



**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- 25-18

WHEREAS a question has arisen as to whether a number of works comprising of: (1.) the renovation of an existing derelict stone wall farmhouse to include full rewiring, plumbing, replacement of rotten roof timbers and natural slate, doors and windows, internal natural lime insulation and external natural lime plaster; (2.) the demolition of 1980s/1990s extensions to the rear of the property and replacement with a single-storey 39m² extension; (3.) the removal of a 1980s porch and the reinstatement of an original farmhouse double door configuration to the front of the property; and (4.) the widening of one ground floor gable window by 30cm and the widening and reinstatement of 3 no. rear windows on the second storey by 30cm all at the same dwelling at Drumharkan, Fenagh, Co. Leitrim N41 HX97 is or is not development and whether it is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by David Noel Wrynn on the 24th of April 2025;

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

- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (e) Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (f) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- (a) the renovation of an existing derelict stone wall farmhouse to include full rewiring, plumbing, replacement of rotten roof timbers and natural slate, doors and windows, internal natural lime insulation and external natural lime plaster; and the widening of one ground floor gable window by 30cm and the widening and reinstatement of 3 no. rear windows on the second storey by 30cm constitute development which is exempted development under the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, as these works are works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;
- (b) the demolition of the previous porch structure and its replacement with the current front elevation doorway treatment constitutes development which is exempted development with the provisions of Class 7 and Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance.; and
- (c) the demolition of the two previous rear extensions and their replacement with a single storey rear extension with a floor area of 39m² constitutes development which is exempted development with the provisions of Class 1 and Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the 2000 Act, as amended, hereby declares that:

The works comprising of: (1.) the renovation of an existing derelict stone wall farmhouse to include full rewiring, plumbing, replacement of rotten roof timbers and natural slate, doors and windows, internal natural lime insulation and external natural lime plaster; (2.) the demolition of 1980s/1990s extensions to the rear of the property and replacement with a single-storey 39m² extension; (3.) the removal of a 1980s porch and the reinstatement of an original farmhouse double door configuration to the front of the property; and (4.) the widening of one ground floor gable window by 30cm and the widening and reinstatement of 3 no. rear windows on the second storey by 30cm all at the same dwelling at Drumharkan, Fenagh, Co. Leitrim N41 HX97 is development that **is exempted development**.

Signed:


Senior Staff Officer
Planning Department

Dated this

16th May, 2025