



**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- 26-58

WHEREAS a question has arisen as to whether the refurbishment of an existing dwelling to include replacement of the roof at Gowel, 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 Sandra Bourke on the 11 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 and Class 17 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:

The refurbishment of the existing dwelling to include replacement of the roof 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 subject to the replacement roof being of corrugated iron/metal sheeting of a dark muted colour.

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 refurbishment of the existing dwelling to include replacement of the roof at Gowel, Co. Leitrim, is development and is exempted development subject to the replacement roof being of corrugated iron/metal sheeting of a dark muted colour.

Signed:

**Administrative Officer
Planning Department**

Dated this

31/08/2026

Advice Note

Section 5 – Sandra Bourke, Gowel, Co. Leitrim, N41Y7F8

1. Within 3 months of occupation of the dwelling, the shipping container and use of the land for temporary on-site accommodation for persons employed, or otherwise engaged, in connection with the carrying out of the development shall be removed or planning permission sought for their retention.
2. You are advised that planning permission is required for the installation or upgrade of a domestic wastewater treatment system.