



**Comhairle Chontae Liatroma
Leitrim County Council**

Áras an Chontae
Cora Droma Rúisc
Contae Liatroma
N41 PF67

Áras an Chontae
Carrick on Shannon
County Leitrim
N41 PF67

Date: 29/07/2026

Ref. No: 2660145

Paul McGovern
C/o Martin McGloin
Castlegal Architectural Services
Bunduff, Cliffoney
Co. Sligo
F91 YW1H

Application Received: 08/06/2026

Re: Notification of decision to REFUSE Retention and Completion under Planning & Development Act 2000 (as amended)

A Chara,

In pursuance of the powers conferred on it by the above mentioned Act, Leitrim County Council has by Order dated , decided to **REFUSE** to grant you RETENTION for development of land namely:- completion of domestic garage associated with existing dwelling F91 VY56 at Duncarbry Tullaghan, Co. Leitrim, for the reason(s) set out in the attached schedule.

An appeal against this decision may be made to An Coimisiún Pleanála within the prescribed period - see footnote.

**Signed on behalf of
Director of Services**

Date: 29th July 2026



Leitrim County Council

Schedule of Reasons

Planning Ref: 2660145

1. Having regard to the provisions of Section 13.11.1 (Domestic Garage/Shed/Store Development) of the Leitrim County Development Plan 2023-2029, it is considered that the proposed retention and completion of the detached garage structure, by reason of its excessive scale, form, design, siting and external finish, fails to constitute a subordinate ancillary domestic structure associated with, or incidental to the enjoyment of, a dwelling house but rather for a commercial / light industrial use. If permitted, the development would set an undesirable precedent for the provision of similarly disproportionately large structures on unzoned lands without any association to an existing domestic or agricultural use to which the structure would be ancillary to. The subject development is therefore contrary to the provisions of Section 13.11.1 of the Leitrim County Development Plan 2023-2029 and contrary to the proper planning and sustainable development of the area.
2. The Planning Authority notes that the structure is located within the original curtilage of Tullaghan House, a protected structure (Record of Protected Structures Ref. No. 129), and is situated in close proximity to the protected structure, fronts onto the N15 National Primary Route and occupies a highly prominent position within views available from the public realm. Owing to its siting, scale, industrial appearance and visual prominence, the development is readily perceived as forming part of the setting and curtilage of Tullaghan House and introduces an intrusive and discordant feature into a sensitive historic environment. The development undermines the legibility, character and special interest of the protected structure and erodes the quality of its setting, which forms an integral element of its heritage significance.

The subject development therefore fails to respect, conserve and enhance the character and setting of this protected structure and is contrary to BH POL 1, which seeks to protect protected structures and their special character, and BH POL 4, which seeks to ensure that development within the curtilage or attendant grounds of a protected structure respects the protected structure and its setting, as set out in the Leitrim County Development Plan 2023-2029. The subject development would, therefore, be contrary to the proper planning and sustainable development of the area and would materially diminish the architectural heritage value of Tullaghan House and its attendant grounds.



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Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision. This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Coimisiún Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee.

For more information on how to make an appeal see www.pleanala.ie