



**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- 25-19

WHEREAS a question has arisen as to whether the demolition of a rear extension to the existing property (approx. 25m²) and the construction of a replacement single storey flat roofed extension with a total floor area of less than 40m² at Gortnaskeagh, Leckaun, Co. Leitrim F91 W022 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 Stephen Comiskey on the 29th 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 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (e) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that –

- a) The demolition of a rear extension to the existing property (approx. 25m²) and the construction of a replacement single storey flat roofed extension with a total floor area of less than 40m² 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 Planning and Development Act 2000 Act, as amended, hereby declares that:

The demolition of a rear extension to the existing property (approx. 25m²) and the construction of a replacement single storey flat roofed extension with a total floor area of less than 40m² at Gortnaskeagh, Leckaun, Co. Leitrim F91 W022 is development that **is exempted development.**

Signed:

**Administrative Officer
Planning Department**

Dated this 23rd May, 2025