

Leitrim County Council



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

Leitrim County Council Reference Number: ED- 24-38

WHEREAS a question has arisen as to whether the construction of a proposed extension of floor area 39.21m² to the rear of an existing property at Ballaghnebehy, Manorhamilton, Co. Leitrim F91 D261 is or is not development and whether it is or is not exempted development:

AND WHEREAS the said question was referred to Leitrim County Council by Mary Walsh on the 11th of October 2024;

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

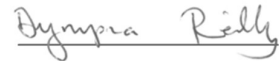
- (a) Section 2, 3 and 4 of the Planning and Development Act 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and the conditions and limitations attached hereto,
- (d) the documentation submitted as part of the referral including the further information response, and

AND WHEREAS Leitrim County Council has concluded that:

- (a) the proposed extension of floor area 39.21m² to the rear of an existing property at Ballaghnebehy, Manorhamilton, Co. Leitrim F91 D261 is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended;
- (b) the height of the gabled wall of the proposed rear extension exceeds the height of the rear wall of the existing dwelling; and
- (c) the subject development does not comply with the conditions and limitations of 4 (a) as set out in Column 2 of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations, 2001, as amended

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

the construction of a proposed extension of floor area 39.21m² to the rear of an existing property at Ballaghnebehy, Manorhamilton, Co. Leitrim F91 D261 is development and **is NOT exempted development.**

A handwritten signature in cursive script, reading "Dymphna Kelly", written in black ink over a horizontal line.

**Signed: Administrative Officer
Planning Department**

Dated this 10th December, 2024