



An
Coimisiún
Pleanála

Commission Order
ACP-323154-25

Planning and Development Act 2000, as amended

Planning Authority: Leitrim County Council

Planning Register Reference Number: 25/60109

Appeal by Bronagh Crehan care of Setanta Solicitors of 39/40 Mount Street Upper, Dublin against the decision made on the 1st day of July, 2025 by Leitrim County Council to grant permission, subject to conditions, to Greg and Deirdre Kelly care of Davitt Plan and Design of Main Street, Drumkeerin, County Leitrim.

Proposed Development: Retention of the amended site boundaries as granted under planning permission (planning register reference number P.04/1624). Retention of an amended domestic wastewater treatment system installed to that approved under planning permission (planning register reference number P.04/1624). Retention of the as-built flat roof dining room extension on the north-west elevation of the dwelling, all at Corglancey, Dromahair, County Leitrim.

Decision

GRANT permission for the above proposed 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 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.

Condition

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.


Marie O'Connor


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

Dated this 20th day of February 2026