



**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-26-20

WHEREAS a question has arisen as to whether the proposed installation of a standalone outdoor sauna unit together with associated site works, lighting and a designated river plunge area at Tullylannan, Leitrim Quay, Leitrim Village, Co. Leitrim N41 W225 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 Ciara Armstrong on behalf of Leitrim Quay Ltd on the 26th March 2026;

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

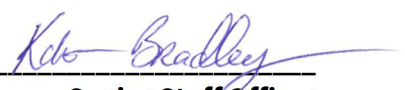
- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended, and
- (c) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- (a) the proposed installation of a standalone outdoor sauna unit together with associated site works, lighting and a designated river plunge area at Tullylannan, Leitrim Quay, Leitrim Village, Co. Leitrim, N41 W225 constitutes development which is not exempted development with any of the provisions of Part 1, Schedule 2 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 proposed installation of a standalone outdoor sauna unit together with associated site works, lighting and a designated river plunge area at Tullylannan, Leitrim Quay, Leitrim Village, Co. Leitrim N41 W225 adjacent to the marina and holiday home development is development that **is not exempted development**.

Signed: 
**Senior Staff Officer
Planning Department**

Dated this 23rd April 2026