



**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- 26-32

WHEREAS a question has arisen as to whether the proposed works comprising of the refurbishment of an existing dwelling, construction of a pitched roof extension to the rear (approx. 23m²) at Cloonaquinn, Manorhamilton, 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 Jacqueline Wilson on the 8th of May 2026;

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 and Class 50 of Part 1, Schedule 2 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) the proposed works comprising of the refurbishment of an existing dwelling, construction of a pitched roof extension to the rear (approx. 23 m²) at Cloonaquinn, Manorhamilton, Co. Leitrim, constitutes development which is exempted development within the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended and Class 1 and Class 50 respectively 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 2000 Act, as amended, hereby declares that:

The proposed works comprising of the refurbishment of an existing dwelling, construction of a pitched roof extension to the rear (approx. 23 m²) at Cloonaquinn, Manorhamilton Co. Leitrim, is development that ***is exempted*** development.

Signed:


**Senior Staff Officer
Planning Department**

Dated this

2nd June 2026

Advice Note**Section 5 – Jacqueline Wilson, Cloonaquinn, Manorhamilton, Co Leitrim**

1. While a septic tank has been indicated to be in place to the east of the dwelling, the site was so overgrown in this area, I was unable to observe if the said tank was located here. However, a substantial amount of pipework emerging from the old extension where the bathroom was located travels towards the western edge of the site which would lead one to believe that said tank would be located here. If this is the case, the pipework disappears into lands outside your ownership, and it would be necessary to obtain consent from the landowner to continue to utilise and maintain this septic tank.

In addition to this, there is no planning history attached to said tank, therefore its age and ability to function are undetermined. It is essential that an assessment of the functionality of this system is carried out by a suitably qualified individual. Should it be determined that an upgraded system is required, full planning permission will be required for any new wastewater treatment system to be provided.