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- 26-44

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling and construction of extensions no greater than 22sqm in floorspace to the rear of same at Aghoo East, Ballinamore, Co. Leitrim, N41 FV00 constitutes development and, if so, whether such development is or is not exempted development.

AND WHEREAS the said question was referred to Leitrim County Council by Kevin McGovern on the 2nd of July 2026:

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

(a) Sections 2(1), 3(1) and 4(1)(h) 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 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
(d) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

(a) the construction of single storey extensions no greater than 22sqm in floorspace to the rear of the dwelling constitutes development which is exempted development with the provisions of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance; and
(b) the refurbishment of the same dwelling constitutes development which is exempted development under the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, as these works will not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

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 refurbishment of an existing dwelling and construction of extensions no greater than 22sqm in floorspace to the rear of same at Aghoo East, Ballinamore, Co. Leitrim, N41 FV00 constitutes development that **is exempted development**.

Signed: Dympna Reilly
Administrative Officer
Planning Department

Dated this 21st July 2026

Advice Note

Section 5 – Kevin McGovern, Aghoo East, Ballinamore, Co Leitrim, N41 FV00

It is noted that the subject site is located on a wider farm complex that comprises of several sheds and outbuildings, which may include underground structures. There is no record of planning history on this site for these overground/ underground structures. For this reason, you must satisfy yourself that there is no breach of planning requirements at this location. In the event that no such planning record exists or the existing underground/ overground structures do not meet the conditions and limitations to be considered exempted development, you are requested to submit a retention application for these structures.