

An
Coimisiún
Pleanála

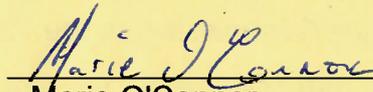
Direction
CD-021949-26
ACP-323154-25

The submissions on this file and the Inspector's Addendum report were considered at a meeting held on 19/02/2026.

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

Planning

Commissioner:


Marie O'Connor

Date: 20/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Leitrim County Development Plan 2023-2029, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed amended site boundaries and consequent extended site curtilage, and the retention of the as-built flat roof dining room are sympathetic to the rural setting of the subject site and otherwise give rise to no concerns in terms of potential impacts for the environment, public health, traffic safety or the amenities of adjacent properties.

Having regard to the Site Characterisation Report submitted to the Commission on 12th January, 2026, it is further considered that the provisions within the 'Code of Practice – Domestic Waste Water Treatment Systems , Population Equivalent 10 or Less (Environmental Protection Agency, 2021) have been complied with, and that expert and verifiable evidence including a positive site suitability assessment by an appropriately trained and qualified assessor has been provided. The Commission noted that the relevant waterbody status was not identified on the Site Characterisation Report form but agreed with the inspector and were satisfied that there was sufficient information available to determine that there was minimal risk to the relevant groundwater or surfacewater bodies. The requirements of the Sustainable Rural Housing Guidelines (Section 4.5); and the Leitrim County Development Plan 2023-2029 (Section 13.17: 'Infrastructure, Flooding and Environmental Management', Chapter 13: 'Development Management Standards') , therefore, have also been met.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Commission on the 12th day of January 2026, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The effluent treatment and disposal system shall be maintained in accordance with the details submitted to the Commission on 12th January, 2026, and in accordance with the requirements of the document entitled 'Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)', Environmental Protection Agency, 2021. Arrangements in relation to the ongoing

maintenance of the system shall be submitted to, and agreed in writing with, the local planning authority prior to the first occupation of the dwelling.

(b) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the effluent treatment system has been commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interests of public health.