



**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- 26-31

WHEREAS a question has arisen as to whether the change of use from hotel to accommodate or support displaced persons or persons seeking international protection, in accordance with S.I. No. 605 of 2022 – Planning and Development (Exempted Development) (No. 4) Regulations 2022, and substituted by article 2 of S.I. No. 376/2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023, Class 20F as previously notified to the authority and similarly with Class 14(h) inserted by article 4 of S.I. No. 582/2015 Planning and Development (Amendment) (No.4) Regulations 2015, at Abbey Manor Hotel, Main Street, Dromahair, Co. Leitrim F91 AT22 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 Dromaprop Limited on the 7th of May 2026;

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

- (a) Sections 2(1), 3(1), 4(1) and (2) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1), 9(1) and 10(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 14(h) and Class 20F of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) the documentation submitted as part of the referral
- (e) the planning history and permitted use of the building,
- (f) the decision of the High Court in Leitrim County Council v Dromaprop Ltd. [2024] IEHC 233, and;
- (g) the report of the assigned planning officer;

AND WHEREAS Leitrim County Council has concluded that:

- (a) the change of use from hotel to accommodate or support displaced persons or persons seeking international protection, in accordance with S.I. No. 605 of 2022 – Planning and Development (Exempted Development) (No. 4) Regulations 2022, and substituted by article 2 of S.I. No. 376/2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023, Class 20F as previously notified to the authority and similarly with Class 14(h) inserted by article 4 of S.I. No. 582/2015 Planning and Development (Amendment) (No.4) Regulations 2015, at Abbey Manor Hotel, Main Street, Dromahair, Co. Leitrim F91 AT22 constitutes development under Section 3(1) of the Planning and Development Act 2000, as amended, and;
- (b) the change of use from hotel accommodation to accommodate or support displaced persons or persons seeking international protection would constitute exempt development and would fall within the scope of both Class 14(h) and Class 20F of Schedule 2 of Part 1 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 change of use from hotel to accommodate or support displaced persons or persons seeking international protection, in accordance with S.I. No. 605 of 2022 – Planning and Development (Exempted Development) (No. 4) Regulations 2022, and substituted by article 2 of S.I. No. 376/2023 Planning and Development (Exempted Development) (No. 4) Regulations 2023, Class 20F as previously notified to the authority and similarly with Class 14 (h) inserted by article 4 of S.I. No. 582/2015 Planning and Development (Amendment) (No.4) Regulations 2015, at Abbey Manor Hotel, Main Street, Dromahair, Co. Leitrim F91 AT22 is development and is exempted development.

Signed:


Senior Staff Officer
Planning Department

Dated this

3rd June 2026