



**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- 25-30**

**WHEREAS** a question has arisen as to whether the construction of a rear extension with a stated additional floor area of less than 40 sq.m at Kilcoon, Dromahair, Co. Leitrim and whether it 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 Fintan Curneen on the 25th June 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, and
- (d) the documentation submitted as part of the referral;

**AND WHEREAS** Leitrim County Council has concluded that –

- a) The construction of single storey extension to the existing cottage (less than 40 square metres) to the rear of the existing dwelling constitutes development which is exempted development with the provisions of Class 1 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 Planning and Development Act 2000 Act, as amended, hereby declares that:

The construction of a rear extension with a stated additional floor area of less than 40 sq.m at Kilcoon, Dromahair, Co. Leitrim is development that **is exempted development.**

**Signed:**

**Administrative Officer  
Planning Department**

**Dated this      22<sup>nd</sup> July, 2025**