



**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- 26-65

WHEREAS a question has arisen as to whether the incorporation of an existing shed adjoining the rear of a building at Cannaboe Market, High Street, Ballinamore, Co. Leitrim N41 F950 as additional habitable floorspace constitutes development at Cannaboe Market, High Street, Ballinamore, Co. Leitrim N41 F950 is or is not development and whether it is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by Aidan McGoldrick on the 2nd of 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) Schedule 2 - Part 1 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:

- (a) In respect of converting the existing shed adjoining the building into additional habitable floorspace to the rear of the ground floor commercial premises is not considered to be exempted development under the provision of Section 4(1) of the Planning and Development Act 2000, as amended and Schedule 2 Part 1 of the Planning and Development Regulations 2001, as amended;
- (b) The exemptions available under Class 1, Part 1, Schedule 2 of the Planning and Development Regulations, as amended, in relation to rear extension development relate to “development within the curtilage of a house” and not in relation to any proposed rear extension associated with apartment/ flat-type development;
- (c) Accordingly, it is considered that the works which are subject of this application under Section 5 of the Planning and Development Act 2000 and Article 6(1) of the Planning and Development Regulations 2001, is development and is not 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 incorporation of an existing shed adjoining the rear of a building at Cannaboe Market, High Street, Ballinamore, Co. Leitrim N41 F950 as additional habitable floorspace, is development that **is not exempted** development.

Signed:

**Administrative Officer
Planning Department**

Dated this

21/09/2026