



**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- 26-18

WHEREAS a question has arisen as to whether the renovation and repair of fire damage to an existing dwelling house including (1.) the lowering of the internal ceiling joists by 225mm to reduce the Ground floor to Ceiling height from 2.68m to 2.42 metres; and (2.) the conversion of 40m² of attic space to provide habitable accommodation including replacing 2 no. existing Velux windows with fire escape compliant Velux windows at 2 Cnoc Bofin, 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 William & Sonia Phillips on the 24th March 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) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

the renovation and repair of fire damage to an existing dwelling house including (1.) the lowering of the internal ceiling joists by 225mm to reduce the Ground floor to Ceiling height from 2.68m to 2.42 metres; and (2.) the conversion of 40m² of attic space to provide habitable accommodation including replacing 2 no. existing Velux windows with fire escape compliant Velux windows at 2 Cnoc Bofin, Dromod, Co. Leitrim is development which is exempted development with the provisions of Section 4(1)(h) of the Planning and Development Act 2000, 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:

renovation and repair of fire damage to an existing dwelling house including (1.) the lowering of the internal ceiling joists by 225mm to reduce the Ground floor to Ceiling height from 2.68m to 2.42 metres; and (2.) the conversion of 40m² of attic space to provide habitable accommodation including replacing 2 no. existing Velux windows with fire escape compliant Velux windows at 2 Cnoc Bofin, Dromod, Co. Leitrim is development that **is exempted development.**

Signed:

**Administrative Officer
Planning Department**

Dated this 17th April 2026