

Leitrim County Council



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

Leitrim County Council Reference Number: ED- 24-17

WHEREAS a question has arisen as to whether the Change of use of a residential property into 4 no. Bed & Breakfast rooms and a main primary residence within the building is exempted development

AND WHEREAS the said question was referred to Leitrim County Council by Darragh Heraghty on the 08th May 2024 in relation to a property/site at Main Street, Manorhamilton, Co. Leitrim.

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

- (a) Section 3(1) of the Planning and Development Act, 2000 (as amended)
- (b) Section 4(1) (h) of the Planning and Development Act, 2000 (as amended)
- (c) Article 10(4) of Planning & Development Regulations 2001 (as amended) Change of Use

AND WHEREAS Leitrim County Council has concluded that –

*The Change of use of a residential property into 4 no. Bed & Breakfast rooms and a main primary residence within the building at Main Street, Co Leitrim is inaccurately described and the proposal is development which is **NOT exempted development.***

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 Act, as amended, hereby declares that:

The Change of use of a residential property into 4 no. Bed & Breakfast rooms and a main primary residence within the building at Main Street, Manorhamilton, Co. Leitrim constitutes development which **IS NOT exempted development.**

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A handwritten signature in blue ink that reads "Kats Bradley".

Signed: **Administrative Officer**
Planning Department

Dated this 4th June, 2024