Comhairle Chontae Liatroma | Leitrim County Council	**Leitrim County Council Planning Report**
Reference No:	**ED 26-36**
Applicant:	**Miriam Reilly**
Location:	**Cornageeha, Mohill, Co. Leitrim, N41 FR84**
Application Type:	**Declaration under Section 5 of the Planning and Development Act 2000, as amended.**
Proposal:	**Declaration under Section 5 of the Planning and Development Act 2000, as amended, as to whether refurbishment works to an existing two-storey dwelling constitutes development and, if so, whether such development is or is not exempted development.**
Date of Site Inspection:	**28 May 2026**
Due Date:	**18 June 2026**

Introduction

This is a request for a Declaration under Part 1, Section 5 of the Planning and Development Act 2000, as amended, as to whether the:

Refurbishment of the existing two storey dwelling consisting of the following works:

- Remove and rebuild existing cracked chimney,
- Fit internal insulation to internal walls,
- Install insulation in attic space,
- Replace existing windows with new uPVC Windows,
- New Internal joinery,
- Fully replumb dwelling,
- Fully rewire dwelling, and
- New roof covering & new fascia/ soffit

is or is not exempted development at Cornageeha, Mohill, Co. Leitrim.

This subject request for a declaration under Section 5 of the Planning and Development Act 2000, as amended, was received by the Planning Authority on the 22nd of May 2026.

Site Location and Context

The subject site is located in the townland of Cornageeha, circa 6.7km southeast of Mohill. The subject site is accessed directly of the public road, the L-1567, a Local Primary Road, which bounds the site to the west. The subject site comprises of a two-storey dwelling. There is also a shed located to the south of the dwelling. The dwelling appears to be in use.

Fig. 1: Front & side elevation



Fig. 2. Side & rear elevation



Fig. 3. Side elevation



Fig. 4. Front & side elevation showing garage



Fig. 5. Side elevation of shed



Fig. 6 Front & side elevation of shed



Fig. 7 May 2023



The nearest Natura 2000 site is Clooneen Bog Special Area of Conservation (SAC Site Code: 002384) which is located approximately 11.03 km southwest of the subject site. The nearest proposed Natural Heritage Area (pNHA) is Cloonoe Wood and Lough (pHNA Site Code: 000424) which is located circa 3.7km west of the subject site.

Planning History

P.4578: In July 1976, Mr. Patrick Reilly was granted planning permission to erect a boundary wall and piers at his residence at Cornageeha, Annaghmore, Co. Leitrim.

P. 7228: In November 1982, Mr. Patrick Reilly was granted planning permission to extend the dwellinghouse at Cornageeha, Annaghmore, Co. Leitrim. Please see submitted Site Layout Plan and Site Location Plan in Figure 1 and 2 below/ overleaf.

Opposite Site

P. 96/12775: In October 1996, Mr. Patrick Reilly was granted planning permission to erect a slatted house to accommodate for up to 64 bullocks on land at Cornageeha, Mohill, Co. Leitrim.

Fig 8: Submitted Site Layout Plan

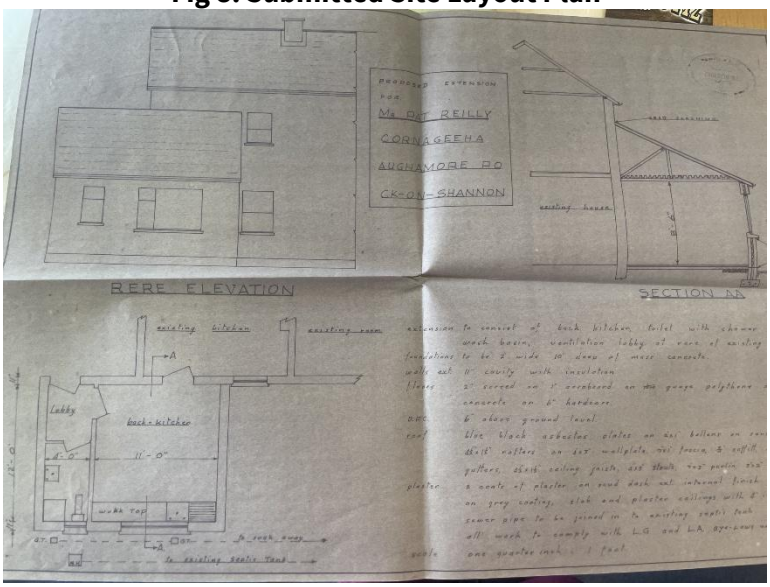
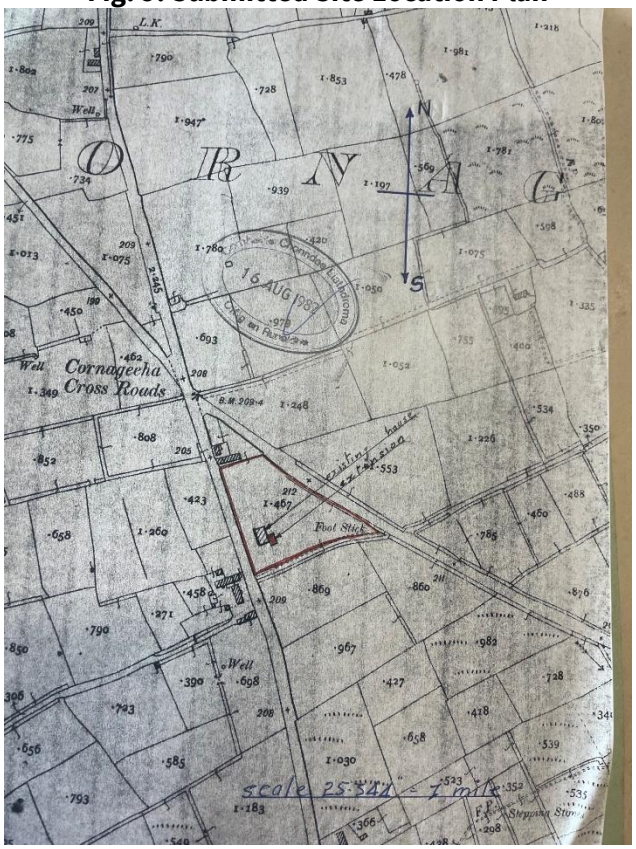


Fig. 9: Submitted Site Location Plan



Relevant Legislation

Planning and Development Act, 2000 (as amended)

Section 2 Interpretation

Section 2(1) of the Planning and Development Act, 2000 (as amended) provides an interpretation of *'works'* as including *'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...'.*

Section 3 Development
Section 3 (1) In this Act *'development' means, except where the context otherwise requires, the carrying out of any works on, in, or under land or the making of any material change in the use of any structures or other land.*

Section 4 Exempted Development
Section 4 (1) The following shall be exempted developments for the purposes of this Act:

- *(a) development consisting of the use of any land for the purpose of agriculture and development consisting of the use for that purpose of any building occupied with land so used;*
- *(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do 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;*
- *(j) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;*

S.4 (2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

(b) Regulations under paragraph (a) may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

(c) Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a), provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.
S.3 (a) A reference in this Act to exempted development shall be construed as a reference to development which is
(a) any of the development specified in subsection (1), or
(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

S.4 The Minister may, in connection with the Council Directive, prescribe development or classes of development which, notwithstanding subsection
(1)(a), shall not be exempted development.

S.5 Before making regulations under this section, the Minister shall consult with any other State authority where he or she or that other State authority considers that any such regulation relates to the functions of that State authority.

Planning and Development Regulations, 2001 (as amended)

Article 6(1) *of the Planning and Development Regulations 2001, as amended, states that:*

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9(1) of the Planning and Development Regulations 2001, as amended, identifies restrictions on exemptions. Of relevance in this case would be the following:
(a) if the carrying out of such development would –
(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act
(iii) endanger public safety by reason of traffic hazard or obstruction or road users
(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.
(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or local area plan or the draft development plan or draft local area plan,
(viiA) consist of or compromise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the national Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under 26 of the National Monuments Act 1930 (No.2 of 1930) as amended.
(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

Class 2(a) Part 1 of *Exempted Development – General of Schedule 2* allows for the following exemption subject to conditions and limitations as set out in column 2;

Description of Development:
Development within the curtilage of a house
CLASS 2 (a) the provision as part of a heating system of a house, of a chimney or flue, boiler house or fuel storage tank or structure.

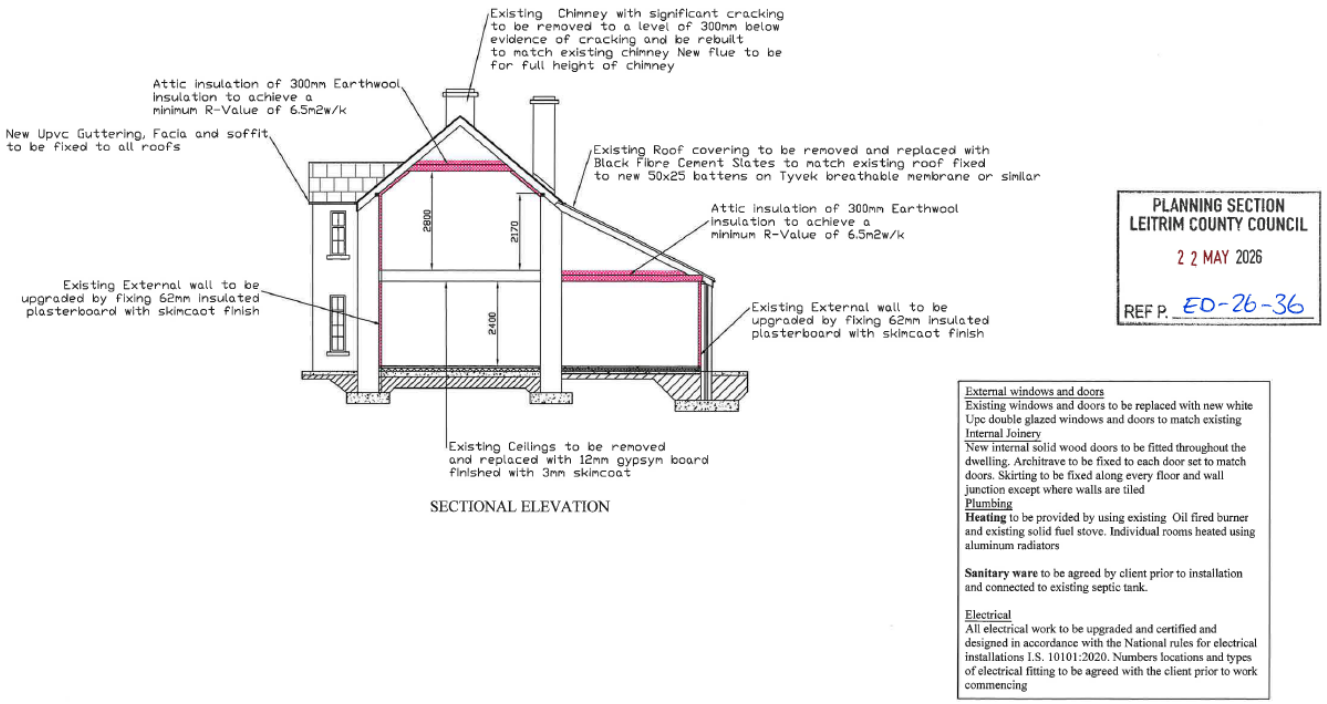
Conditions and Limitations:
The capacity of an oil storage tank shall no exceed 3,500 litres.

Assessment

Referral Question
Having carried out a site inspection and reviewed all of the documents relating to this referral, I consider the question to be based simply on whether the refurbishment of an existing two storey dwelling internally and externally (replacing windows, rebuilding chimney and new roof covering) constitutes development and, if so, whether such development is or is not exempted development.

Is or is not development

Fig. 10: Applicant's submitted proposal



As stated in the planning application and as shown in Figure 10 above, the applicant intends to undertake significant refurbishment/repair works to the internal parts of the building as well as to parts of its external fabric. As shown in the submitted 'Proposed Refurbishment to Existing Dwelling' the proposed works include:

- Chimney: Removing and rebuilding the existing chimney. It is also proposed to install a new chimney flue.
- Roof: Removing and replacing existing roof with black fibre cement slates to match existing roof fixed to new 50 x 25 battens on Tyvek breathable membrane or similar.
- Insulation: Installing 300mm earthwool insulation to the attic area.
- Windows: Replacing windows with new uPVC windows throughout, along with new uPVC guttering and facia.
- Ceilings: Removing and replacing existing ceilings.
- Walls: Upgrading external wall by fixing 62mm insulated plasterboard with skimcoat finish.

With reference to whether the proposed works constitute development, regard is had to Section 3(1) of the Planning and Development Act 2000, as amended, which states that 'development', except where the context otherwise requires, "*means the carrying out of any works on, in, over or under land….*",

Section 2(1) of the Act provides an interpretation of 'works' as including any "*act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...*".

Therefore, the proposal to carry out the works as identified in the referral question above is development within the meaning of the Act.

Is or is not exempted development.
The first element of this proposal relates to whether such internal refurbishment/repair works can be undertaken without the need for planning permission. The second element of this proposal relates to replacing a chimney, roof tiles and windows throughout. In the submitted documents, it is proposed for the roof tiles to be replaced with similar materials. Whilst extensive refurbishment works would be required to the structure, such works would not materially affect the external appearance of the dwelling so as to render it inconsistent with the character of the dwelling and as such the works can be considered pursuant to Section 4 (1)(h) of the Planning & Development Act, 2000 (as amended) and Class 2(a) of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.

Notwithstanding the above considerations, regard is had to Article 9(1)(viii) of the Planning and Development Regulations 2001, as amended, which states that development which would ordinarily be considered exempted development shall not avail of such exemptions if the carrying out of such development consists of or comprises of the "*extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use*". In the case of the subject property, it is noted that the development granted under **P. 7228** appears not to have been built in accordance with this permission and is therefore considered to be unauthorised. Accordingly, the proposed works are considered to be development and not exempted development.

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The proposed development has been screened for Appropriate Assessment (AA), and it has been determined that an AA is not required. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the fact that the development proposed is not of a development type or class set out in Part 1 and is sub-threshold of applicable development type/class set out in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. It is therefore concluded that EIA is not required.

Recommendation

Having regard to the foregoing, I recommend that the Planning Authority issue the following Declaration under Section 5 of the Planning and Development Act 2000, as amended:

WHEREAS a question has arisen as to whether the refurbishment of an existing two storey dwelling internally and externally (replacing windows, rebuilding chimney and new roof covering) at Cornageeha, Mohill, Co. Leitrim, 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 Miriam Reilly on the 22nd of May 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) the proposed internal refurbishment works, replacement of roof works and windows would not materially affect the external appearance of the structures in question so as to render its appearance inconsistent with the character of the structure itself or of the neighbouring structures as per the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended;

(b) the proposed replacement of a chimney would be in accordance with Class 2(a) of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and

(c) the development granted permission under P.7228 appears not to have been built in accordance with the permission and is therefore considered to be unauthorised and therefore the provisions of Article 9(1)(viii) of the Planning and Development Regulations 2001, as amended, which states that development which would ordinarily be considered exempted development shall not avail of such exemptions if the carrying out of such development consists of or comprises of the "*extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use"*, apply 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 refurbishment of an existing two storey dwelling internally and externally (replacing windows, rebuilding chimney and new roof covering) at Cornageeha, Mohill, Co. Leitrim, is development that is not exempted development.



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Claire Lynch
Executive Planner
Date: 04/06/2026



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Liam Flynn
Senior Executive Planner
Date: 05/06/2026

Comhairle Chontae Liatroma | Leitrim County Council	**Appropriate Assessment Screening and Determination**

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	ED 26-36
(b) Brief description of the project or plan:	As per Section 5 report
(c) Brief description of site characteristics:	As per Section 5 report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No
(e) Response to consultation:	N/A

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	**List of Qualifying Interest/Special Conservation Interest**	**Distance from proposed development (km)**	**Connections (Source-Pathway-Receptor)**	**Considered further in screening Y/N**
Clooneen Bog SAC (002348)	https://www.npws.ie/protected-sites/sac/002348	11 km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all **potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:**

Impacts:	**Possible Significance of Impacts: (duration/magnitude etc.)**
Construction phase e.g. • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests	No significant potential impacts.
Operational phase e.g. • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents	No significant potential impacts.

In-combination/Other	No significant potential impacts.
(b) Describe any likely changes to the European site:	
• Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site	No significant potential impacts.
(c) Are *'mitigation'* measures necessary to reach a conclusion that likely significant effects can be ruled out at screening? ☐ Yes ☒ No	

Step 4. Screening Determination Statement

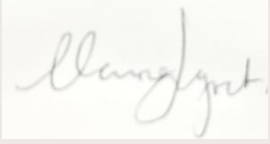
The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Having regard to the information on file, the nature and scale of the proposed development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, either alone or in-combination with other developments, is not likely to have any significant effects on any European site in view of its conservation objectives.

Conclusion:

	Tick as Appropriate:	**Recommendation:**
(i) It is clear that there is **no likelihood** of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.
(ii) It is **uncertain** whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) **Significant effects** are likely.	☐	☐ Request NIS ☐ Refuse planning permission

Signature of Recommending Planner:		**Date:**	04/06/2026

Comhairle Chontae Liatroma | Leitrim County Council	**Environmental Impact Assessment (EIA) Pre-Screening**

Establishing if the proposal is a *'sub-threshold development'*

File Reference No:	**ED 26-36**
Development Summary:	As per Section 5 Report
Was a Screening Determination carried out under Section 176A-C?:	☐ Yes – No further action required ☒ No – Proceed to Part A

Part A - Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)

☐	Yes – specify class:	**EIA is mandatory** No screening required
☒	No	**Proceed to Part B**

Part B - Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)

☒	No, the development is not a project listed in Schedule 5, Part 2	**No screening required**
☐	Yes, the project is listed in Schedule 5, Part 2 **and** meets/exceeds the threshold, specify class (including threshold):	**EIA is mandatory** No screening required
☐	Yes, the project is of a type listed **but** is *sub-threshold*:	**Proceed to Part C**

Part C – If yes, has Schedule 7A information/screening report been submitted?

☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	**Screening Determination required**
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	**Preliminary Examination required**

EIA Preliminary Examination:
The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment:	**Yes/No/Uncertain:**
Nature of the development: *Is the nature of the proposed development exceptional in the context of the existing environment?*		No
Will the development result in the		No

production of any significant waste, or result in significant emissions or pollutants?		
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?		No
Location: Is *the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?* *Does the proposed development have the potential to affect other significant environmental sensitivities in the area?*		No No

Preliminary Examination Conclusion:

Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)

☐ There is **no real likelihood** of significant effects on the environment. EIA is not required.	☐ There is **real likelihood of** significant effects on the environment. An **EIAR is required.**	☐ There is **significant and realistic doubt** regarding the likelihood of significant effects on the environment. Request the applicant to submit **the Information specified in Schedule 7A** for the purposes of a screening determination. Proceed to Screening Determination.

Signature of Recommending Planner:		**Date:**	04/06/2026