



**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- 26-05

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. 27 m²) and a new porch to the front less than 4m high and with a floor area less than 2 m² at Cartrongibbagh, Rossinver, Co. Leitrim, F91W254 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 John James Meehan on the 22nd of January 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 7 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. 27 m²) and a new porch to the front less than 4m high and with a floor area less than 2 m² at Cartrongibbagh, Rossinver, Co. Leitrim, F91W254 constitutes development which is exempted development with the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended and Class 1 and Class 7 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. 27 m²) and a new porch to the front less than 4m high and with a floor area less than 2 m² at Cartrongibbagh, Rossinver, Co. Leitrim, F91W254 is development that **is exempted development**.

Signed:

**Administrative Officer
Planning Department**

Advice Note

Section 5 – John James Meehan, Cartrongibbagh, Rossinver, Co. Leitrim

While there is a septic tank in place, there is no planning history attached to it, 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, especially given the sites location in an area identified as a Regionally important aquifer (Karstified), which leaves groundwater extremely vulnerable to contamination by human activity. 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.