

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323083-25

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**Planning and Development Acts 2000, as amended**

**Planning Authority: Leitrim County Council**

**Planning Register Reference Number: 2560101**

**Appeal** by Mark Deavin and Clodagh Kearns care of SJ Carroll and Company Architects of Glencullen, Kiltarnan, Dublin against the decision made on the 24<sup>th</sup> day of June, 2025 by Leitrim County Council to grant subject to conditions a permission to Hugh Haran of Cloone, Kinlough, County Leitrim in accordance with plans and particulars lodged with said Council.

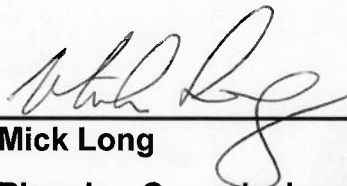
**Proposed Development:** The development will consist of the erection of a storey-and-a-half dwellinghouse (117 square metres), proposed connection to public sewer and all associated site works at Cloone, Kinlough, County Leitrim.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

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.



**Mick Long**

**Planning Commissioner of An Coimisiún  
Pleanála**

**duly authorised to authenticate  
the seal of the Commission.**



Dated this 24<sup>th</sup> day of November 2025.