows with a revised house type and layout to that previously granted under P. 00/00035 AND P. 04/1761 and connection to existing on site services and associate site works Gubacreevy Townland Kinlough Co Leitrim	20/01/2023	CONDITIONAL

Total: 1

*** END OF REPORT ***



An
Bord
Pleanála

Board Order
ABP-311092-21

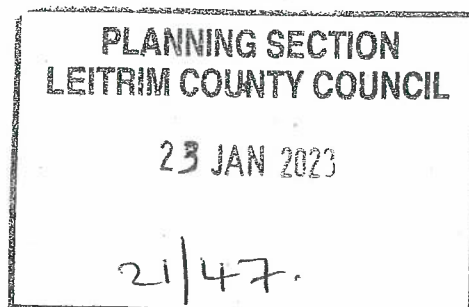
Planning and Development Acts 2000 to 2021

Planning Authority: Leitrim County Council

Planning Register Reference Number: 21/47

Appeal by Anthony and Frances O'Reilly of Gubacreeny, Kinlough, County Leitrim against the decision made on the 15th day of July, 2021 by Leitrim County Council to grant subject to conditions a permission to EBV Construction Limited care of Clement Travers of Sea Road, Bundoran, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of six number two-bed semi-detached bungalows with a revised house type and layout to that previously granted under planning register reference numbers P.00/00035 and P.04/1761, and connection to on-site services and associated site works, all at Gubacreeny Townland, Kinlough, County Leitrim, as revised by the further public notices received by the planning authority on the 23rd day of June, 2021.



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 location of the site on a infill site within an existing residential development, the residential zoning objective for the site, national and local policy objectives which support the development of infill sites, the pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of scale and form, would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate use at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14th day of June, 2021, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All bathroom windows permitted as part of the proposed development shall be glazed in opaque glass.

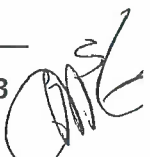
Reason: In the interest of residential amenity.

3. The site shall be landscaped, and the open space maintained in accordance with the landscaping details submitted with the planning application. All landscaping shall be completed prior to the first occupation of the proposed development.

Reason: In the interest of visual amenity.

4. Proposals for a naming scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all street signs and house numbers shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.



5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.
Reason: In the interest of visual and residential amenity.
6. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.
Reason: In the interest of public health.
7. The developer shall enter into water and wastewater connection agreements with Irish Water prior to commencement of development.
Reason: In the interest of public health.
8. The construction of the proposed 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 proposed development, including noise and dust management measures, a Traffic Management Plan and details of disposal of construction waste.
Reason: In the interest of public safety and residential amenity.
9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
Reason: In order to safeguard the residential amenities of property in the vicinity.

10. All of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

11. Prior to the commencement of any house in the development, as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house) pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

12. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

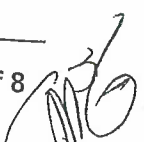
Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

13. Prior to 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 roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the planning 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 as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

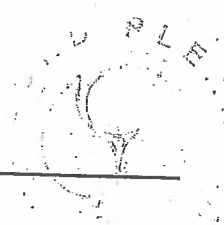
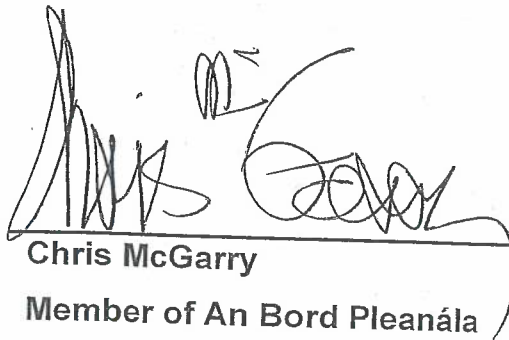
14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



15. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000, as amended, in respect of the costs of completing the road and associated services fronting the site. The amount of the contribution 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 for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 20th day of January 2023.