



**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- 26-49

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling at Cloonboygher, Newtowngore, Co. Leitrim 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 Robert Thomas on the 26th 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) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- (a) 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.

This is a request for a declaration under Part 1, Section 5 of the Planning and Development Act 2000, as amended, as to whether the renovation/ refurbishment of an existing cottage is or is not exempted development at Cloonboygher, Newtowngore, Co. Leitrim.

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 at Cloonboygher, Newtowngore, Co. Leitrim constitutes development that ***is exempted*** development.

Signed:


**Senior Staff Officer
Planning Department**

Dated this

06/08/2026

Advice Note

Section 5 – Robert Thomas Cloonboygher, Newtowngore, Co. Leitrim

1. Planning permission is required for the installation or upgrade of a domestic wastewater treatment system.
2. Regarding the storage of a caravan on-site while works are being undertaken in the subject site, please note that this is permitted under Class 17 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) subject to conditions and limitations. However, once works are completed, the mobile home must be removed. Class 17 states the following:

“The erection, construction or placing on land on, in, over and under which or on land adjoining which, development (other than mining) is being, or is about to be carried out, pursuant to any permission, consent, approval or confirmation granted under the Act or any other enactment or as exempted development, of temporary on-site accommodation for persons employed, or otherwise engaged, in connection with the carrying out of the development, during the period in which it is being carried out.

Limitations and conditions

Such accommodation shall be removed the expiration of the period, and the land shall be reinstated save to such extent as may be authorised or required by the permission, consent, approval or confirmation granted under the Act or any other enactment. “