



Date: 22/06/2026

Ref. No: 26/60121

Rob & Dee Lane
C/o Jarlath Johnston
53 Church Street
Cavan
Co. Cavan
H12 DN24

Application Received: 11/05/2026

Re: Notification of decision to grant PERMISSION with conditions under Planning & Development Act 2000 (as amended)

A Chara,

In pursuance of the powers conferred upon them by the above mentioned Acts, Leitrim County Council has by Order dated 22/06/2026 decided to grant you PERMISSION for development of land namely: To carry out the following alterations to an existing dwelling house (1) Renovate existing dwelling house comprising alterations to elevations, internal fit-out works, (2) convert attached domestic garage to habitable accommodation, and (3) construction of a new single storey extension to front & side of existing dwelling house together with all associated site development works at Aghaleague, Ballinamore, Co. Leitrim, N41 Y009.

For the reason(s) stated in schedule 1 and subject to the condition(s) stated on schedule 2.

If there is no appeal against the said decision, a Grant of PERMISSION in accordance with the Decision shall be issued as soon as maybe, but not earlier than 3 working days after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála. (See Footnote at end of document). It should be noted that until a Grant of a Permission has been issued the development in question is not authorised. The applicant is advised that unless the development described above is carried out within five (5) years from the date of Grant of PERMISSION, planning permission will cease to have effect. See Section 40 of the Planning and Development Act, 2000.

Signed on behalf of
Director of Services

Date: 22/06/2026



**Comhairle Chontae Liatroma
Leitrim County Council**

THE APPLICANT FOR PERMISSION OR ANY OTHER PERSON WHO MADE SUBMISSIONS OR OBSERVATIONS IN WRITING IN RELATION TO THE PLANNING APPLICATION TO THE PLANNING AUTHORITY MAY APPEAL WITHIN FOUR WEEKS FROM THE DATE OF THE PLANNING AUTHORITY'S DECISION TO:

AN COIMISIÚN PLEANÁLA, 64 MARLBOROUGH STREET, DUBLIN 1.

Leitrim Planning Authority - Inspection Purposes Only!



Schedule One

Ref. No. 26/60121

Having regard to the policies and objectives of the Leitrim County Development Plan 2023-2029, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

XXXXXXXXXXXXXXXXXXXXXXXXXX

Leitrim Planning Authority - Inspection Purposes Only!



Schedule Two

Ref. No. 26/60121

1. The development shall be carried out strictly in accordance with the plans, particulars, details, and specifications lodged as part of this application on 11 May 2026 save as may be otherwise required by the following conditions.

Reason: In the interest of proper planning and sustainable development, to ensure the satisfactory completion of the development and in the interests of development management.

2. The extended dwelling shall not be let, sold, or otherwise conveyed or transferred, save as part of the existing dwelling.

Reason: In the interests of residential amenity and development management.

3. All construction waste material shall be retained within site boundaries and re-used to maximum extent possible. Any excess construction & demolition waste material shall be disposed of to a properly licensed site/location in accordance with the provisions of the Waste Management Act 1996, as amended, and the Planning and Development Act 2000, as amended.

Reason: In the interest of sustainable waste management.

4. The development shall not impair existing land or road drainage. All surface water generated on-site shall be disposed of on-site and not allowed onto the public road. The developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the development including soakways.

Reason: In the interest of road safety.

5. All service lines and cables serving the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual amenity.

6. No spoil, dirt, debris, or other materials shall be deposited in the public road, for verge in the vicinity of the site, by operative or vehicles travelling to or from the development site during the construction phase.

Reason: To ensure that the developer keeps the public areas adjacent to the development in a suitably clean state of repair during construction works.

XXXXXXXXXXXXXXXXXXXXXXXXXX



Advice Note

Ref. No. 26/60121

- Notwithstanding the grant of planning permission in relation to this application, the development is subject to the requirements of both the Building Regulations and the Building Control Regulations. In this regard you are advised that it will be necessary that you submit a commencement notice, in accordance with the Building Control Regulations, prior to any works commencing on this development.
- The applicants are required to apply for a road opening license on the RMP if excavation of public roads/ footpaths is required – Map Road Licensing system. Note: the contractor applying for this license would need to be set up on the MRL system.
- You are advised to implement the permission granted under P.25-60114 and install the permitted upgrade wastewater treatment system to service the development granted under this application. Compliance with the conditions of the grant of permission under P.25-60114 will also be required, including Condition 3(b) pertaining to the submission of certificates to the Planning Department of Leitrim County Council confirming the satisfactory commissioning of the permitted wastewater treatment system within 1 week of commissioning the system.

XXXXXXXXXXXXXXXXXXXXXXXXXX