

## Addendum - F

### - Pre Planning -

- Proof of Visual Vulnerability

and

- Query of 3 Story Height

and

- Septic Tank.

- Photo montage of files showing site characteristics

Green Belt & Buffer Zone

**Development at Larrass, Strandhill**

4 messages

Frank Moylan &lt;fmoylan@sligococo.ie&gt;

Tue, Oct 20, 2020 at 2:40 PM

To: Ann McKirdy &lt;ainenicamhlaidh@gmail.com&gt;

Cc: Ciaran Hayes &lt;chayes@sligococo.ie&gt;, Enforcement &lt;enforcement@sligococo.ie&gt;

Ann

Further to your three e-mails received on 15<sup>th</sup>, 16<sup>th</sup> and 20<sup>th</sup> July, please note that the matters that were considered in assessing the relevant planning permission (i.e. PL19/218) are set out in the planner's report that is available to view on the public file. There was also a previous planning application (PL18/365) on the subject site which was also the subject of a grant of planning permission.

It is important to note that the site is zoned for residential development within the Strandhill mini-plan and is located immediately adjacent to a built-up area. It is not located within any of the following:

- Zone of Archaeological Potential
- Special Area of Conservation
- Natural Heritage Area
- Visually Vulnerable Area
- Area of High Vulnerability for Groundwater
- Architectural Conservation Area

Inaccurate  
Per Senior Planner  
Attached  
Map High  
Groundwater Vulnerable

There were no third party objections received on the more recent application but there was one objection on the original application which raised concerns in relation to building height, loss of views and loss of privacy. While you chose not to make any submission on either of these applications, the issues you have now raised in your e-mails are similar to those contained in the objection lodged and were, therefore, fully considered by the planning authority in assessing these applications.

With regard to compliance with the terms of the planning permission, it is acknowledged that a warning letter issued on 20/7/20 to the applicant following receipt of complaints from two different parties. The warning letter indicated concerns in respect of both overall height of the development under construction and a change to the permitted roof type. Following a site survey undertaken by an engineer from the Enforcement Section, it was established that the overall height of the house is consistent with the submitted planning drawings.

While complaints were also received in relation to the installation of the septic tank, the enforcement section was satisfied that works being undertaken on site were in compliance with the details submitted with the application. Accordingly, the only outstanding matter with regard to the warning letter related to the change in roof type.

An application for retention PL 20/339 was lodged on the 30/9/20. This application seeks retention for the change in roof type and other minor deviations from that permitted pursuant to PL19/218. The period for making submissions on this application remains open until 3<sup>rd</sup> November 2020

The enforcement section will await the outcome of this planning application before deciding what further action, if any, is necessary in respect of the warning letter issued on 20/7/20.

regards

**Frank Moylan**

Senior Planner

Sligo County Council | Quay Street | Sligo | F91 PP44.

☎ 071 911 4490 📧 [fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)

🖱 [sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

**Ann McKirdy** <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
To: Ombudsman Complaints <[complaints@ombudsman.ie](mailto:complaints@ombudsman.ie)>

Tue, Oct 20, 2020 at 2:54 PM

To whom it may concern,  
This is the response I received today regarding the septic tank and sewage treatment concerns I raised.  
Please intervene on my behalf.  
Yours faithfully,  
Ann McKirdy  
[Quoted text hidden]

**Ann McKirdy** <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
To: peter sweetman <[sweetmanplanning@gmail.com](mailto:sweetmanplanning@gmail.com)>

Thu, Jul 1, 2021 at 7:41 PM

From Senior Planner - Frank Moylan

From Senior Planner - Frank Moylan - I have the evidence to prove this location is proximity to SAC, XAP, Heritage  
sure, visually vulnerable, High groundwater vulnerability

----- Forwarded message -----  
From: **Frank Moylan** <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)>  
Date: Tue, Oct 20, 2020 at 2:40 PM  
Subject: Development at Larrass, Strandhill  
To: Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
Cc: Ciaran Hayes <[chayes@sligococo.ie](mailto:chayes@sligococo.ie)>, Enforcement <[enforcement@sligococo.ie](mailto:enforcement@sligococo.ie)>

[Quoted text hidden]

**Ann McKirdy** <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
To: "Info@opr.ie" <[info@opr.ie](mailto:info@opr.ie)>

Sat, Jan 8, 2022 at 11:37 PM

**21-253-11-OPR**

----- Forwarded message -----  
From: **Frank Moylan** <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)>  
Date: Tue, Oct 20, 2020 at 2:40 PM  
Subject: Development at Larrass, Strandhill  
To: Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
Cc: Ciaran Hayes <[chayes@sligococo.ie](mailto:chayes@sligococo.ie)>, Enforcement <[enforcement@sligococo.ie](mailto:enforcement@sligococo.ie)>

F91 X659, Strandhill, Sligo, IRL X

Show search results for F91 X659, Str...

MAP  
GSI

Groundwater  
High  
Vulnerability

PL  
19218

dated  
14/12/25

My home

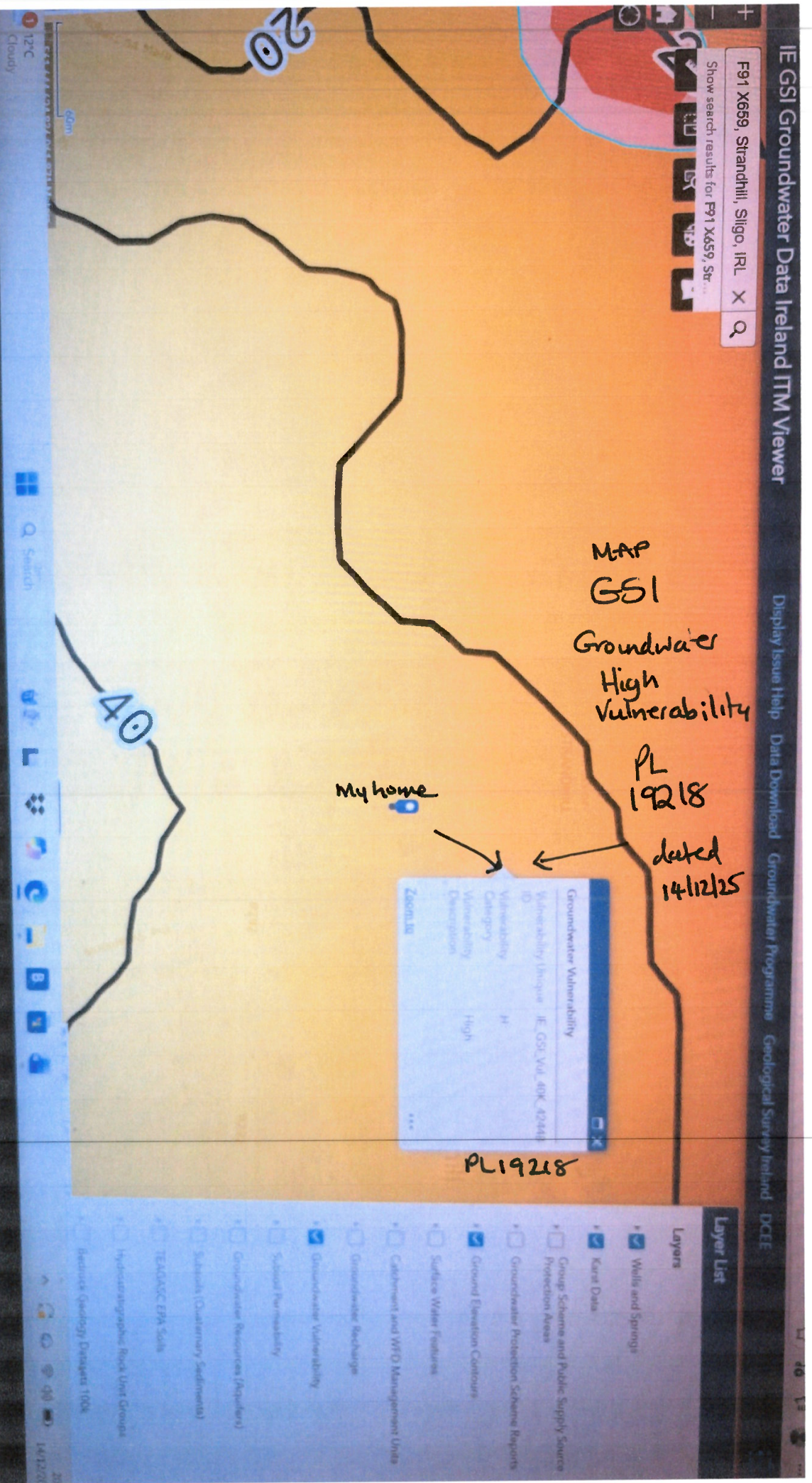
| Groundwater Vulnerability |                      |  |  |
|---------------------------|----------------------|--|--|
| Vulnerability Unique ID   | IE_GSI_VUL_40K_42441 |  |  |
| Vulnerability Category    | H                    |  |  |
| Vulnerability Description | High                 |  |  |

PL19218

Layer List

Layers

- ☒ Wells and Springs
- ☒ Kire Data
- ☐ Group Scheme and Public Supply Source Protection Areas
- ☐ Groundwater Protection Scheme Regions
- ☒ Ground Elevation Contours
- ☐ Surface Water Features
- ☐ Catchment and WFD Management Units
- ☐ Groundwater Backlogs
- ☒ Groundwater Vulnerability
- ☐ Sediment Permeability
- ☐ Groundwater Resources (Aquifers)
- ☐ Substrata (Quaternary Sediments)
- ☐ TEACDACC EPA Soils
- ☐ Hydrostratigraphic Rock Unit Groups
- ☐ Bedrock Geology Diagrams 100k

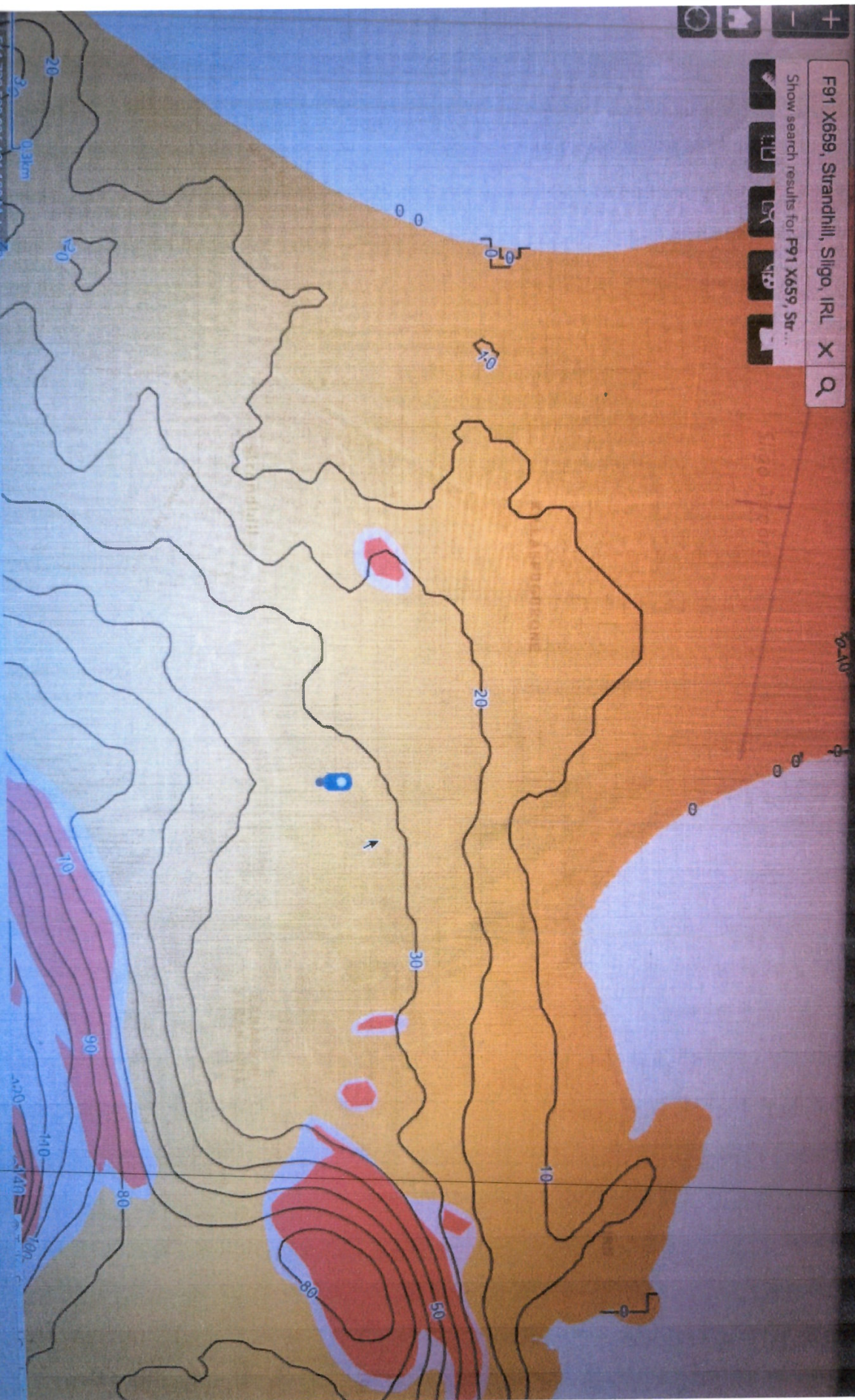


# IE GSI Groundwater Data Ireland ITM Viewer

Display Issue Help Data Download Groundwater Programme Geological Survey Ireland

F91 X659, Strandhill, Sligo, IRL X Q

Show search results for F91 X659, Str...



Addendum -  
Pre planning

| SLIGO COUNTY COUNCIL<br>RECORD OF PRE-PLANNING CONSULTATION                  |                           |
|------------------------------------------------------------------------------|---------------------------|
| Formal Pre-planning Meeting <input checked="" type="checkbox"/>              | Pre-planning Number: 3725 |
| Informal Pre-planning Meeting <input type="checkbox"/>                       | Date: 29/11/14            |
| In Attendance: John Monahan                                                  | Site Area:                |
| Area Planner: L.M.C.                                                         |                           |
| Site Location: Strandhill                                                    |                           |
| Documentation submitted:                                                     |                           |
| Description of Proposed Development: d/h.                                    |                           |
| Planning History:                                                            |                           |
| Volume 2 of County Development plan 2011 - 2017                              |                           |
| Mini Plan: Strandhill                                                        |                           |
| Zoning:                                                                      |                           |
| Other Comments:                                                              |                           |
| Local Area Plan:                                                             |                           |
| Zoning:                                                                      |                           |
| Other Comments:                                                              |                           |
| Sligo & Environs Development Plan                                            |                           |
| Zoning:                                                                      |                           |
| Other Comments:                                                              |                           |
| County Development Plan - Section 5.7, Rural Housing - Site located within - |                           |
| <input type="checkbox"/> Rural Area in Need of Regeneration                  |                           |
| <input type="checkbox"/> Rural Area Under Urban Influence                    |                           |
| <input type="checkbox"/> Interface Area                                      |                           |
| County Development Plan Figure 7.D - Landscape Characterisation Map -        |                           |
| <input type="checkbox"/> Normal Rural Landscape                              |                           |
| <input type="checkbox"/> Scenic Route                                        |                           |
| <input type="checkbox"/> Area of Sensitive Rural Landscape                   |                           |
| <input type="checkbox"/> Visually Vulnerable                                 |                           |
| Other Comments:                                                              |                           |
| Natura 2000 Sites in close proximity to subject site:                        |                           |
| <input type="checkbox"/> SAC                                                 |                           |
| <input type="checkbox"/> SPA                                                 |                           |
| Other Comments:                                                              |                           |
| Other Issues:                                                                |                           |

**Other Issues Continued:**

o/h - as discussed previously no further  
in principle. Further discussion  
required when site levels are available

**Further Specialist Advice Required:**

**Mandatory Requirements (EIS / Retail Impact Statement):**

**Signed:**

**Area Planner**



**Signed:**

**Applicant / Agent**

Please note that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. Article 247 (3) of the Local Government (Planning & Development) Act 2000 (as amended) states that "the carrying out of consultations shall not prejudice the performance of the planning authority of any other of its functions under the Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings". Formal consideration of an application is necessarily more extensive than consideration at the pre-application stage including because of consideration of any internal technical reports e.g. environment section or submissions from a third party or prescribed body.

Leonora McConville

52

From: Noel Sweeney  
Sent: 19 October 2017 09:45  
To: Leonora McConville  
Subject: RE: strandhill pre planning query

Pre planning

Leonora,

There is a public foul sewer serving the existing houses on this road and obviously it would be preferable that the proposed house connect also. There was a previous proposal to erect a house in that area and the applications included a public sewer connection. There may be a difficulty getting a fall from the site to the sewer but this could be overcome in any case by the use of a private pump sump.

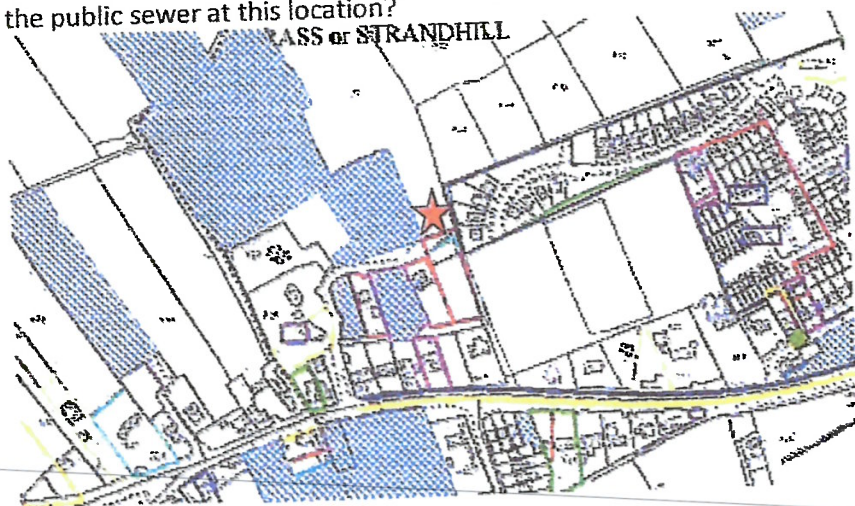
Obviously if the new applicant is adamant he/she wishes to install a septic tank, then this application would be reported on by Environment Section, and Water Services / Irish Water would not be commenting on the submission.

Regards,

Noel Sweeney

From: Leonora McConville  
Sent: 17 October 2017 16:50  
To: Noel Sweeney; Joe O'Connell  
Subject: strandhill pre planning query

Lads, I have a preplanning for a single house on the site directly to the west of Dorins Strand (to the north of an existing house, site outlined in red on map below). They are proposing a septic tank. Should they be connecting to the public sewer at this location?



Regards

Leonora Mc Conville  
Executive Planner  
Development Planning Unit  
Sligo County Council  
071 9114481

|      | 1999<br>Surveyed | 2016<br>Revised<br>Levelled |
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| 2.10 | 2.10             | 2.10</                      |

561942 136261

ITM CENTRE PT. COORDS

561651,836046

DESCRIPTION

## MAP SHEETS

1:2500  
1010-A

OS  
Authorised  
Internet Map

Amnionema aqua area Bodilgog, South Wales Ordnance Survey, Part 2, Flintshire, Sale Area Class 1, 1970 compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

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Each case is examined. In each case, an individual is interviewed, a statement is taken, and a decision is made. The decision is then communicated to the individual.

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At highway bottom, bedrock no closer a breadth at an hour 1000 1000  
 again further at head of. The representation on this map of a  
 road, track or footpath is not evidence of the existence of a  
 road of way.

At the same time, the Commission has been working to ensure that the Commission's work is as transparent as possible. The Commission has been working to ensure that the Commission's work is as transparent as possible. The Commission has been working to ensure that the Commission's work is as transparent as possible.

© Suirbheireacht Ordánais Éireann, 2017  
© Ordnance Survey Ireland, 2017

935831

561942

Plot Ref. No. 19756060\_1\_1  
Plot Date 17-AUG-2017

Metres

251

Scale:- 1:2,500

Scála:- 1:2,500

33531

561360

Pre Planning

Preplanning

Visual  
Vulnerability

3725

36

| SLIGO COUNTY COUNCIL<br>RECORD OF PRE-PLANNING CONSULTATION                                                                                                                                                                                                                                                                       |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Formal Pre-planning Meeting<br>Informal Pre-planning Meeting                                                                                                                                                                                                                                                                      | Pre-planning Number: 3725 |
| In Attendance: John Monahan                                                                                                                                                                                                                                                                                                       | Date: 14/02/18            |
| Area Planner:                                                                                                                                                                                                                                                                                                                     | Site Area:                |
| Site Location: 84 andhill                                                                                                                                                                                                                                                                                                         |                           |
| Documentation submitted:                                                                                                                                                                                                                                                                                                          |                           |
| Description of Proposed Development: d/h                                                                                                                                                                                                                                                                                          |                           |
| Planning History:                                                                                                                                                                                                                                                                                                                 |                           |
| <b>Volume 2 of County Development plan 2011 - 2017</b><br>Mini Plan: 84 andhill<br>Zoning: Residential<br>Other Comments:                                                                                                                                                                                                         |                           |
| <b>Local Area Plan:</b><br>Zoning:<br>Other Comments:                                                                                                                                                                                                                                                                             |                           |
| <b>Sligo &amp; Environs Development Plan</b><br>Zoning:<br>Other Comments:                                                                                                                                                                                                                                                        |                           |
| <b>County Development Plan - Section 5.7, Rural Housing -- Site located within --</b><br><input type="checkbox"/> Rural Area in Need of Regeneration<br><input type="checkbox"/> Rural Area Under Urban Influence<br><input type="checkbox"/> Interface Area                                                                      |                           |
| <b>County Development Plan Figure 7.D -- Landscape Characterisation Map --</b><br><input checked="" type="checkbox"/> Normal Rural Landscape<br><input type="checkbox"/> Scenic Route<br><input type="checkbox"/> Area of Sensitive Rural Landscape<br><input checked="" type="checkbox"/> Visually Vulnerable<br>Other Comments: |                           |
| <b>Natura 2000 Sites in close proximity to subject site:</b><br><input type="checkbox"/> SAC<br><input type="checkbox"/> SPA<br>Other Comments:                                                                                                                                                                                   |                           |
| Other Issues:                                                                                                                                                                                                                                                                                                                     |                           |

Visually  
Vulnerable  
Septic Tank

Other Issues Continued:

Draft proposals discussed.  
No overlooking or overshadowing of adjacent property proposed.

Design still to be finalised.  
House based on the level of the site which slope downhill away from houses to S.E.

Landscaping proposals required to integrate house into rural setting.

Further Specialist Advice Required:

Mandatory Requirements (EIS / Retail Impact Statement):

Signed:

Area Planner

Signed:

Applicant / Agent

Please note that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. Article 247 (3) of the Local Government (Planning & Development) Act 2000 (as amended) states that "the carrying out of consultations shall not prejudice the performance of the planning authority of any other of its functions under the Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings". Formal consideration of an application is necessarily more extensive than consideration at the pre-application stage including because of consideration of any internal technical reports e.g. environment section or submissions from a third party or prescribed body.

SCANNED  
25 APR 2019

**SLIGO COUNTY COUNCIL  
RECORD OF PRE-PLANNING CONSULTATION**

☒ Formal Pre-planning Meeting  
☐ Informal Pre-planning Meeting

Pre-planning Number:

3725

In Attendance: John Monahan

Date:

30/1/19

Area Planner: MARTINA FOLEY

Site Location: LARRASS, STRANDHILL

Site Area:

Documentation submitted:

Description of Proposed Development:

DWELLING

Planning History:

18/365

**Volume 2 of County Development plan 2011 - 2017**

Mini Plan: STRANDHILL

Zoning: RESIDENTIAL / GREEN BELT

Other Comments:

**Local Area Plan:**

Zoning:

Other Comments:

N/A

**Sligo & Environs Development Plan**

Zoning:

Other Comments:

N/A

**County Development Plan - Section 5.7, Rural Housing – Site located within –**

- ☐ Rural Area in Need of Regeneration  
☐ Rural Area Under Urban Influence  
☐ Interface Area

N/A

**County Development Plan Figure 7.D – Landscape Characterisation Map –**

- ☐ Normal Rural Landscape  
☐ Scenic Route  
☐ Area of Sensitive Rural Landscape  
☐ Visually Vulnerable

N/A

Other Comments:

**Natura 2000 Sites in close proximity to subject site:**

- ☐ SAC  
☐ SPA

Other Comments:

**Other Issues:**

Proposed change of house type

PTO

Other Issues Continued:

- Increase views ~~(to)~~<sup>to</sup> North & North West
  - Pitched roof to ~~(be)~~ be replaced with a stepped monopitch (green roof?)
  - 3 storeys now for main section  
lower storey semi-subterr.
- I have expressed some concern regarding ~~(visual)~~ visual ~~(impact)~~ impact of 3 story element.
  - Photomontage may be beneficial

Further Specialist Advice Required:

Mandatory Requirements (EIS / Retail Impact Statement):

Signed:

Area Planner MARTINA FOLEY

Signed:

Applicant / Agent JOHN McNAHAN

Please note that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. Article 247 (3) of the Local Government (Planning & Development) Act 2000 (as amended) states that "the carrying out of consultations shall not prejudice the performance of the planning authority of any other of its functions under the Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings". Formal consideration of an application is necessarily more extensive than consideration at the pre-application stage including because of consideration of any internal technical reports e.g. environment section or submissions from a third party or prescribed body.

|                       |           |
|-----------------------|-----------|
| AN COIMISIÚN PLEANÁLA |           |
| 18 DEC 2025           |           |
| LTR DATED             | FROM REF  |
| LDG.                  |           |
| ACP.                  | 323969-25 |

Addendum G-

Commencement  
Notice

Incorrect address -

1 Dorries Stand is  
an occupied dwelling  
in the adjacent  
Housing Estate



Ann McKirdy &lt;ainenicamhlaidh@gmail.com&gt;

44

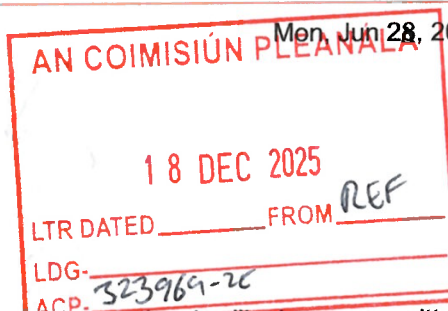
**FORMAL COMPLAINT**

8 messages

**Tom Kilfeather** <tkilfeather@sligococo.ie>

To: "ainenicamhlaidh@gmail.com" &lt;ainenicamhlaidh@gmail.com&gt;

Mon, Jun 28, 2021 at 12:34 PM



Dear Ms McKirdy

I acknowledge receipt of your complaint in relation to the enforcement on the dwellinghouse permitted pursuant to PL19/218.

The construction of the permitted dwellinghouse commenced in September 2019. On the 16<sup>th</sup> July 2020, Sligo County Council received your original complaint alleging that the development was not proceeding in accordance with the planning permission. A further e-mail received on 17<sup>th</sup> July 2020 clarified that the complaint was about the change in roof material and the overall height of the building under construction.

On foot of this complaint, Sligo County Council issued a warning letter on 20<sup>th</sup> July 2020 to the applicant raising concerns in respect of both overall height of the development under construction and the change to the permitted roof type. The applicant responded on 7<sup>th</sup> August 2020 stating that the overall height complies with the planning permission and that he will apply for retention of the change in roof type.

Following a site survey undertaken on 11<sup>th</sup> August 2020 by an engineer from the Enforcement Section of Sligo County Council, it was established that the overall height of the house is consistent with the planning drawings. It was also confirmed that the roof finish had been altered from the permitted sedum roof to a metal type finish. This site inspection established that apart from some relatively minor changes (i.e. roof material and window sizes / positions), the house under construction is generally consistent with that which was originally permitted. Accordingly, the only outstanding matter arising from the previously issued warning letter related to the change in roof type.

An application for retention (PL 20/339) was lodged on the 30<sup>th</sup> September 2020. This application sought retention for the change in roof type and other minor deviations from that permitted pursuant to PL19/218.

Following a site inspection by the area planner as part of the assessment of this planning application, it was noticed that some of the alterations proposed for retention had not yet been undertaken (e.g. outdoor covered area) and some of the submitted drawings were not consistent with that which existed on site (i.e. three installed windows are different in dimensions from those on submitted drawings). A further information request was therefore sought on 23/11/20 seeking clarity around the nature of the proposed development the subject of the application. No response was received within 6 months of the date of the request and the application was therefore declared withdrawn in accordance with the provisions of 33(3) of the Planning and Development Regulations 2001 (as amended).

A new application has been lodged by the same applicant on 21/5/21 under planning reference PL21/182. The proposed development is the retention of alterations made to the dwellinghouse permitted pursuant to PL19/218. It is clear that the applicant has decided to lodge a new application rather than respond to the request for further information. There is nothing unusual about this and it was always likely that a new application would be required instead of responding to the request for further information. It is unfortunate that the applicant has taken so long to lodge the new application but there is nothing the planning authority could do about that.

The enforcement section will await the outcome of the current application before determining what, if any, further enforcement action is warranted. It is noted that the current application shows that the applicant is reverting back to the sedum type roof finish as originally permitted.

In the above context, I am satisfied that the Enforcement section has responded to your original complaint in the appropriate manner.

Tom Kilfeather

**Tom Kilfeather**  
**Acting Chief Executive.**

Sligo County Council, Riverside, Sligo, F91 Y763

+353-71-9111450-Office Phone No

+353-87-2626849- Mobile No

[tkilfeather@sligococo.ie](mailto:tkilfeather@sligococo.ie)

[sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

**From:** Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>

**Sent:** Saturday, June 26, 2021 6:46:35 PM

**To:** Tom Kilfeather <[tkilfeather@sligococo.ie](mailto:tkilfeather@sligococo.ie)>

**Subject:** FORMAL COMPLAINT

Dear Mr. Kilfeather,

I am writing to formally complain about how the enforcement on the above planning application PI 19218 has been handled.

The planning application for retention was withdrawn after six months.

I was notified on the 25th of June, seven months after the applicant was granted a six month extension for Further Information that the application for retention PL 21182 was withdrawn.

I look forward to your response.

Yours sincerely,

Ann McKirdy

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Tom Kilfeather <tkilfeather@sligococo.ie>

Fri, Jul 2, 2021 at 8:06 PM

Dear Mr Kilfeather,  
I am writing to follow up with your reply to clarify where you get that commencement date?  
Sincerely,  
Ann McKirdy  
[Quoted text hidden]

**Tom Kilfeather** <tkilfeather@sligococo.ie>  
To: "ainenicamhlaidh@gmail.com" <ainenicamhlaidh@gmail.com>

Mon, Jul 5, 2021 at 9:50 AM

Dear Ms McKirdy

A commencement notice was lodged on 11<sup>th</sup> September 2019.

**Tom Kilfeather**  
**Acting Chief Executive.**

Sligo County Council, **Riverside, Sligo, F91 Y763**

☎ +353-71-9111450-Office Phone No

📞 +353-87-2626849- Mobile No

✉ [tkilfeather@sligococo.ie](mailto:tkilfeather@sligococo.ie)

🖱 [sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

**from:** Ann McKirdy <ainenicamhlaidh@gmail.com>  
**Sent:** Friday, July 2, 2021 8:06:05 PM  
**To:** Tom Kilfeather <tkilfeather@sligococo.ie>  
**Subject:** Re: FORMAL COMPLAINT

[Quoted text hidden]

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Tom Kilfeather <tkilfeather@sligococo.ie>

Mon, Jul 5, 2021 at 11:19 AM

Dear Mr Kilfeather,  
Please advise the address for the commencement notice.  
Sincerely,  
Ann McKirdy  
[Quoted text hidden]

**Tom Kilfeather** <tkilfeather@sligococo.ie>  
To: "ainenicamhlaidh@gmail.com" <ainenicamhlaidh@gmail.com>

Mon, Jul 5, 2021 at 2:52 PM

Dear Ms McKirdy,

The commencement notice was lodged in respect of the development permitted pursuant to PL19/218.

Please direct any further queries to the Building Control Section of Sligo County Council (i.e. Suzanne Siberry Tel: 9114443).

[Quoted text hidden]

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Tom Kilfeather <tkilfeather@sligococo.ie>

Thu, Jul 22, 2021 at 8:47 AM

Dear Mr. Kilfeather,

In response to your email, I would like to contest your assertion that the building on this site commenced in September 2019. The address for this building commencement notice attached to this site is 1 Dorrins Strand. This is another striking anomaly regarding this matter. The architect is the owner of this property, surely, he knows which property he owns. I believe the intent of using this address is to avoid the mandatory requirement for connections to Irish Water and scrutiny of the viability of this site for development given the fact that it is not a serviced site which conflicts with the Development Plan 2017-2021 and the National Framework development guidelines.

Furthermore, the change in material for the roof from Sedum to metal is not a minor change by any standard of planning regulation, moreover, the fact that I reported this in July 2020 and the enforcement was issued on the 20th of July (a full year ago) and this derogation from permission has still not been enforced is a dereliction of the duty of the enforcement by Sligo Co. Co. Moreover, the height which I disputed and for which an enforcement notice was issued is a full meter higher than permitted when measured from ground to apex. The enforcement officer's assessment of this issue only measured the height from the finished floor level. He did not measure ground to apex. I have Mark Cummin's report. The current height of 10.5 meters is clearly legible from the more recent retention plans (withdrawn when I brought this to the Sligo Co. Co. attention).

This retention and planning has been granted in spite of all the irregularities with non adherence to planning permission and the conditions of planning. This is indicative of Sligo Co. Co.'s inconsistent, flawed and biased approach to planning.

Yours sincerely,  
Ann McKirdy

[Quoted text hidden]

**Tom Kilfeather** <tkilfeather@sligococo.ie>  
To: Ann McKirdy <ainenicamhlaidh@gmail.com>

Thu, Jul 22, 2021 at 9:28 AM

Dear Ms McKirdy,

Your correspondence is noted.

The facts in this particular matter are as you state "retention and planning have been granted"

You conclude by expressing your own views regarding the Councils approach to planning. Again as I stated yesterday you are entitled to your views with respect to the Council and I respect that though I totally disagree with such views.

No commencement  
for  
this dwelling

Handwritten text in pink ink, rotated 90 degrees clockwise:  
No comment  
for  
analysis

I am not going to continue in an over and back exchange on such matters with You.

If you are unhappy with the Councils approach to planning, environmental issues or whatever there are other Bodies or persons to bring your complaints to in respect of our alleged "inconsistencies, flawed approach, competencies and contempt" just to quote today's and most recent correspondence from you.

I can suggest the Office of the Ombudsman, The Office of the Planning Regulator, the Dept of Environment and I am sure there are others.

Thank You

Tom Kilfeather

[Quoted text hidden]

---

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Ombudsman Complaints <complaints@ombudsman.ie>

Thu, Jul 22, 2021 at 9:59 AM

Case Number: OMB-107834-Q0G2X2

Dear Ombudsman,  
Please note, this house PL 19218 - in Larass, Strandhill, has a commencement notice for a dwelling at 1 Dorrins Strand which has been occupied for almost ten years.

Sincerely,  
Ann McKirdy

[Quoted text hidden]

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Date: Tue, Oct 20, 2020 at 8:02 AM

Subject: Proceeding to install septic tank in-spite of enforcement - alarming concerns - PL 19218

To: <[chaves@sligococo.ie](mailto:chaves@sligococo.ie)>

Cc: <[delake@sligococo.ie](mailto:delake@sligococo.ie)>, Frank Moylan <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)>

Dear Mr Hayes,

I am writing to request URGENT attention to PL 19218 in Strandhill. There is an enforcement notice for non compliance with the conditions for planning with regards to the installation of a septic tank. I received notice and the biodiversity in a corridor for SAC and a Zone of Archaeological Potential and National Heritage Area AND a geographically designated area of HIGH VULNERABILITY for groundwater

How has this development been approved septic tank, a pump (prohibited in the Co. Sligo Dev. Plan) and connection to the city sewage network 153 meters to the nearest manhole.

Where is the oversight? Sligo Co. Co. are not handling this situation according to their mandate under Planning Legislation and the Planning Act 2000. I AM REQUESTING A FULL INVESTIGATION, this area is unique in all of Europe, yet, Sligo County Council is not adhering to the legislative protocols to ensure compliance with Irish and European Legislation to protect groundwater and special areas of conservation or the status of this significant scenic and historic location.

THIS IS A LEGISLATIVE REQUIREMENT. Reporting to all the agencies is mandated. There is a new retention application in for changes to this building including change of roof materials, change of basement wall material, addition of new window on ground floor, window size and position alterations, new flue, alterations to existing rooflight dimensions, change in dimensions to covered outdoor area. This retention does not

|                       |            |
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| AN COIMISIÚN PLEANÁLA |            |
| 18 DEC 2025           |            |
| LTR DATED             | FROM REF   |
| LDG-                  |            |
| ACP-                  | 323 969-25 |

include changes or alterations to amend the septic tank and sewage treatment onsite in spite of the fact that the septic tank is not designed to manage wastewater from a house with the addition of the basement. (PL 203339)

A new enforcement notice has been issued, yet, ground clearance and septic tank installation is proceeding?

There is ponding on this site always, this shows that the site assessment, percolation rates etc are unreliable. The fact that Davitt Engineering has added a connection to the sewage treatment system and a pump highlight that a septic tank is inadequate for this property.

I sent numerous emails to request compliance to Condition 4, retention of hedging and fencing around trees and protection of bats given this is a breeding and resting place for bats. This planning enforcement was completely ignored.

My concern for this being a three story house at 9.5 meters above basement were dismissed, yet, in the pre-planning file the was flagged by the planner as a concern given the visual vulnerability of the area. Moreover, the new approved planning application is .45 m higher than in the pre-planning application meeting submission.

I have emailed Suzanne Siberry and have not received a reply to my questions.

I look forward to your response. If it is not within your remit to respond, please advise where I should address my concerns.

Yours sincerely,

Ann McKirdy

(Attached below are the historic emails I sent to raise my concerns regarding this to Sligo Enforcement)

----- Forwarded message -----

From: **Ann McKirdy** <[ainenicamhlaigh@gmail.com](mailto:ainenicamhlaigh@gmail.com)>

Date: Thu, Oct 15, 2020 at 3:47 PM

Subject: 2710 Enforcement notice queries

To: Suzanne Siberry <[ssiberry@sligococo.ie](mailto:ssiberry@sligococo.ie)>

Dear Suzanne,

In response to your email for clarification, I would like to know what is happening now with the concerns I raised regarding the non compliance of this application approval with statutory environmental regulations.

Your email has notified me that Sligo Co Council will oversee compliance in relation to condition 7(c) . What exactly do you mean? Please explain.

Do you mean that the septic tank installation is going ahead without further site assessment and without changes to original septic tank specifications submitted. Yes/ No, if yes, please explain the Sligo Co Council rationale for this appraisal.

And am I correct in interpreting from your email that the installation will be overseen by the Environment Section of the County Council? Yes/no, If yes, why as more thorough environmental assessment is required.

I had thought that the concerns I raised would warrant a full re-assessment. Is this the case? Yes/ no? If not, why?

I look forward to your response.

Sincerely,

Ann McKirdy

From: **Suzanne Siberry** <[ssiberry@sligococo.ie](mailto:ssiberry@sligococo.ie)>

Date: Mon, Oct 12, 2020 at 2:57 PM

Subject: ENF 2701 -

To: Ann McKirdy <[ainenicanhlaidh@gmail.com](mailto:ainenicanhlaidh@gmail.com)>

Dear Ann

I refer to your email dated the 7<sup>th</sup> October, 2020.

As per condition No. 7(c) of PL 18/218, notice has been given of the installation of the septic tank and percolation area. Sligo County Council's Environment Section has been notified of this and they will carry out an inspection to ensure compliance with PL 18/218.

Regards

Suzanne Siberry  
Senior Staff Officer

**Sligo County Council**

Enforcement Section, City Hall, Quay Street, Sligo F91 PP44

Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>

Wed, Oct 7, 8:03 AM  
(13 days ago)

to Suzanne

I am writing to submit the supporting conditions (from the Planning Grant of permission on 25/7/19) to support my earlier submission on wastewater disposal enforcement for the dwelling under construction in Larass, Strandhill, planning reference 19218.

The following items are in breach of planning conditions:

**Condition 7 (a) The Septic Tank wastewater pumping module and percolation area shall comply with the waste water treatment and disposal system and design drawings and manufacturer specs submitted to the Planning Authority.**

The addition of a basement changed the wastewater management plan significantly. The new wastewater treatment plan calls for a new connection to the wastewater manhole 153 meters away. There is a mandatory requirement to apply for a new wastewater connection with Irish Water. This application process takes a minimum of 16 weeks. Planning Permission with the addition of a basement was granted in 7 weeks on 25/07/19 receipt of application was on 05/6/19. This time line would indicate that Irish Water has not been notified, therefore, no connection has been approved.

Per Letter from F. Davitt Engineer (scanned 17/6/19) re: Proposed development item 2, 'The proposed dwelling now has a basement. It also identifies the *location of the pumping station and the location of the manhole* which the domestic wastewater from the basement shall discharge.'

There is no evidence of the location of the manhole in the site assessment or the longitudinal study submitted by Davitt Engineering.

A full site assessment should have been undertaken with the new addition of a basement which would increase capacity, especially given the ground water vulnerability of this site and the fact that it is a karst landscape.

The views in the site test photo 1 of the area tested do not match views from the stated test hole location on the site assessment. This invalidates the test hole results.

**Condition 7 (e) All domestic wastewater and grey water generated onsite will be discharged to the septic tank and discharged to the percolation area.**

Per Letter from F. Davitt Engineer (scanned 17/6/19) Item (2) Please find attached a new site layout drawing/design reflecting the fact that the proposed dwelling now has a basement. It also identifies *the location of the proposed pumping station and the location of the manhole which the domestic wastewater from the basement will discharge.*

*This is directly in breach of Condition 7 which requires all wastewater and grey water to be discharged to the septic tank and percolation area.*

**Condition 7 (g) if All domestic wastewater and grey water generated onsite to be discharged to the septic tank and discharged via the percolation area.**

Item (2) Please find attached a new site layout drawing/design reflecting the fact that the proposed dwelling now has a basement. It also identifies *the location of the proposed pumping station and the location of the manhole which the domestic wastewater from the basement will discharge.*

**7 (e ) (g) There is no evidence of the location of the manhole to which Davitt refers above in any of his drawings on file.**

**The Domestic Wastewater Treatment for this proposed development is in breach of the below Co. Sligo Dev. Plan wastewater regulations;**

**P-WW-15** – Discourage pumping stations in private development. Storm overflows from pumping stations serving private development will not be permitted.

**P-WW-18** In cases where settlement is not served by a public wastewater treatment plant or where no spare capacity exists in an existing wastewater treatment plant, individual developments proposing to use on site wastewater treatment will be considered subject to appropriate scale, assessment, design and conditions, taking groundwater vulnerability into account.

The groundwater vulnerability has not been correctly assessed. F. Davitt's site assessment is not admissible. The test results are not results of this site given the high vulnerability of this area within .5 km of an SAC.

**P-WW-19** In cases where capacity exists, all proposed developments will be required to connect to the public wastewater treatment plant.

**P-WW13** – Regulate discharges to local authority sewerage schemes to protect and improve ground water and surface water quality in accordance with the requirements of the Water Framework Directive.

**Condition 9** – In the interest of waste management a potable water supply shall be provided that complies with the requirements of the EU (drinking water regulations) 2014 (S.I. no 122 of 2014) as amended. The potable water supply shall be taken from Irish Water Mains network as indicated in the plans and proposals submitted to the planning authority.

This dwelling address is listed in the BDMS as 1 Dorrins Strand. This is an established and existing dwelling with existing connections to Irish Water. This is NOT the correct address.

There is no record of any connection to Irish Water on any file related to this permission, pre-planning PP 3725, PL18365, PL 19218.

#### Advice Notes conditions

Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must contact Irish water supply for and sign a connection agreement with the Irish Water prior to the commencement of the development and adhere to the standards and conditions in that agreement.

There is no proof of any connection agreement or notifications to Irish Water on any file pertaining to this planning permission.

In the interest of public health and environmental sustainability Irish water infrastructure capacity requirements and proposed connections to the water and wastewater infrastructure will be subject to the constraints of Irish Water Capital Investment Programme.

Per telephone inquiry with Irish Water the cost of laying 153 meters of wastewater piping and the connections would be in excess of €120,000. The disturbance of the public road necessitates a road opening license. There is no evidence on file of either.

I have attached herewith a copy of the email I have submitted to Co. Sligo Planning Enforcement Office regarding this enforcement/planning objection.

**Ann McKirdy** <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>

Sep 22, 2020, 10:10 PM (2 days ago)

Dear Suzanne,

It has come to my attention that the above planning is not compliant with the Irish Water Regulations for Septic Tank Systems. It is in breach of the strict EPA guidelines for the safe disposal and treatment of wastewater.

The addition of the basement changed the wastewater treatment plan significantly. This new addition requires a new Irish Water Application. The process takes 16 weeks at minimum. Permission for this new planning application was granted in 7 weeks, thus, this has not been notified to Irish Water and Planning Regulations have not been adhered to.

Email from Leonora McConville, 17-10-2017 - on Pre Planning File 3725

'They're proposing a septic tank. Shouldn't they be connecting to the public sewer at this location?'

Per email in original pre-planning file 3725- for this application from **Noel Sweeney, County Engineer to Leonora McConville, Planner 19-10-2017**

'There is a public sewer serving the existing houses on this road and obviously it would be preferable that the proposed house connect to it [...] There may be difficulty getting a fall from the site to the sewer but this could be overcome in any case by the use of a private pump sump.

Obviously if new applicant is adamant he wishes to install a septic tank then the application would be reported on by the Environment Section and Water Services and Irish Water would be commenting on the submission.'

- The Sligo Development Plan PW-15 Discourage the use of pumping stations in private development. Storm overflow from pumping stations serving private development WILL NOT BE PERMITTED.

- PW-19 - In cases where capacity exists, all proposed developments WILL BE REQUIRED to connect to the public wastewater treatment plant.

- Refer to the above mentioned prescribed bodies all proposals for linear development over 1 km in length and proposals of half a hectare or more and for proposals for development on present or former wetlands, unenclosed land, rivers and estuaries. - This has not been done, consequently the additional oversight has not been raised as is required for this site located less than a half km from Killaspugbrone National Monument.

THE CONTOUR LINES ON THE MAP - which indicate the level above sea level have been ignored, this site is in a HIGH VULNERABLE area. The original house permission 18365 finished floor level was at 35.15m on the longitudinal study, yet the revised longitudinal DESK STUDY the new land level is 34.35m „ this is .8 of a meter differential. One can only conclude that these results are unreliable and the measurements appear to be arbitrary.

The reason the applicant sought permission for a septic tank was that it 153 meters to the nearest waste water drain. Per Noji correspondence, 21-12-18,

'After consulting with the CST Group Engineers our options to reach the main road was to open the Cul De Sac from the nearest manhole 153 meters away. THIS INCLUDED PUMPING UP HILL FROM OUR SITE TO THE MAIN ROAD AND PUMPING AGAIN FROM THE MANHOLE ALONG THE ROUTE TO THE CORNER AND PUMPING AGAIN THE ROUTE. The cost, the disturbance to the road and the upkeep of pumps meant that THIS WAS NOT A VIABLE option.

**YET - the NEW approved permission 19218 HAS BEEN APPROVED TO DISPOSE of wastewater connecting to this drain and INCLUDES A PUMPING STATION which is prohibited under Sligo Development Plan.**

I want to see the evidence that this has been approved by Irish Water?

**\*\*\* Habitats Directive** - This site is adjacent to a highly vulnerable Special Area of Conservation, Planning Legislation Act 2000 stipulates an obligation to undertake an Environmental Impact Assessment.

· Groundwater quality and level monitoring is required in groundwater bodies associated with Species and Habitat Protected Areas to determine the impacts of groundwater on these ecosystems. The hydrological interaction between groundwater and such ecological systems is frequently complex and very dependent on site-specific conditions

This site has been so extensively excavated it is worrying what the environmental impact will be. There has been no oversight by the Planning Authority. Huge diggers and massive land moving plant have been onsite all day Sunday, Monday and Today, I expect this will be the case for sometime into the future given the land mass mounds that have yet to be cleared.

I want a Co. Sligo Engineer to oversee this and report.

Please confirm receipt of my enforcement submission.

Many thanks,

Ann McKirdy

Enforcement decision 19218

Inbox

Ann McKirdy <ainenicamlaidh@gmail.com>

to Mark

Mon, Oct 26, 2020,  
11:18 PM

Dear Mark,

I am writing to follow up on the enforcement re. change of roof material.

I am following up to ask if Sligo Co Co has issued a warning letter given the 12 week time lapse since the issuance of the enforcement notice on July 20th, 2020.

Please advise,

Sincerely,

Ann McKirdy

Mark Cummins <mcummins@sligococo.ie>

Wed, Oct 28, 2020,  
9:17 AM

to Enforcement, mc

Ann

Sligo County Council issued a Warning Letter in relation to the change of roof material. An Enforcement Notice has not been issued pending the outcome of the application for retention which was submitted for this property.

Regards

Mark Cummins

a/Senior Executive Engineer

Planning Enforcement & Building Control

Sligo County Council | Quay Street | Sligo | F91 PP44.

É 071 911 4441 | [mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)

[sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)

**From:** Ann McKirdy [<mailto:ainenicamhlaidh@gmail.com>]

**Sent:** Monday 26 October 2020 23:18

**To:** Mark Cummins

**Subject:** Enforcement decision 19218

Dear Mark,

I am writing to follow up on the enforcement re. change of roof material.

I am following up to ask if Sligo Co Co has issued a warning letter given the 12 week time lapse since the issuance of the enforcement notice on July 20th, 2020.

Please advise,

Sincerely,

Ann McKirdy

Ann McKirdy <ainenicamlaidh@gmail.com>

to Mark

Thu, Oct 29, 2020,  
11:02 PM

Thank you!

On Wed, Oct 28, 2020 at 9:17 AM Mark Cummins <[mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)> wrote:

Ann

Sligo County Council issued a Warning Letter in relation to the change of roof material. An Enforcement Notice has not been issued pending the outcome of the application for retention which was submitted for this property.

Regards

Mark Cummins

a/Senior Executive Engineer

Planning Enforcement & Building Control

Sligo County Council | Quay Street | Sligo | F91 PP44.

É 071 911 4441 | [mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)

[sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)

**From:** Ann McKirdy [mailto:[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)]

**Sent:** Monday 26 October 2020 23:18

**To:** Mark Cummins

**Subject:** Enforcement decision 19218

Dear Mark,

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**I am following up to ask if Sligo Co Co has issued a warning letter given the 12 week time lapse since Enforcement decision 19218**

Inbox

Ann McKirdy <ainenicamlaidh@gmail.com>

to Mark

Mon, Oct 26, 2020,  
11:18 PM

Dear Mark,

I am writing to follow up on the enforcement re. change of roof material.

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Please advise,

Sincerely,

Ann McKirdy

Mark Cummins <mcummins@sligococo.ie>

to Enforcement, me

Wed, Oct 28, 2020,  
9:17 AM

Ann

Sligo County Council issued a Warning Letter in relation to the change of roof material. An Enforcement Notice has not been issued pending the outcome of the application for retention which was submitted for this property.

Regards

Mark Cummins

a/Senior Executive Engineer

Planning Enforcement & Building Control

Sligo County Council | Quay Street | Sligo | F91 PP44.

É 071 911 4441 | [mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)

[sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)

**From:** Ann McKirdy [<mailto:ainenicamhlaidh@gmail.com>]

**Sent:** Monday 26 October 2020 23:18

**To:** Mark Cummins

**Subject:** Enforcement decision 19218

Dear Mark,

I am writing to follow up on the enforcement re. change of roof material.

I am following up to ask if Sligo Co Co has issued a warning letter given the 12 week time lapse since the issuance of the enforcement notice on July 20th, 2020.

Please advise,

Sincerely,

Ann McKirdy

Ann McKirdy <ainenicamlaidh@gmail.com>

Thu, Oct 29, 2020,  
11:02 PM

to Mark

Thank you!

On Wed, Oct 28, 2020 at 9:17 AM Mark Cummins <[mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)> wrote:

Ann

Sligo County Council issued a Warning Letter in relation to the change of roof material. An Enforcement Notice has not been issued pending the outcome of the application for retention which was submitted for this property.

Regards

Mark Cummins

a/Senior Executive Engineer

Planning Enforcement & Building Control

Sligo County Council | Quay Street | Sligo | F91 PP44.

É 071 911 4441 | [mcummins@sligococo.ie](mailto:mcummins@sligococo.ie)

[sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)

**From:** Ann McKirdy [mailto:[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)]

**Sent:** Monday 26 October 2020 23:18

**To:** Mark Cummins

**Subject:** Enforcement decision 19218

Dear Mark,

I am writing to follow up on the enforcement re. change of roof material.

I am following up to ask if Sligo Co Co has issued a warning letter given the 12 week time lapse since the issuance of the enforcement notice on July 20th, 2020.

Please advise,

Sincerely,

Ann McKirdy

Ann McKirdy <ainenicamlhaidh@gmail.com>

to Mark

Wed, Jun 9,  
8:21 PM

Case Number: OMB-107834-Q00G2X2

the issuance of the enforcement notice on July 20th, 2020.

Please advise,

Sincerely,

Ann McKirdy

Ann McKirdy <ainenicamlhaidh@gmail.com>

to Mark

Wed, Jun 9,  
8:21 PM

Case Number: OMB-107834-Q0G2X2

20339 decision request copy

Inbox

Ann McKirdy <ainenicamhlaidh@gmail.com>

to Karen

Mon, Nov 23, 2020,  
4:55 PM

Dear Karen,

Please email a copy of the decision on the above planning retention application to me tomorrow, 24.11.20 as it is due and the office is closed.

Many thanks,

Ann McKirdy

Karen Kennedy <kkennedy@sligococo.ie>

Tue, Nov 24, 2020,  
1:52 PM

to me

Good afternoon Ms. McKirdy,

Please find attached notification of further information request which issued yesterday from this office on PL 20/339 – John & Lisa Monahan.

Kind regards,

Karen Kennedy,

Planning.

(071)9114458

[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)

Attachments area

Ann McKirdy <ainenicamlaidh@gmail.com>

to Tom, Karen

Dear Karen,

Tue, Nov 24, 2020,  
3:29 PM

Thank you for forwarding the attached.

Please advise the new decision date. It is not posted on idocs.

I would also like a copy of the inspection report.

Sincerely,

Ann McKirdy

Karen Kennedy <kennedy@sligococo.ie>

to me

Good afternoon Ms. McKirdy,

The decision date will be determined (four weeks) from the date of a full response to the further information requested on 23<sup>rd</sup> November, 2020.

Kind regards,

Karen Kennedy,

Tue, Nov 24, 2020,  
4:59 PM

Planning

(071)9114458

[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)

Ann McKirdy <aimenicamlaidh@gmail.com>

to Karen

Tue, Nov 24, 2020,  
5:19 PM

Dear Karen,

Thank you for your prompt reply. I am formally requesting notification by Sligo Co Co Planning Office of receipt of full response from further information and at that time also notice of the decision due date.

I also request an opportunity to view all files pertaining to this further information submission by Noji/Monahan.

Please confirm receipt of both requests.

Yours sincerely,

**Karen Kennedy** <[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)>

Wed, Nov 25, 2020,  
4:53 PM

to me

Good afternoon Ann,

It is our practice to notify objectors when a further information request is issued, when the response has been received and again after the decision has been made.

Kind regards,

Karen Kennedy,

Planning.

(071)9114458

[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)

**From:** Ann McKirdy [<mailto:ainenicamhlaidh@gmail.com>]

**Sent:** Tuesday 24 November 2020 17:20

**To:** Karen Kennedy

**Subject:** Re: 20339 decision request copy

Dear Karen,

Thank you for your prompt reply. I am formally requesting notification by Sligo Co Co Planning Office of receipt of full response from further information and at that time also notice of the decision due date.

I also request an opportunity to view all files pertaining to this further information submission by Noji/Monahan.

Please confirm receipt of both requests.

Yours sincerely,

Ann McKirdy

On Tuesday, November 24, 2020, Karen Kennedy <[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)> wrote:

Good afternoon Ms. McKirdy,

The decision date will be determined (four weeks) from the date of a full response to the further information requested on 23<sup>rd</sup> November, 2020.

Kind regards,

Karen Kennedy,

Planning

(071)9114458

[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)

**From:** Ann McKirdy [mailto:[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)]  
**Sent:** Tuesday 24 November 2020 15:30  
**To:** Karen Kennedy  
**Cc:** Tom Kilfeather  
**Subject:** Re: 20339 decision request copy

Dear Karen,

Thank you for forwarding the attached.

Please advise the new decision date. It is not posted on idocs.

I would also like a copy of the inspection report.

Sincerely,

Ann McKirdy

On Tuesday, November 24, 2020, Karen Kennedy <[kkennedy@sligococo.ie](mailto:kkennedy@sligococo.ie)> wrote:

Good afternoon Ms. McKirdy,

Please find attached notification of further information request which issued yesterday from this office on PL 20/339 – John & Lisa Monahan.

Kind regards,

Karen Kennedy,

Planning.

(071)9114458

[kkennedy@slgococo.ie](mailto:kkennedy@slgococo.ie)

---

**From:** Ann McKirdy [mailto:[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)]

**Sent:** Monday 23 November 2020 16:56

**To:** Karen Kennedy

**Subject:** 20339 decision request copy

Dear Karen,

Please email a copy of the decision on the above planning retention application to me tomorrow, 24.11.20 as it is due and the office is closed.

Many thanks,

Ann McKirdy

Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>

to Tom, [Info@opr.ie](mailto:Info@opr.ie), Ombudsman

Fri, Jun 4,  
4:25 PM

Dear Mr. Kilfeather,

I am writing to ask for a formal explanation for the manner in which this further information is being handled.

I am attaching Karen Kennedy, Planning, response to my inquiry in November as to how I will be informed of the outcome of this FL.

I have not been notified and no action has been taken. I saw the planning sign at the site on the 21st of May, this was not put up on the system until I requested to view it. It was uploaded on the 28th of May. This is not according to Planning Legislation.

Is this the practise for every further information issued or is this application being handled differently? If so, why?

I have attached my communication history with Planning Office Manager Karen Kennedy.

Please advise,

Yours sincerely,

Ann McKirdy



Tom Kilfeather

Dear Mr. Kilfeather,

I am writing to formally complain about how the enforcement on the above planning application has been handled.

The planning application for retention was withdrawn after six months.

I was notified on the 25th of June, seven months after the applicant was granted a six month extension for Further Information.

I have attached the notification of the legal parameters for enforcement.

I look forward to your response.

Yours sincerely,

Ann McKirdy

19/218 Planning Septic Tank Approval and Percolation Area - Breach of planning law

Ann McKirdy <ainenicamhlaidh@gmail.com>

to Suzanne

Dear Suzanne,

I am writing with regards to the above planning approval and request that the planning office provide details of specifics of the site assessment carried out protocol for granting this permission. An urgent review is required. It is unsafe to proceed.

I am seriously concerned that sewage from this site could contaminate drinking water supplies and cause ponding on environmentally sensitive land given houses presenting a risk to human health as well as the environment.

With regard to the site layout, I am concerned about the placement of the percolation area, from what I can gather this percolation area is outside the .28 ha

I believe a double standard has been applied in approving this planning permission on this site. The Sligo County Council is obliged to follow the EPA's g

I look forward to your response.

Yours sincerely,

Ann McKirdy

(attached below the EPA's guidelines).

**According to- the planning report on this file,**

PWW-4 - Sligo County council requires all new developments to connect to public wastewater treatment.

Drumfad Cottage      Unnamed Road, Grange, sligo, F91 XD37

House extension      Hazelwood Road, Sligo, sligo, F91 E1W1

New Dwelling - Larass , Strandhill      1 Dorrin's Strand, Strandhill, sligo

**Description:**

Development consisting of construction of a new dwelling, a new garage, a new gateway for vehicular access, a septic tank and percolation area, and all associated site works

[View details](#)

PL19/218

New build dwelling at knocknashammer, Cloverhill, Co Sligo      Unnamed Road, cloverhill, sligo

Extension      Drum, Sligo, sligo, F91 A0V2

Domestic Extensions Kevinsfort Co. Sligo PPN 18393      15 Warren Crescent, Sligo, sligo, F91 XR2R

Niall Togher      Cairns Road, Sligo, sligo

New Detached House at Primrose Grange, Knocknarea, Co Sligo      Glen Road, Knocknarea, sligo

**Number of Units:** 1**Valid  
Commencement?** Yes**Dev Commence  
Ind:** Y**Fire Cert  
Number:****Commencement  
Date:** 24/09/2019**Estimated  
Completed Date:** 01/01/1900**Commencement  
Received:** 11/09/2019**Dev  
Commencement  
Number:** 56943SO**Notice  
Description:** development consisting of  
construction of a new dwelling,  
a new garage, a new gateway  
for vehicular access, a septic  
tank and percolation area and  
all associated site works.**Fee Exempt?** No

**Dev** 56943SO  
**Commencement  
Number:**

**Notice  
Description:** development consisting of  
construction of a new dwelling,  
a new garage, a new gateway  
for vehicular access, a septic  
tank and percolation area and  
all associated site works.

**Fee Exempt?** No

**Fee Amount Paid:** 30.00

**Fee Receipt  
Date:** 10/09/2019

**Fee Receipt  
Num:** 990

## Commencement Contacts

### Contact Name

### Type

Stephen Taylor,

BUILDER

John Monahan,

DESIGNER

John Monahan,

OWNER



ARCHITECTS

RIAI

Registered  
Architect

2019

Planning Dept  
Sligo County Council  
City Hall  
Quay St  
Sligo Town

05 June 2019

RE : Re Design of a Dwelling at Larass, Strandhill, Co Sligo - Ref PL/365

Dear Planning Dept,

Please see enclosed the proposed house design for our site in Larass, Strandhill Co Sligo.

This is a re submission of the house design previously agreed and that was previously submitted for Planning approval. On the previous submission the site notice was missing from or had been removed from the site when the Council Engineer inspected the site during the planning 5 week objection period.

As stated previously :

*The house proposal is on the zoned ( residential ) half of the site. The other unzoned half is garden space and used for the percolation area / septic tank. The re design is based on the Permission PL/365 granted for a dwelling on the 16/01/2019.*

*Like the first design, the house bridges the suburban feel of the immediate cul de sac of houses and the backdrop of Dorrins Strand houses with the rural feel of the untouched fields to the West and North. The design breaks down the mass of the house into separate blocks in keeping with the sloping site, blending the house into the site and keeping the highest two 1/2 storey element to the lowest part of the site. The ridge at the lowest part of the site match the eaves of the Dorrins Strand houses adjacent allowing the dwelling fit into and be framed by the surrounding houses when looking from the Kilaspugrone walk ( as seen in the 3D montage included).*

*The mono pitch roof is akin to the rural sheds with sedum roof blending the roof into the landscape. The materials help to bend the house into the site and its surroundings with sedum on the roof, natural finish cedar cladding and dry stone cladding in parts. The materials along with planting that will mature will allow the house blend into the site.*

NOJI Architects,  
Desk 22 Collaborative Area, Ground Floor,  
The Building Block,  
Bridge Street,  
Sligo.

[info@noji.ie](mailto:info@noji.ie)  
[www.noji.ie](http://www.noji.ie)



ARCHITECTS

RIAI

Registered  
Architect

2019

*The house will be built to passive standards and with sensitively chosen materials. Its low energy principles will allow it to have minimal carbon footprint as well as being a delicate intervention into this side of Strandhill.*

*This planning submission has taken into account all items raised during the further information stage of the first planning process.*

We hope all is in order and look forward to a speedy planning Grant of Permission.

Please call with any queries.

Kind regards,

---

John Monahan MRIAI NOJI Architects

NOJI Architects,  
Desk 22 Collaborative Area, Ground Floor,  
The Building Block,  
Bridge Street,  
Sligo

[info@noji.ie](mailto:info@noji.ie)  
[www.noji.ie](http://www.noji.ie)

- Addendum H -

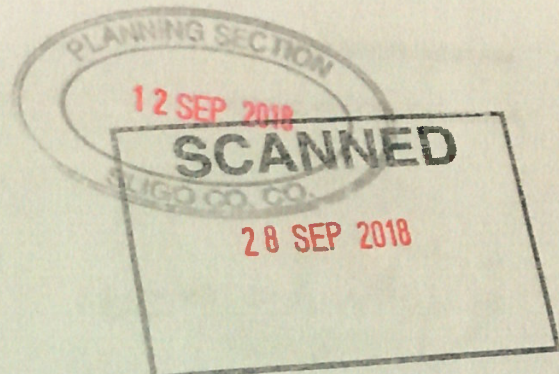
Addendum  
supporting  
material

18365

Planning Dept  
Sligo County Council  
City Hall  
Quay St  
Sligo Town

12 September 2018

Dear Planning Dept,



Please see enclosed the proposed house design for our site in Larass, Strandhill Co Sligo. The house proposal is on the zoned ( residential ) half of the site. The other unzoned half is garden space and used for the percolation area / septic tank.

The house bridges the suburban feel of the immediate cul de sac of houses and the backdrop of Dorrins Strand houses with the rural feel of the untouched fields to the West and North. The design breaks down the mass of the house into separate blocks in keeping with the sloping site, blending the house into the site and keeping the highest two storey element to the lowest part of the site. While the roofs are likened to the sloping roofs of the existing surrounding houses, they have a rural feel with the grouping of the separate blocks and the integration into the site.

The materials help to bend the house into the site and its surroundings with natural slate on the roof, natural finish cedar cladding and dry stone cladding in parts. The materials along with planting that will mature will allow the house blend into the site.

The roofs are hipped to reduce the mass of the roof area, this minimises the effect on neighbouring properties and helps to minimise the mass of the house on the site.

The house will be built to passive standards and with sensitively chosen materials. Its low energy principles will allow it to have minimal carbon footprint as well as being a delicate intervention into this side of Strandhill.

This submission has taken into account the items listed for Invalidation.

NOJI Architects,  
Desk 22 Collaborative Area, Ground Floor,  
The Building Block,  
Bridge Street,  
Sligo

info@noji.ie  
[www.noji.ie](http://www.noji.ie)

1836





We hope all is in order.

Please call with any queries.

A handwritten signature in black ink, appearing to read 'John Monahan'.

Kind regards,

---

John Monahan MRIAI NOJI Architects

NOJI Architects,  
Desk 22 Collaborative Area, Ground Floor,  
The Building Block,  
Bridge Street,  
Sligo.

**DAVITT**  
PLAN & DESIGN

Main Street,  
Drumkeerin,  
Co. Leitrim,  
N41 HW99  
Tel: 071 96 48886  
Mob: 087 906 7606  
info@davittdesign.ie  
VAT No. IE5833587C

30<sup>th</sup> May 2018  
Planning Section  
Sligo County Council  
Town Hall  
Quay Street  
Sligo

Letter dated 2018

Re: Proposed development of 1 no. Dwelling at Larass, Strandhill, Co. Sligo for John Monahan.  
Planning Ref. 19/136

what  
planning  
application  
does this  
refer to?

2019

Dear Sir/Madam,

Further to a request from Sligo County Council for additional information we comment as follows:

**Item (1):**

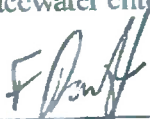
Please find attached a revised cross-section and longitudinal-section addressing all points raised in relation to the wastewater treatment system.

**Item (2):**

Please find attached a new site layout drawing/design reflecting the fact that the proposed dwelling now has a basement. It also identifies the location of the proposed pumping station and the location of the manhole to which the domestic wastewater from the basement will discharge.

**Item (3):**

Please find attached a proposal from Wastewater Solutions in relation to the pumping module. The pumping module will be located substantially below ground and consequently extra care will be required to ensure that no surfacewater accesses the pumping module. Their pumping module is fitted with factory seals to prevent surfacewater entering or exiting the system.



Francis Davitt C Eng, B Surveyor, MIEI, MCABE, MSCSI,

**EVIDENCE**

18365

40



30/10/2018

File Ref: PL 18/365

John & Lisa Monahan  
C/o John Monahan NOJI Architects  
Desk 23, Collaborative Area  
Ground Floor, The Building Block  
Waterfront House

RL 6856 0280 OIE  
of 30/10/18 reps.

**APPLICATION:** PERMISSION for for development consisting of the construction of a new dwelling, a new garage, a new gateway for vehicular access, a septic tank and percolation area, and all associated site works

**LOCATION:** Larass Strandhill, Co. Sligo

A Chara,

In accordance with Article 33 (1) of the Planning and Development Regulations, 2001(as amended), notice is hereby given requiring you to submit the Further Information, as required on the attached **Further Information Schedule**, which is considered necessary to enable the Planning Authority to deal with the application.

You are advised that in accordance with Article 33 (3) of the Planning and Development Regulations 2001(as amended) 'where a requirement under sub-article (1) or sub-article (2) is not complied with within the period of 6 months from the date of requirement for Further Information, or such additional period, not exceeding 3 months, as may be agreed by the Planning Authority, the planning application shall be declared to be withdrawn'.

Furthermore, the applicant may be required to give notice in an approved newspaper under Section 34 (8) (b) of the Planning & Development Act 2000 (as amended) if the further information received is considered to contain significant additional data. **You are advised that you shall not give notice in an approved newspaper UNLESS AND UNTIL requested in writing by the Planning Authority.** You are also advised that, in such circumstances, the 4 week period for determining the application will run from the date on which notice of the publication is given to the Planning Authority.

**PLEASE NOTE ALL CORRESPONDENCE (6 COPIES) SHALL BE SUBMITTED TO THE PLANNING SECTION, SLIGO COUNTY COUNCIL, CITY HALL, QUAY STREET, SLIGO.**

Mise le meas

*Karen Kennedy*

AP Janet McNamara  
Administrative Officer

cc John & Lisa Monahan, Ocean Heights, Top Road

F.I.  
Query  
oversight  
movement  
of  
location in  
different  
direction

(live locally)

EVIDENCE

Waste, water

good deal more

expensive

even more expensive

x total

x 1 2/3s.

paper trail corrector

discussion rather vague esp - for Planning  
cultural heritage

SB more information forthcoming from  
council

→ Advise to con

connecting to public infrastr

Council aware of this  
rejected under provisions

feasible to be fast tracked

height volume larger

perhaps council gave told guidelines  
met

So maybe - Council completely aware  
of everything aware  
find something away

19218

- Planner Report 2.0 Description

- The site area .28 hectares
- Gross floor area 375 sq m. (originally 18365 - approved 3945sqm)  
garage 485sqm
- Two storey section and a single storey section
- small basement level.
- max overall height above ground level 9.5 m.  
originally 9.05 m (scanned 30/10/2018)

- IF NEW HOUSE 3 METERS FORWARD - IMPLICATIONS TO THE SEPTIC & THE PERCOLATION AREA. NO New Site Assessment

Design Considerations

\* Drawings not reflect move of house

• footprint reduced  
↓ 375sqm

The footprint of the building has reduced from the previous application, decreasing the impact on neighbouring properties. The Sedum, Mono pitched roof and timber cladding incorporates the proposed dwelling into the surrounding landscape.

• moved away from southern boundary  
THIS IS NOT where objection came from.  
objection came from property to East of proposed dwelling from resident in Dorries Strand

The Building is set 11 meters from the boundary with the neighbouring properties, and due to the reduction in footprint, is moved away from the southern boundary.

PJ's  
NOT WAS #E TO THE EAST

The maximum point of the building, the northern parapet, is at the same height as the eaves of the neighbouring property in Dorries Strand, with a small proportion of the proposed dwelling extending above the height of the southern boundary wall.

Consequence →

Pushes the house  
3 meters forward obliterating view Benbulbin of highest portion of house

- Maximum pt - at the same height as eaves of neighbouring property - Incorrect - Exceeds Eaves.
- Again - the southern boundary wall is PJ's house - new homeowner - the Architect is referring to this is the one story section

# Water Services Report

## 11.6 Services

Ignored capacity of the WSTP will be relieved soon and in the meantime small developments such as bins should connect to same in.

20104 in the meantime will developments  
such as this should connect to sewer.

#### 11.6 Services

The subject site is zoned residential in the Strandhill Mini Plan and the applicant has proposed to install a septic tank system on site. Having regard to the location of the site within the development limit of the Strandhill Mini Plan and the fact that capacity exists within the sewage treatment plant at Killaspugbrone, the applicant shall be requested to clarify as why it is not proposed to connect to the public sewer.

NR

#### 12.0 RECOMMENDATION

In consideration of the above the following further information request is recommended.

1. It is policy of the County Development Plan 2017 – 2023, P-WW-4 to require all new developments to connect to the public wastewater treatment plants, where capacity exists in the system. Having regard to the location of the subject site within the development limit of the Strandhill Mini Plan 2017 - 2023 and the fact that capacity exists within the sewage treatment plant serving the village, you are requested to clarify if a connection to the local Irish Water sewerage network is a potential viable alternative to onsite wastewater treatment on this site. You shall also clarify what investigations have been carried out in relation to this alternative prior to submission of the planning application. You are advised to consult with Irish Water in this regard.
2. If it is not feasible to connect to the local Irish Water sewerage network you are requested to submit the following details in relation to the septic tank system proposed on site.
  - (a) Detailed plans and proposals for the proposed onsite wastewater treatment system which shall comply with the EPA wastewater treatment manual; EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤10)(EPA 2009). All proposals shall be accompanied by an associated site assessment as per requirements of the EPA Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤10)(EPA 2009). The site assessment shall be carried out by a competent technical professional with professional indemnity insurance.
  - (b) A longitudinal section through the proposed onsite wastewater treatment system. The longitudinal section through the proposed onsite wastewater treatment system shall detail;
    - existing & proposed ground levels, invert levels and chainage at the following locations;
    - the point of discharge of effluent from the dwelling house
    - the inlet and outlet of the proposed treatment system
    - the inlet & outlet of the infiltration/percolation area
    - bedrock level and water table level as applicable.
    - the levels at which the percolation tests were carried out on site.
  - (c) Site specific manufacturer specifications for the proposed onsite wastewater treatment system and an associated certificate demonstrating compliance with S.R 66:2015.

(d) A site layout plan to an appropriate scale confirming proposals and the layout/design for the proposed onsite wastewater treatment system. Minimum separation distances as per requirements of the above EPA Code of practice shall be clearly detailed on the site layout plan submitted.

(e) You shall clarify who will supervise and certify the installation of the onsite wastewater treatment system.

3. You shall submit a site layout plan to an appropriate scale confirming proposals for the interception, collection and disposal of clean surface water run-off from roof areas of the development and impermeable hard surface areas on site.

You are advised to consult with Enda Killoran, Environment Section, Tel: 071 9111218, in relation to points 2 & 3.

4. The Planning Authority has concerns in relation to the proximity of the proposed development to the rear boundaries / gardens of the adjacent housing development to the east and that the proposed development could have an adverse impact on the residential amenities of the adjacent dwelling houses to the east by reason of overlooking from the proposed first floor windows on the eastern elevation of the proposed dwelling house. You are therefore requested to submit proposals to relocate the proposed development to the west on site in order to provide a satisfactory separation distance <sup>of at least 10 metres</sup> between the proposed development and the rear gardens of the adjacent housing development.

5. You shall submit precise boundary treatment details for all application site boundaries, which shall include overall heights and the materials to be used. *Where relevant, vegetation only shall be used for the northern wall of the site.*

6. You shall submit a detailed landscaping scheme to help integrate the proposed development into the landscape. This scheme shall include details of: -

- a) mounding and seeding
- b) plant and tree varieties
- c) height and girth of trees proposed
- d) maintenance and replacement of planting
- e) timescale for implementation

You are advised to consult with Barry Ward, Executive Planner, Tel: 071 9114492, in relation to points 4, 5 & 6.

Barry Ward

25/10/18

Stephen Ward  
Appl 26/10/18

DUPLEX  
■ Alternat  
■ 1 ingres  
■ DUPLEX  
■ TRIPLEX

necessary to re...  
F Davitt Plan & Design Engs, Main St, Drumkeerin, Co Leitrim.

42

fourgroup.it

21

SCANNED

Davitt Planning  
No New site  
Assessment  
Basement  
added.

## F Davitt Planning & Design Engineers,

Main St,  
Drumkeerin,  
Co Leitrim.

E-Mail: [info@davittplanningdesign.ie](mailto:info@davittplanningdesign.ie)

Web-Site: [www.davittplanningdesign.ie](http://www.davittplanningdesign.ie)

Tel/Fax: 071 96 48886

Mobile: 087 9067606

26<sup>th</sup> April 2018

Planning Section  
Sligo County Council  
Town Hall  
Quay Street  
Sligo

SCANNED  
-2 JAN 2019

SITE  
BOTH  
DATED  
26 April  
18 365  
historic P  
approved

Re: Proposed development of 1no. Dwelling at Larass, Strandhill, Co. Sligo for John Monahan.

Dear Sir/Madam,

Further to our site assessment of the aforementioned site please find attached Site Characterisation Forms from the EPA's publication "Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)" 2009. We are prepared to design the percolation area for construction and supervise and certify the installation of the percolation area.

In the course of this assessment, we excavated and examined 6no. percolation holes. The results of the percolation tests are detailed below.

Average "T" = 16.67

Average "P" = 17.08

F Davitt Plan & Design Engs, Main St, Drumkeerin, Co Leitrim.

Page 1

SCAN

Section 5  
Dec 2025

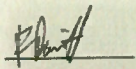
Discussion:

The ground where the percolation area is located slopes off in a northern direction it will be necessary to level up the ground prior to the construction of the percolation area. There will be adequate soil available on site from the excavations around the footprint of the house to carry out this work.

Recommendations:

- 1) The installation of a septic tank with a nominal capacity of  $4\text{m}^3$  and certified in accordance with I.S.EN 12566-1 and SR 66.
  - 2) The construction of 108m of percolation trenches in accordance with EPA recommendations.
- We attach a longitudinal section and a cross-section through the proposed percolation area.

Yours sincerely,



Francis Davitt, Chartered B Eng, B Surveyor, MSCSI, MIEI, MCABE

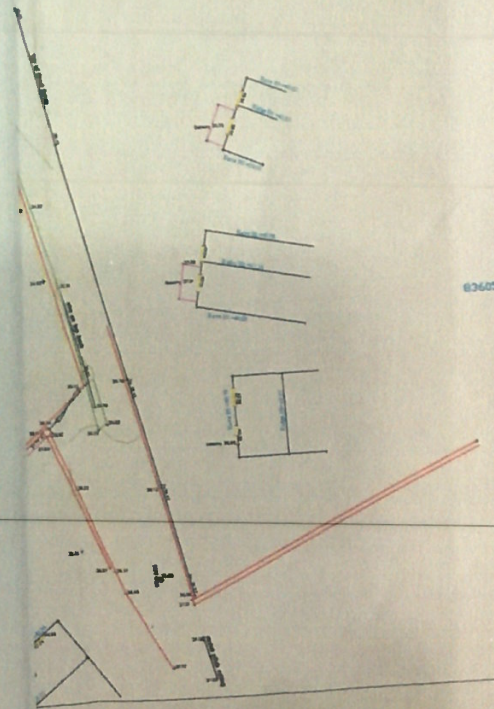


SITE

BOTH  
DATED  
26 April

18 365

historic plan  
approved



Section 2  
Der 5052



# F Davitt Planning & Design Engineers,

Main St,  
Drumkeerin,  
Co Leitrim.

E-Mail: [info@davittplanningdesign.ie](mailto:info@davittplanningdesign.ie)  
Web-Site: [www.davittplanningdesign.ie](http://www.davittplanningdesign.ie)

Tel/Fax: 071 96 48886  
Mobile: 087 9067606

SCANNED

17 JUN 2018

26<sup>th</sup> April 2018

Planning Section  
Sligo County Council  
Town Hall  
Quay Street  
Sligo



Re: Proposed development of 1no. Dwelling at Larass, Strandhill, Co. Sligo for John Monahan.

Dear Sir/Madam,

Further to our site assessment of the aforementioned site please find attached Site Characterisation Forms from the EPA's publication "Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)" 2009. We are prepared to design the percolation area for construction and supervise and certify the installation of the percolation area.

In the course of this assessment, we excavated and examined 6no. percolation holes. The results of the percolation tests are detailed below.

Average "T" = 16.67

Average "P" = 17.08

## Discussion:

The ground where the percolation area is located slopes off in a northern direction it will be necessary to level up the ground prior to the construction of the percolation area. There will

With pump SITE  
19218  
Dated 26 April  
Current house



SCANNED

fourgroup.it

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be adequate soil available on site from the excavations around the footprint of the house to carry out this work.

**Recommendations:**

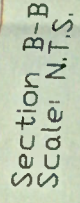
- 1) The installation of a septic tank with a nominal capacity of  $4\text{m}^3$  and certified in accordance with I.S. EN 12566-1 and SR 66.
  - 2) The construction of 108m of percolation trenches in accordance with EPA recommendations.
- We attach a longitudinal section and a cross-section through the proposed percolation area.

Yours sincerely,

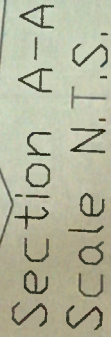
\_\_\_\_\_  
Francis Davitt, Chartered B Eng, B Surveyor, MSCSI, MIEI, MCABE

with pump site  
19218  
Dated 26 April  
Current house

19218  
current house



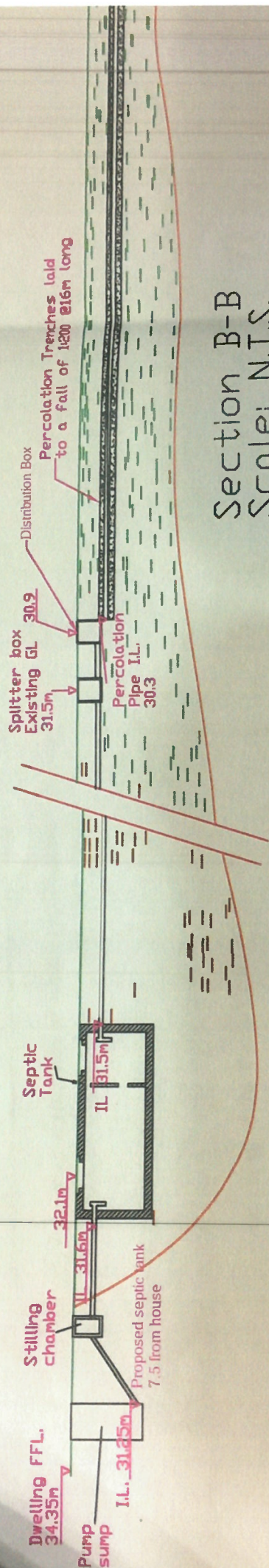
SCANNED  
17 JUN 2019



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|      |  |        |     |     |                   |        |  |
|------|--|--------|-----|-----|-------------------|--------|--|
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 45  |     | Self Employed     | 100000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 42  |     | Homemaker         | 50000  |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 38  |     | Software Engineer | 150000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 35  |     | Teacher           | 80000  |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 40  |     | Businessman       | 200000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 38  |     | Homemaker         | 100000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 45  |     | Engineer          | 180000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 40  |     | Homemaker         | 120000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 35  |     | Software Engineer | 160000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 32  |     | Homemaker         | 90000  |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 42  |     | Businessman       | 220000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 39  |     | Homemaker         | 110000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 48  |     | Engineer          | 190000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 43  |     | Homemaker         | 130000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 37  |     | Software Engineer | 170000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 34  |     | Homemaker         | 100000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 41  |     | Businessman       | 210000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 36  |     | Homemaker         | 110000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 44  |     | Engineer          | 180000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 41  |     | Homemaker         | 120000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 39  |     | Software Engineer | 160000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 37  |     | Homemaker         | 100000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 46  |     | Businessman       | 230000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mrs  |  | Female | 42  |     | Homemaker         | 130000 |  |
| Name |  | Sex    | Age | DOB | Occupation        | DOWRY  |  |
| Mr   |  | Male   | 43  |     | Engineer          | 190000 |  |

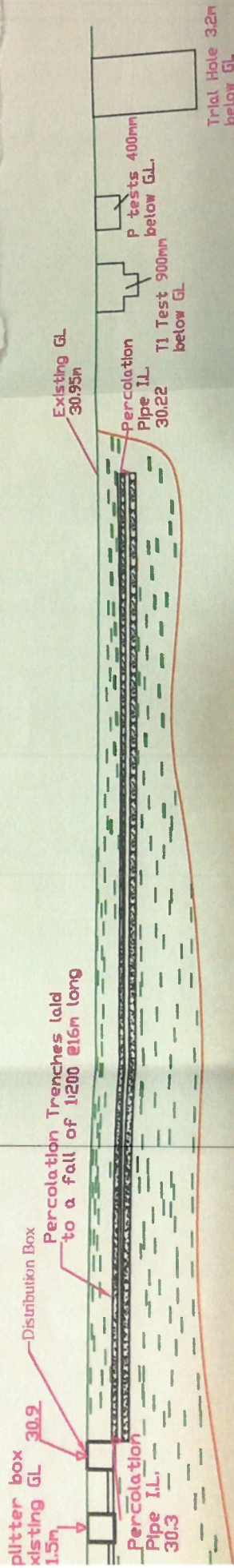
new 19218  
Dwelling  
34.35 m



Section B-B  
Scale: N.T.S.

19218

Current house



Section B-B  
Scale: N.T.S.

SCANNED

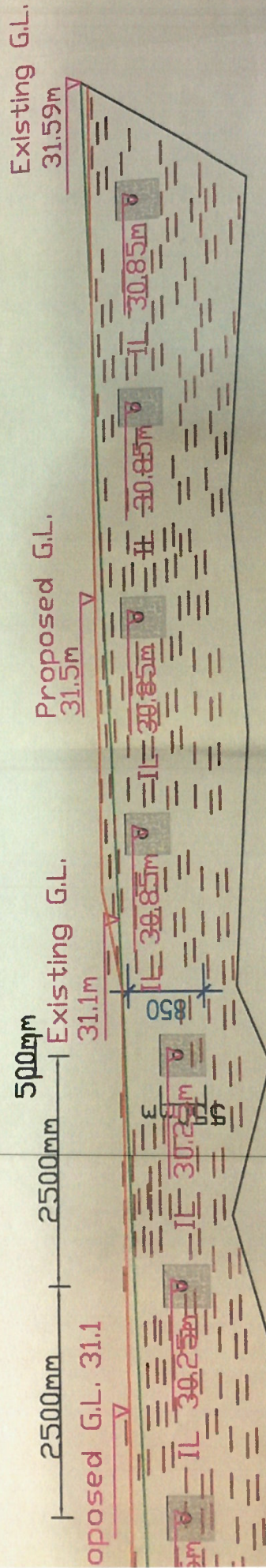
17 JUN 2019

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disclosed to anyone without prior agreement

| Date     | Drawn | Description | Checked |
|----------|-------|-------------|---------|
| May 2019 | FC    | Site Layout | FC      |

SCANNED

17 JUN 2019



Section A-A  
Scale N.T.S.

SCANNED  
30 OCT 2018

Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)  
CHIEF EXECUTIVE'S ORDER

Further  
Info  
Septic tank  
53

Chief Executive's Order No: PS28/18

Reference Number: PL 18/365  
Subject: Planning and Development Act 2000 (as amended)  
Name of Applicant: John & Lisa Monahan  
Address: John Monahan NOJI Architects  
Desk 23, Collaborative Area  
Ground Floor, The Building Block  
Waterfront House  
Bridge Street, Sligo  
Nature of Application: Permission for development consisting of the construction of a new dwelling, a new garage, a new gateway for vehicular access, a septic tank and percolation area, and all associated site works  
Location of Development: Larass, Strandhill, Co. Sligo

**RECOMMENDATION**

Submitted report from Executive Planner as endorsed by Acting Senior Executive Planner recommending that notice be served on **John & Lisa Monahan** to submit the information/documents stipulated on the attached schedule.

**ORDER**

Having considered the above mentioned application and the technical reports relating to same, I hereby direct, that Notice in accordance with Article 33 of the Planning & Development Regulations 2001(as amended), in writing, be served on **John & Lisa Monahan** requiring the submission of the further particulars and information stipulated on the attached Schedule.

Signed: Donal J. Connelley  
DIRECTOR OF SERVICES

To Whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001, by Order No. No. 11/18 dated 11/05/2018.

Date: 26th Oct 2018

Further  
up  
river

*[Faint, mostly illegible text follows, appearing to be a series of paragraphs or a list of items.]*

1. It is policy of the County Development Plan 2017 – 2023, P-WW-4 to require all new developments to connect to the public wastewater treatment plants, where capacity exists in the system. Having regard to the location of the subject site within the development limit of the Strandhill Mini Plan 2017-2023 and the fact that pending upgrades capacity exists within the sewage treatment plant serving the village, you are requested to clarify if a connection to the local Irish Water sewerage network is a potential viable alternative to onsite wastewater treatment on this site. You shall also clarify what investigations have been carried out in relation to this alternative prior to submission of the planning application. You are advised to consult with Irish Water in this regard.
2. If it is not feasible to connect to the local Irish Water sewerage network you are requested to submit the following details in relation to the septic tank system proposed on site.
  - (a) Detailed plans and proposals for the proposed onsite wastewater treatment system which shall comply with the Environmental Protection Agency wastewater treatment manual; Environmental Protection Agency Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.  $\leq 10$ )(EPA 2009). All proposals shall be accompanied by an associated site assessment as per requirements of the Environmental Protection Agency Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.  $\leq 10$ )(EPA 2009). The site assessment shall be carried out by a competent technical professional with professional indemnity insurance.
  - (b) A longitudinal section through the proposed onsite wastewater treatment system. The longitudinal section through the proposed onsite wastewater treatment system shall detail;
    - existing & proposed ground levels, invert levels and chainage at the following locations;
    - the point of discharge of effluent from the dwelling house
    - the inlet and outlet of the proposed treatment system
    - the inlet & outlet of the infiltration/percolation area
    - bedrock level and water table level as applicable.
    - the levels at which the percolation tests were carried out on site.
  - (c) Site specific manufacturer specifications for the proposed onsite wastewater treatment system and an associated certificate demonstrating compliance with S.R 66:2015.
  - (d) A site layout plan to an appropriate scale confirming proposals and the layout/design for the proposed onsite wastewater treatment system. Minimum separation distances as per requirements of the above Environmental Protection Agency Code of practice shall be clearly detailed on the site layout plan submitted.
  - (e) You shall clarify who will supervise and certify the installation of the onsite wastewater treatment system.
3. You shall submit a site layout plan to an appropriate scale confirming proposals for the interception, collection and disposal of clean surface water run-off from roof areas of the development and impermeable hard surface areas on site.

2nd April

P528/18  
P18/365

You are advised to consult with Enda Killoran, Environment Section, Tel: 071 9111218, in relation to points 2 & 3.

4. The Planning Authority has concerns in relation to the proximity of the proposed development to the rear boundaries / gardens of the adjacent housing development to the east and that the proposed development could have an adverse impact on the residential amenities of the adjacent dwelling houses to the east by reason of overlooking from the proposed first floor windows on the eastern elevation of the proposed dwelling house. You are therefore requested to submit proposals to relocate the proposed development to the west on site in order to provide a satisfactory separation distance of at least 10 metres between the proposed development and the rear gardens of the adjacent housing development.
5. You shall submit precise boundary treatment details for all application site boundaries, which shall include overall heights and the materials to be used. You are advised that vegetation only shall be used around the northern half of the site.
6. You shall submit a detailed landscaping scheme to help integrate the proposed development into the landscape. This scheme shall include details of: -
  - a) mounding and seeding
  - b) plant and tree varieties
  - c) height and girth of trees proposed
  - d) maintenance and replacement of planting
  - e) timescale for implementation

You are advised to consult with Barry Ward, Executive Planner, Tel: 071 9114492, in relation to points 4, 5 & 6.

---

**ADVICE NOTE:**

Please note that the last date for receipt of submission for the required Further Information is

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**Section 5 and Enforcement**

4 messages

---

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Frank Moylan <fmoylan@sligococo.ie>

Mon, Jul 28, 2025 at 10:07 PM

Dear Frank,

I am writing to follow up on our conversation today regarding the enforcement concerns I have for Larass, Strandhill.

The extensive importation of fill and soil has significantly changed the topography of this sensitive landscape.

The erection of a high wooden fence and brick wall is a serious breach of the grant of permission pl19218.

I am formally writing to inform you that on all occasions current and historic when I reported enforcement concerns for developments in Larass my identity has been disclosed to the parties involved. This has been confirmed through third parties or I have been directly confronted.

Under the Planning Act, the identity of a complainant is confidential. I have felt threatened and intimidated and on more than one occasion have reported this to the Gardaí.

This is regrettable and completely unacceptable and contrary to Sligo Co Co GDPR and policy regarding confidentiality.

I trust my concerns will be escalated and will not happen again.  
Sincerely,  
Áine Nic Amhlaidh

---

**Frank Moylan** <fmoylan@sligococo.ie>  
To: Ann McKirdy <ainenicamhlaidh@gmail.com>

Tue, Jul 29, 2025 at 12:08 PM

Áine

I have set out below my comments (in red) in relation to the concerns contained within your e-mail:

The extensive importation of fill and soil has significantly changed the topography of this sensitive landscape.

Please note that the area in question is not designated as a sensitive landscape within the County Development Plan. Your previous complaint to the enforcement section in relation to the importation of soil was investigated and it was concluded that no unauthorised works had occurred.

The erection of a high wooden fence and brick wall is a serious breach of the grant of permission pl19218.

A complaint has been received in relation the wooden fence and block wall and is the subject of a live enforcement investigation.

I am formally writing to inform you that on all occasions current and historic when I reported enforcement concerns for developments in Larass my identity has been disclosed to the parties involved. This has been confirmed through third parties or I have been directly confronted.

It is the practice of Sligo County Council to keep the name of a complainant confidential during the course of enforcement proceedings. I respectfully suggest that given the objections you lodged on planning applications on the subject site that it was probably not difficult for Mr Monahan to guess the source of any complaints.

Under the Planning Act, the identity of a complainant is confidential.

Can you confirm the relevant provision within the Planning Act that specifies that an enforcement complaint is required to be kept confidential?

I have felt threatened and intimidated and on more than one occasion have reported this to the Gardaí.

It is regrettable if you were the subject of any threatening and intimidating behaviour, but this would be a matter for the Gardaí to investigate not Sligo County Council.

regards

**Frank Moylan**

Senior Planner

**Pleanálaí Sinsearach**

**Comhairle Chontae Shligigh**

**Halla na Cathrach, Sráid na Cé, Sligeach F91 PP44**

Sligo County Council | Quay Street | Sligo | F91 PP44.

☎ 071 911 4490 ✉ [fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)

🌐 [sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)



[Quoted text hidden]

**Ann McKirdy** <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>  
To: Frank Moylan <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)>

Thu, Jul 31, 2025 at 12:18 PM

Dear Frank,

Thank you for your response, the issues I have raised in my email are with regards to enforcement complaints which under the Planning and Development Act 2000 does not explicitly protect the complainant's identity, however, it is common practice for planning authorities to treat this information as confidential.

I have already made a report under GDPR to the regulator with regards to Sligo Co. Co. unauthorised use of video recording in the Planning Office and the incorrect signage and when my request was refused because the file was deleted in error.

It would appear that there are some shortcomings within the council when it comes to the obligation of the council to protect the rights of individuals to confidentiality. I note that Sligo Co. Co. has been sanctioned and fined for this breach recently.

I am very concerned that enforcement issues are not being addressed according to the Planning and Development Act.

I reported John Carew's importation of massive loads of fill and soil in Larass, this site is quite substantial, almost a hectare and in an environmentally sensitive area with regards to Badgers and the Annex 1 and Annex 11 species protected under the EU Habitat's Directive.

I reported the massive works being undertaken in Larass in March of this year, the day after the Sligo Co. Co. visited his site John Carew knocked on my door and told me how upset he was that he was reported to the Council. He told me that he didn't know who it was who reported him but if he did he would be very upset. He said he was advised by the Council to go to all of the neighbours in the community and tell them that the works being undertaken and the raising the level of his land is for farming reasons.

I live in this small community, John Carew has been working closely with John Monahan since site clearance for Monahan's house began. The land works have extended into the surrounding fields with all of the development waste being dumped in the fields, then soil and fill imported to cover this up and level the landscape.

The site works on the land, ENF 3053, which I reported in March has continued until now, the end of July, that is four months of daily importation of soil and fill and levelling the land.

This is farm land that has been grazed by sheep and cattle. There is no justification for this works in this sensitive landscape.

I do not believe that it is ever justified to release the complainants details for enforcement issues, particularly in small rural communities. I trust that Sligo Co. Co. will address my serious grievance and concern for my personal safety immediately.

Yours sincerely,  
Ann McKirdy

[Quoted text hidden]

**Frank Moylan** <fmoylan@sligococo.ie>  
To: Ann McKirdy <ainenicamhlaidh@gmail.com>

Thu, Jul 31, 2025 at 4:21 PM

Ann

As outlined previously, it is the practice of Sligo County Council to keep the name of a complainant confidential during the course of enforcement proceedings.

[Quoted text hidden]

**RE: My planning query section 5 exempted development**

4 messages

Frank Moylan <fmoylan@sligococo.ie>  
To: Ann McKirdy <ainenicamhlaidh@gmail.com>

Ann

As previously stated, the notification of decision on ED591 was issued by post on 19<sup>th</sup> August 2025. The address used was taken from the application form completed by yourself i.e. L:

There is no provision under the Planning Acts that requires the Planning Authority to 'update' a historical planning file on foot of the making of a decision on a Section 5 request

I do not accept that Sligo County Council have not followed appropriate procedures in processing ED591.

I can confirm that there is also provision under the Planning Acts that would facilitate a Planning Authority to extend the date for making an appeal on a planning decision.

With regard to your enforcement complaint, a warning letter was issued to the owner of the property on 30<sup>th</sup> July 2025. I understand that discussions have been held with regard to regu

regards

Frank Moylan  
Senior Planner  
Pleanálaí Sinsearach

Comhairle Chontae Shligigh  
Halla na Cathrach, Sráid na Cé, Sligeach F91 PP44

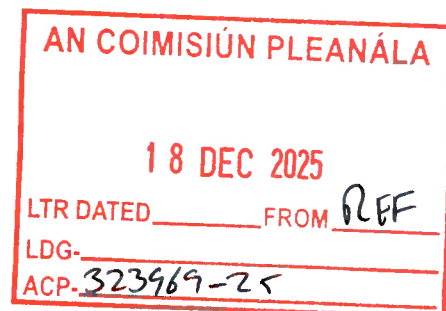
Sligo County Council | Quay Street | Sligo | F91 PP44.

☎ 071 911 4490 📧 fmoylan@sligococo.ie

🖱 sligococo.ie | sligo.ie



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

From: Ann McKirdy <ainenicamhlaidh@gmail.com>  
Sent: Monday 6 October 2025 18:16  
To: Frank Moylan <fmoylan@sligococo.ie>  
Subject: Re: My planning query section 5 exempted development

Dear Frank,

I am formally complaining about the handling of my Section 5 submission. I never received any letters by post to notify me of the outcome of this decision. Moreover, a Section 5 under t

Under the circumstances, please extend the Planning Authority's date to appeal this decision to An Bord Pleanala given the Sligo Co.Co. has not followed the proper protocol and proc

Please confirm this extension has been granted.

I am also asking formally, what is the time frame for the Enforcement? What is the deadline for the demolition and removal of this fence and wall?

Yours sincerely,  
Ann McKirdy

On Mon, Oct 6, 2025 at 12:47 PM Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)> wrote:

Dear Frank,

I never received this.

I have waited for this response. It is very disappointing to not have received this notification by post or email.

Why is there no cover letter?

I submitted this with all my details attached, there is no evidence that this was posted.

What is the current status of this wall and fence? How long do the home owners have to remove it?

I trust this will not be the same as the grass roof, three years of following up with the county council.

I do not believe that the measurement of the height of the house is correct. It does not align with the eaves per the submitted architectural plans and is noted the plans as a height of 1

Yours sincerely,

Ann McKirdy

On Mon, 6 Oct 2025 at 11:12, Frank Moylan <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)> wrote:

Ann

A notice of the decision on this application was issued by post on 19 August 2025. I attached details of the decision.

regards

Frank Moylan

Senior Planner

Pleanálaí Sinsearach

Comhairle Chontae Shligigh

Halla na Cathrach, Sráid na Cé, Sligeach F91 PP44

Sligo County Council | Quay Street | Sligo | F91 PP44.

☎ 071 911 4490 ✉ [fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)

🌐 [sligococo.ie](http://sligococo.ie) 📄 [sligo.ie](http://sligo.ie)



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

From: Ann McKirdy <[ainenicamhlaidh@gmail.com](mailto:ainenicamhlaidh@gmail.com)>

Sent: Sunday 5 October 2025 20:39

To: Frank Moylan <[fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)>

Subject: My planning query section 5 exempted development

Dear Frank,

I am writing to follow up on my submission to ask when I will be notified of the outcome.

I'm attaching a photo taken today following the storm, as you can see the fence is in the path of the storm and the land is waterlogged and incapable of supporting fence posts and

Sincerely,

Ann McKirdy





Ann McKirdy <ainenicamlaidh@gmail.com>  
To: Frank Moylan <fmoylan@siigococo.ie>

Tue, Oct 7, 2025 at 7:18 PM

Hi Frank,

Thank you for your reply.

Given the fact that I did not receive this notice nor did I receive a receipt which I was assured would be posted to me when I made my submission.

I don't understand your argument recent postal code. I have checked with A Post in Finisklin and they've advised me they do not use it.

If my letter had been posted and not delivered A Post would have returned it to the planning office, which would then have alerted you to the fact I did not receive these letters.

I am requesting access to the provision to make an appeal under the planning act.

Please advise how to proceed.

Many thanks.

Sincerely,

Ann McKirdy

[Quoted text hidden]

Frank Moylan <fmoylan@siigococo.ie>  
To: Ann McKirdy <ainenicamlaidh@gmail.com>

Wed, Oct 8, 2025 at 9:45 AM

Ann

The receipt was posted out on 30 July 2025 with the acknowledgment letter and - similar to the notification of decision - this post was **not** returned as undelivered by A Post.

Please note that you can request that all future notifications should be issued to you electronically.

Apologies, my earlier e-mail should have read as follows:

I can confirm that there is also no provision under the Planning Acts that would facilitate a Planning Authority to extend the date for making an appeal on a planning decision.

[Quoted text hidden]

---

**Ann McKirdy** <ainenicamhlaidh@gmail.com>  
To: Frank Moylan <fmoylan@sligococo.ie>

Wed, Oct 8, 2025 at 11:47 AM

Thanks Frank, I will submit a new Section 5. I request all correspondence in this matter and future matters to be mailed to be by certified post.

Many thanks,

Kind regards,

Ann

[Quoted text hidden]

Larass,

Strandhill,

Sligo

Date: 29/07/2025

**Reference: Residential Property PL 19218 – Larass, Strandhill, Sligo, F91 H79H**

**Submission for Section 5 – Declaration on Development and Exempted Development**

Dear Mr. Moylan,

Further to our conversation yesterday and your advice to edit my Section 5 submission, I am hereby submitting this new edited Section 5 to ask Sligo Co. Co. if the below works are exempt or considered development.

1. Is the new high boundary brick wall and wooden fence development? ( Enforcement 3083, Condition 4)
2. Is the removal of boundary hedging particularly at the lower end of the site for ground solar panels inside the Strandhill Airport aerodrome environment development? (condition 4)
3. Is the import of tonnes of soil and fill to significantly raise the ground level within and beyond the property boundary by the septic tank percolation area development?
4. Is the addition of one metre to the height of the dwelling development? Architectural plans state 10.5 metre height. (Planner's Report 9.5 m residential dwelling)
5. Is this the split level two storey and single storey dwelling re-submitted application per John Monahan application cover letter, PL 19218 on 5/6/2019 which was appraised by the planners or is this in fact a different design completely? (Condition 1)

Please assess the above submission under Section 5.

Yours faithfully,

Áine Nic Amhlaidh

