



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- 26-07**

**WHEREAS** a question has arisen as to whether the construction of a detached single storey timber garden structure with an area of 36m<sup>2</sup> in the rear garden of the existing dwelling at 5 Glen Comar, Dromod, 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 Sean Nethercott on the 17 February 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 3 of Schedule 2 Part 1 of the *Exempted Development –General* 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 construction of a detached single storey timber garden structure with an area of 36m<sup>2</sup> in the rear garden of the existing dwelling at 5 Glen Comar, Dromod, Co. Leitrim is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended; and
- (b) the construction of a detached single storey timber garden structure with an area of 36m<sup>2</sup> in the rear garden of the existing dwelling at 5 Glen Comar, Dromod, Co. Leitrim is not exempted development as it fails to comply with the conditions and limitations of Class 3 of Schedule 2 Part 1 of the *Exempted Development – General* of the Planning and Development Regulations 2001 (as amended).

**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 construction of a detached single storey timber garden structure with an area of 36m<sup>2</sup> in the rear garden of the existing dwelling at 5 Glen Comar, Dromod, Co. Leitrim is development but **is not exempted development.**

Signed:

**Administrative Officer  
Planning Department**

**Dated this 5<sup>th</sup> March 2026**