



## 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- 25-06**

**WHEREAS** a question has arisen as to whether the renovation of the existing dwelling (comprising rewiring, plumbing, internal insulation and external nap plastering) and the construction of a single storey extension with a floor area of 22m<sup>2</sup> to the rear of the existing dwelling at Bridge Street, Mohill, Co. Leitrim N41 DK79 constitutes development which is exempted development

**AND WHEREAS** the said question was referred to Leitrim County Council by Ivan Huston c/o Louise Huston on 27 January 2025

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

- (a) Section 3(1) and 4(2) of the Planning and Development Act, 2000 (as amended)
- (b) Article 6 (1) and Article 9 (1)(a) 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 WHEREAS** Leitrim County Council has concluded that –

- (a) the renovation of the existing dwelling (comprising rewiring, plumbing, internal insulation and external nap plastering) constitutes development within the meaning of Section 3 of the Planning and Development Act 2000 (as amended)
- (b) the construction of a single storey extension with a floor area of 22m<sup>2</sup> to the rear of the existing dwelling at Bridge Street, Mohill, Co. Leitrim N41 DK79 constitutes development within the meaning of Section 3 of the Planning and Development Act 2000 (as amended) and satisfies the exemption at Class 1 of Schedule 2 Part 1 of the *Exempted Development –General*
- (c) the proposed renovation works, specifically the external nap plastering finish, will not materially affect the character of the area and the architectural conservation area in which it is situated and is considered exempted development

**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, as amended, hereby declares that:

The renovation of the existing dwelling (comprising rewiring, plumbing, internal insulation and external nap plastering) and the construction of a single storey extension, with a floor area of 22m<sup>2</sup> to the rear of the existing dwelling at Bridge Street, Mohill, Co. Leitrim N41 DK79 constitutes development which is **exempted development**.

Signed: 

**Senior Staff Officer  
Planning Department**

**Dated this 17<sup>th</sup> February 2025**

### **Advice Note**

#### **Section 5 - Ivan Huston, Bridge Street, Mohill Co Leitrim, N41 DK79.**

The following limitations as set out in Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) are applicable to the exemption issued in respect of the provision of the extension to the rear of the dwelling:

- The height of the walls of any such extension shall not exceed the height of the rear wall of the house.
- The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
- Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
- The roof of any extension shall not be used as a balcony or roof garden.

You are also advised that the National Monuments Service has identified the land as being within the zone of archaeological potential for recorded sites and monuments LE032-068002; LE032-068001; LE032-068004; LE032-068003; which are subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments Act 1930 (as amended). In the event that archaeological material is shown to be present during the course of the development works, works shall cease pending consultation with the National Monuments Service. Avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any archaeological mitigation requirements specified by the National Monuments Service, shall be complied with by the developer. All resulting and associated archaeological costs shall be borne by the developer. You are required to liaise with the Development Applications Unit with regards archaeological impact ([manager.dau@chg.gov.ie](mailto:manager.dau@chg.gov.ie)).