



**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- 25-34

WHEREAS a question has arisen as to whether the addition of new doors and a balcony to the front elevation of No. 12, The Waterfront, Dromod Harbour, Dromod, Co. Leitrim, consisting of a) breaking out a 2m wide x 2.2m high opening from the 1st floor bedroom and installing French double doors, b) removal of existing Velux rooflight and construction of a pitched roof extension using similar materials to the existing roof, c) erection of a 3m x 1m steel balcony, similar to and matching the existing balcony is development and whether it is exempted development.

AND WHEREAS the said question was referred to Leitrim County Council by Michael & Mary Hand on the 10th of July 2025;

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

- (a) Sections 2(1), 3(1) and 4(1)(h) 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) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and
- (d) the documentation submitted as part of the referral;

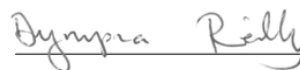
AND WHEREAS Leitrim County Council has concluded that:

- (a) the addition of new doors and a balcony to the front elevation of No. 12, The Waterfront, Dromod Harbour, Dromod, Co. Leitrim, consisting of a) breaking out a 2m wide x 2.2m high opening from the 1st floor bedroom and installing French double doors, b) removal of existing Velux rooflight and construction of a pitched roof extension using similar materials to the existing roof, c) erection of a 3m x 1m steel balcony, similar to and matching the existing balcony is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended;
- (b) the addition of new doors and a balcony to the front elevation of No. 12, The Waterfront, Dromod Harbour, Dromod, Co. Leitrim, consisting of a) breaking out a 2m wide x 2.2m high opening from the 1st floor bedroom and installing French double doors, b) removal of existing Velux rooflight and construction of a pitched roof extension using similar materials to the existing roof, c) erection of a 3m x 1m steel balcony, similar to and matching the existing balcony is considered to be works and is not exempted development as per Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) or 4(1)(h) of the Planning and Development Act 2000 (as amended).

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 addition of new doors and a balcony to the front elevation of No. 12, The Waterfront, Dromod Harbour, Dromod, Co. Leitrim, consisting of a) breaking out a 2m wide x 2.2m high opening from the 1st floor bedroom and installing French double doors, b) removal of existing Velux rooflight and construction of a pitched roof extension using similar materials to the existing roof, c) erection of a 3m x 1m steel balcony, similar to and matching the existing balcony is development and **is not exempted development.**

Signed:



**Administrative Officer
Planning Department**

Dated this 29th July, 2025