

Summary Sheet on Weekly List for Week Ending
5th March, 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> | 2 |
| Granted Full Planning Permission | 2 |
| 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 |
|-----------------------------|---|

| | |
|--|---|
| Further information received on applications | 7 |
|--|---|

| | |
|---|---|
| Further information requested on applications | 3 |
|---|---|

| | |
|--|---|
| Notification received re. Decisions appealed to An Bord Pleanala | 1 |
|--|---|

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 2 7 / 0 2 / 2 0 2 3 T o 0 5 / 0 3 / 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, 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. |
|-------------|-------------------------------|-----------|---------------|---|-----------|------------|----------|------------|
| 23/31 | Pascal & Siobhan Bonnichon | P | 02/03/2023 | construct two number warehouse units which contain storage area, office, kitchenette space. 2. To construct a new site entrance and car parking area. 3. To erect signage. 4. To construct a waste water treatment system to current EPA Code Of Practice and all ancillary works Pollboy Manorhamilton Co Leitrim | | N | N | N |

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
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 2 7 / 0 2 / 2 0 2 3 T o 0 5 / 0 3 / 2 0 2 3**

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 |
|-------------|-----------------------------------|-----------|---------------|---|------------|-------------|
| 23/6 | Advanced Volumetric Buildings Ltd | P | 11/01/2023 | complete 2 no. semi detached two storey dwelling houses to include permission to provide living accommodation at attic level, connect to all existing local authority services and access roadways including all ancillary works necessary to complete the development on Sites no. 1 & 2 in development known as Dun Rí Dun Rí Bothair Tieman Attifinaly Carrick on Shannon Co Leitrim | 02/03/2023 | |
| 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 | 01/03/2023 | |

Total: 2

*** END OF REPORT ***

PLANNING APPLICATIONS

PLANNING APPLICATIONS REFUSED FROM 27/02/2023 To 05/03/2023

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 |
|-------------|-----------------|-----------|---------------|--------------------------------------|-----------|-------------|
|-------------|-----------------|-----------|---------------|--------------------------------------|-----------|-------------|

Total: 0

*** END OF REPORT ***

PLANNING APPLICATIONS

INVALID APPLICATIONS FROM 27/02/2023 To 05/03/2023

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 |
|-------------|----------------------------|-----------|--------------|---|
| 23/31 | Pascal & Siobhan Bonnichon | P | 02/03/2023 | construct two number warehouse units which contain storage area, office, kitchenette space. 2. To construct a new site entrance and car parking area. 3. To erect signage. 4. To construct a waste water treatment system to current EPA Code Of Practice and all ancillary works Pollboy Manorhamilton Co Leitrim |

Total: 1

*** END OF REPORT ***

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 27/02/2023 To 05/03/2023

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 |
|-------------|--------------------|-----------|--------------|---------------|--|
| 22/48 | Adrian Cox | P | | 28/02/2023 | F demolish pair of terraced two storey houses, and replace with 2no. one bedroom two storey houses, connect to public sewer and all associated works Dromod Beg Dromod Co Leitrim |
| 22/215 | Vantage Towers Ltd | P | | 27/02/2023 | F 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 |
| 22/231 | Larry Keogh | R | | 03/03/2023 | F existing storey and a half type dwelling house with attic space, together with existing detached garage as constructed, and all ancillary works Cattan Mohill Co. Leitrim |
| 22/241 | Maureen Hamilton | R | | 01/03/2023 | F retention sought for attached garage to existing dwelling house 14, Allenbrooke Drumshanbo Co Leitrim N41 CK46 |

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 27/02/2023 To 05/03/2023

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 |
|-------------|-----------------------|-----------|--------------|---------------|--|
| 22/253 | McGuire of Roosky Ltd | P | | 02/03/2023 | F change of use of existing supermarket to include use as an off-licence, retention of (a) rear extension to existing supermarket building: (b) cold storage container and (c) existing detached store building located to the rear of the site and ancillary works Dromod Road Knockmacronry Roosky Co Leitrim |
| 22/254 | Sinead & Ronan Kiely | P | | 03/03/2023 | F (a) provision of a detached garage to the north western elevation of the existing dwelling house including all ancillary works; (b) retention of alterations to site layout and site boundaries with reference to previous Grant of Permission P05/416 including all associated ancillary works within the curtilage of the existing house Differ Drumshanbo Co. Leitrim |
| 23/4 | Killian Bannon | P | | 02/03/2023 | F installation of a sewerage treatment unit, polishing filter and all associated works to service existing cottage Derreen (Johnston) Aghacashel Co Leitrim |

Date: 09/03/2023

LEITRIM COUNTY COUNCIL

TIME: 5:55:27 PM PAGE : 3

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 27/02/2023 To 05/03/2023

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

Total: 7

*** 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 27/02/2023 To 05/03/2023

| FILE NUMBER | APPLICANTS NAME AND ADDRESS | APPN. RECEIVED | APP. TYPE | DEVELOPMENT DESCRIPTION AND LOCATION | F.I. REQUEST DATE |
|-------------|---|----------------|-----------|--|-------------------|
| 23/2 | Mary & Ciaran Timoney Mullaghycullen Drumcong Co Leitrim | 04/01/2023 | P | (a) demolish existing dwelling house, (b) construct replacement dwelling house and new domestic garage, and (c) carry out upgrade works to the existing onsite wastewater treatment system with all associated site development works Mullaghycullen Td Drumcong Co Leitrim N41 DY29 | 27/02/2023 |
| 22/215 | Vantage Towers Ltd Mountainview Leopardstown Dublin 18 | 10/10/2022 | P | 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 | 01/03/2023 |
| 23/60003 | test test test test test | 09/01/2023 | P | test test test test test test | 01/03/2023 |

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

FURTHER INFORMATION REQUESTED FROM 27/02/2023 To 05/03/2023

| FILE NUMBER | APPLICANTS NAME AND ADDRESS | APPN. RECEIVED | APP. TYPE | DEVELOPMENT DESCRIPTION AND LOCATION | F.I. REQUEST DATE |
|-------------|--|----------------|-----------|---|-------------------|
| 22/253 | McGuire of Roosky Ltd Dromod Road Knockmacrory Roosky Co Leitrim | 09/12/2022 | P | change of use of existing supermarket to include use as an off-licence, retention of (a) rear extension to existing supermarket building; (b) cold storage container and (c) existing detached store building located to the rear of the site and ancillar Dromod Road Knockmacrory Roosky Co Leitrim | 03/03/2023 |

*** CONTROL REPORT ***

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

*** END OF REPORT ***

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

APPEAL DECISIONS NOTIFIED FROM 27/02/2023 To 05/03/2023

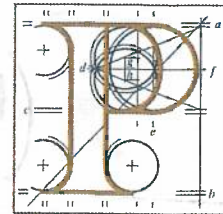
| FILE NUMBER | APPLICANTS NAME AND ADDRESS | APP. TYPE | DECISION DATE | DEVELOPMENT DESCRIPTION AND LOCATION | B.P. DEC. DATE | DECISION |
|-------------|---|-----------|---------------|--|----------------|----------|
| 21/259 | Anne Marie Maye Gransden Lodge Attitory Carrick on Shannon Co Leitrim | O | 16/02/2022 | (1) the proposed demolition of 1 no. former dwelling, and 2 no. existing shed/storage structures; 2) construction of 4 no. detached two storey dwelling houses on serviced sites, complete with detached domestic garage, new vehicular entrances and associated site works & services Keenaghan Td Carrick on Shannon Co Leitrim | 03/03/2023 | REFUSED |

Total: 1

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

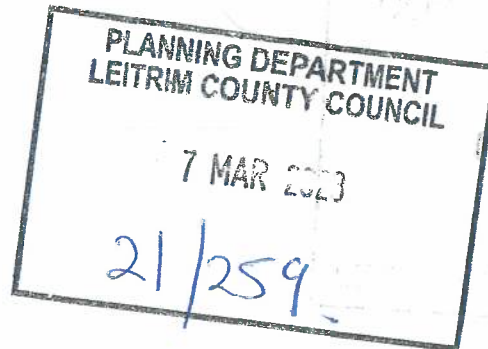
Our Case Number: ABP-312979-22

Planning Authority Reference Number: 21259



An
Bord
Pleanála

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



Date: 06 MAR 2023

Re: Demolition of dwelling, and 2 structures; construction of 4 dwelling and associated site works & services.
Keenaghan Td, 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 2021. 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

BP100N

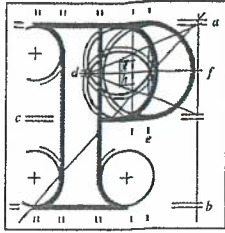
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An
Bord
Pleanála

Board Order
ABP-312979-22

Planning and Development Acts 2000 to 2021

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.21/259

Appeal by Charles Gibbons and others of Keenaghan, Carrick on Shannon, County Leitrim against the decision made on the 16th day of February, 2022 by Leitrim County Council to grant subject to conditions an outline permission to Anne Marie Maye care of Enda McKiernan Architects Limited of Unit 3 The Old Presbytery, Main Street, Carrick on Shannon, County Leitrim.

Proposed Development: The development will consist of (1) the proposed demolition of one number former dwelling, and two number existing shed/storage structures; (2) construction of four number detached two storey dwelling houses on serviced sites, complete with detached domestic garages, new vehicular entrances and associated site works and services at Keenaghan Townland, Carrick on Shannon, County Leitrim.

Decision


REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

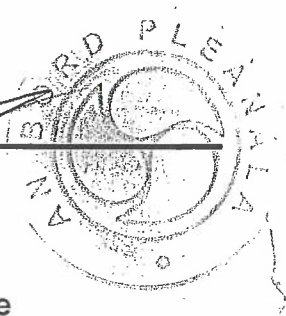
1. The site of the proposed development is unzoned and located outside of the settlement boundary of Carrick on Shannon within a rural area under strong urban influence and classified as “Low Capacity/Low Availability” area within the Leitrim County Development Plan 2015-2021, as extended. Within such areas applicants must demonstrate a housing need criterion contained in Policy 17 of the Leitrim County Development Plan, namely demonstrating a local need and/or economic local need to reside in the area whilst urban generated housing should be accommodated in Carrick on Shannon thereby consolidating the urban fabric of the town. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework (February 2018), to seek to facilitate the provision of single housing in rural areas under urban influence and pressure, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.

No information in relation to compliance with the requirements of Policy 17 is submitted in support of the application. The proposed development, in the manner presented, is considered to represent a speculative development which does not adhere to the criteria governing proposed development within areas of “Low Capacity/Low Availability”. The proposed development would be contrary to over-arching national policy including NPO 19 of the National Planning Framework in relation to the management of urban generated rural housing and would be contrary to Policy 17 of the Leitrim County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed houses are located along the roadside bearing little relationship to their setting and giving rise to an undesirable pattern of road frontage development. The proposed development, when taken in conjunction with existing development in the vicinity of the site, would result in the creation and extension of existing undesirable ribbon development within this rural area which would be contrary to the Residential Development Management Standards set out in Section 5.2.2 of the Leitrim County Development Plan 2015-2021 which actively discourages ribbon development along public roads and Section 5.1.2 which encourages new development to locate within existing towns and villages and the guidance set out within Leitrim County Council's Design Guide for the Siting and Design of Single Houses within the Leitrim Countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this 3 day of March 2022