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: 05/08/2026 **Ref. No:** 2660014

DC Field Developments Ltd
Michael Hennessy
15A North West Business & Technology Park
Castlecarra Road
Carrick on Shannon
N41 T8W3

PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended)
NOTIFICATION OF A GRANT OF OUTLINE PERMISSION
SUBJECT TO CONDITIONS

DEVELOPMENT: **Construction of 17 No New Two Storey Dwelling Houses (3 No Semi Detached Blocks of Three Bed Units, 2 No Semi Detached Blocks of Four Bedroom Units, 1 No Terraced Block containing 2 No Three Bedroom Units and 1 No Two Bedroom Unit and 1 No Terraced Block containing 2 No Three Bed Units and 2 No Two Bed Units), New Access onto the Public Road with revised access to the existing dwelling house, Connections to Services and all Associated Site Development Works**

LOCATION: **Drumod More Td Dromod Co Leitrim**

OUTLINE PERMISSION was granted on **04/08/2026** for the development described above subject to the Notification of Decision to grant OUTLINE PERMISSION made on 01/07/2026

You are hereby advised that unless the development described is carried out within five (5) years from the date of the Grant of Planning Permission, this permission will cease to have effect.

For Director of Services Kdo Bradley **Date:** 05/08/2026

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Schedule One

Ref. No. 26/60014

Having regard to the location of the proposed development on lands zoned *Existing Residential* in the Dromod Settlement Plan, provided in Volume II of the Leitrim County Development Plan 2023-2029, to the existing pattern of development within the wider area, which is broadly characterised as residential development, and the range of policy support contained in the Leitrim County Development Plan 2023-2029 for residential development at this site, 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.

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Schedule Two

Ref. No. 26/60014

1. **(a)** This grant of outline planning permission relates solely to the principle of development of 17 no. dwelling units on this site and overall site layout, as outlined in the site location map and site layout received by the Planning Authority on the 20th of January 2026 and as revised by further information received by the Planning Authority on the 27th of May 2026.

(b) A subsequent application for permission consequent on the grant of outline permission must be made not later than 3 years beginning on the date of this grant of outline permission.

(c) No development shall take place until an application for permission consequent on the grant of outline permission has been granted by the Planning Authority.

Reason: **In the interest of clarity and to define the terms of the permission and regulate/control the design of the development in the interest of proper planning and sustainable development of the area.**

2. Full details of layout, siting, height, design and external appearance of the proposed dwelling types, details of site servicing and means of access thereto shall be submitted with any application for planning permission consequent on the grant of this outline permission.

Reason: **To define the terms of the permission and regulate/control the design of the development in the interest of proper planning and sustainable development of the area.**

3. Prior to the commencement of development, the developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the County Leitrim Development Contribution Scheme 2023 made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be determined at permission stage consequent to this grant of outline permission and shall be in accordance with the terms of the Development Contribution Scheme, in operation at the date of the grant of permission consequent, made under Section 48 of the Planning and Development Act 2000, as amended.

Reason: **In order to comply with the Development Contribution Scheme made in accordance with Section 48 of the Planning and Development Act 2000, as amended.**

4. Prior to commencement of development, the developer shall lodge a bond or cash deposit with the Planning Authority, to be utilised by them in the completion of any unfinished site or other works which may arise. The bond or cash deposit shall be determined at permission stage consequent to this grant of outline permission. The development shall proceed in accordance with an arrangement of on-going Planning Authority inspection, if future public taking in charge is in contemplation.

Reason: To ensure the satisfactory completion of the development.

5. At permission consequent stage, it shall be a condition of permission that prior to the commencement of any dwelling unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the Planning Authority (such agreement must specify the number and location of each dwelling unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all dwellings permitted, to first occupation by individual purchasers, that is those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

6. Prior to the commencement of any development on site the applicant/developer shall obtain a Connection Agreement from Uisce Éireann for the provision of water and wastewater services necessary to enable the proposed development.

Reason: In the interest of the provision of a proper water supply and wastewater service.

7. The vehicular access off the public road shall be provided in the location shown on the site layout plan received by the Planning Authority as further information on the 27th of May 2026, unless otherwise agreed with the Planning Authority at permission consequent on grant of outline permission stage.

Reason: In the interests of traffic safety.

8. Full details of the roadside boundary treatment shall be submitted at permission consequent on grant of outline permission stage.

Reason: In the interests of visual amenity.

9. A detailed landscaping proposal for the site shall be submitted at permission consequent on grant of outline permission stage and shall include an anticipated timescale for the implementation of the plan. The details to be submitted shall include a site layout plan which shall be clearly referenced to a schedule listing the trees and shrubs to be planted on site and having regard to provisions contained within Section 13.9.6 and Table 13.2 of the Leitrim County Development Plan 2023-2029.

Reason: In the interests of visual amenity.

10. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan (CEMP), which shall be submitted to the Planning Authority at permission consequent on grant of outline permission stage. This plan shall provide details of intended construction practice for the development, including:

(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.

(b) Location of areas for construction site offices and staff facilities.

(c) Details of site security fencing and hoardings.

(d) Details of car parking facilities for site workers during the course of construction.

(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.

(f) Measures to obviate queuing of construction traffic on the adjoining road network.

(g) Measures to prevent the spillage or deposit of clay, rubble, or other debris on the public road network.

(h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.

(i) Details of appropriate mitigation measures for noise, dust, and vibration, and monitoring of such levels.

(j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

(k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.

(l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept for inspection by the Planning Authority.

Reason: **In the interests of amenities, public health, and safety.**

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Advice Note

Ref. No. 26/60014

(A) You are advised to be cognisant of the requirements of the Building Control Regulations 1997 as amended.

(B) The Applicant is required to apply for a road opening license on the RMO if excavation of public roads/footpaths is required– Map Road Licensing system. **Note:** The contractor applying for this license would need to have been set up on the MRL system.

(C) No building material or plant shall be used or stored on the public road in the vicinity of the site without the prior consent of the Roads Authority.

(D) No heavy machinery (over 2000kg) shall be used on the public footpath fronting the site during the works.

(E) All works adjacent to the public road shall be carried out under a traffic management plan designed by a competent designer under Chapter 8 of the Traffic Signs Manual.

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