

Planning and Development Act 2000, as amended

Planning Authority: Sligo County Council

Planning Authority Reference Number: ED610

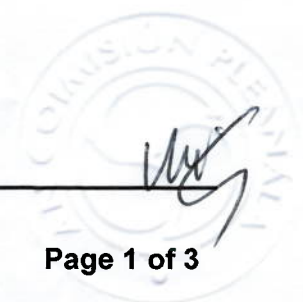
WHEREAS a question has arisen as to whether the wall and wooden fence along the western boundary and the solar PV panels along the northern boundary of a dwellinghouse at Larass, Strandhill, County Sligo is or is not development or is or is not exempted development:

AND WHEREAS Áine Nic Amhlaidh requested a declaration on this question from Sligo County Council and the Council issued a declaration on the 21st day of November 2025, stating that the “boundary wall and wooden fence” is development and is not exempted development and did not make a declaration in respect of the solar PV panels:

AND WHEREAS Áine Nic Amhlaidh referred this declaration for review to An Coimisiún Pleanála on the 18th day of December, 2025:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) the nature, scale, extent and scope of the works,
- (b) the existing and past site context,



- (c) Sections 2, 3, 4, 5 and 177U of the Planning and Development Act, 2000, as amended,
- (d) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended,
- (e) Classes 2 and 5 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended,
- (f) the planning history of the referral site, and specifically the permission granted under planning authority register reference number PL19/218, as amended by planning authority register reference number PL21/182,
- (g) the drawings submitted under planning authority planning register reference number PL26/60016 (appeal case reference PL-501084-SO-26),
- (h) measurements taken during site inspection,
- (i) relevant precedent referrals and judgements,
- (j) the pattern of development in the area,
- (k) the provisions of the Sligo County Development Plan 2024-2030 as they apply to the referral site, and
- (l) the report and recommendation of the Planning Inspector:

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) the wall and wooden fence along the western boundary and the solar PV panels along the northern boundary constituted “works” that are “development” under Section 3(1) of the Planning and Development Act, 2000, as amended,

- (b) the wall along the western boundary is not exempted development under Class 5 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, as it does not satisfy all of the conditions and limitations of this class, that is, it exceeds two metres in height,
- (c) the wooden fence along the western boundary is exempted development under Class 5 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, as it does satisfy all of the conditions and limitations of this class and
- (d) the solar PV panels along the northern boundary are not exempted development under Class 2 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, as they do not satisfy all of the conditions and limitations of this class, that is, they exceed 25 square metres in total aperture area:

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the wall along the western boundary and the solar PV panels along the northern boundary of a dwellinghouse at Larass, Strandhill, County Sligo is development and is not exempted development and the wooden fence along the western boundary is development and is exempted development.



Liam McGree

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



Dated this 3rd day of September 2026