



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: 14/07/2026

Ref. No: 26/60130

Damien and Natasha Comiskey
C/o Francis Davitt
Main St
Drumkeeran
Co Leitrim
N41HW99

Application Received: 20/05/2026

Re: Notification of decision to refuse PERMISSION 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 14/07/2026, decided to **REFUSE** to grant you PERMISSION for development of land namely:- 1. Construction of a two story type domestic dwelling. 2. Construction of a domestic garage. 3. Construction of a new site entrance. 4. Construction of a wastewater treatment system to current EPA code of practice, and all ancillary works at Cornalaghta Leckaun, 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: 14/07/2026



Schedule of Reasons

- 1.** The proposed access is located off the R278 Regional Road at a point where there is a continuous white centre line and where traffic operational speeds and volumes are high. The proposed access is located at a point onto the Regional Road where the horizontal and vertical alignment of the road are poor. The achievement of the required 160m sight distances in both directions from the proposed entrance have not been demonstrated to the satisfaction of the Planning Authority on the basis of the submitted application documentation. The achievement of the required 160 metres of sight distance in both directions will require the removal of additional stone wall and hedgerow outside the applicants' land ownership in addition to works that will significantly alter the appearance of landscape and topography along the full length of the boundary. On the basis of the foregoing, the proposed access to the development is considered to constitute a serious and unacceptable traffic hazard onto a Regional Road which would result in traffic movements endangering the safety of other road users. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
- 2.** The proposed works to facilitate the access for the proposal will require an excessive extent of boundary removal and alteration which is considered contrary to policies TWH POL 5 and LCA POL 4 which seek to retain boundary treatments which form local character features such as the dry stone walls which define the boundary at this location. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
- 3.** The scale and mass of the dwelling and garage proposed on site as submitted are not in accordance with the guidelines set out in the *Design Guide for the Siting and Design of Single Houses within the Leitrim Countryside* and are therefore contrary to the RUR SET POL 6 and RUR SET POL 7 as set out in the Leitrim County Development Plan 2023-2029.

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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 which was (14/07/2026). 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