



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- 26-22

WHEREAS a question has arisen as to whether the proposed change of use an existing 2 storey dwelling and a detached 2 storey structure to provide a residential care facility for children at risk, including those with learning difficulties, the number of residents will not exceed 6 and the number of carers will not exceed 2 at Cordiver, Ballyshannon, 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 on the 27th March 2026 by Kare Plus Ireland;

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 14(f) 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 change of use an existing 2 storey, 4-bedroom dwelling to provide a residential care facility for children at risk, including those with learning difficulties, the number of residents will not exceed 6 and the number of carers will not exceed 2 at Cordiver, Ballyshannon, Co. Leitrim, constitutes development which **is exempted development** with the provisions of Class 14(f) of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance.
- (b) the utilisation of the two-storey garage element of this application, constitutes development which is **not** exempted development with the provisions of Article 9(1)(a)(i) pertinent in relation to this structure having regard to condition 13 of the grant of permission issued under ref. P.06/689.

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:

In respect of the existing permitted dwelling, the proposed change of use from residential to provide a residential care facility for children at risk, including those with learning difficulties, the number of residents of which will not exceed 6 and the number of carers will not exceed 2, at Cordiver, Ballyshannon, Co. Leitrim is development and **is exempted development**;

and the change of use from a garage structure to a residential dwelling and any subsequent change of use of this structure to provide a residential care facility for children at risk, including those with learning difficulties, the number of residents of which will not exceed 6 and the number of carers will not exceed 2, is development that **is not exempted development**.

Signed:

**Administrative Officer
Planning Department**

Dated this:

17/04/ 2026

Advice Note

Section 5 – Kare Plus Ireland, Cordiver, Ballyshannon, Co Leitrim

You are advised that the conversion and change of use of the garage structure for use as a separate residential unit on the subject site is considered unauthorised and should be regularised.