

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
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: Nobber GFC

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

ALAN CAROLAN

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

3. Location of Development and/or Subject Site: NOBBER CO. MEATH

4. Description of Development: DIG OUT TOP SOIL

AND TRANSPORT TO DEREK

CLARKE-S FIELD ADJOINING

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

Please tick as appropriate: YES ☐ NO ☒

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: N/A

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

N/A.

RECEIVED
PLANNING DEPT

26 FEB 2025

Counter KS525025
Reference No

9. List of plans / drawings etc. submitted:

2 NO SITE DRAWINGS

10. Please state applicants interest in this site

NOBBER GFC DEVELOPMENT OFFICER

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

NOBBER GFC

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:

CURRENT PLANNING FOR DEVELOPMENT

SIGNED: 

DATE: 25 FEB 2025

NOTES

1. Application Fee of €80

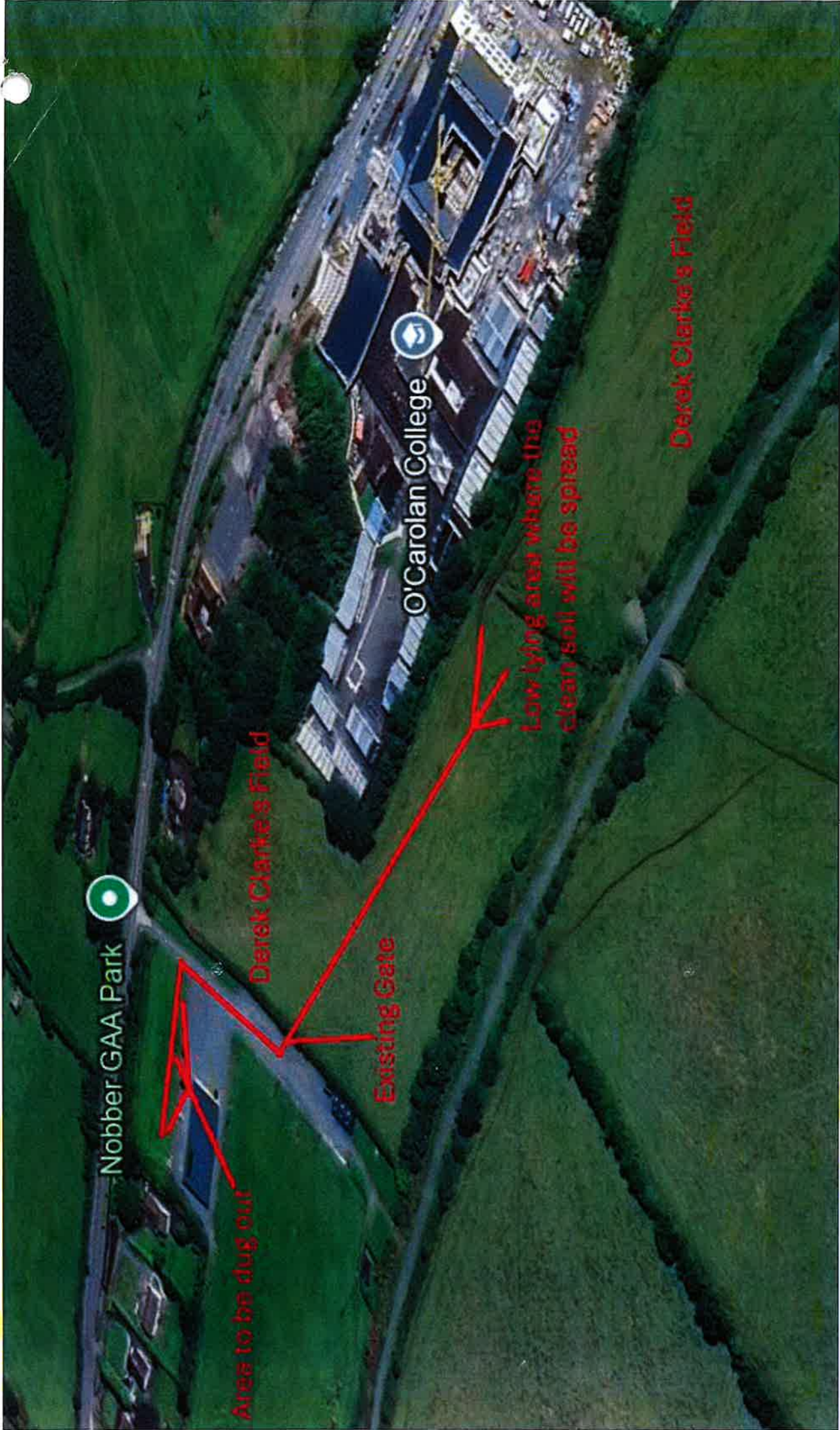
2. Application shall be accompanied by:

- 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



Nobber GAA Park

Area to be dug out

Derek Clarke's Field

Existing Gate

O'Carolan College

Low lying area where the
clean soil will be spread

Derek Clarke's Field

26 FEB 2025
POST K 5525025
REFERENCE NO.

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 1059/25

Reference Number: KS525025

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

Name of Applicant: Nobber GFC, c/o Dudley Farrell

Address: Nobber, Co Meath

Nature of Application: Dig out top soil and transport to adjoining field

Location of Development: Nobber, 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:

A handwritten signature in blue ink, appearing to read 'W. B. Farrell', is written over a horizontal line.

On Behalf of Meath County Council

DATE: 23.06.25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2022

DECLARATION

To:

**Nobber GFC, c/o Dudley Farrell
Nobber
Co Meath**

**PLANNING REFERENCE
NUMBER:**

KS525025

APPLICATION RECEIPT DATE:

26/02/2025

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 23.06.25 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: Dig out top soil and transport to adjoining field at **Nobber, Co Meath**

Date: 23.06.25



On Behalf of Meath County Council

NOTE:

1. Any appeal against a Declaration of a Planning Authority under Section 5, subsection 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:	Wendy Bagnall, Senior Executive Planner
From:	Gillian Bennett, Graduate Planner
File Number:	K/S525025
Applicant:	Nobber GFC
Development Address:	Nobber GAA, Spiddal, Nobber, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000-2023: Declaration on Development/Exempted Development
Date of Report:	23/06/2025
Date Decision Due:	23-06-2025
Development Description:	Removal of topsoil and transportation of same to adjoining landholding

1.0 Site Location & Description

The application site is located in the townland of Spiddal, immediately east of Nobber and within the settlement boundary. The site currently comprises a section of the Nobber GFC grounds to the rear of the clubhouse and a portion of land to the rear of the neighbouring O'Carolan College secondary school to the south. The Boyne Valley to Lakelands Greenway is located to the west of the intended location of imported material. There are no National Monuments within or adjoining the application site. The site is not within Flood Zone A or B.

The site is located in an areas with the 'F1- Open Space' and 'G1 – Community Infrastructure' land use zoning objectives which state the following:

F1 To provide for and improve open spaces for active and passive recreational amenities.

'Playing Pitches' and 'Sports Facilities' area listed as permitted uses under the F1 zoning designation.

G1 To provide for necessary community, social, and educational facilities.

The site where the soil is to be deposited is zoned G1 and at present comprises agricultural landholdings.



Figure 1: Extract from Google Imagery showing subject lands with approximate application site outlined in red.

2.0 Proposed Declaration

The applicant describes the development in the completed application form as '*Dig out top soil and transport to Derek Clarke's field adjoining*'. The Planning Authority is considering this question as:

Whether the removal of a section of topsoil from Nobber GFC grounds and relocation of same to an adjoining landholding is or is not development and is or is not exempted development.

The Applicant is the owner of the Nobber GFC grounds as confirmed on Land Registry, however, the landholding on which the soil is to be deposited is under separate ownership for which no letter of consent has been supplied.

The completed application form and submitted documents are bereft of detail and do not indicate the extent of works, the amount of soil to be removed/relocated, its intended uses and a letter of consent from Derek Clarke. Further Information shall be sought with regard to same.

3.0 Planning History

A review of Meath County Council's historical planning data and mapping systems indicate the following planning history associated with the subject site(s).

89/667	Nobber GFC	Granted with Conditions
<ul style="list-style-type: none">- erection of dressing rooms, toilet, septic tank and entry to sports ground.		

89/1476	Nobber GAA Club	Granted with Conditions
<ul style="list-style-type: none">- dugout to football pitch.		

KA/70351	Nobber GFC	Granted with Conditions
<ul style="list-style-type: none">- the construction of a grass junior football pitch, erection of 4 no. floodlights and nettings all at the rear of the existing pitch.		

KA/141161	Nobber GAA Club	Granted with Conditions
<ul style="list-style-type: none">- construction of a new single storey detached club House, incorporating entrance foyer, 4 No. of changing rooms, referees' room, meeting room/gym area, first aid room, kitchen, boiler room, covered terrace standing area to front and signage, demolition of existing club house, vehicular parking, landscaping, connection to existing public services and all associated site works.		

KA/180650	Nobber GAA Club	Granted with Conditions
<ul style="list-style-type: none">- planning permission sought to make for alterations for previously approved club rooms (Ref. no. KA/141161). The amendments consist of increased floor area, changes to external elevations, internal alterations and all associated site works.		

23/298	Nobber GAA Club	Granted with Conditions
<ul style="list-style-type: none">- the construction of a new single storey detached gym building, multi-purpose sports and community area with retained wall and fence, proposed walkway with fencing and lighting and all associated site works.		

4.0 Details of Request for Further Information:

This report should be read in conjunction with the previous Planning Officers report dated 21-03-2025 requesting further information in relation to the point(s) below.

Further information was requested on 25/03/2025. A response to the further information was received by the Planning Authority on 17/04/2025.

5.0 Internal, External and Prescribed Body referrals

Not referred

6.0 Submissions

None received.

7.0 Representations

None received.

8.0 Revised Notices

The F.I response is not significant and public notices will not be required.

9.0 Assessment of Further Information

In terms of item no.1 of the FI:

1. The applicant is requested to provide the following further information:
 - a. Details of the quantity of soil to be stripped from the Nobber GAA grounds.
 - b. Details of the quantity of soil to be imported and deposited on the adjoining landholding to the east.
 - c. Nature of the soil at Nobber GAA Grounds (i.e. has this been in situ for many years, has it been imported from elsewhere and what does it contains – e.g. any building materials, clean soil and stone, etc.).
 - d. Current use of the landholding where the material is to be deposited (e.g. agricultural, amenity, etc.).
 - e. The intended use of the soil once transferred and deposited. This should include details of the extent of the proposals, i.e. is it backfilling, re-profiling or landscaping works, etc.? Where relevant drawings illustrating the likely change in levels at the site of importation.
 - f. Any additional details regarding the nature and scale of the proposed activity.

Applicant's Response:

Item no. 1

In response to Point 1 of the F. I request the applicant has provided the following:

- (a) Amount of soil to be exported from Nobber GAA grounds is 5,736m³
- (b) Amount of soil to be imported and deposited on the adjoining landholding to the east is 5,736m³.
- (c) The soil at Nobber GAA is clean soil and has no building material mixed within it. This soil has not been imported from anywhere else previously.
- (d) The landholding where the material has to be deposited is currently in agricultural use.
- (e) The intended use of the fill is to fill a small dip in the field adjacent to the Nobber GAA grounds. The image below shows the highlighted area where the fill is intended on being placed. The levels will not change significantly here, it will flatten out an area where there is a dip currently.

Planners Assessment:

Based on the F.I information received, I am satisfied the applicant has addressed Point 1 of the further information request.

In terms of item no.2 of the FI:

2. The Applicant is noted as the Chairperson of Nobber GFC; however, proposals relate to 2 no. separate landholdings including one which appears to be outside the control of Nobber GFC.

In this regard, the Applicant is requested to clarify the nature of the ownership of the landholdings involved, their use and where relevant, supply written consent from the relevant adjoining landowners permitting the proposed development.

Applicant's Response:

Item no. 2

In response to Point 2 of the F.I request the applicant has provided the following letter:

To whom it may concern,

'I Derek Clarke agree to allow Nobber GAA Football club permission to move and level clay only from the grounds of Nobber GAA Football club to my land which is the adjoining property.

Nobber GAA Football club will incur all the costs of removing levelling and reinstating the field to original condition.

If you require any further information, please do not hesitate to contact me.

*Regards
Derek Clarke'*

Planners Assessment:

The applicant has provided a letter of consent from the landowner permitting the proposed development, I am satisfied the applicant has addressed the point 2 of the further information request.

10.0 Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (as amended) on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires that any plan or project that is not directly connected with or necessary to the management of the Natura 2000 site concerned but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of that site. The application site is not within any designated Natura 2000 site. The nearest sites located within 15km of the subject site are as follows:

- Killyconny Bog (Cloghbally) SAC (Site Code: 000006) ~ 14.2Km,
- River Boyne and River Blackwater SPA (Site Code: 004232) ~ 11.96Km,
- River Boyne and River Blackwater SAC (Site Code: 002299) ~ 11.96Km,
- Dundalk Bay SAC 000455 via the River Dee,
- Dundalk Bay SPA 004026 via the River Dee.

The application site is c. 140 metres north of a flood zone associated with a watercourse (River Dee).

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

11.0 Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning & Development Regulations, 2001 to 2025, that does not exceed the stated threshold (as per Article 92). The development is not listed in Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) that requires mandatory EIA. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such a subthreshold EIAR is not required.

12.0 Conclusion and Recommendation

It is therefore recommended that a determination be issued that *'the levelling agricultural lands by the importation of inert soil and stone materials under Article 27 on lands at Nobber'* is **development which is exempted development**:

WHEREAS a question has arisen as to whether, *the levelling agricultural lands by the importation of inert soil and stone materials under Article 27 on lands at Nobber, Co. Meath* is or is not exempted development:

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

- (a) Sections 2, 3, 4 & 177U (9) of the Planning and Development Act 2023,
- (b) Articles 6, 8 and 9 of the Planning and Development Regulations, 2001-2025
- (c) Information provided.

AND WHEREAS Meath County Council has concluded: -

- (a) The proposal represents works and constitutes development that is exempted development having regard to Section 2 and 3 of the Planning and Development Act 2000-2023.

NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2) (a) (a) of the Planning and Development Act 2000-2023, hereby decides that the said development as detailed on particulars submitted 26th February 2025 and 17th April 2025 is development and is exempted development.

Gillian Bennett

Gillian Bennett
Graduate Planner
Date: 23/06/2025



Wendy Bagnall
Senior Planner
Date: 23/06/2025