



**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- 26-64

WHEREAS a question has arisen as to whether the proposed construction of a rear extension to an existing dwelling (with both existing and proposed extensions elements measuring cumulatively less than 45 m²) at Gowly, Keshcarrigan, Co. Leitrim, N41 XH52 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 John Flynn on the 1st September 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 proposed construction of a rear extension to an existing dwelling (with both existing and proposed extensions elements measuring cumulatively less than 45 m²) at Gowly, Keshcarrigan, Co. Leitrim, N41 XH52 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;

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 construction of a rear extension to an existing dwelling (with both existing and proposed extensions elements measuring cumulatively less than 45 m²) at Gowly, Keshcarrigan, Co. Leitrim, N41 XH52 constitutes development which is exempted development.

Signed:

**Administrative Officer
Planning Department**

Dated this

09/09/2026

As a separate addendum to the above declaration, I recommend that the referee be advised of the following:

1. Planning permission is required for the installation or upgrade of a domestic wastewater treatment system.
2. 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.