



Comhairle Chontae Liatroma
Leitrim County Council

28th August 2026

Áras an Chontae
Cora Droma Rúisc
Contae Liatroma
N41 PF67

Áras an Chontae
Carrick on Shannon
County Leitrim
N41 PF67

Our ref: ED-26-53

Aidan Cafferty
c/o Martin Gormley
Wynne Gormley Gilsenan Architects & Suveryors.

Re: Request for Declaration Regarding Development/Exempted Development at
Drumlownan, Gorravagh, Co.Leitrim N41 R899.

A Chara,

I refer to your application received on 7th August 2026 regarding the above matter.

Having examined the application the Planning Authority have determined that the following further information is required in order to make a decision:

1. The site layout plan and floor layout plan do not accurately depict the extent of the existing rear extension. The documentation submitted with this referral identifies the rear extension as '*pre 1964 construction*'. It is unclear whether this is the case as the southwestern portion appears as a bathroom addition on foot of the 1971 planning permission for a septic tank. The southeastern portion is a more recent addition. You are requested to submit the total floor area of the existing as-built rear extension in its entirety.
2. The Planning Authority considers the proposed rear extension to be a 'new' extension as the roof and wall height are being increased. You are advised that a 45m² exemption for such extensions was recently introduced and that in order to avail of this exemption you are requested to submit plans identifying the floor area of the entirety of the rear extension as 45m² or less.
3. The extent of proposed alterations to the existing roof and walls has not been clearly detailed. The proposed front elevation identifies a greater overhang and what appears as an increase in pitch and wall height. You are requested to submit accurate drawings of the existing dwelling clearly identifying all proposed changes.

Upon receipt of the further information as requested above, your application will be considered further.

Is mise, le meas,

Administrative Officer
Planning Department

www.leitrim.ie

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Beidh fáilte roimh freagra tre Ghaeilge