PLANNING SECTION
LEITRIM COUNTY COUNCIL
15/06/2026
ED-26-38
REF P. _____

COMHAIRLE CHONTAE LIATROMA

LEITRIM COUNTY COUNCIL

Declaration Regarding Development / Exempted Development

(Section 5 of Planning & Development Acts 2000-2020)

APPLICATION FORM

Please note: A fee of €80.00 must accompany this form

1. Name of person seeking declaration [Applicant]

   Jeremy & Corinna Hansford

2. Postal Address of Property /Site or Building to which the declaration sought relates

   Corlea, Kilnagross, N41 R1W7, Co Leitrim.

3. Applicant's legal interest in the land or structure. [Give details]

   Owner

4. State whether or not the applicant is the owner of the property in question **[Yes]** or [No], and if {No}, please provide the information under item 11 at the end of this form

   Yes

5. State if owner/occupiers are aware of the current application for Declaration under S 5 of the Act

   Yes

6. Type of declaration sought
   a. That the proposal is or is not development within the Act **[Yes]**

   b. That the development is or is not Exempt development **[Yes]**

7. Provide a full description of the question /matter/subject which arises wherein a declaration on the question is sought?

As owners of this property, we are seeking a determination as to whether a series of planned restorative work packages, as summarised below, are defined as development and, if so, whether such development is an Exempt Development as defined within Section 5 of the Planning & Development Acts 2000, as amended.

Restorative Work Packages

The work packages are intended to deliver a habitable dwelling as a family home for the benefit of the owner's family group. Specifically, the works are, in principle, an accumulation of repairs and renewals to the dwelling's structural fabric during the decades of vacant occupation.

The work packages will include enhancements of the dwelling's structure to incorporate compliance with Build Control Technical Guidance regulations.

The work package deliverables have been determined from the documented derelict structural survey, undertaken by a regulated engineer in Ireland.

These work packages are:

Group A - External

1) Reinstatement of the dwelling's private driveway, accessed from a combination of local and unclassified public road networks. Reinstatement incorporates the visibility splay and a sustainable urban drainage system. Visibility from the entrance incorporates the full length of the unclassified road between two local roads;

2) Reinstate the groundwater culverts and watercourses associated with both watercourses located on the applicant's property and those shared with the public road network;

3) Demolition of the existing extension to the rear of the dwelling, northern elevation. Construction of a replacement extension in the form of a single-storey construction with an internal footprint of less than or equal to 40m2. The extension will match its external finishes to those of the original dwelling;

4) Demolition of the existing roof structure. Construction of a replacement roof structure that replicates the original style, dimensions and finishes;

5) The existing windows are not of the original style associated with the historical dwelling style. Therefore, the windows will be removed and replaced with new assemblies that are in keeping with the dwelling style. In addition, the replacement glazing assemblies will be compliant in terms of energy rating, carbon footprint and performance standards;

6) The external stone walls, two storeys, will have the incompatible cement render removed and replaced with lime render.;

7) The demolition of the existing rainwater system elements, which are beyond economic life. Construction of a new rainwater system with capture and dispersal to watercourses within the property boundaries;

8) The reinstatement of the property's driveway, parking spaces and footpaths. The new installation will specifically incorporate Build Regulation Technical Guidance Part M; and

9) The reinstatement of the existing EPA-registered wastewater treatment system. The system comprises a septic tank and a percolation field, which have been assessed as both functional and compliant with required standards. Further, recommissioning works will be undertaken to verify the operational functionality of the total system upon reinstatement of the various black and grey wastewater systems. The applicants are aware that, as part of this assessment, core elements may require replacement, and in that event, full planning permission will be required.

Group B - Internal

1) Demolition of the existing stairs, floor joists and associated timber finishes.
2) Construction of new stairs, floors, floor coverings and associated timber finishes;
3) Installation of airtightness, barrier membranes and insulation to walls, floor and roof;;
4) The installation of electrical services in compliance with EN. IS10101;
5) The installation of hot water and space heating systems;
6) The installation of grey, black and potable water systems, connected to external services;
7) The installation of bathroom/shower rooms compliant with Part M accessibility; and
8) The installation of cooking and cleaning services.

Signature: Signed by: Jeremy Hansford 7755867D598C4F4... Date: 15/06/2026

{The applicant is advised to set out the matter on which the declaration is sought, as comprehensively as possible and should use additional material/pages if necessary, to give as full an account as possible of this matter A site map to a scale of not less than 1;2500 based on the Ordnance Survey map for the area, shall be provided to identify the lands in question.}

Additional accompanying documentation provided ……..**[Yes]**

1. The site context pictorial section contains both elevation drawings with associated "as-is" photographs and
2. The site location section contains the OSI planning package map for the property with the boundary and build site annotated.

The applicant is advised that, notwithstanding the completion of the above application form, the planning authority may require the applicant to submit further information in order to enable the authority to issue the declaration on the question.

The applicant is also advised that the Authority may also request other persons, other than the applicant, to submit information on the question which has arisen and on which the declaration is sought.

FOR OFFICE USE ONLY

Date Received15/06/2026…… **Fee of €80.00 Paid. [Yes] / [No]**

Date acknowledged15/06/2026…… **Reference No.: -ED-** 26-38

Decision: Not Exempted Development……

Date declaration made09/07/2026……..

M.O. No.26/MQ/313……
