



**Declaration regarding Development/Exempted Development
(Section 5 of Planning & Development Act 2000, as amended)**

Leitrim County Council Reference Number: ED- 25-47

WHEREAS a question has arisen as to whether the renovation of an existing dwelling and the construction of a single storey extension to the rear of the dwelling no greater than 40 sqm at Corragoly, Fenagh, Co. Leitrim, 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 Matthew Dolan on the 9th of December 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 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) whilst extensive refurbishment works would be required to the structure, such works would not materially affect the external appearance of the dwelling so as to render it inconsistent with the character of the dwelling and as such the works can be considered pursuant to Section 4 (1)(h) of the Planning and Development Act, 2000 (as amended) and are therefore exempt; and
- (b) the proposed extension of no greater than 40 sqm to the rear of the property to include a kitchen, bathroom and utility, would bring modest improvements to the property, with such works considered to be exempted development under the provisions of Section 4(1) of the Planning and Development Act 2000, as amended and Schedule 2 - Part 1 of the Planning and Development Regulations 2001 (as amended); and

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 proposed renovation of an existing dwelling and construction of a single storey extension to the rear of the dwelling no greater than 40 sqm in floorspace at Corragoly, Fenagh, Co. Leitrim, is development that is exempted development.

Signed:

**Administration Officer
Planning Department**

Dated this

14 January, 2026

Advice Note**Section 5 – Matthew Dolan C/o Garry Dolan, Drumany, Fenagh, Co Leitrim**

You are also advised that the National Monuments Service has identified a fragment of a low vault of mortared limestone survives (with 4.5m; length 1.56m; height 1.9m) relating to a former castle in the vicinity of the subject property Leitrim Sites and Monuments Records (Jan 2025) LE01207 – LE024 29 – Castle Tower House. Please be advised that 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.