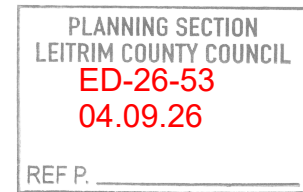


Our Ref: 26-037

3rd September 2026

Planning Department
Áras an Chontae
Carrick on Shannon
County Leitrim
N41 PF67



Re: ED-26-53

**Request for Declaration Regarding Development/Exempted Development at
Drumlowan, Gortvagh, Co. Leitrim N41 R899.**

Applicant: Aidan Cafferty

1. The site layout plan and floor layout plan do not accurately depict the extent of the existing rear extension. The documentation submitted with this referral identifies the rear extension as 'pre 1964 construction'. It is unclear whether this is the case as the southwestern portion appears as a bathroom addition on foot of the 1971 planning permission for a septic tank. The southeastern portion is a more recent addition. You are requested to submit the total floor area of the existing as-built rear extension in its entirety.

Response: Please see attached FI26-037-001 Proposed Floor Plans- for updated floor plan and floor area. Please note that all the rear extension is now 45m².

2. The Planning Authority considers the proposed rear extension to be a 'new' extension as the roof and wall height are being increased. You are advised that a 45m² exemption for such extensions was recently introduced and that in order to avail of this exemption you are requested to submit plans identifying the floor area of the entirety of the rear extension as 45m² or less.

Response: The proposal has been revised so that the entire rear extension is included and has a total floor area of 45m² or less.

For clarity, it is not proposed to increase the roof height of the existing dwelling. The existing flat roof over the rear extension is to be replaced with a lean-to roof, as indicated on the revised drawings. The proposed works have been designed accordingly while retaining the existing main roof height.

3. The extent of proposed alterations to the existing roof and walls has not been clearly detailed. The proposed front elevation identifies a greater overhang and what appears as an increase in pitch and wall height. You are requested to submit accurate drawings of the existing dwelling clearly identifying all proposed changes.

Response: Please refer to the revised drawings, which have been updated to clearly identify the proposed alterations to the existing dwelling.

For clarity, it is not proposed to increase the roof height of the existing dwelling. The proposal has been redesigned to provide a lean-to roof over the rear extension in place of the existing flat roof. The revised drawings accurately show the proposed roof form, wall heights and associated alterations.

The full rear extension has also been incorporated into the revised design and has a total floor area of 45m².

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

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I trust the above is in order and if you require any further clarification, please do not hesitate to contact me.

Yours faithfully,



Lana McGahern
B. Interior Arch (Hons.)
Wynne Gormley Gilsenan
Architects & Surveyors Ltd.

Directors:

Paruig Wynne MRIAI, RIBA, Registered Architect.

Martin Gormley B.Sc. (Hons) Dip. Surv.

Enda Gilsenan B.Sc. (Hons) Dip. Surv.

VAT No. IE9852532Q

PLANNING SECTION
LEITRIM COUNTY COUNCIL
ED-26-53
04.09.26
REF P. _____



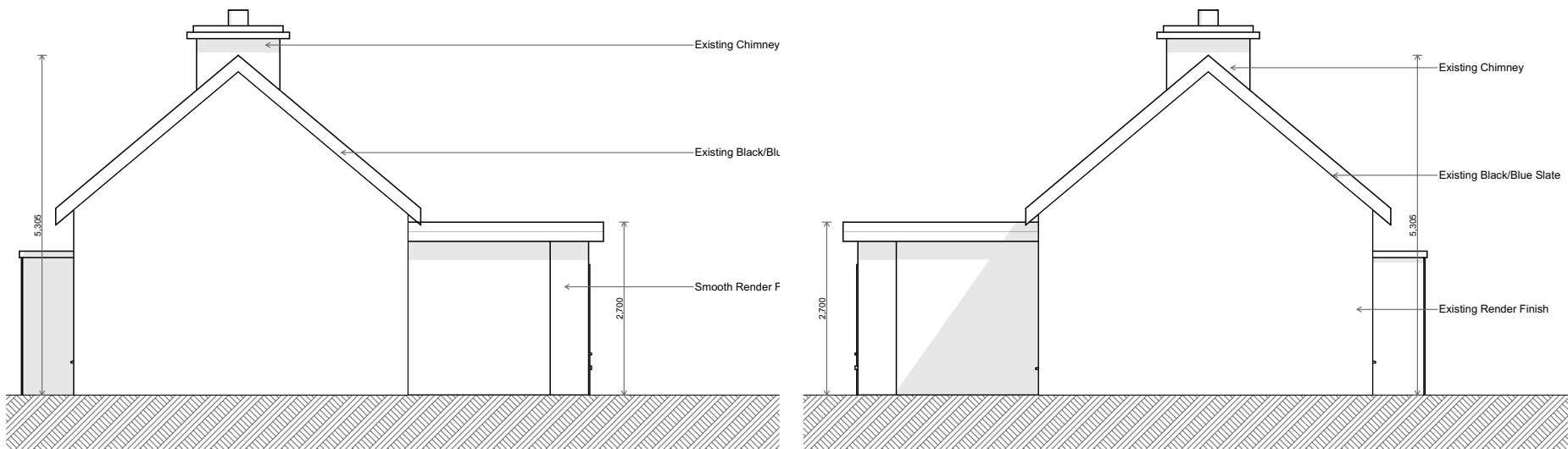
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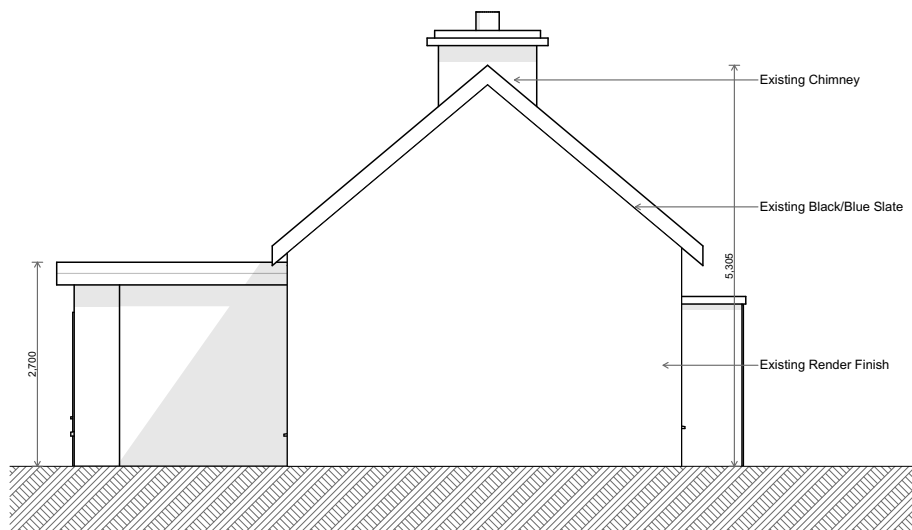
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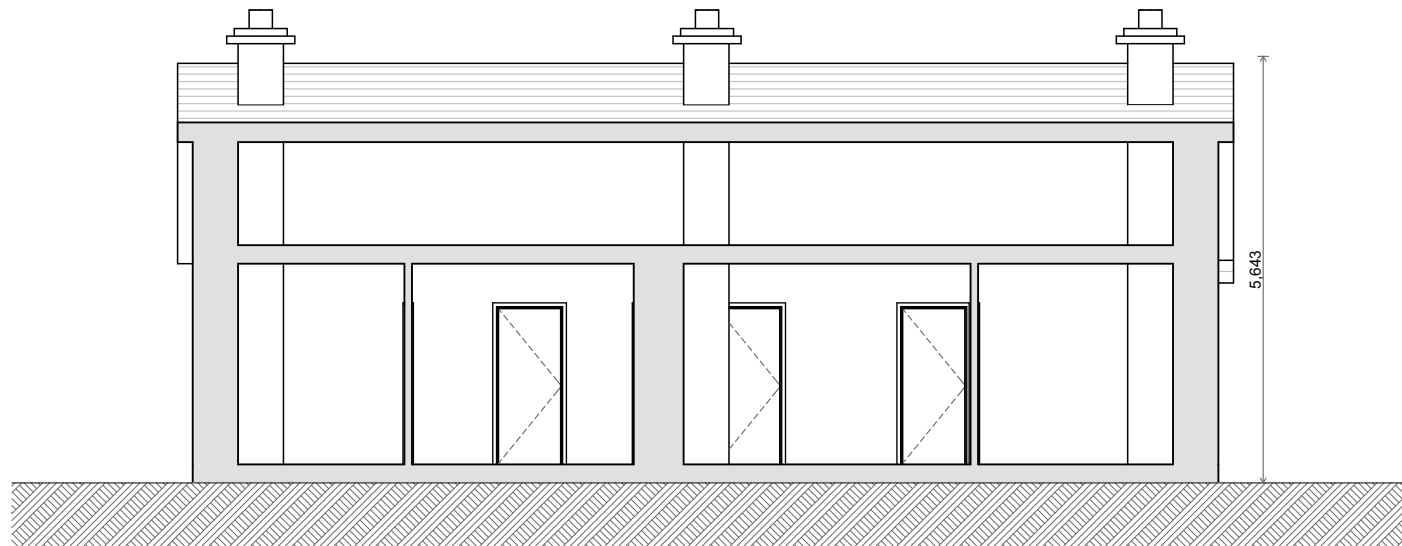
2 Rear Elevation 1:100



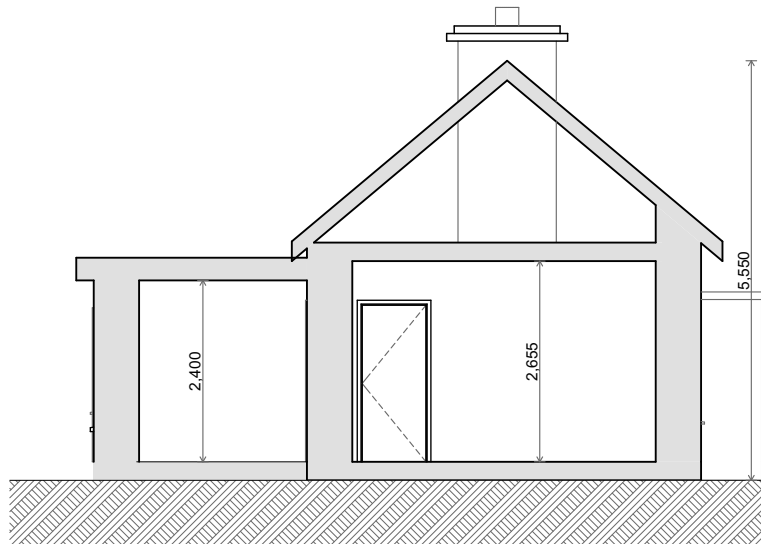
4 Side Elevation 1:100



3 Side Elevation 1:100



5 Section A-A 1:100



6 Section A-A 1:100

Existing Floor Area: 79.2m²

Rev Issue Date Description Approved by

Purpose of Issue

Further Information

Wynne
Gormley
Gilsenan Architects & Surveyors Ltd.

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JOB DETAILS

Existing Dwelling @
Drumlowan Gorvagh Co. Leitrim N41 R899 for Aidan
Cafferty

Scale @ A2
1:100

Date
04/09/2026

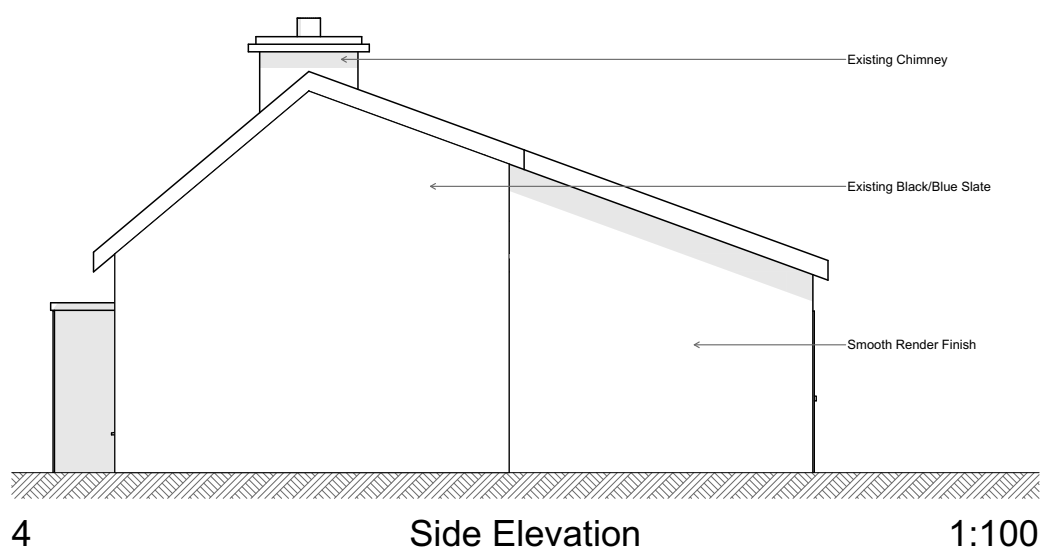
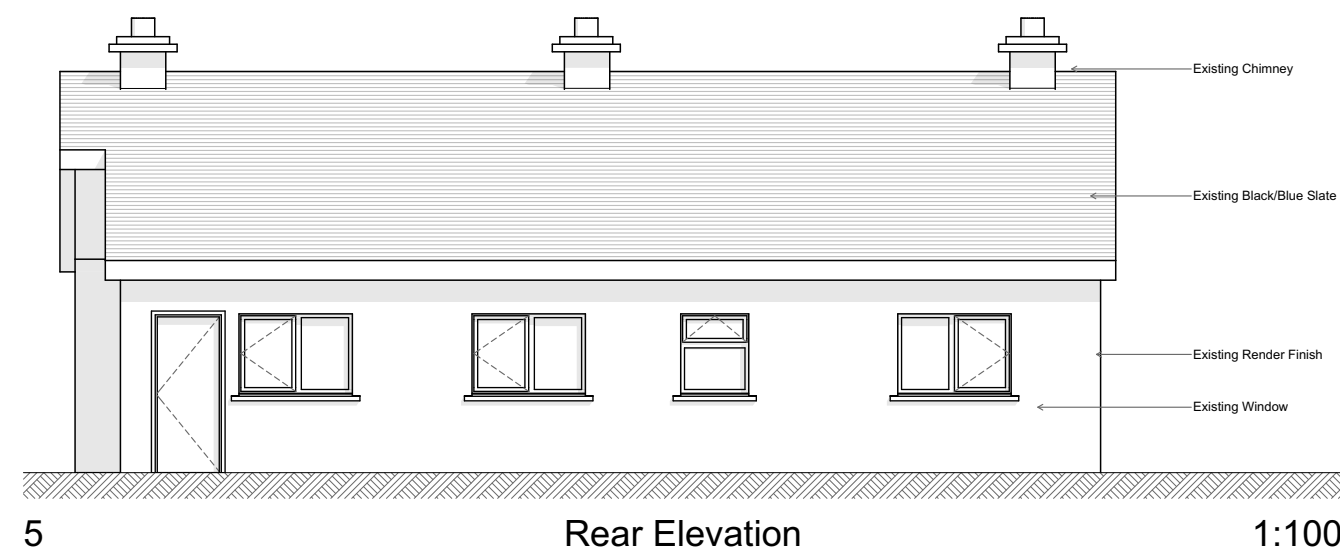
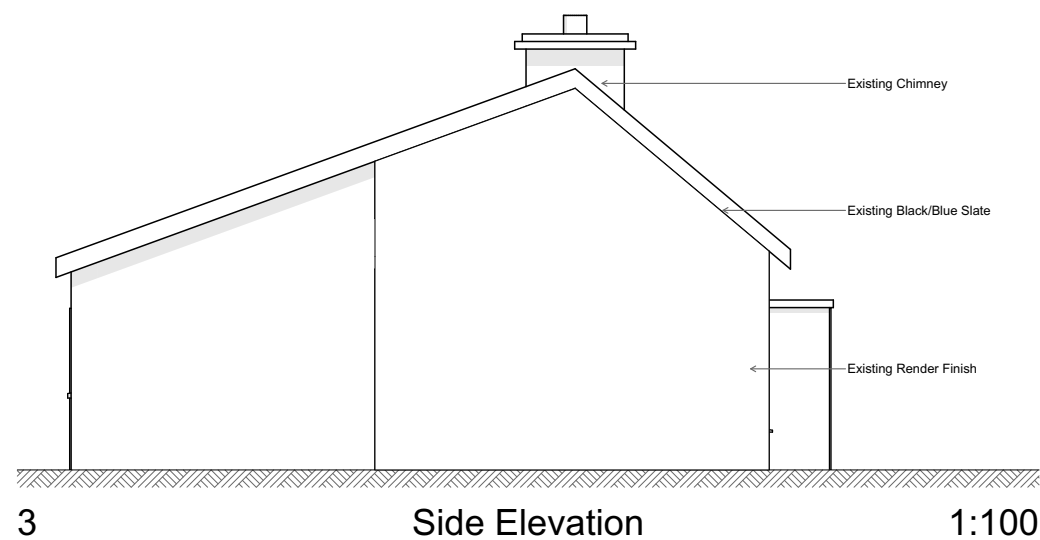
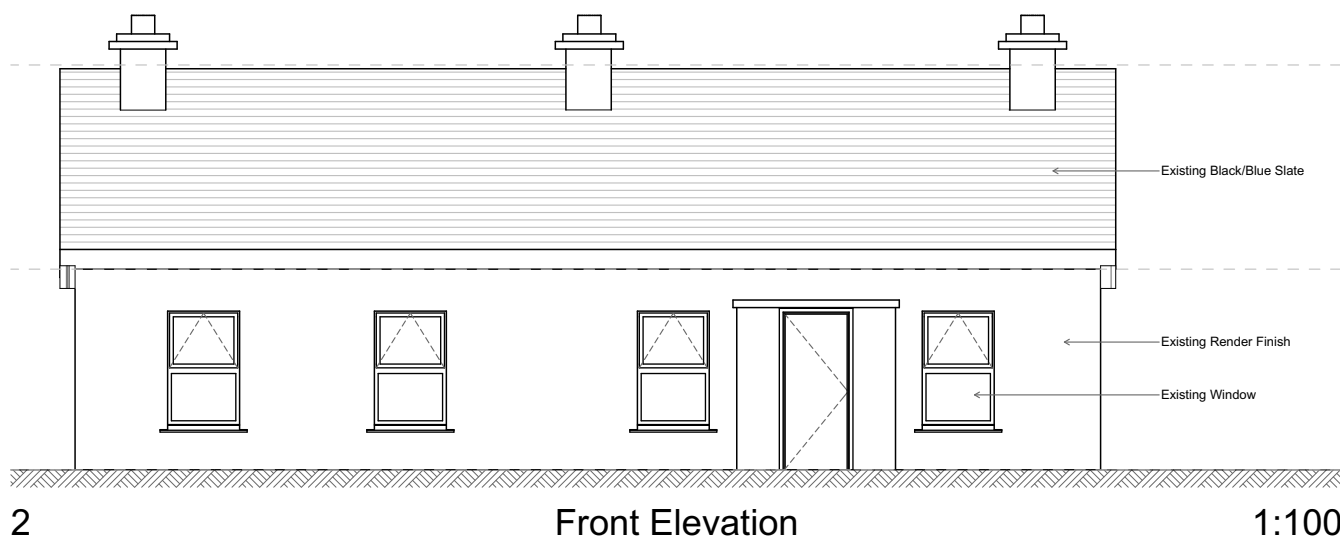
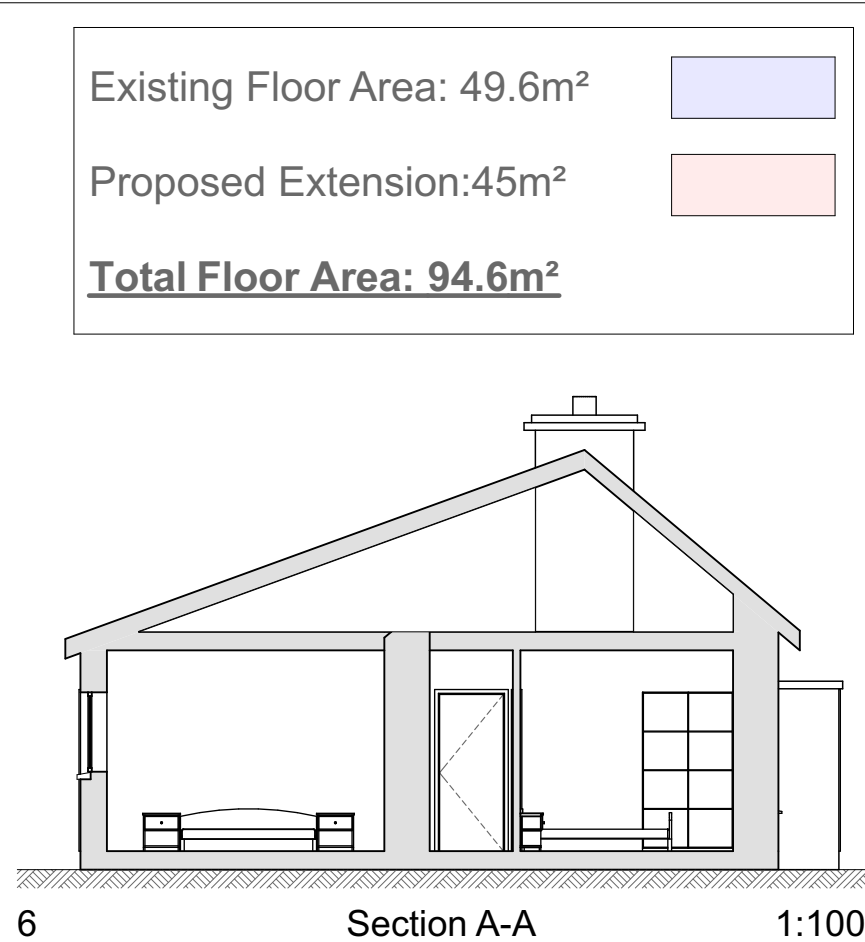
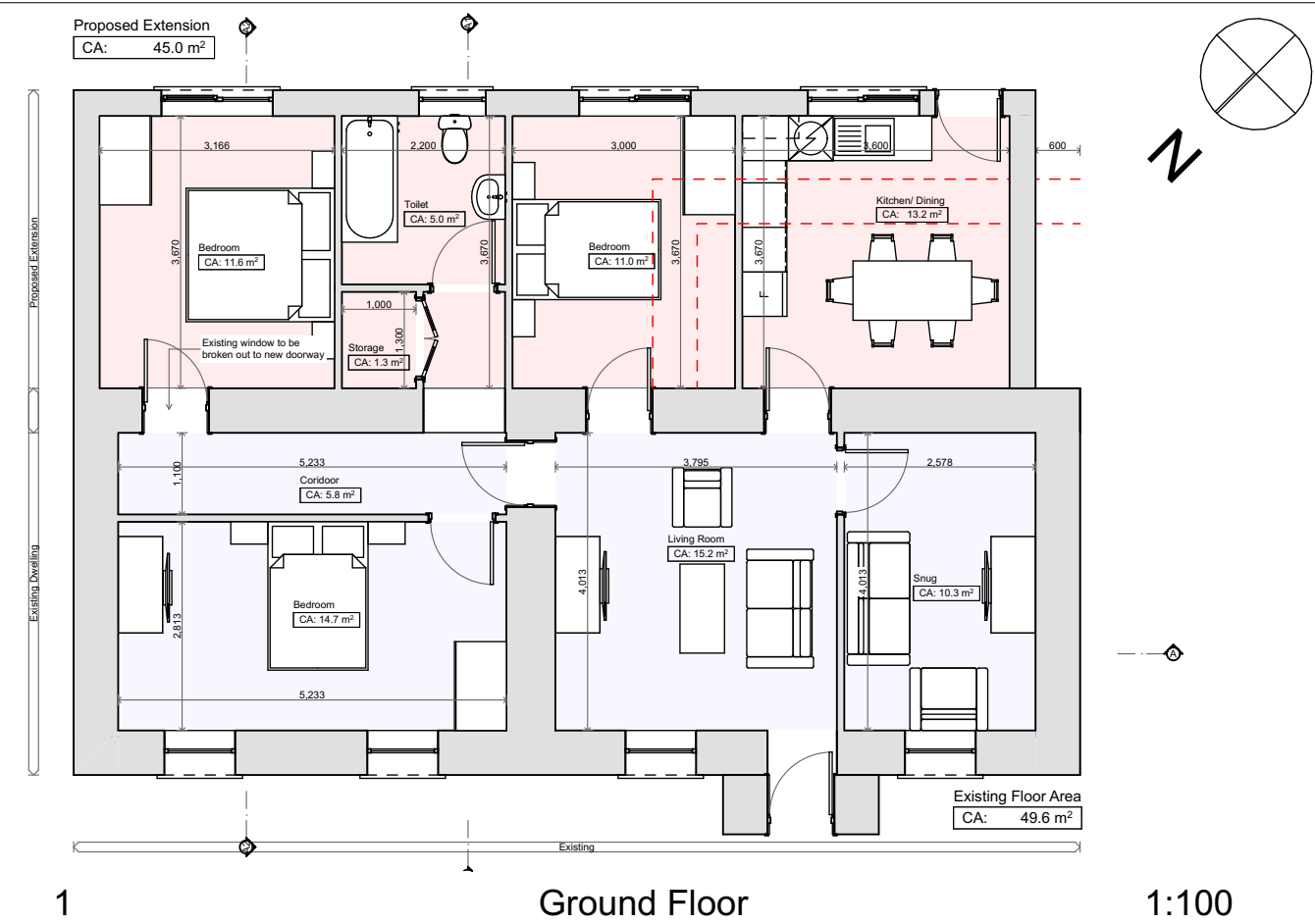
Description
Existing Floor Plan, Elevations and
Sections

Drawn by
L. McGahern

Checked by
M. Gormley

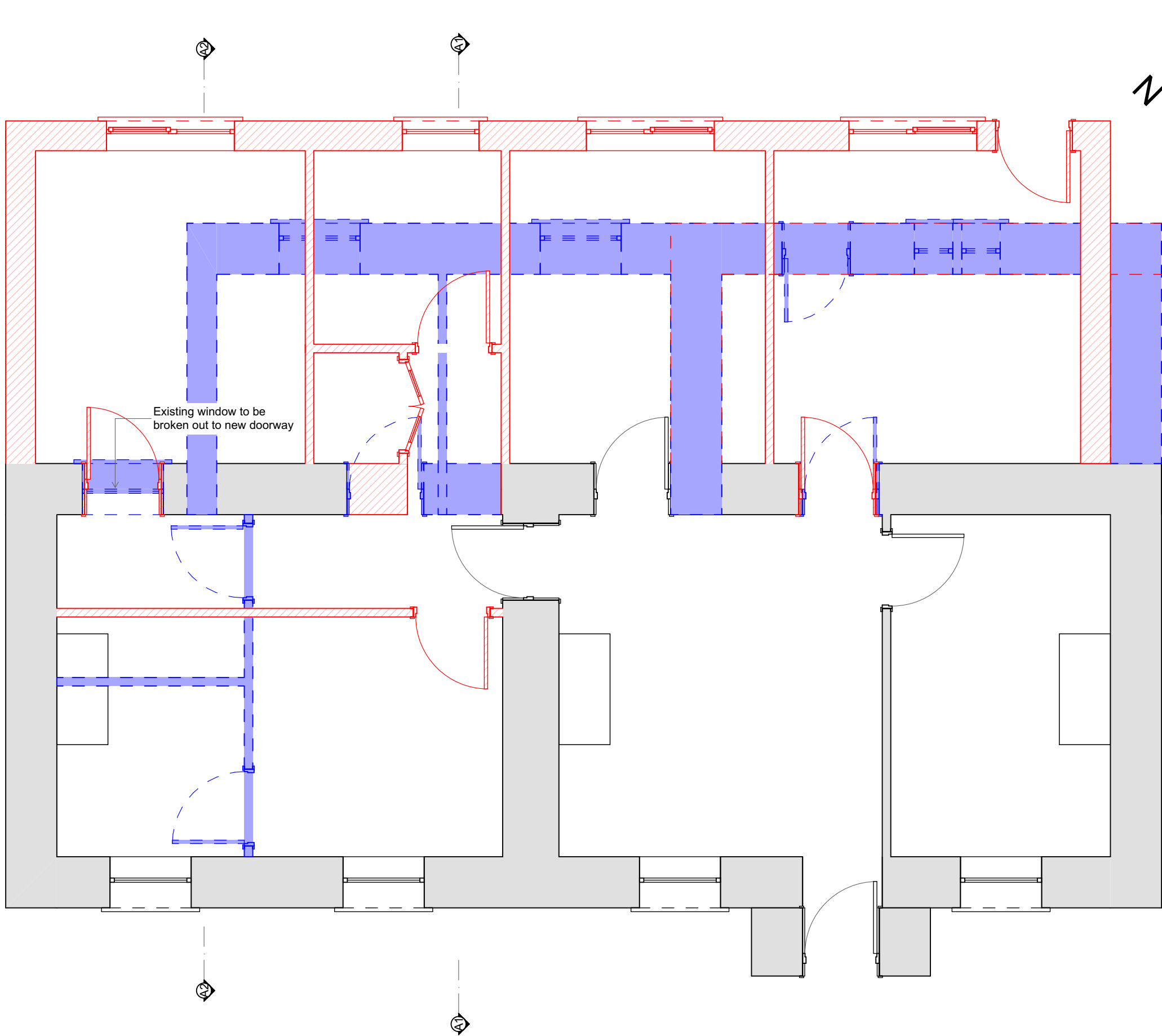
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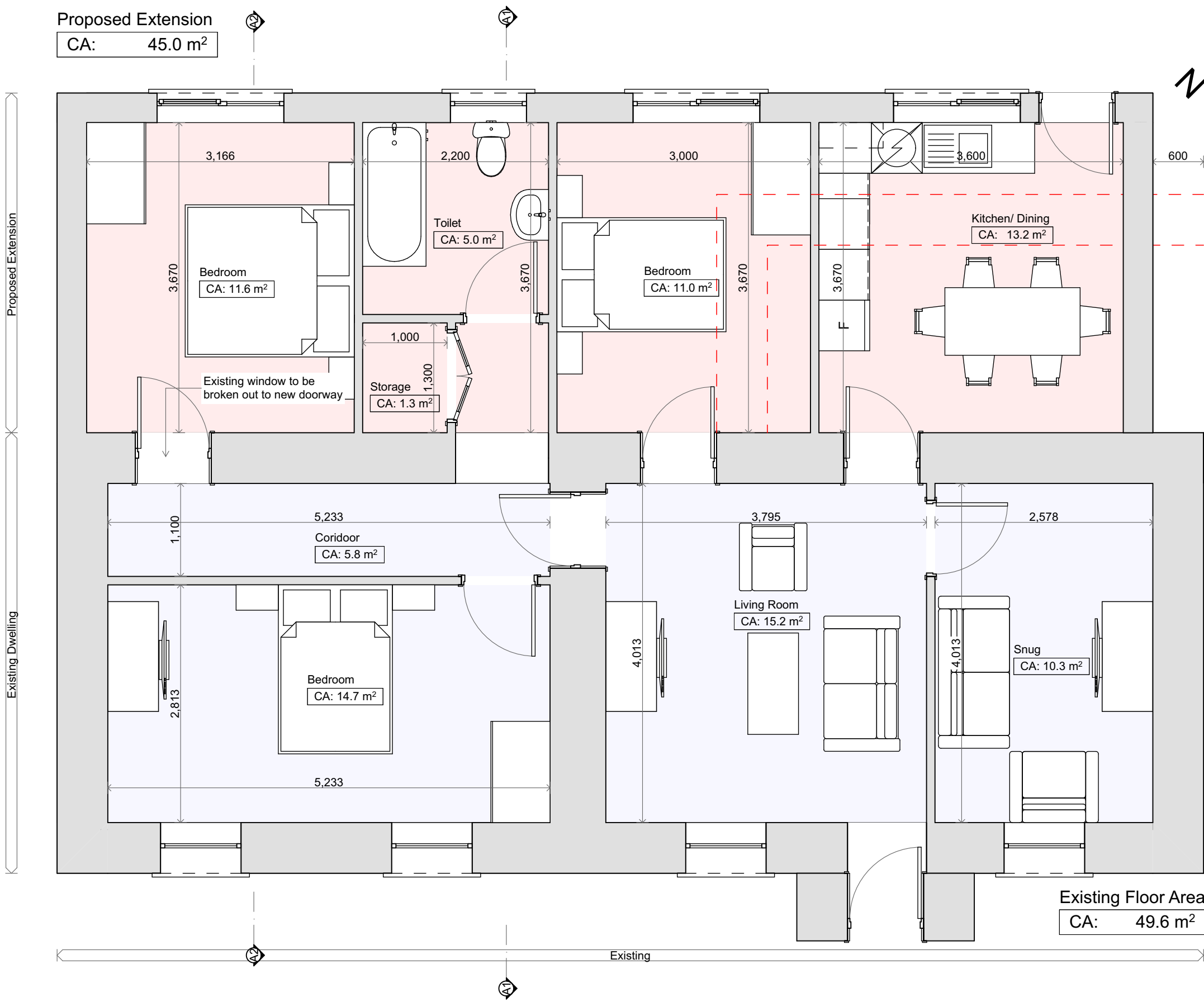
PLANNING SECTION
LEITRIM COUNTY COUNCIL
ED-26-53
04.09.26
REF P. _____

Rev	Issue Date	Description	Approved by
Purpose of Issue			
Further Information			
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JOB DETAILS			
Existing Dwelling @ Drumlowan Gorvagh Co. Leitrim N41 R899 for Aidan Cafferty			
Scale @ A3 1:100	Dwg.no FI26-037-003	Amend.	
Date 04/09/2026	Description Proposed Floor Plan, Elevations and Sections		
Drawn by L. McGahern			
Checked by M. Gormley			
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PLANNING SECTION
LEITRIM COUNTY COUNCIL
ED-26-53
04.09.26
REF P. _____

1 Ground Floor 1:50



2 Ground Floor (1) 1:50

Rev	Issue Date	Description	Approved by
Purpose of Issue			
Further Information			
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JOB DETAILS			
Existing Dwelling @ Drumlowan Gortvagh Co. Leitrim N41 R899 for Aidan Cafferty			
Scale @ A2 1:50	Dwg.no FI26-037-001	Amend.	
Date 04/09/2026	Description Proposed Floor Plan and Demo Works		
Drawn by L. McGahern			
Checked by M. Gormley			
21, Church View, Cavan T +353 49 43 61096 F +353 49 43 62907 E info@wggarchitects.ie W www.wggarchitects.ie			