



An
Coimisiún
Pleanála

Direction
CD-021369-25
ACP-323083-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/11/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Mick Long

Date: 21/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Policy SWM POL 3 (Storm Water Management Policies) of the Leitrim County Development Plan, 2023-2029 it has not been demonstrated to the Commission that satisfactory measures have been provided for the management of surface water from the proposed development. The results of the 'Infiltration Rate Test' report, submitted by the Applicant, in his response to the appeal, yielded no infiltration rate due to slow soakage at the site. Having regard to these results, and to the absence of any detailed proposals for a design solution, consequent to the said report, it is considered that it has not been adequately demonstrated that the site can be suitably drained. Accordingly, although the development of a house on the site was deemed appropriate, to permit the proposed development would be contrary to the aforementioned policy of the development plan. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission separately noted the conclusions of the Appropriate Assessment Screening Result submitted by the Applicant to the Commission on 19th day of August 2025 and the mitigation measures proposed therein. In the absence of a detailed design solution dealing with surface water from the site and having regard to the location of the site and the hydrological connection to the downstream Lough Melvin Special Area of Conservation European site, the Commission considered, taking a precautionary approach, that it was not possible to exclude the possibility that the proposed development, alone or in combination with adjoining development would result in significant effects on this European Site, in view of the site's conservation objectives.