



Leitrim County Council Planning Report

Planning Reference No:	26/60145
Applicant:	Paul McGovern
Location:	Duncarbry, Tullaghan, Co. Leitrim
Application Type:	Retention & Completion
Proposed Development	Domestic garage associated with existing dwelling F91 VY56
Site Inspection:	Site notices visible and legible in accordance with the Planning and Development Regulations when inspected.
Due Date:	02/08/2026

Description of Proposed Development

Retention permission is sought for the partially completed construction of a garage structure and permission sought to complete the garage construction in a steel portal frame clad with metal sheeting with block work yet to be completed at Duncarbry, Tullaghan, Co. Leitrim adjacent to the N15 with access onto the side service road.

Site Location and Context

The subject site is located inside the defined settlement envelope of Tullaghan village on unzoned lands and abuts the N15 National Primary Road which connects Bundoran to Sligo and beyond. The subject site itself lies adjacent to and within the original curtilage of Tullaghan House which is on the Record of Protected Structures (RPS ref no. 129) as identified in the Leitrim County Development Plan 2023-2029 and NIAH listed under reference 30801004 with a NIAH listed water pump also adjacent under ref 30801005. Two recorded monuments, under references LE001-031002 & LE001-031001, are adjacent one of which is an elevated stone cross and also a protected structure (RPS ref. no. 131). Access to this site is via an existing gate onto the minor public road L-20593 inside the village core. The surrounding lands are dominated by the N15 National Road junction south with visually sensitive designated areas beyond to the north and west. The subject site lies approximately 500 metres directly west of Lough Melvin SAC.

Subject Shed & Site

Tullaghan House (RPS no. 129)



Dwelling house of applicant

Tullaghan & N15 National Road

RPS 129 Description

Detached four-bay two-storey house with full-height canted bays to façade and western elevation. Porch added to façade. Hipped slate roof with rendered chimneystacks. Ruled and -lined render to walls. Timber sash windows. Timber panelled door in flat-headed opening with stucco surround. Two-storey random stone outbuilding with slate roof and brick chimneystack to east. Circular-plan random stone gate piers and cast-iron gate. House set in own grounds with rear elevation backing onto the street, bounded by random sandstone wall with cut stone piers cast-iron gates and railings.

Subject Site with N15 National Road and Tullaghan House in Background





Planning History

Development Management

P. 2836 (Refused) Outline Planning Permission for dwelling house to Liam Slevin (1975). Site on lands identified for National Road Route.

Enforcement

E/26/022– Alleged Unauthorised Development with the construction of a large commercial shed type structure without planning permission.

Enforcement Notice issued on the 13th of May 2026 for the following:

The construction of an industrial shed type structure enclosing an area of approximately 120 m2 and with an approximate height of 6 metres inclusive of the construction of a concrete slab base within the development envelope of Tullaghan village.

Services/Infrastructure

Water Supply

N/A

Wastewater

N/A

Surface Water

Application form states 'Not Applicable'

Natural, Archaeological and Architectural Heritage

Natural Heritage

The nearest Natura 2000 site is Lough Melvin SAC (SAC Site Code: 000428) which lies circa 390 metres northeast of the subject site.

The subject site is located within a designated Area of High Visual Amenity (AHVA Ref. No. B1 – *Farmed hinterland of Arroo and Tievebaun*) as identified in the in the Leitrim County Development Plan 2023-2029.

Archaeological and Architectural Heritage

The subject site falls within the original curtilage of Tullaghan House with the footprint of Tullaghan House circa 70 metres to the north which is a protected structure under reference RPS 129 as identified in the Leitrim County Development Plan 2023-2029 and NIAH listed under reference 30801004 with an NIAH listed water pump also adjacent under ref 30801005. 2 no. recorded monuments under references LE001-031002 & LE001-031001 are adjacent one of which is an elevated stone cross (RPS 131).

Internal and Prescribed Bodies Referrals

The application was referred to the following, with responses indicated below:

Name	Status	Required By Date	Requested Date	Returned Date
Transport Infrastructure Ireland (TII)	RETURNED	12/07/2026	11/06/2026	12/06/2026
The Heritage Council	EXTERNAL REQUESTED	12/07/2026	11/06/2026	
Fáilte Ireland	EXTERNAL REQUESTED	12/07/2026	11/06/2026	
Eric Gilroy SEE Road Design	INTERNAL REQUESTED	12/07/2026	11/06/2026	
Enforcement Officer	INTERNAL REQUESTED	12/07/2026	11/06/2026	
District Engineer North Leitrim Area	INTERNAL REQUESTED	12/07/2026	11/06/2026	
Department of Housing Local Government and Heritage	EXTERNAL REQUESTED	12/07/2026	11/06/2026	
An Taisce	EXTERNAL REQUESTED	12/07/2026	11/06/2026	
An Comhairle Ealaíonn	EXTERNAL REQUESTED	12/07/2026	11/06/2026	
Access Officer Martin Donnelly	INTERNAL REQUESTED	12/07/2026	11/06/2026	

1. Transport Infrastructure Ireland (TII) received on the 12/06/2026.

Transport Infrastructure Ireland requests that the planning authority has regard to the provisions of official policy for development proposals as follows: proposals impacting national roads, to the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications and proposals impacting the existing light rail network, to TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system"

Submissions/Observations

None received other than the TII submission as above.

Representations

None received.

Part V

Not applicable.

Pre-Planning Consultations

None referenced in submitted application form.

Policy Context

Relevant extracts of the Leitrim County Development Plan 2023-2029 are as follows:

- TRAN POL 1 - *To maintain and protect the safety, capacity and efficiency of national roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).*
- TRAN POL 2 - *To protect the national road network from new access points and the intensification of existing accesses onto or adjacent to national roads in accordance with the requirements of Section 2.5 of Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) to maintain traffic capacity, minimise traffic hazard and protect and maximise public investment in such roads.*
- Section 11.3 Natural Heritage and Biodiversity
- 11.16.1 Development Management
- Section 13.16 Transport Development Management
- Section 13.16.5 Distance of Entrances from Road Junctions
- Section 13.16.4 Entrances and Sightlines

Section 13.11.1 Domestic Garage/Shed/ Store Development

The guidance prescribed below for this class of development is applicable in both urban and rural settings:

- *The design, form and materials should be ancillary to, and consistent with the main dwelling on site*
- *Structures should generally be detached and sited to the side or rear of the dwelling house and be visually subservient in terms of size, scale, and bulk, and*
- *Storage facilities should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use, or habitable space in the absence of prior planning consent for such use.*

Section 11.18 Record of Protected Structures

BH POL 1 *To protect all structures in the Record of Protected Structures (Volume IV of this Plan).*

BH POL 2 *To promote best conservation principles and practice with regard to protecting Leitrim's considerable architectural heritage.*

- BH POL 3** To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their setting.
- BH POL 4** To ensure that proposed development within the curtilage or attendant grounds of a Protected Structure respects the Protected Structure and its setting.
- BH POL 5** To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage when assessing proposals for development affecting a Protected Structure and buildings listed in the National Inventory of Architectural Heritage.
- BH POL 6** To require the preparation of an Architectural Impact Assessment undertaken by an architect or other suitably qualified professional with conservation expertise, where appropriate, for developments which include or relate to a Protected Structure or their curtilage and attendant grounds.
- BH POL 7** To promote the principles of best practice in conservation in terms of use of appropriate materials, repair techniques, and thermal upgrades by adhering to the guidelines as set out in Department of Culture, Heritage and the Gaeltacht's Advice Series publications or their replacement.
- BH POL 8** To promote awareness and the appropriate adaptation of the county's architectural and archaeological heritage to deal with the effects of climate change.

Section 13.15.2 - Architectural Heritage – Protected Structures

In assessing proposals for development affecting a Protected Structure, the Council will require planning permission for works, both to the exterior and interior, which materially affects the character of a Protected Structure or any element of the structure which contributes to its special interest. Such works can include:

- Window replacement and fenestration changes
- Wholesale plastering/pointing/painting or painting of previously unpainted elements
- Modifications of brickwork and stonework
- The removal/alteration of architectural detailing including joinery and decorative plasterwork
- Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms, and
- Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.

In considering applications for alterations and/or additions to a Protected Structure, the Council shall have regard to the various elements of the structure, which give the Protected Structure its special character, and how these would be impacted on by the proposed development. When making a planning application for permission to restore, refurbish, demolish, develop or change of use of Protected Structures and other buildings of significant heritage interest, the Council will normally require the submission of an Architectural Assessment Report as described in Appendix B of the 'Architectural Heritage Protection, Guidelines for Planning Authorities' (DoEHLG, 2004). This report shall:

- Outline the significance of the building
- Include a detailed survey of the building, including a photographic survey
- Detail the proposed works it is intended to carry out, and
- Contain a full assessment on the materials and methodology proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

The details required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to Protected Structures shall be carried out in accordance with best conservation practice.

Summary of Key Planning Issues and Assessment

The application seeks retention and planning permission to retain and complete a stated stand-alone domestic garage on the N15 roadside and which falls within the original curtilage of an adjacent third-party dwelling

known as Tullaghan House which is a protected structure (RPS ref. no. 129) and outside the ownership of the applicant.

It is noted that the blue line boundary which identifies ownership of lands indicated on the submitted Site Location map does not identify this aforementioned protected structure but instead identifies the applicant's dormer dwelling house located directly west on the opposite side of the road. It is noted that this property already provides for a detached, single-storey garage structure.

Section 13.11.1 Domestic Garage/Shed/ Store Development of the Leitrim County Development Plan 2023-2029 allows for domestic garage or shed structures subject to prescribed guidance. In this case the Planning Authority considers that substantial elements of this new garage structure do not significantly adhere with the aforementioned guidance. In the first instance, the garage structure is not within the curtilage of its related and associated dwelling house but instead falls within the original curtilage of an unrelated dwelling house, Tullaghan House, which is a protected structure. Secondly, the design, form and materials of this new subject garage structure are neither subservient in terms of size and scale nor consistent in terms of finish material with the main dwelling house. The scale of this garage structure appears excessive and more consistent with a commercial or industrial sized shed structure and not a structure for domestic ancillary purposes. Also, the materials are finished in a green metal clad finish and not with a rendered/plastered finish consistent with the associated dwelling house as per the aforementioned guidance in Section 13.11.1 of the County Development Plan. Furthermore, this new subject structure is not sited to the side or rear of the dwelling house but stands separate and detached and more associated with the original curtilage and setting of Tullaghan House which stands only 65 metres from the subject structure.

By way of justification or need, the submitted supporting letter states that the applicant incorrectly assumed a domestic structure of this nature was exempt from planning and states that the subject garage structure is for the storage of vintage vehicles including tractors previously stored at another location. However, no supporting evidence by way of vintage licences or even photos has been included with this application. The supporting letter also argues that the finish and colour is acceptable as presented but again fails to acknowledge the context or setting of this garage structure adjacent to and within the original curtilage of Tullaghan House.

The scale of the subject structure is large and covers a stated floor area of circa 125.5 square metres that is already substantially complete with an existing ridge height of 5.4m and finished with a green metal clad roof and upper wall. The footprint of the structure is set back only approximately 1.24m from the N15 National Road edge and clearly visible from same. The design and scale of the proposed shed bears all the hallmarks of a commercial use rather than for purely ancillary domestic use. Set within this context having regard to the apparent commercial/industrial design elements of the proposed structure (i.e. large-scale roller door), the non-conformance with the guidance provided in Section 13.11.1 of the Leitrim County Development Plan 2023-2029 for domestic garage/shed structures, the Planning Authority considers that the development as currently exists and as sought for completion does not and will not be justifiable under the circumstances included, and therefore granting permission would set an unwelcome precedent for development of this size and scale which is wholly inappropriate.

The subject development is considered excessive and visually obtrusive and not in accordance with the aforementioned guidance in relation to domestic garage/shed developments. Whilst it is acknowledged that the subject site is not zoned under the Leitrim County Development Plan 2023-2029, the location of the subject site can be classified as an 'urban' context rather than rural. Notwithstanding, the visual impact of the subject development is exacerbated by its highly prominent location bounding onto the N15 national primary route and opposite the junction of the N15 and L-2063 Local Primary Road which serves Tullaghan to Kinlough.

Proximity to N15

Regarding the proximity of the N15 National Road, the Planning Authority notes that this subject garage structure does not propose direct access onto the N15 or its associated junctions. Therefore, the proposal does not appear to contravene with TRAN POL 1 or TRAN POL 2 of the Leitrim County Development Plan 2023-2029. Further to the above, it is noted that the TII submission does not explicitly express concerns or objections but

states that the Planning Authority should have regard to the provisions of official relevant policy documents, namely the *Spatial Planning and National Roads Guidelines for Planning Authorities* (DoECLG, 2012).

Impact on Setting of Tullaghan House and Conservation Issues

As referenced previously, the subject garage structure lies adjacent to the N15 National Road and within the original curtilage of Tullaghan House, which is a protected structure as referenced in Volume IV of the Leitrim County Development Plan 2023-2029 (RPS ref. no. 129), and situated only 65m from the protected structure footprint.

Owing to its prominent location alongside the N15 National Primary Route at a point opposite the junction of the N15 and the main road serving Tullaghan to Kinlough, the subject structure is easily read as being associated with the Tullaghan House setting given the proximity of the two structures to each other. This is exacerbated by the fact that the subject site was part of the original curtilage of Tullaghan House and is bounded by mature trees which characterise much of the same planting associated with the grounds of Tullaghan House. Indeed, the road frontage length of Tullaghan House extends for over 70 metres and is characterised by a stonewall with this new shed abutting same and also fronting onto the N15.

Set within this visual context, it is considered that the subject garage structure forms part of the legible setting, context and visible curtilage of Tullaghan House. Accordingly, policy BH POL 4 of the Leitrim County Development Plan 2023-2029 is particularly pertinent in this case which seeks to ensure that development within the curtilage or attendant grounds of a Protected Structure respects the Protected Structure and its setting.

I consider that this corrugated metal finish material is wholly inappropriate and unacceptable at this historic and sensitive conservation setting adjacent to Tullaghan House. The garage structure is clearly visible from all of the public viewpoints along the busy N15. By virtue of its design, external finish and proximate location, it is considered that the subject garage structure significantly undermines the character, conservation value and historical setting of this protected structure and would not be in accordance with policies BH POL 1 and BH POL 4 of the Leitrim County Development Plan 2023-2029 and refusal is merited in this instance.

Conclusion

Having regard to the large scale and perceived commercial nature of the proposed garage structure, the Planning Authority considers that there are a significant number of issues that cannot be addressed or overcome irrespective of the intended or known and final use. The design and scale of the subject garage structure would strongly suggest it is intended for a commercially related use rather than for domestic use.

Moreover, the location of this subject structure within the original curtilage of Tullaghan House, which is a fine example of a period country estate house, reflected in its designation as a protected structure, significantly undermines the character, conservation value and historical setting of this protected structure and would not be in accordance with policies BH POL 1 and BH POL 4 of the Leitrim County Development Plan 2023-2029.

Set within this context, it is considered that the subject development would set an undesirable precedent for similar developments in the vicinity of the site and therefore would be contrary to the proper planning and sustainable development of the area.

Appropriate Assessment

The Council is required to ensure that an 'Appropriate Assessment' of the implications of development proposals is undertaken when planning permission is required in any development which is proximate to a Natura 2000 site. The subject site is located 390m directly southwest of Lough Melvin SAC. Developments in or near ecologically sensitive sites will need to satisfy to the Planning Authority that the development will not adversely affect the integrity of the area concerned. Having regard to the distance of the subject site from the nearest European Site, I am satisfied that the subject development would not have an adverse impact upon the qualifying interest of any European Site. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the limited nature and scale of the proposed development, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. It is therefore concluded that EIA is not required.

Recommendation

It is recommended that permission be refused for the following reasons:

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.



Joe Duffy
Assistant Planner
Date: 22nd July 2026



Liam Flynn
Senior Executive Planner
Date: 29/07/2026

Leitrim Planning Authority - Inspection Purposes Only



Appropriate Assessment Screening and Determination

STEP 1. Description of the project/proposal and local site characteristics:

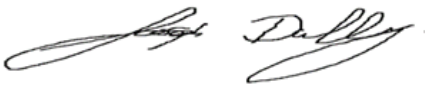
(a) File Reference No:	26-60145Error! Reference source not found.Error! Reference source not found.
(b) Brief description of the project or plan:	As per planning report
(c) Brief description of site characteristics:	As per planning report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No
(e) Response to consultation:	N/A

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest	Distance from proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
Lough Melvin SAC (000428)	https://www.npws.ie/protected-sites/sac/000428	0.39km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No significant potential impacts.
Operational phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance - Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g. collision risks) - Potential for accidents or incidents	No significant potential impacts.

In-combination/Other	No significant potential impacts.	
(b) Describe any likely changes to the European site:		
• Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site	No significant potential impacts.	
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening? ☐ Yes ☒ No		
Step 4. Screening Determination Statement		
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.		
Having regard to the information on file, the nature and scale of the proposed development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, either alone or in-combination with other developments, is not likely to have any significant effects on any European site in view of its conservation objectives.		
Conclusion:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
Signature of Recommending Planner:		Date: 22/07/2026



Environmental Impact Assessment (EIA) Pre-Screening

Establishing if the proposal is a 'sub-threshold development'

File Reference No:	26-60145 Error! Reference source not found. Error! Reference source not found.
Development Summary:	As per Planning Report
Was a Screening Determination carried out under Section 176A-C:	☐ Yes – No further action required ☒ No – Proceed to Part A

Part A - Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)

☐ Yes – specify class:	EIA is mandatory No screening required
☒ No	Proceed to Part B

Part B - Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)

☒ No, the development is not a project listed in Schedule 5, Part 2	No screening required
☐ Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No screening required
☐ Yes, the project is of a type listed but is <i>sub-threshold</i> :	Proceed to Part C

Part C – If yes, has Schedule 7A information/screening report been submitted?

☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

EIA Preliminary Examination:

The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment:	Yes/No/Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the</i>		

production of any significant waste, or result in significant emissions or pollutants?		
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?		
Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
☐ There is no real likelihood of significant effects on the environment. EIA is not required.	☐ There is real likelihood of significant effects on the environment. An EIAR is required.	☐ There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.
Signature of Recommending Planner:		Date: 22/07/2026