

Section 5 Declaration Request – Description of Existing Building and Proposed Works

Property: Drumhauver, Drumshanbo, Co. Leitrim

1. Existing Building Condition:

The subject property is a traditional stone dwelling which is currently vacant and in a derelict condition. The building has been unoccupied for a prolonged period and exhibits significant deterioration including weathered stone masonry, localised loss of mortar, deterioration of the roof covering, damaged floor construction and absence of building services. Vegetation growth and evidence of water ingress are present in various areas of the structure. Images attached below to show the subject property.

2. Proposed Works:

The proposed works consist of the refurbishment and reinstatement of the existing dwelling in order to bring the building back into a habitable condition. The works will include repair and replacement of the existing roof covering, repair and repointing of existing stone masonry walls, replacement of windows and doors, internal refurbishment works, repair or replacement of floor construction, and installation of plumbing, electrical and heating services.

3. Planning Consideration:

The proposed works are confined to the refurbishment of the existing building and do not involve any extension to the building footprint, increase in floor area or alteration to the overall scale of the structure. A declaration is therefore sought from the Planning Authority under Section 5 of the Planning and Development Act 2000 (as amended) as to whether the proposed works constitute development and, if so, whether they constitute exempted development.

Signed: 

Name: Barry Gunning

Date: 20/03/26

