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- 26-73

WHEREAS a question has arisen as to whether the construction of a new extension (40 sq. m.) to the rear of the existing dwelling house at Rose Lodge, Blackrock, Drumshanbo, Co. Leitrim, N41 XV81 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 Gerard Wynne and Lisa Jane Bridgwater on the 13th of October 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 construction of single storey extensions no greater than 45 sq. m. in floorspace to the rear of the dwelling 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:

WHEREAS a question has arisen as to whether the construction of a new extension (40 sq. m.) to the rear of the existing dwelling house at Rose Lodge, Blackrock, Drumshanbo, Co. Leitrim, N41 XV81 constitutes development and, if so, whether such development is or is not exempted development.

The proposed construction of a new extension (40 sq. m.) to the rear of the dwelling at Rose Lodge, Blackrock, Drumshanbo, Co. Leitrim, N41 XV81 constitutes development that **is exempted development**.

Signed: Dympna Reilly

Administrative Officer
Planning Department

Dated this **12/11/2026**