



Comhairle Chontae Liatroma Leitrim County Council

Declaration regarding Development/Exempted Development (Section 5 of Planning & Development Act 2000, as amended)

Leitrim County Council Reference Number: ED- 25-10

WHEREAS a question has arisen as to whether the change of use of the River Shannon Lodge, Roosky Village, Carrick-on-Shannon, Co. Leitrim Y35HX74 from B&B guest accommodation to use as IPAS Accommodation ('International protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015) is or is not development or is or is not exempted development.

AND WHEREAS Sheila O'Riordan (c/o Everluke Ltd.) requested a declaration on this question from Leitrim County Council on the 18th day of March 2025

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to

- a) Sections 2(1), 3(1), 4(1)(h) and 4(2) of the Planning and Development Act, 2000, as amended,
- b) Article 6(1), 9(1) and 10(1) of the Planning and Development Regulations, 2001, as amended,
- c) Class 14H of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- d) the planning history and permitted use of the building,
- e) the submissions on file,
- f) the report of the assigned planning officer:

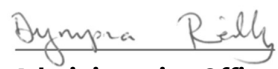
AND WHEREAS Leitrim County Council has concluded that

The proposed use of the River Shannon Lodge, Roosky Village, Carrick-on-Shannon, Co. Leitrim Y35HX74 as IPAS Accommodation ('International protection', for the purpose of this class, has the meaning given to it in section 2(1) of the International Protection Act 2015 (No. 66 of 2015)

- a) would constitute development under Section 3(1) of the Planning and Development Act 2000, as amended, and
- b) the proposed change of use from B&B guest accommodation to use as accommodation for protected persons would constitute exempt development and would fall within the scope of Class 14H of Schedule 2 of Part 1 of the Planning and Development Regulations 2001 (as amended).

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by section 5 of the Planning and Development Act 2000, as amended, hereby decides that the change of use of the River Shannon Lodge, Roosky Village, Carrick-on-Shannon, Co. Leitrim Y35HX74 from B&B guest accommodation to use as accommodation for protected persons is development and **is exempted development**.

Signed:


**Administrative Officer
Planning Department**

Dated this 9th April, 2025