



An
Coimisiún
Pleanála

Commission Order
ABP-322495-25

Planning and Development Act 2000, as amended

Planning Authority: Leitrim County Council

Planning Register Reference Number: 25/60037

Appeal by Peter and Michelle Reynolds care of Walter P. Toolan and Sons Solicitors of The Law Office, High Street, Ballinamore, County Leitrim against the decision made on the 14th day of April, 2025 by Leitrim County Council to grant subject to conditions a permission to Gavin Sammon care of John Butler of The Hive, Dublin Road, Carrick-on-Shannon, County Leitrim in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention and completion of alterations to the previously granted development (planning register reference number 24/60024). The development consists of revisions to the site layout plan, including reduced boundary setbacks and revised first floor plan and elevations, all at Willowfield Road, Ballinamore, County Leitrim.

Decision

GRANT permission for the above 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 planning history of the site, and the nature and extent of the proposed works along with the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would be acceptable in terms of design and amenity, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health or the environment, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference number 24/60024), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The flat roofs in the setback areas at first-floor level shall not be used as amenity space and shall only be accessible for essential maintenance.

Reason: In the interest of residential amenity and clarity.

4. 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 Coimisiún 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.


Marie O'Connor

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 29 day of August 2025.