

Comhairle Chontae na Mí

Rohm Pleanáil.
Teach Buvinda, Bóthar Átha Cliath,
An Caimh, Contae na Mí, C15 Y291
Fón: 046 - 909 7500/Fax: 046 - 909 7001
E-plaist: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 - 909 7500/Fax: 046 - 909 7001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

APPLICATION FORM - DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Part 1 Section 5 of Planning and Development Act 2000-2021, as amended

1. Name: DAVID CRABBE

Contact details: to be supplied at the end of this form (Question 13)

2. Name of person/ agent acting on behalf of the applicant, if applicable

LESLEY KANE (PARREN O'ROURKE TO) ADVOCACY ONLY

Contact details: to be supplied at the end of this form (Question 14)

3. Location of Development and/or Subject Site: 6, PARK LANS ASHSOURCE
A 84 TN 25

4. Description of Development: SEAL WRAP ON MY HOME

5. Will the development take place within the curtilage of a dwelling house?

Please tick as appropriate: YES ☐ NO ☒ TBC
see photo

6. Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?

Please tick as appropriate: YES ☐ NO ☒

6(b) If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 - 2014, as amended, been requested or issued for the property by the Planning Authority?

Please tick as appropriate: YES ☐ NO ☐

7. State overall height of structure if applicable: _____

8. State in square metres the floor area of the proposed development: _____

RECEIVED
PLANNING DEPT

01 APR 2025

Counter AS525042
Reference No

9. List of plans / drawings etc. submitted:

Attache & Photos

10. Please state applicants interest in this site

Just want to sell WRAP

If applicant is not the owner of site, please provide name & address of owner:

11. Are you aware of any enforcement proceedings connected to this site?

Please tick as appropriate:

YES

☒ NO

11 (b), If "YES" please supply details:

12. Are you aware of any previous planning application/s on this site?

Please tick as appropriate:

YES

☒ NO

12 (b), If "YES" please supply details:

SIGNED:

Dan Curran

DATE:

3/3/2025

NOTES

1. Application Fee of €80

2. Application shall be accompanied by:

- 2 copies of site location map to scale 1:2500 clearly showing the site outlined in red and the extent of the site boundaries, the position of existing structures, etc., and the proposed work.
- 2 drawings to scale (1:200) of the proposed development (including floor plan and elevations), if appropriate.
- Two site layout plans to scale 1:500 if appropriate. Please submit 2 copies of any additional plans/reports etc. you may wish to include as part of the application.

Application shall be forwarded to: Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath.

Contact Details: Phone: 046 9097500 Fax: 046 9097001

Email: planning@meathcoco.ie

SHELLY & ASSOCIATES

Shelly

SOLICITOR

ally B.A.

DR

Solicitors

191A Howth Road, Killester, Dublin 3.

Tel: 8

Fax:

DX: 15

bairbresh

our telephone conversation yesterday & this morning
the 'big' 99 is your house and the 'small' 99 is
ice. If you have any problems give me a call.

Maria

With Compliments

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01 APR 2025	
POST REFERENCE NO.	ASS25042



Tailte Éireann

Clárúcháin, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

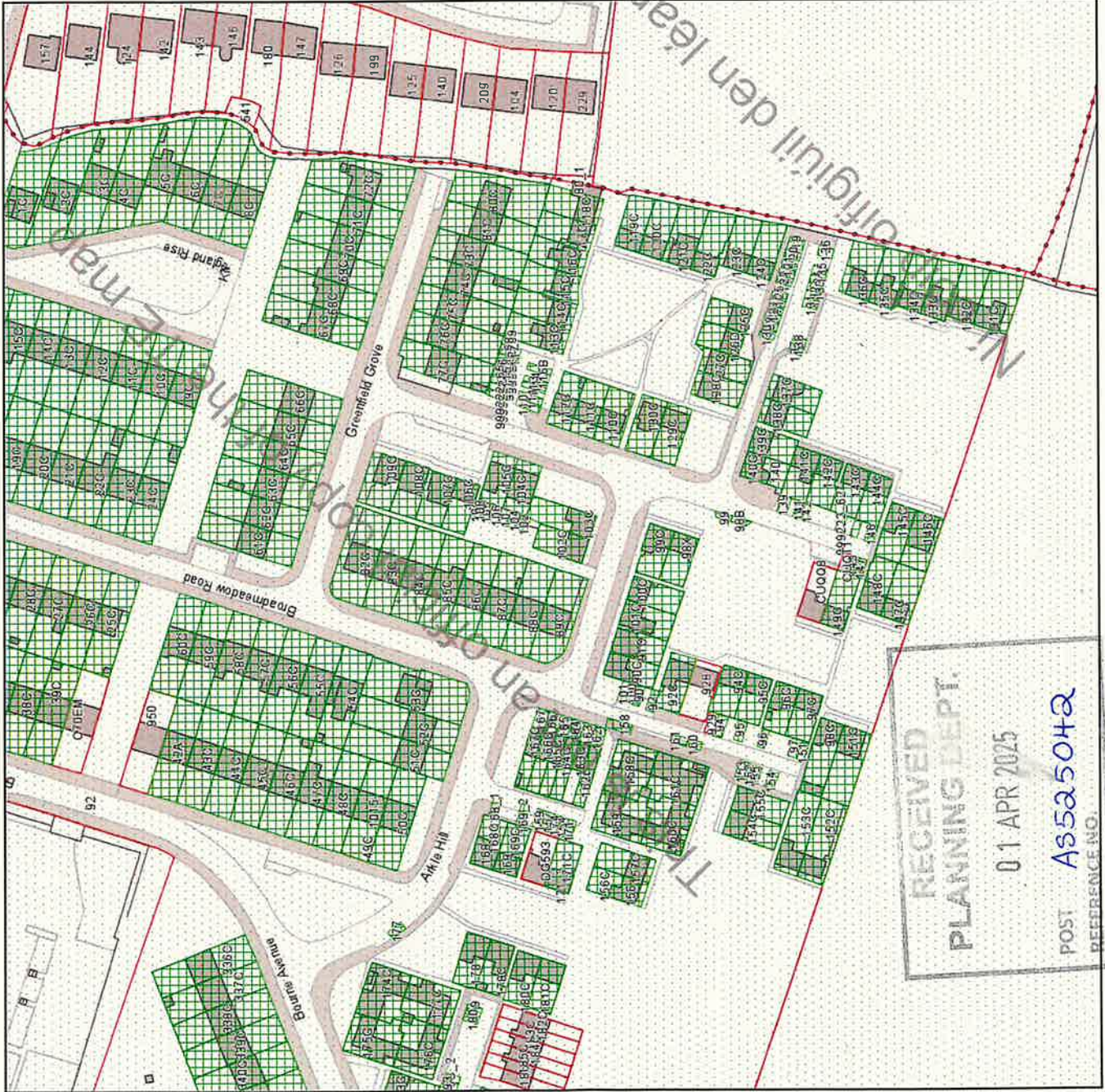
Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.



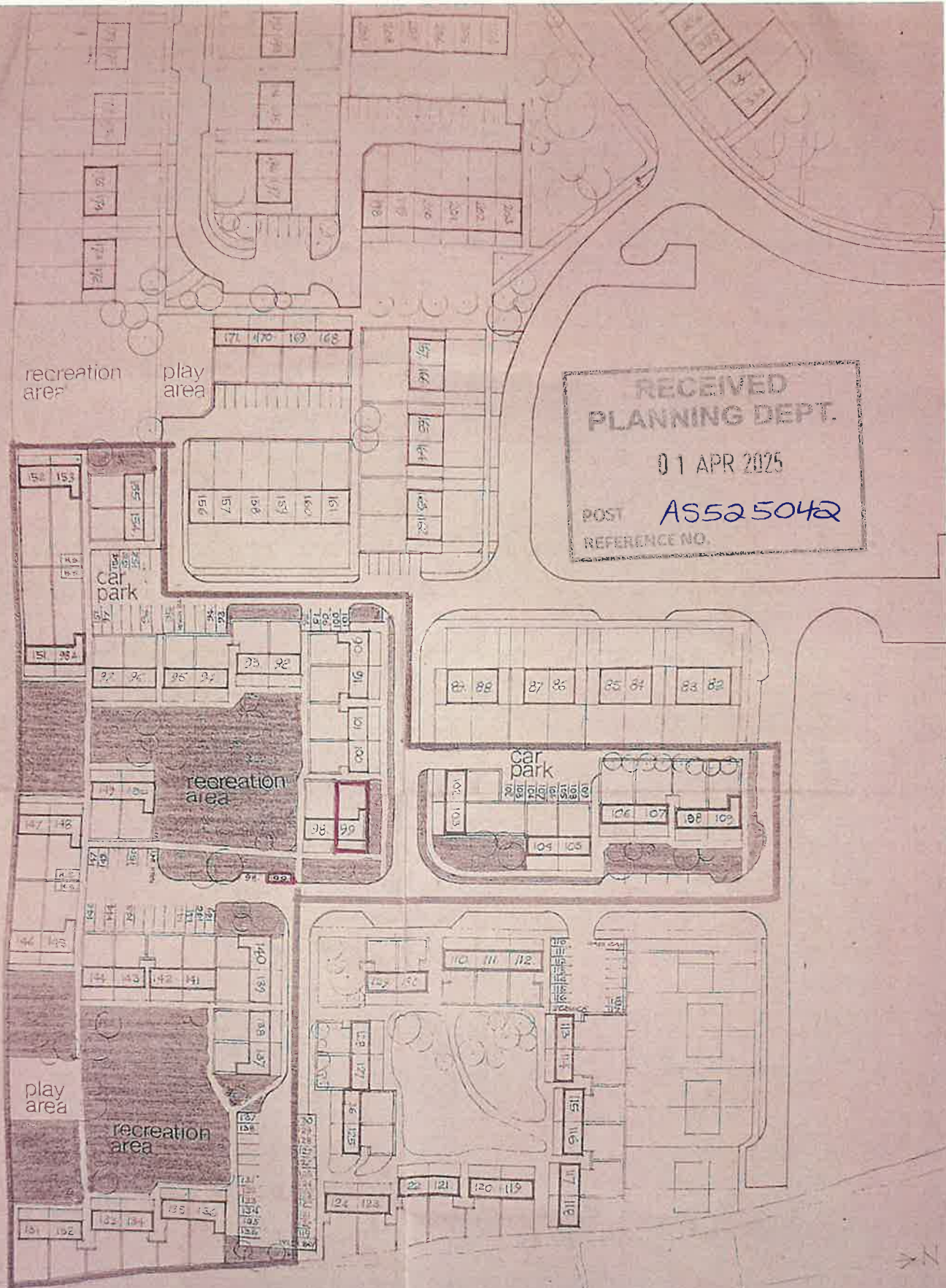
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POST A3525042
REFERENCE NO.

Folio Number	MH1352L
Title Level	Leasehold
Plan Number	99
Property Number	1
Area of selected plans	Not available
Number of Plans on this folio:	2
Address	Not Available

*Title Eireann Registration Bounds
Area are not conclusive. See Secti
Registration of Title Act 2006 ar
of the Land Registration Rules

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REFERENCE NO.
AS505042





MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

**Chief Executive Order
Number:** 1009/25

Reference Number: AS525042

Subject: Declaration under Part 1, Section 5, Planning and Development Act
2000-2023

Name of Applicant: David Crabbe

Address: 6 Tara Lawns
Ashbourne
Co Meath
A84 TN25

Nature of Application: SEAI wrap on my home

Location of Development: 6 Tara Lawns, Ashbourne, Co Meath

DECLARATION: This development is **EXEMPT** from Planning Permission.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and to consider the proper Planning and Development of the County Meath Health District, IT IS HEREBY DECIDED, in pursuance of the above Act to declare that this is **EXEMPTED DEVELOPMENT**.

SIGNED:



On Behalf of Meath County Council

DATE:

12.06.25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

**To: David Crabbe
6 Tara Lawns
Ashbourne
Co Meath
A84 TN25**

**PLANNING REFERENCE
NUMBER:**

AS525042

APPLICATION RECEIPT DATE:

01/04/2025

FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 12.06.25 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: SEAI wrap on my home at **6 Tara Lawns, Ashbourne, Co Meath**

Date: 12.06.25



On Behalf of Meath County Council

NOTE:

1. Any appeal against a Declaration of a Planning Authority under Section 5, sub-section 3(a) of the Planning and Development Act 2000-2023 may be made to An Bord Pleanala by the applicant **WITHIN FOUR WEEKS** beginning on the date of issue of the Declaration.
2. Appeals should be addressed to An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. The fee for an appeal against a Declaration of the Planning Authority is € 220.

For more information on Appeals you can contact An Bord Pleanala at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: bord@pleanala.ie Web: www.pleanala.ie

Meath County Council



Planning Report

To:	Peadar McQuaid, A/Senior Executive Planner
From:	Stephen O' Brien, Assistant Planner
File Number:	AS525042
Applicant Name(s):	David Crabbe
Development Address:	6 Tara Lawns, Ashbourne, Co. Meath
Inspection Date:	N/A
Application Type:	Section 5 of the Planning & Development Act 2000-2023, Declaration on Development/Exempted Development
Development Description:	SEAI wrap on my home
Report Date:	23/04/2025 & 06/06/2025 (FI Report)
Decision Due Date:	17/06/2025

1.0 Site Location & Description

The application site is located in the settlement of Ashbourne. The subject site is brownfield at present and there is an existing single storey semi-detached dwelling located on site with an existing dormer window on the front elevation. Vehicular access to the site is formed within the Tara Lawns housing estate and the general area comprises of residential units that are a mix of single storey and dormer dwellings. The M2 Motorway is located approximately 1.3m to the west of the subject site.

There are no National Monuments within or adjoining the application site. The site is located within a settlement boundary (namely Ashbourne and is zoned A1 – Existing Residential). The site is not located within an Architectural Conservation Area (ACA). There are no Protected Structures,

National Monuments or Protected Views within the application site. The site is located in the Lowland Landscape (namely the Ward Lowlands) which has a low value and high sensitivity.

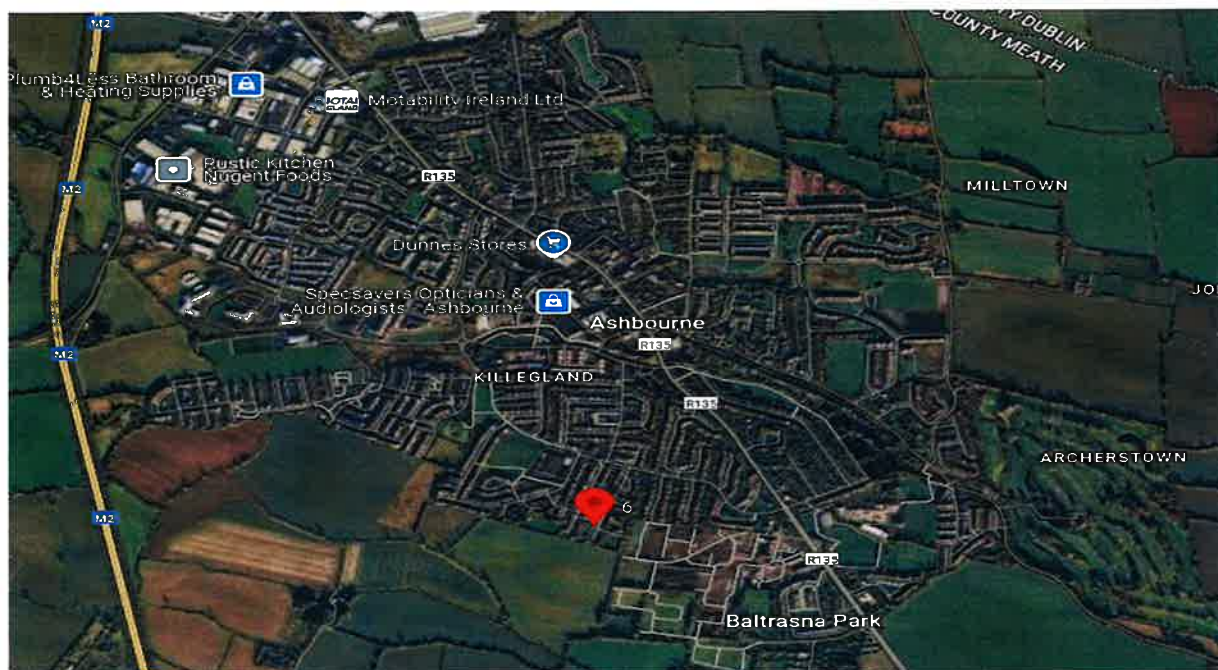


Figure 1: Extract from Google Imagery showing subject site (April 2025)

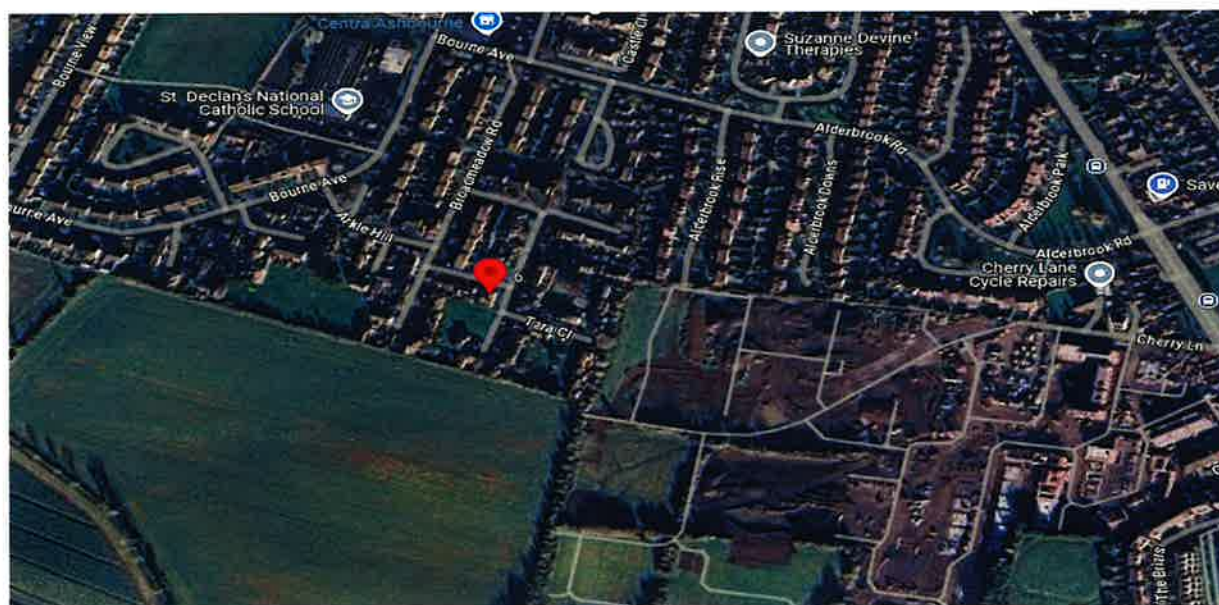


Figure 2: Extract from Google Imagery showing subject site (April 2025)



Figure 3: Google Street View (April 2023) of subject site.

2.0 Proposed Declaration

The applicant describes the development in the completed application form as 'SEAI wrap on home'.

Whether the provision of a SEAI wrap on a home is or is not development and is or is not exempted development.

3.0 Planning History

No site history pertaining to the subject site according to internal mapping viewer.

4.0 Further Information Response & Assessment

The Further Information Request (R.F.I.) was issued on 07/04/2025. The Further Information Response was received on 28/05/2025. As such, the following should be read in conjunction with the initial Planning Report.

Based on the information submitted and having regard to the initial Planning Report, I consider that the applicant has formally responded to the Request for Further Information and that the proposed development must now be fully assessed. The following provides the items of the Request for Further Information; the applicant's response; and the assessment of the Planning Authority.

4.1 Further Information Request Item No. 1

The applicant is required to provide precise information regarding the overall finishes and materials which are proposed on the dwelling, including their specifications if applicable.

Advice Note: You are advised to consider material finishes which match those of the existing structure and adjoining structures.

4.1.1 Applicants Response to Item No. 1

In response to the further information request the applicant has submitted details prepared by KSN Energy which states the type of external insulation. The report states all of the dimensions and the render will comprise of a Sempre Tesoro Acrylic Render.

4.1.2 Further Assessment of Item No. 1

The Planning Officer has reviewed the submitted response and consider this to be acceptable. It is considered that the proposal will not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and therefore falls under the scope of Section 4 (1) (h) of the Planning and Development Act 2000 as amended.

5.0 Recommendation

It is therefore recommended that a declaration of Exemption be **GRANTED** for the development set out hereunder.

WHEREAS the question has arisen as to whether the proposal is or is not exempt development.

AND WHEREAS Meath County Council in consideration of this question has had regard particularly to:

- (a) Sections 2(1), 3(1), 4 & 177U of the Planning and Development Act 2000-2023
- (b) Article 6 & 9 of the Planning and Development Regulations, 2001-2025.
- (c) Information provided.

AND WHEREAS Meath County Council has concluded: -

- (a) The application of external insulation to the exterior of the house constitutes works which are development as per Section 3 of the Planning and Development Act 2000, as amended.

- (b) The installation of the external insulation constitutes “works for the maintenance, improvement or other alteration of any structure” as defined in section 4(1)(h) of the Planning and Development Act 2000, as amended,
- (c) The works at 6 Tara Lawns, Ashbourne, Co. Meath would not materially affect the external appearance of the structure so as to render it inconsistent with the character of the structure and adjoining structures and would therefore come within the scope of Section 4 (1) (h) of the Planning and Development Act 2000, as amended.

NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000-2023 hereby decides that the said development as detailed on plans and particulars submitted on 1st April 2025 and 28th May 2025 is development and is exempted development.

Stephen O'Brien

Stephen O' Brien
Assistant Planner
06/06/2025



Peadar McQuaid
A/Senior Executive Planner
12/06/2025

