

Leitrim County Council



Declaration regarding Development/Exempted Development (Section 5 of Planning & Development Act 2000, as amended)

Leitrim County Council Reference Number: ED- 24-23

WHEREAS a question has arisen as to whether the conversion of a vacant shop unit to a bedroom to be used as part of the main dwelling and replacement of the door and window at St. Brigid's Street, Ballinamore, Co. Leitrim N41 R6D2 constitutes development which is exempted development

AND WHEREAS the said question was referred to Leitrim County Council by Desmond Travers on 3rd July, 2024, in relation to a property/site at St Brigid's Street, Ballinamore, Co. Leitrim, N41R6D2.

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

- (a) Section 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000 (as amended)
- (b) Article 10 (6) of the Planning and Development Regulations 2001 (as amended)
- (c) The Ballinamore Architectural Conservation Area as designated in the Leitrim County Development Plan, 2023-2029
- (d) The planning history of the site, including that no evidence of unauthorised development has been presented, and
- (e) The pattern of development in the area,

AND WHEREAS Leitrim County Council has concluded that –

- (a) The conversion of the vacant shop unit to a bedroom to be used as part of the main dwelling is development within the meaning of Section 3 (1) of the Planning and Development Act 2000, as amended,
- (b) The replacement of the door and window within an Architectural Conservation Area constitute works and development within the meaning of Section 2(1) and Section 3(1) of the Planning and Development Act 2000, as amended
- (c) The shop has been vacant in excess of 2 years and satisfies the exemption requirements of Article 10 (6) of the Planning and Development Regulations 2001, as amended.
- (d) The replacement of the door and window are not considered to materially alter the external appearance of the building or impact upon the Architectural Conservation Area.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000, as amended, hereby declares that:

The conversion of the vacant shop unit to a bedroom to be used as part of the main dwelling and replacement of the door and window at St. Brigid's Street, Ballinamore, Co. Leitrim N41 R6D2 constitutes development which **is exempted development.**

A handwritten signature in cursive script that reads "Dymphna Kelly".

**Signed: Administrative Officer
Planning Department**

Dated this 1st day of October, 2024