

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

SECTION 47 AGREEMENT

PLANNING SECTION
LEITRIM COUNTY COUNCIL

ED/25/010
18/03/2025

REF P. _____

THIS AGREEMENT is made the 17 Day of JANUARY 2025

BETWEEN

EVERLUKE LTD., SUITE 234 BLANCHARDSTOWN
CORPORATE PARK 2, DUBLIN 15 (called 'the Owner') of the One Part

And

THE COUNCIL OF THE COUNTY OF LEITRIM

of Carrick-on-Shannon, Co. Leitrim (hereinafter called 'the Planning Authority') of the other part.

WHEREAS:

1. The Owner is the registered owner of the property described as 'River Shannon Lodge' in the townland of Aughamore, Roosky, Co. Leitrim, N41 HK10 comprising part of Folio LM19572, Plan No. 7 of the Register of County Leitrim.
2. The Planning Authority granted planning permission to "Retain existing bed & breakfast property and garage as constructed" on 23rd October 1996, planning register ref. no. P.12744 and refers to the subject property. The retention permission provided for the use of 7 no. bedrooms, all provided with en-suite bathrooms, within the subject property for overnight accommodation.
3. The Planning Authority were notified on 5th December 2024 of the Owner's intention to avail of an exemption provided for under Class 14(h) of *Exempted Development – General*, Schedule 2 of Part 1 of the Planning & Development Regulations 2001, as amended, to change the use of the property to provide accommodation for protected persons within 7 no. bedrooms.
4. The Owner furnished the Planning Authority with plans of the existing layout of the principal building on 16th December 2024 and facilitated an inspection of the overall property on 18th December 2024. There are 11 no. rooms in the principal building within the property which could potentially be used for bedroom accommodation.

5. In consideration of the said approved planning permission, ref. P12744 refers, and pursuant to the provisions of Section 47 of the Planning and Development Act 2000, as amended, the Owner as registered owner **HEREBY COVENANTS** with the Planning Authority to use only 7 no. rooms within the overall property for the provision of **bedroom accommodation for protected persons**. The use of rooms labelled Room 1, Room 5, Room 6 and Room 8 on the drawing furnished on 16th December 2024 and the use of the former domestic garage to the rear shall not be used as bedroom accommodation but may be used for other purposes in conjunction with the use of the overall property to provide accommodation for protected persons.
6. This Agreement shall be reviewed and revised, if necessary, or terminated upon the granting of any subsequent planning permission by the Planning Authority which has a material effect on the contents herein.
7. A copy of this Section 47 Agreement will be furnished to the Department of Children, Equality, Disability, Integration and Youth.

SCHEDULE

ALL THAT part of the lands known as '*River Shannon Lodge*' at Aughtamore, Roosky, Co. Leitrim, N41 HK10 being part of the lands registered on Folio LM19572, Plan No. 7 of the Register County Leitrim

Signed, Sealed and Delivered

by the said



(Owner)

Ms. Sheila O'Riordan, Director

In the presence of:-



(Witness)

Dated: 17/01/25

please insert name of Witness in block capitals here):-

CLARA HEAVEY

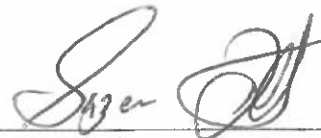
Present when the Corporate Seal of

THE COUNCIL OF THE COUNTY OF LEITRIM

was affixed hereto:-



**Mr. Justin Fannon,
Acting Director of Services
Economic Development, Planning &
and Infrastructural Services**



**Senior Executive Officer
Housing, Corporate Services, Community
and Cultural Services**