



Leitrim County Council Planning Report

Planning Reference No:	26-60121
Applicant:	Rob & Dee Lane
Location:	Aghaleague, Ballinamore, Co. Leitrim, N41 Y009
Application Type:	Permission
Proposed Development	To carry out the following alterations to an existing dwelling house to: (1) Renovate existing dwelling house comprising alteration to elevations, internal fit-out works, (2) convert attached domestic garage to habitable accommodation, and (3) the construction of a new single storey extension to front & side of existing dwelling house. Together with all associated site development works.
Date of Site Inspection:	28th May 2026
Site Notice:	Site notice visible and legible in accordance with the Planning and Development Regulations 2001, as amended, when inspected.
Due Date:	05 July 2026

Description of Proposed Development

Permission is sought for the following:

- (a) Renovate existing dwelling house comprising alteration to elevations, internal fit-out works;
- (b) Convert attached domestic garage to habitable accommodation; and
- (c) The construction of a new single storey extension to front & side of existing dwelling house

at Aghaleague, Ballinamore, Co. Leitrim, N41 Y009.

Site Location and Context

The subject site, which has a stated area of 0.493ha, is located in the rural townland of Aghaleague, approximately 1 km southeast of Ballinamore. The subject site is accessed via an established entrance off the L-55004 Local Tertiary Road which runs to the southeast of the site. The land is not affected by any particular amenity designations as per the Leitrim County Development Plan 2023-2029.

Figure 1: Subject site



Figure 2: Side elevation



Figure 3: Rear elevation



Figure 4: Side elevation



Planning History

P.6389: In June 1982, Mr. Francis Heavey, was granted planning permission to erect a dwellinghouse and provide septic tank at Aghaleague, Ballinamore, Co. Leitrim.

P.25-60114: In October 2025, Mr. Jim Heavey, was granted retention permission for alterations to as built development previously approved under planning reference P.6389 which includes retention of window to northwest elevation of existing dwelling together with planning permission to decommission existing septic tank and install new wastewater treatment system & coco filter at revised location and associated site works at Aghaleague, Ballinamore, Co. Leitrim, N41 Y009.

To note, there is no record that this planning permission has been implemented.

The Planning Report for the planning application P. 25-60114 dated 28 September 2026, states as follows:

“The original planning permission Ref P.6389 identified the percolation area on adjacent land northeast of the subject site. The subject application identifies the existing septic tank and percolation area as having been constructed on land southwest of the subject site. The existing septic tank and percolation which are proposed to be decommissioned are located in third party lands and landowner consent has been provided. The proposed upgraded wastewater treatment system will be located to the rear of the existing dwelling within the confines of the landownership boundary.

The Site Suitability Assessment indicates that the site has poor percolation of the subsoil and surface material. The application can avail of Section 1.3 of the EPA Code of Practice 2021 which acknowledges that existing on-site domestic wastewater treatment systems may fail to meet the performance requirements as set out in the Code of Practice. Variances to the Code of Practice requirements may be considered by the Local Authority where it is satisfied that the proposed upgrade will provide improved treatment and reduced environmental impact. Section 1.3 of the EPA Code of Practice states as follows:

Existing DWWTSs may not meet the performance requirements as set out in this CoP. If existing DWWTSs are being upgraded, variances to the requirements set out within this CoP may be considered by the local authority where the authority is satisfied that the proposed upgrade will protect human health and the environment.

The proposed development comprises decommissioning of the existing septic tank and installing an O'Reilly Oakstown Treatment system with Ecoflo CoCo filter and gravel distribution bed. On the basis that there is an existing septic tank serving the dwelling, Section 1.3 of the EPA Code of Practice 2021 document is applicable in this instance. Having regard to the nature of the application and the fact that the replacement treatment system will be a clear improvement on the existing system, I have no objection to the proposed installation of a new wastewater sewage treatment system.”

Please see overleaf Site Layout Plan submitted with this planning application.

Figure 5: Site Layout Plan



Services/Infrastructure

Wastewater

The application documentation states that the wastewater management/treatment will connect to the existing conventional septic tank system.

Water Supply

The application documentation states that the dwelling has an existing connection to the public water mains.

Storm Water Disposal

The application documentation states that the surface water disposal is disposed of to a watercourse.

Natural, Archaeological and Architectural Heritage

Natural Heritage

The nearest Natura 2000 site is Cuilcagh-Anierin Uplands Special Area of Conservation (SAC Site Code: 000584) which is located approximately 8.2km northwest of the subject site. The nearest nationally designated proposed Natural Heritage Area (pHNA) is Corduff Lough (Site Code: 001407) which is located approximately 3.3km northeast of the subject site.

The subject site is not located within any landscapes designated for amenity value in the Leitrim County Development Plan 2023-2029.

Archaeological and Architectural Heritage

There are no protected structures or structures listed in the National Inventory of Architectural Heritage (NIAH) located within the application site. Similarly, there are no Recorded Monuments or Zones of Archaeological Notification coinciding with the application site.

Internal and Prescribed Bodies Referrals

This planning application was not referred to any internal and prescribed bodies.

Submissions/Observations

No objections/submissions have been received.

Representations

None received.

Part V

Part V provisions do not apply.

Pre-Planning Consultations

Pre-planning consultations did not take place.

Policy Context

The following extracts of Volume I – Written Statement of the Leitrim County Development Plan 2023-2029 are relevant:

Relevant policies and objectives include:

Section 11.3 Natural Heritage and Biodiversity

Section 11.3 of the Plan sets out the following policies for the protection of the environment:

NH POL 1 *To protect and conserve Special Areas of Conservation and Special Protection Areas.*

NH POL 5 *To ensure that development does not have a significant adverse impact on plant, animal or bird species or habitats protected by law, subject to satisfactory mitigation measures.*

House Extension

Section 3.17.6 House Extensions in rural Areas

Section 3.17.6 of the Plan details the requirements for dwelling extensions detailing as follows:

Extensions will be considered favourably where they do not have a negative impact on adjoining properties or on the character of the surrounding rural area. The design of extensions in rural areas shall have regard to the design, finish and character of the existing building and comply with the 'Leitrim Rural Design Guide', or any such replacement document. Where it is proposed to extend the existing dwelling, the extension should generally respect the existing scale, character and external finishes of the original structure.

The Council shall assess applications for extending existing houses in rural areas, having regard to the criteria contained in the Development Management Chapter, Section 13.10.10 refers.

Section 13 – Development Management Standards

Section 13.10.10, Extensions to Dwellings, of the Plan sets out specific standards in relation to dwelling extensions detailed as follows:

Proposals, which involve the alteration, improvement, or extension of an existing dwelling should reflect and enhance the existing building, adjoining properties, and the setting in terms of scale, design and materials. The following principles shall be applied:

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or of adjoining properties,*
- The extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties. However, a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged,*
- In rural areas, the design of extensions should have regard to the Key Principles set out in Section 3.17.6 of Chapter 3,*
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed,*
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities,*
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering the house, and*
- The physical extensions to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area must be retained in accordance with Table 13.3.*

Section 13.11 refers to Materials and Detailing and states as follows:

- The detail, texture, colour, pattern, and durability of materials of the proposed development should be sustainable and of a high quality, and sensitive to its proposed location,*
- Local stone (sandstone/limestone-area specific) and render such as stucco, traditional lime render or lime wash, rough cast render or napped render finish and glass is encouraged. Metal cladding such as copper, timber shingle, self-finished modern renders, and painted timber finish may be acceptable in certain instances or in cases where the design solution calls for an accent material. Brick and stone cladding which clearly reads as non-structural and non-Local Stone or dashes and cladding and other metal or timber finishes which give an engineered or artificial appearance will generally not be permitted,*
- Where contemporary materials are proposed they should complement and harmonise with traditional materials,*
- Simple design forms and roof designs with narrow spans (gable-widths) and pitches/profiles are preferable,*
- Particular attention should be paid to the solid to void ratio of windows and doors. Openings should be proportionate to complement the style of the building, and*
- Decorative fascia and box end soffits should be avoided.*

Waste and Wastewater Treatment

Section 3.11 Water and Wastewater Services and Surfaces Water Disposal

Section 13.11 also refers to Water and Wastewater Services and Surfaces Water Disposal:

- Where piped water services in the form of water supply and sewerage mains are available (or likely to be), the development will be required to connect them.*
- For individual on-site wastewater treatment systems, the standards and guidance on design, operation and maintenance of on-site wastewater treatment systems as set out in the Environmental Protection Agency (EPA_ 'Code of Practice for Domestic Waste Water Treatment (2021) or any later versions that may be issued by the EPA shall be complied with.*
- Where a site is served by mains water, a connection shall be made and a bored well is not permitted.*
- Surface water shall not be permitted to flow on to the public road from any rural residential site. Accesses and road frontage should be designed in such a manner as to deal with surface water and ensure that it does not impact on the public road. Existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Each application shall be accompanied by design calculations or appropriate evidence to support the exist of the pipes selected.*

Summary of Key Planning Issues and Assessment

The existing dwelling is well established on-site. As stated in the submitted Planning Application Form and Proposed Floor Plan, Section & Elevations drawings, the existing dwelling measures 156.40 m² in floorspace and 5.4 metres in height. The proposal is to increase the floorspace by an additional 44.30 m², which includes the conversion of the existing garage to a habitable space comprising of 26.7 m². Therefore, the proposed total floorspace will be 174 m². The proposal will allow for the development of 3 bedrooms, with one ensuite, a separate bathroom, music room, kitchen/ dining room and a utility/ boot room.

Section 13.10.10 (Extensions to Dwellings) of the Leitrim County Development Plan (2023-2029) advises that a house extension should reflect and enhance the existing building and the setting in terms of scale, design and materials. As shown in the submitted Proposed Floorplan, Section & Elevations, the proposed extension is designed to be modern in style and will be clad with aluzinc/metal gladding in forest green colour. The remaining dwelling will be rendered and painted to match existing render. In addition to this, it is proposed to renew existing roof covering in slate finish – dark blue/ black colour, to change all the windows to uPVC triple glazed windows and to alter some window openings.

Planning permission was granted in October 2025 (ref P.25 -60114) for the decommissioning of the existing septic tank and for the installation of a new wastewater treatment system at the subject site. As part of that planning application, the applicant submitted a Site Characterisation and Site Suitability Assessment Report (SSAR). The assessment was completed in respect of a system catering for 4 bedrooms with a 6 Population Equivalent (P.E.) capacity. That planning application was approved although there is no evidence that it has since been implemented.

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The development has been screened for Appropriate Assessment (AA), and it has been determined that an AA is not required. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the absence of any connectivity to any sensitive location and the likely emissions therefrom, and the fact that the development proposed is not of a development type or class set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, 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.

Development Contributions

Section 6 of the Leitrim County Development Contribution Scheme 2023 applies a rate of €15 per m² > 40 m² for house extensions. Section 7 (p) states that there is an exemption for the *first 40 m² of extensions to a residential development where the house has not been extended previously including by exempted developments. The floor area of all extensions in excess of 40 m² shall be subject to the application of the Scheme.*

The proposed extension is 44.30 m², including the garage conversion. Excluding permitted development, only 4 m² would be chargeable. This chargeable floorspace is considered 'de minimis' and a developer contribution will not be charged in this particular instance

Recommendation

It is recommended that planning permission be *GRANTED* subject to conditions as set out below.

FIRST SCHEDULE

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.

SECOND SCHEDULE

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.

Advice Notes to Applicants

- 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.



Claire Lynch
Executive Planner
Date: 17/06/ 2026



Liam Flynn
Senior Executive Planner
Date: 18/06/2026



Appropriate Assessment Screening and Determination

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

(a) File Reference No:	26-60121
(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

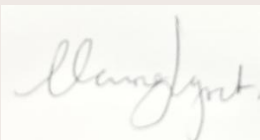
STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

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
Cuilcagh-Anierin Uplands SAC (000584)	https://www.npws.ie/protected-sites/sac/000584	8.20 km	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)	No significant potential impacts.

• Potential for accidents or incidents													
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 development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the 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:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td>☒</td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td>☐</td> <td> ☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ Request NIS ☐ Refuse planning permission </td> </tr> </tbody> </table>		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
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(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission											
Signature of Recommending Planner: 	Date: 17/06/2026												



Environmental Impact Assessment (EIA) Pre-Screening

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

File Reference No:	26-60121
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>		

<i>production of any significant waste, or result in significant emissions or pollutants?</i>		
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: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</i> <i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i>		
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: 17/06/2026		