



**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- 26-53

WHEREAS a question has arisen as to whether the construction of a 45m² single storey extension to the rear of an existing dwelling to include demolition of the existing extension at Drumlowan, Gortagh County Leitrim N41 R899 is 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 Aidan Cafferty on the 07 August 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,
- (c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (d) the documentation and further information submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- (a) The construction of a single storey extension, with a floor area of 45m², to the rear of an existing single storey detached dwelling at Drumlowan, Gortagh, County Leitrim constitutes development within the meaning of Section 3 of the Planning and Development Act 2000 (as amended)
- (b) The construction of a single storey extension, with a floor area of 45m², to the rear of an existing single storey detached dwelling at Drumlowan, Gortagh, County Leitrim satisfies the exemption at Class 1 of Schedule 2 Part 1 of the *Exempted Development –General*
- (c) the proposed development will not materially affect the character of the area and is considered exempted development

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 construction of a 45m² single storey extension to the rear of an existing dwelling to include demolition of the existing extension at Drumlowan, Gortagh County Leitrim N41 R899 constitutes development which **is exempted development.**

Signed:

**Administrative Officer
Planning Department**

Dated this

15/09/2026