

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 930/25

Reference Number: KS525050

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

Name of Applicant: Elizabeth Lee

Address:
c/o Adrian Rourke
7 Maudlin Court
Cherryhill
Kells
Co Meath
A82W1W0

Nature of Application: The proposed development is to externally insulate the existing dwelling

Location of Development: 4 Deerpark Heights, Carlanstown, Co Meath, A82 NH05

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: 29-05-25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2022

DECLARATION

To:

**Elizabeth Lee
c/o Adrian Rourke
7 Maudlin Court
Cherryhill
Kells
Co Meath
A82W1W0**

PLANNING REFERENCE KS525050

NUMBER:

APPLICATION RECEIPT DATE: 14/04/2025

FURTHER INFORMATION DATE: 15/05/2025

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 29-05-25 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: The proposed development is to externally insulate the existing dwelling **at 4 Deerpark Heights, Carlanstown, Co Meath, A82 NH05**

Date: 29-05-25



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:	Peadar McQuaid, A/Senior Executive Planner
From:	Stephen O' Brien, Assistant Planner
File Number:	KS 5/25050
Applicant Name(s):	Elizabeth Lee
Development Address:	4 Deerpark Heights, Carlanstown, Co. Meath
Inspection Date:	N/A
Application Type:	Section 5 of the Planning & Development Act 2000- 2023, Declaration on Development/Exempted Development
Development Description:	Externally insulate the existing dwelling
Report Date:	07/05/2025 & 28/05/2025 (FI Report)
Decision Due Date:	06/06/2025

1.0 Site Location & Description

The application site is located in the village of Carlanstown. The subject site is brownfield at present and there is an existing single storey semi-detached dwelling located on site. Vehicular access to the site is formed within the Deerpark Heights housing estate and the general area comprises of residential units that are single storey dwellings. Deerpark Community Hub is located to the north of the subject site while the existing local road is located approximately 80m to the east of the site. There are no National Monuments within or adjoining the application site. The site is located within a settlement boundary (namely Carlanstown 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 North Navan Lowlands) which has a moderate value and moderate sensitivity.

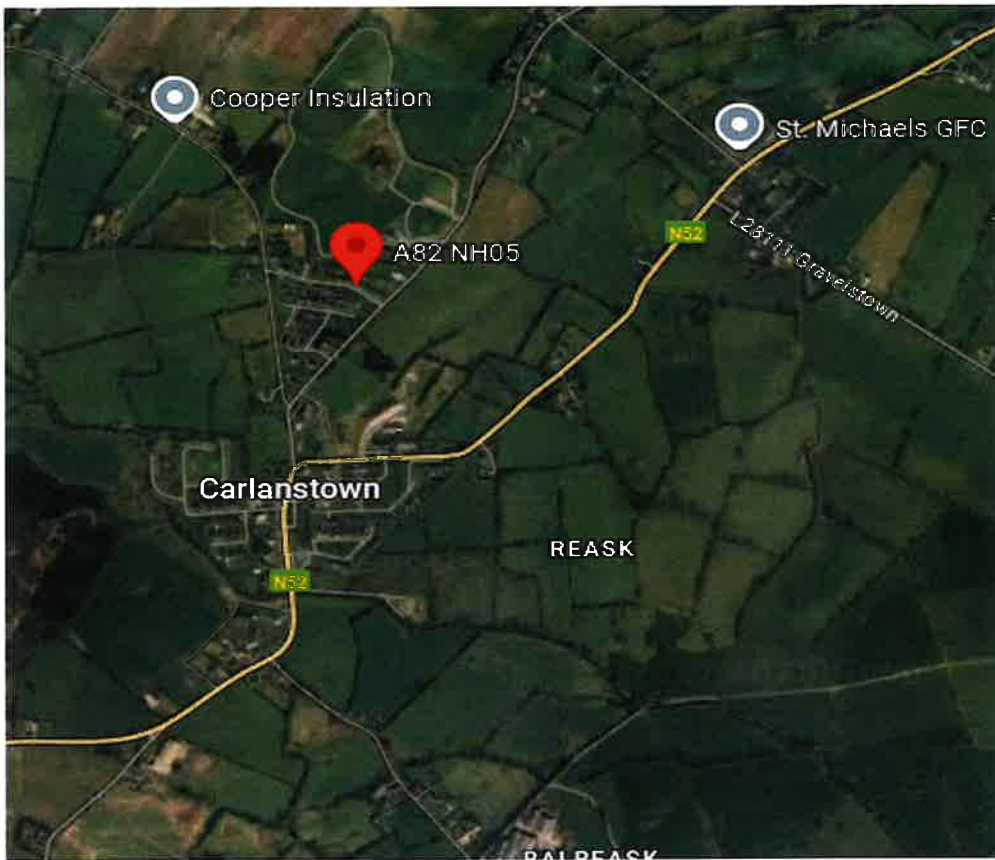


Figure 1: Extract from Google Imagery showing subject site (May 2025)

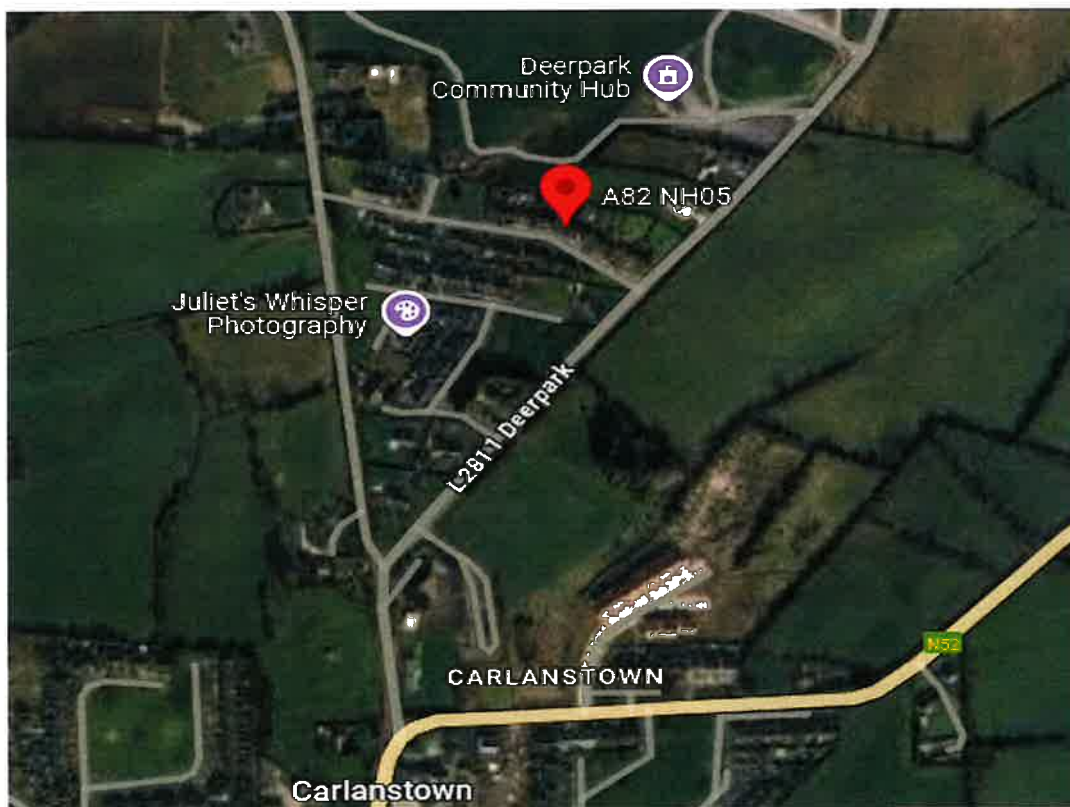


Figure 2: Extract from Google Imagery showing subject site (May 2025)



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 '*externally insulate the existing dwelling*'.

Whether the proposed development to externally insulate the existing dwelling 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 14/05/2025. The Further Information Response was received on 15/05/2025. 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 a letter prepared by Adrian Rourke Design & Planning Services which states the external insulation that will consist of Lakma Term External wall insulation system, insulation depth of 100mm, acrylic finish rendering and high density 20mm insulation boards to be used on the front porch.

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) Externally insulating the existing dwelling at 4 Deerpark Heights, Carlanstown, Co. Meath is exempted from the requirement to obtain planning permission as it comes within the scope of Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

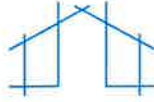
NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000-2023 hereby decides that the said development as detailed on plans and particulars submitted on 14th April 2025 and 15th May 2025 is development and is exempted development.

Stephen O'Brien

Stephen O' Brien
Assistant Planner
Date: 28/05/2025



Peadar McQuaid
A/Senior Executive Planner
Date: 29/05/2025



ADRIAN ROURKE
DESIGN & PLANNING SERVICES

A.RourkePlanningServices@outlook.com

+353 87 426 0775

www.adrianrourke.ie

Meath County Council

15.05.2025

Planning Dept

Buvinda House

Dublin Road

Navan Co. Meath

EXEMPTED DEVELOPMENT APPLICATION FURTHER INFORMATION

(REF. No. KS525050)

Applicants: Elizabeth Lee

4 Deepark Heights

Carlanstown

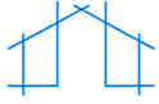
Co. Meath

A82 NH05

Please find enclosed planning documentation pertaining to the above

- Cover Letter
- Specification for External Insulation (See Breffni Insulation docu attached below)
(High density 20 mm insulation boards are to be used on the front porch)
- Photo of existing elevation of external colour finishes when project is completed
(See photo below)





ADRIAN ROURKE
DESIGN & PLANNING SERVICES

A.RourkePlanningServices@outlook.com

+353 87 426 0775

www.adrianrourke.ie

Re: Specs for Elizabeth Lee

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Re: Specs for Elizabeth Lee

Summary by Copilot

MO Martin O'Reilly <martinoireilly@breffniinsulation.com>
to: You

Reply Reply all Forward
Thu 5/15/2025 11:59 AM

Hi Adrian

Please see details below.

Lakma Term External wall Insulation system.
Agreement cert number 19/0410
Insulation depth 100mm
Acrylic finish rendering.

Kind Regards,

Martin O'Reilly
Sales & Technical Surveyor

083 8081837

+353 (0)49 4374447

martinoireilly@breffniinsulation.com

Bank House, Main Street, Kinalack, Co. Cavan A82 PA37

www.breffniinsulation.com



Breffni
INSULATION

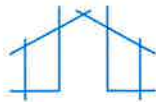
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15/05/2025



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I trust that the above is in order and hope for a favourable reply in due course.

Sincerely

Adrian Rourke

MEATH COUNTY COUNCIL

APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Section 5 of Planning and Development Act 2000-2023



comhairle chontae na mí
meath county council

Part 1

1. Name of Applicant

ELIZABETH LEE

Note: Address to be provided in Part 2 of this form.

2. Name of Person/Agent acting on behalf of applicant (if any):

ADRIAN ROURKE

Note: Address to be provided in Part 2 of this form.

3. Location of Development and/or Subject Site

No. 4 DEERPARK HEIGHTS CARLANSTOWN CO. MEATH A82NH05

4. Applicant's Interest in Site

OWNER



5. Description of Proposed Development

THE PROPOSED DEVELOPMENT IS TO EXTERNALLY INSULATE THE EXISTING DWELLING	
Floor area of proposed development (sq.m.)(if applicable)	75.0sqm

6. Protected Structure

Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?	Yes		No	<input checked="" type="checkbox"/>
If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2022 been requested or issued for the property by the Planning Authority?	Yes		No	

7. Section/Article of Planning and Development Act 2000-2023/Planning and Development Regulations 2001-2024 under which exemption is claimed (if known)

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8. Development within the curtilage of a house

	SQ. M.
Floor area of any existing extension (where application relates to an extension)	75.0sqm (existing house)
Floor area of proposed development	75.0sqm
Area of rear garden space remaining	

9. Agricultural development

Are there any other similar structures within the same farmyard complex or within 100m of that complex?	Yes		No	✓
If, yes please state the type and total floor area of these structures?				

10. Change of Use Applications

Existing use of structure/land	
Proposed use of structure/land	

11. List of plans, drawings etc submitted with this application

	Tick where submitted
Site location map (must be submitted with all applications)(scale of 1:1000 in urban area, 1:2500 in rural area)	✓
Site layout plan (must be submitted with all applications which relate to a structure)(scale not greater than 1:500)	✓
Floor plans (must be submitted for all buildings) (scale not greater than 1:200)	✓
Elevations (must be submitted for all buildings/structures) (scale not greater than 1:200)	✓
Section drawings (scale not greater than 1:200)	✓

Note: All drawings must be to scale.

12. Planning History

Are you aware of any previous planning application/s on this site?	Yes		No	✓
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If, yes please provide details				

13. Signature

Signed (applicant / agent as appropriate)	Adrian Rourke (Agent)
Date:	10.04.2025

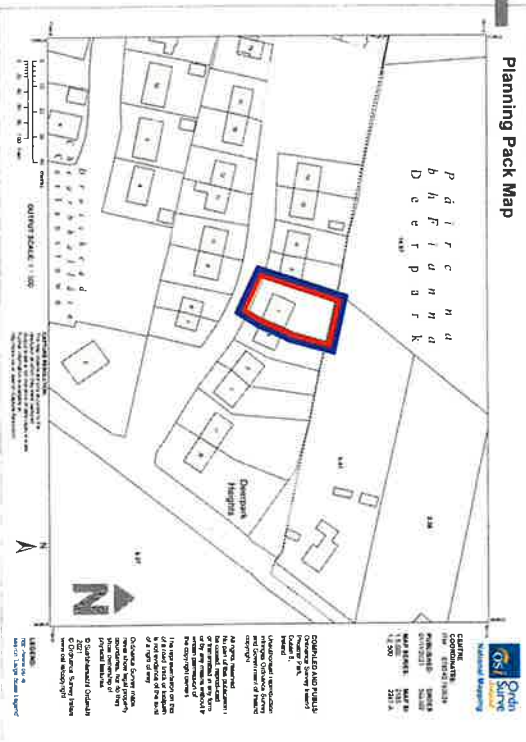
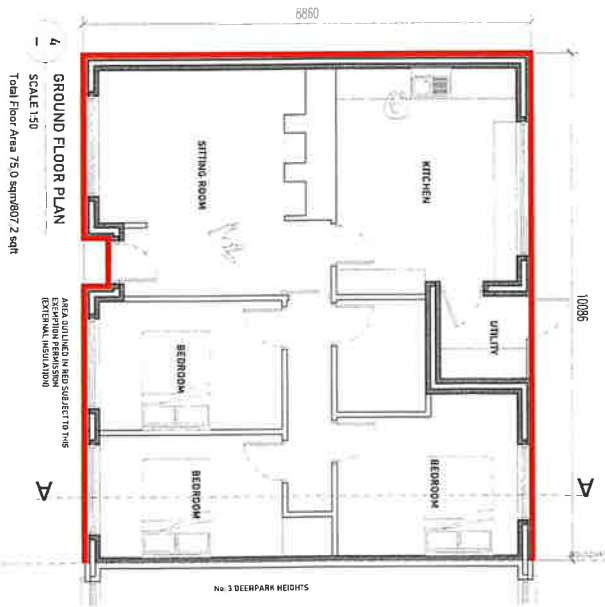
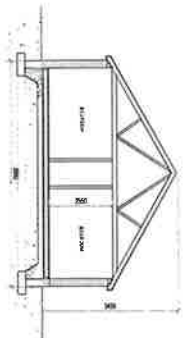
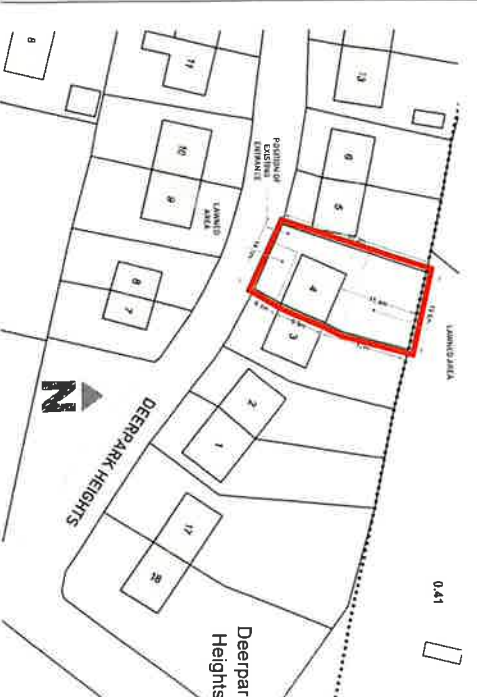
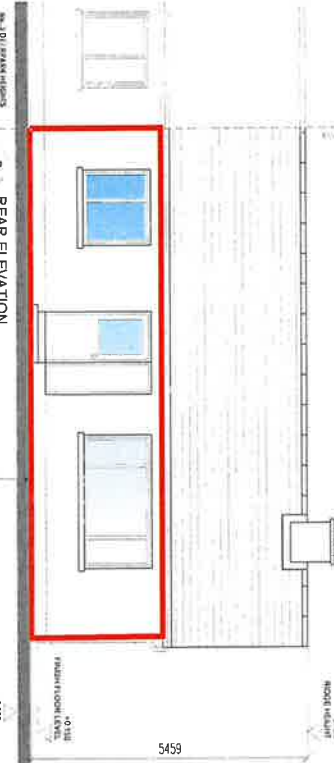
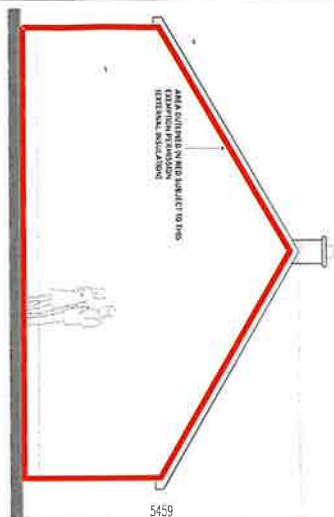
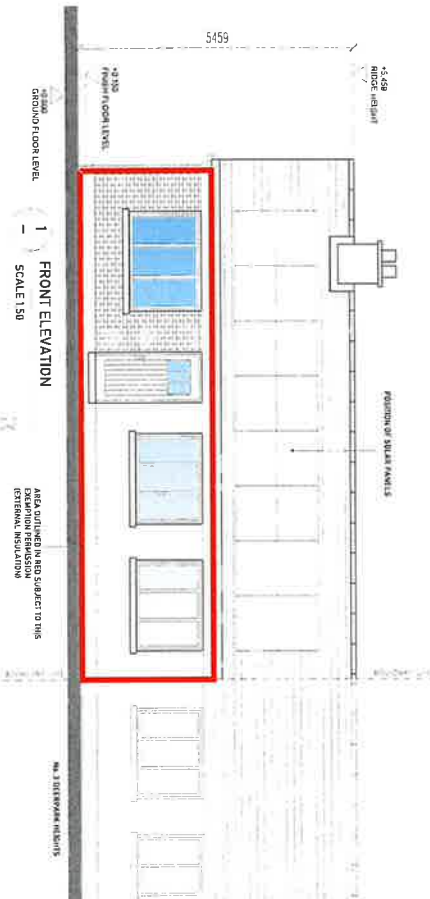
NOTES

1. Application Fee of €80 must accompany all applications.

2. Application shall be accompanied by 2 copies of all drawings and documentation.

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

Phone: 046 9097500 Fax: 046 9097001
Email: planning@meathcoco.ie



6 SITE LOCATION MAP
SCALE 1:100

SITE OUTLINED IN RED
FULL HOLDING IN BLUE

FOR EXEMPTION PERMISSION ONLY

GENERAL NOTES	
1. The site is located within the Deerpark Heights development.	
2. The site is outlined in red on the site plan.	
3. The site is outlined in blue on the site plan.	
4. The site is outlined in green on the site plan.	
5. The site is outlined in yellow on the site plan.	
6. The site is outlined in orange on the site plan.	
7. The site is outlined in pink on the site plan.	
8. The site is outlined in light blue on the site plan.	
9. The site is outlined in light green on the site plan.	
10. The site is outlined in light yellow on the site plan.	
11. The site is outlined in light orange on the site plan.	
12. The site is outlined in light pink on the site plan.	
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KS525050