



**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- 25-39

WHEREAS a question has arisen as to whether a number of refurbishment works comprising of: (1.) replacement of an existing porch; (2.) alterations to the roof profile of a former boiler house; (3.) change roofing material of two structures (boiler house and former coach house); (4.) refurbishment of an existing rear extension structure adjoining the existing dwelling, including change of use of part of structure from agricultural shed to residential use; and (5.) re-roofing a former dwelling structure at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 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 Aoileann & David Fidler on the 11th of September 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), 9(1) and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (e) Part 4 of 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 proposed demolition of the existing porch element at the front elevation of the two-storey habitable dwelling and its replacement with a similar sized enclosed porch area with a pitched slate roof 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;
- (b) the proposed raising of the roof profile of the former boiler house structure would materially alter the external appearance of the dwelling structure to the extent that it is inconsistent with the appearance and character of the original structure;
- (c) the proposed change of roofing material from corrugated sheeting to slate for the former boiler house and former coach house structures would not materially affect the external appearance of the structures in question so as to render their appearance inconsistent with the character of the structures themselves or of the neighbouring dwelling house structure;
- (d) the proposed refurbishment of the initial section of the existing single-storey rear structure adjoining the two-storey dwelling would not materially affect the external appearance of the structure in question so as to render its appearance inconsistent with the character of the structure;

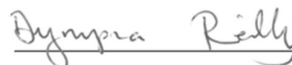
- (e) the proposed refurbishment and change of use from agricultural use to residential use in respect of the remaining derelict section of the single-storey rear extension does not fall within the scope of Section 4(1)(h) of the Planning and Development Act 2000, as amended, and would be a material change of use; and
- (f) the proposed works entailing the re-roofing of the existing derelict two-storey structure which previously functioned as a dwelling but more recently for agricultural purposes, with slate would not materially affect the external appearance of the structure in question so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

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 proposed works comprising of:

- A.** the proposed demolition of the existing porch element at the front elevation of the two-storey habitable dwelling and its replacement with a similar sized enclosed porch area with a pitched slate roof; (2.) the proposed change of roofing material from corrugated sheeting to slate for the former boiler house and former coach house structures; (3.) the proposed refurbishment of the initial section of the existing single-storey rear structure adjoining the two-storey dwelling; and (4.) the proposed works entailing the re-roofing of the existing derelict two-storey structure which previously functioned as a dwelling but more recently for agricultural purposes, with slate at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 is **development and is exempted development**
- B.** and the proposed works at the same address comprising of: (5.) the proposed raising of the roof profile of the former boiler house structure; and (6.) the proposed refurbishment and change of use from agricultural use to residential use in respect of the remaining derelict section of the single-storey rear extension to the two-storey dwelling is **development that is not exempted development**.

Signed:



**Administrative Officer
Planning Department**

Dated this 6th October 2025