

Subject : Case Number ACP - 323969 - 25
Planning Authority Reference Number : ED610

Submission in Response to Section 5 Referral – Planning Reference PL 19218
31 January 2026

To whom it may concern,

I wish to make a submission in response to the Section 5 referral relating to development carried out pursuant to Planning Reference PL 19218.

I am the owner and occupier of the dwelling and was also the project architect. This submission is made for the purpose of assisting the Board in its determination of the statutory question arising under Section 5 of the Planning and Development Act 2000 (as amended).

Development as Constructed

The dwelling was constructed in accordance with the planning permission granted under PL 19218, including the approved drawings, plans, and conditions. The scale, height, footprint, layout, and external appearance of the development correspond with the permitted development.

The development has been subject to enforcement inspections over a number of years, all of which confirmed compliance with the planning permission.

Pre-Planning Consultation

Any matters referenced in pre-planning consultation records were non-statutory in nature and were superseded by the formal planning application, planner's report, and grant of permission. The development was assessed and authorised on the basis of the application documents and conditions attached to the grant.

Storey Description

The dwelling as constructed accords with the approved drawings forming part of the grant of permission under PL 19218. References within pre-planning consultation material to alternative or earlier design iterations do not alter the nature of the development permitted and constructed, which is correctly described in the grant of permission.

Wastewater Treatment

The wastewater treatment system was assessed as part of the planning application and was authorised by the grant of permission. The site is not served by a public sewer, and the permitted system was installed in accordance with the permission.

Materials and Minor Alterations

Correspondence occurred during construction in relation to a potential change of roof material and basement wall material, in this regard a retention application was submitted and deemed withdrawn at FI stage. No such change was implemented, and the dwelling was completed using the materials expressly permitted under PL 19218. Please see photos included below.

Any alterations to the approved design were the subject of a separate retention planning application (PL 21182), which was assessed and permitted by Sligo County Council, and do not give rise to unauthorised development.

Boundary Wall

Correspondence accompanying the Section 5 referral makes reference to a boundary wall constructed along part of the site frontage. The wall extends for approximately 26 metres in total, the substantial majority of which does not exceed 2.0 metres in height and falls within the scope of exempted development. A limited portion of the wall exceeds the exempted height threshold.

Without prejudice to the Section 5 process, and in order to regularise this element, a separate retention planning application has been submitted to Sligo County Council. This element is entirely ancillary to the dwelling permitted under PL 19218 and does not affect the scale, form, character, or planning status of the residential development which is the subject of the Section 5 referral.

Commencement Notice

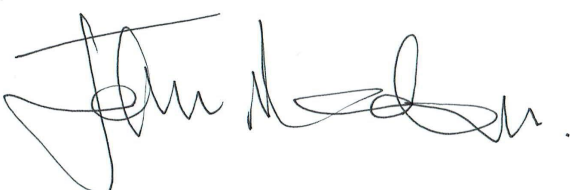
The commencement notice submitted for the development contained an inadvertent clerical error in the address. This did not affect the identification of the site or the lawfulness of the development. The planning authority was fully aware of the site location and undertook enforcement inspections during construction.

Conclusion

The development as carried out is consistent with the planning permission granted under PL 19218 and does not constitute unauthorised development within the meaning of the Act.

I respectfully submit that the development is authorised development and request that the Board issue a determination accordingly.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'John Monahan', followed by a period.

John Monahan MRIAI
Architect & Homeowner
Larass, Strandhill, Co. Sligo

Appendix

Please see below :

1. Relevant Photos of completed house

And attached:

2. Grant of permission PL 19218
 - Decision Order PL 19218
 - Planners report PI 19218
 - Planning Drawings Set PL19218
3. Grant of Permission PL 21182
4. Confirmation of Retention Application - Boundary Wall

01 View towards our house from further along the Cul de Sac - Our New West Boundary wall and fence in front of house



02 View showing Sedum roof on garage and house



03 West Facing Elevation and new Boundary wall to left



04 Stone Cladding on Basement Level



05 North Facing Elevation - showing basement Level

