

**MEATH COUNTY COUNCIL**

**CHIEF EXECUTIVE ORDER**

**Chief Executive Order  
Number:** 1255/25

**Reference Number:** TS525067

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

**Name of Applicant:** Sean Shields

**Address:** Ticroghan,  
Clonard,  
Co. Meath

**Nature of Application:** Class 6: Stable building and all associated site works  
Class 10: unroofed fenced area for the exercising or training of horses


**Location of Development:** Ticroghan, Clonard, 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:**

24.07.25

**MEATH COUNTY COUNCIL**

**Planning Department**

**Buvinda House**

**Dublin Road**

**Navan Co Meath**

**046 - 9097500**

**Planning & Development Act 2000- 2023**

**DECLARATION**

**To: Sean Shields  
c/o Aidan Kelly  
Molough,  
Newcastle,  
Clonmel,  
Co. Tipperary**

TS525067

**PLANNING REFERENCE NUMBER:**

**APPLICATION RECEIPT DATE:** 06/06/2025

**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 24.07.25 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: **Class 6: Stable building and all associated site works, Class 10: unroofed fenced area for the exercising or training of horses at Ticroghan, Clonard, Co Meath.**

Date: 24.07.25



**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 Pleanála by the applicant **WITHIN FOUR WEEKS** beginning on the date of issue of the Declaration.
2. Appeals should be addressed to An Coimisiún Pleanála, 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 Pleanála at:**

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie) Web: [www.pleanala.ie](http://www.pleanala.ie)

## Meath County Council

### Planning Report

**To:** Wendy Bagnall, Senior Executive Planner

**From:** Shoaib Khan, Executive Planner

**File Number:** TS5/25067

**Applicant:** Sean Shields

**Development Address:** Ticroghan, Clonard, Co Meath.

**Application Type:** Section 5 of the Planning & Development Act 2000-2023, Declaration on Development/Exempted Development.

**Date of Site Inspection:** Not applicable.

**Date of Report:** 23/07/2025

**Date Decision Due:** 27/07/2025

**Development Description:** Class 6: Stable building and all associated site works  
Class 10: unroofed fenced area for the exercising or training of horses.

## 1.0 SITE LOCATION & DESCRIPTION

The application concerns an unoccupied parcel of agricultural land situated in Ticroghan, Clonard, County Meath. The lands in question are accessible via a local road (L-40185-0). The proposed works for declaration pertain to a total landholding of roughly 5.33 hectares. Adjacent properties consist of additional farms and rural homes. This area is part of the Southwest Lowlands Landscape Character Area, recognized for its high value and sensitivity.



## 1.2 Planning Policy

- Meath County Development Plan 2021-2027

### 11.14.6 Land Use Zoning Categories

#### RA Rural Areas

*Objective: To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.*

The primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted.

## 2.0 PROPOSED DECLARATION

The referrer seeks a declaration as to whether "Class 6: Stable building and all associated site works, Class 10: unroofed fenced area for the exercising or training of horses" **is or is not development and is or is not exempted development.**

## 3.0 PLANNING HISTORY

None on site, nearby relevant history as below.

2006 TA60184 Gerard Coyne Grant conditional  
Development will consist of permission to retain existing septic tank and percolation area.

2003 TA30246 Niall Walsh Grant conditional  
The proposal of agricultural buildings. (revisions from that originally submitted under current planning ref. ta/30246).....

1997 97248 Gerrard Coyne Grant conditional  
To construct a dwelling house, septic tank and joinery workshop.

#### **4.0 LEGISLATIVE CONTEXT**

In order to assess whether or not the works described in Section 2.0 of this report is or is not development or is or is not exempted development, regard must be had to the following national legislation set out below.

##### **Section 2 of the Planning & Development Acts 2000-2023**

Section 2 of the Planning & Development Acts 2000-2023 provides the following interpretations, which are relevant:

“development” has the meaning assigned to it by section 3, and “develop” shall be construed accordingly.

“Exempted development” has the meaning specified in section 4.

“structure” means *inter alia* any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the land on, in or under which the structure is situated; and

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

##### **Section 3 of the Planning & Development Acts 2000-2023**

Section 3(1) of the Planning & Development Acts 2000-2023 defines “development” as follows:

*“Development” in this Act means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.*

##### **Section 4 of the Planning & Development Acts 2000-2023**

Section 4(1) of the Planning & Development Acts 2000-2023 provides a list of statutory exempted development, including:

*“(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do 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”.*



**Section 4(2)(a) (i)**

*"The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that –*

- (i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or*
- (i) "the development is authorised, or is required to be authorised, by or under any enactment...."*

**Section 4(2)(c)**

*"Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a) provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purposes being exempted development for the purposes of this Act".*

**Section 4(4)**

*Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.*

**Section 5 of the Planning & Development Acts 2000-2023**

Section 5 of the Planning & Development Acts 2000-2023 provides *inter alia*:

- (1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.*
- (2) (a) Subject to paragraph (b), a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under subsection (1), and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.*
  - (b) A planning authority may require any person who made a request under subsection (1) to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and; where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of further information.*
  - (c) A planning authority may also request persons in addition to those referred to in paragraph (b) to submit information in order to enable the authority to issue the declaration on the question.*

## **Section 32 of the Planning & Development Acts 2000-2023**

Section 32 of the Planning & Development Acts 2000-2023 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development which is unauthorised, for the retention of that unauthorised development.

### **Section 177U(9)**

*"In deciding upon a declaration for the purposes of Section 5 of this Act a planning authority or the Board, as the case maybe, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this Section."*

## **Planning and Development Regulations 2001-2025**

### **Article 6(3)**

*"Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1".*

### **Article 9(1)**

*"Development to which Article 6 relates shall not be exempted development for the purposes of the Act – 9(1)(a) – if the carrying out of such development would" conflict with the restriction on exemptions as outlined between (i) – (xii) of the regulations.*

## **5.0 DETAILS OF REQUEST FOR FURTHER INFORMATION**

This report should be read in conjunction with the previous Planner's Report dated 27/06/2025, requesting further information about the point(s) below.

Further information was requested on 30/06/2025. A response to further information was received by the Planning Authority on 07/07/2025



## 6.0 ASSESSMENT

### (i) Does the proposal constitute development:

Having regard to the definition of 'development' within the Planning and Development Act 2000 (as amended), "the carrying out of works on, in, over or under lands or the making of any material change in the use of any structures or other land"; It is considered the proposal detailed would constitute development in accordance with Section 3(1) of the Planning and Development Act 2000-2023. Therefore, the focus, is on whether or not the proposed development constitutes exempted development.

### (ii) Does the proposal constitute exempt development:

#### Schedule 2, Part 3 Exempted Development – Rural

**Schedule 2, Part 3, Class 6 (Agricultural Structures) of the Planning and Development Regulations 2001 - 2025 relate to:**

*"Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage."*

#### Conditions and Limitations (Column 2)

1. No such structure shall be used for any purpose other than the purpose of agriculture.
2. The gross floor space of such structure together with any other such structures situated within the same farmyard. Complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.
3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.
4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.
5. No such structure within 100 metres of any public road shall exceed 8 metres in height.
6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.
7. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.

**Schedule 2, Part 3, Class 10 (Agricultural Structures) of the Planning and Development Regulations 2001 - 2024 relate to:**

*"The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface".*

**Conditions and Limitations (Column 2)**

1. *No such structure shall be used for any purpose other than the exercising or training of horses or ponies.*
2. *No such area shall be used for the staging of public events.*
3. *No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road.*
4. *The height of any such structure shall not exceed 2 metres.*

Insufficient information was provided by the applicant to determine if the proposed complies fully with the exemption criteria set out under each exemption class as above and a further information request was made.

**7.0 FURTHER INFORMATION ASSESSMENT**

**Item 1**

1. The applicant is advised to examine the nearest classification pertinent to the aforementioned development, as outlined in Class 6 of Part 3 in Schedule 2 of the Planning and Development Regulations 2001-2025, states the following:

*"Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage."*

**Conditions and Limitations (Column 2)**

1. *No such structure shall be used for any purpose other than the purpose of agriculture.*
2. *The gross floor space of such structure together with any other such structures situated within the same farmyard. Complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*
3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*
4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*
5. *No such structure within 100 metres of any public road shall exceed 8 metres in height.*

6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*
7. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

Should the applicant request a declaration regarding the works specified in the aforementioned class, it is imperative that the applicant reviews and submits all pertinent information for the Planning Authority's further evaluation to ascertain whether the proposal adheres to the conditions and limitations outlined in Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001-2025.

The applicant has submitted a site layout plan that indicates two residential dwellings located within 100 meters. If these dwellings are owned by a third party, the stables building that is being declared must be relocated to a distance greater than 100 meters from these residential properties in order to fully meet the exemption criteria. A revised layout map will then need to be submitted for the Planning Authority's review.

#### **Applicant's Response**

The applicant has submitted a response that elucidates the previously omitted information, along with a revised layout plan for the proposal.

#### **Planner's Assessment**

The provided information is evaluated based on the subsequent categorization of exempt development.

#### **Schedule 2, Part 3 Exempted Development – Rural**

**Schedule 2, Part 3, Class 6 (Agricultural Structures) of the Planning and Development Regulations 2001 - 2025 relate to:**

*"Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage."*

#### **Conditions and Limitations (Column 2)**

1. *No such structure shall be used for any purpose other than the purpose of agriculture.*

It will be used to house horses.

2. *The gross floor space of such structure together with any other such structures situated within the same farmyard. Complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*

The sheds in the adjoining farm are class 9 storage with aggregate of 900m<sup>2</sup>

3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*

A pre-cast effluent storage tank with a capacity of 5000 gallons is indicated on the floor plans.

The effluent tank has been sized using the department of agricultural regulations and spec.

4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*

43 meters from public laneway

5. *No such structure within 100 metres of any public road shall exceed 8 metres in height.*

Max height is 4.5 meters.

6. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*

The proposed development is 110 meters from the nearest dwelling houses, please see revised site plan.

7. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

The shed will be clad in green/Gray cladding with mass concrete walls.

Based on the submitted documentation, it appears that the application would comply with the conditions and limitations of Class 6 to Part 3 of Schedule 2 of the Planning and Development Regulations, 2001-2025.

**Schedule 2, Part 3, Class 10 (Agricultural Structures) of the Planning and Development Regulations 2001 - 2024 relate to:**

*"The erection of an unroofed fenced area for the exercising or training of horses or ponies, together with a drainage bed or soft surface material to provide an all-weather surface".*

**Conditions and Limitations (Column 2)**

1. *No such structure shall be used for any purpose other than the exercising or training of horses or ponies.*

To be used for horses or ponies.

2. *No such area shall be used for the staging of public events.*

Not for staging or public events.

3. *No such structure shall be situated within 10 metres of any public road, and no entrance to such area shall be directly off any public road.*

In excess of 43 meters.

4. *The height of any such structure shall not exceed 2 metres.*

Unroofed area with a maximum height of 1.78 meters and approx. 1500m<sup>2</sup>.

Based on the submitted documentation, it appears that the application would comply with the conditions and limitations of Class 10 to Part 3 of Schedule 2 of the Planning and Development Regulations, 2001-2025.

**Item 2**

The applicant is requested to confirm if the land is in his ownership.

**Applicant's Response**

Yes, the land is owned by the applicant

**Planner's Assessment**

The applicant has recently acquired the lands and is now the owner of the property.

**8.0 RESTRICTIONS ON EXEMPTIONS:**

The works are not restricted by virtue of Article 9(1)(a)(i) – (xii) (inclusive).

Article 9(3) reads as

*Development shall not be exempted development for the purposes of this Act if an environmental impact assessment or an appropriate assessment of the development is required.*

The development consists of a stable building. It is not considered the proposal would require an environmental impact assessment.

## 9.0 APPROPRIATE ASSESSMENT:

Article 9(1)(a)(viiB) sets out that where a planning authority, as the competent authority in relation to appropriate assessment, considers that a development would be likely to have significant effect on the integrity of a European site then there is a restriction on exemption.

The site is not located within a Natura 2000 site. The nearest sites located within 15km of the subject site are as follows:



- River Boyne and River Blackwater SAC 002299
- River Boyne and River Blackwater SPA 004232
- Mount Hevey Bog SAC 002342

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.

## 10.0 CONSLUSION:

On the basis of the information provided, I conclude that "Class 6: Stable building and all associated site works Class 10: unroofed fenced area for the exercising or training of horses.)" is development and is exempted development



## 11.0 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 "Class 6: Stable building and all associated site works Class 10: unroofed fenced area for the exercising or training of horses at Ticroghan, Clonard, Co Meath." is or is not development and is or is not exempted development.

**AND WHEREAS** Meath County Council, in considering this question, has had regard particularly to:

- (a) Sections 2(1), 3(1), 4, & 177U(9) of the Planning and Development Act 2000 – 2023,
- (b) Article 6 & 9 of the Planning and Development Regulations, 2001-2025
- (c) Schedule 2, Part 3, Class 6 & Class 10 (Exempted Development) of the Planning and Development Regulations, 2001-2025
- (d) Information provided.
- (e) Further information submitted on 07/07/2025

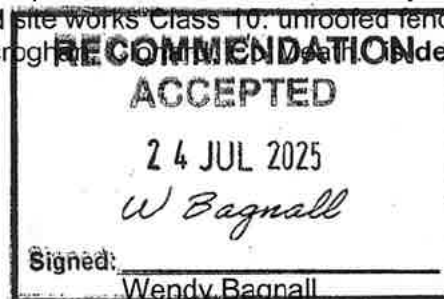
**AND WHEREAS** Meath County Council has concluded: -

- a) Class 6: Stable building and all associated site works Class 10: unroofed fenced area for the exercising or training of horses at Ticroghan, Clonard, Co Meath." comprises works and is development under section 3(1) of the Planning & Development Act 2000-2023 and
- b) "Class 6: Stable building and all associated site works Class 10: unroofed fenced area for the exercising or training of horses at Ticroghan, Clonard, Co Meath." is exempted development under the provisions of Class 6 & Class 10 of Article 6, Part 3 of Schedule 2 of the Planning & Development Regulations 2001-2025.

**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 Class 6: Stable building and all associated site works Class 10: unroofed fenced area for the exercising or training of horses at Ticroghan, Clonard, Co Meath." is development and is **Exempted Development**.



Shoaib Khan  
Executive Planner  
Date: 23/07/2025



Wendy Bagnall  
Senior Executive Planner  
Date:

**Note:** Declaration is made strictly on the information submitted with this application and the Case Officer's interpretation of the thresholds for exempted development as set out in the Planning & Development Act 2000-2023 and Regulations 2001-2025.



**MEATH COUNTY COUNCIL**

**Planning Department**

**Buvinda House**

**Dublin Road**

**Navan**

**Co.Meath**

**046 – 9097500**

Date: 30/06/2025

File Reference Number: TS525067

Chief Executive Order Number: 1102/25

**Sean Shields**

c/o Aidan Kelly

Molough

Newcastle

Clonmel

Co Tipperary

**DEVELOPMENT :**

Class 6: Stable building and all associated site works

Class 10: Unroofed fenced area for the exercising or training of horses

**LOCATION : Ticroghan, Clonard, Co Meath**

Dear Sir/Madam,

In considering this application, it has been found necessary to request **further information**. This information is essential for a full and proper evaluation of the application and is set out on the attached form.

Meanwhile consideration of the application has been suspended pending submission of this information.

Yours faithfully

*Triona Keating*  
On Behalf of Meath County Council



**Request for Further Information**

1. The applicant is advised to examine the nearest classification pertinent to the aforementioned development, as outlined in Class 6 of Part 3 in Schedule 2 of the Planning and Development Regulations 2001-2025, states the following:

*"Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage."*

**Conditions and Limitations (Column 2)**

1. *No such structure shall be used for any purpose other than the purpose of agriculture.*
  2. *The gross floor space of such structure together with any other such structures situated within the same farmyard/complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate.*
  3. *Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution.*
  4. *No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road.*
- 
1. *No such structure within 100 metres of any public road shall exceed 8 metres in height.*
  2. *No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof.*
  3. *No unpainted metal sheeting shall be used for roofing or on the external finish of the structure.*

Should the applicant request a declaration regarding the works specified in the aforementioned class, it is imperative that the applicant reviews and submits all pertinent information for the Planning Authority's further evaluation to ascertain whether the proposal adheres to the conditions and limitations outlined in Class 6 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001-2025.

The applicant has submitted a site layout plan that indicates two residential dwellings located within 100 meters. If these dwellings are owned by a third party, the stables building that is being declared must be relocated to a distance greater than 100 meters from these residential properties

in order to fully meet the exemption criteria. A revised layout map will then need to be submitted for the Planning Authority's review.

2. The applicant is requested to confirm if the land is in his ownership.

Note: Declaration is made strictly on the information submitted with this application and the Case Officer's interpretation of the thresholds for exempted development as set out in the Planning & Development Act 2000-2023 and Regulations 2001-2025.



Molough,  
Newcastle,  
Clonmel,  
Co. Tipperary.  
4-Jun-25

**Section 5 exemption**  
**Lodgement**

**Client:**  
Sean Shields

**Address;**  
Ticroghan, Clonard, Co. Meath,

**Proposal;**  
Permission to construct  
**Class 6** Stable building and all associated site works  
**Class 10** unroofed fenced area for the exercising or training of horses

Please call Aidan Kelly at 085 7466211 for fee payment of €80. Thank you<sup>†</sup>

Please forward all correspondence to agent at below address

Regards

Aidan Kelly B.Arch B.sc Arch Tech B.Agr



**APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED  
DEVELOPMENT**

**Part 1 Section 5 of Planning and Development Act 2000-2018, as amended.**

**1. Name: \_\_\_ Sean Shields**

**Address: \_\_\_\_\_**

**Phone No: \_\_\_\_\_ E-mail : \_\_\_\_\_**

**2. Address for correspondence: Aidan kelly ( agent )**

**Address: \_\_\_ Molough, Newcastle, Clonmel, Co. Tipperary.**

**Phone No: \_\_\_\_\_ E-Mail: \_\_\_\_\_**

**3. Location of Development and/or Subject Site: Ticroghan, Clonard, Co. Meath,**

**4. Description of Development: \_**

**Class 6 : Stable building and all associated site works**

**Class 10 : unroofed fenced area for the exercising or training of horses**

**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 – 2018, as amended, been requested or issued for the property by the Planning Authority?**

**Please tick as appropriate: YES \_\_\_\_\_ NO ☒**

**6. State overall height of structure if applicable: \_\_\_\_\_**

**Class 6 : Stable building 4.4m max height**

**Class 10 : unroofed fenced area 1.78 m Max Height**

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

**Class 6 : Stable building 156m2**

**Class 10 : unroofed fenced area 1500m2**



**8. List of plans / drawings etc. submitted:**

Osi maps, site plans, Floor plan , sections, and elevations

**10. Please state applicants interest in this site** OWNER

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

N/A

**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:**

N/A

**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:**

N/A

**SIGNED:**



**DATE:**

04-06-2024

**NOTES**

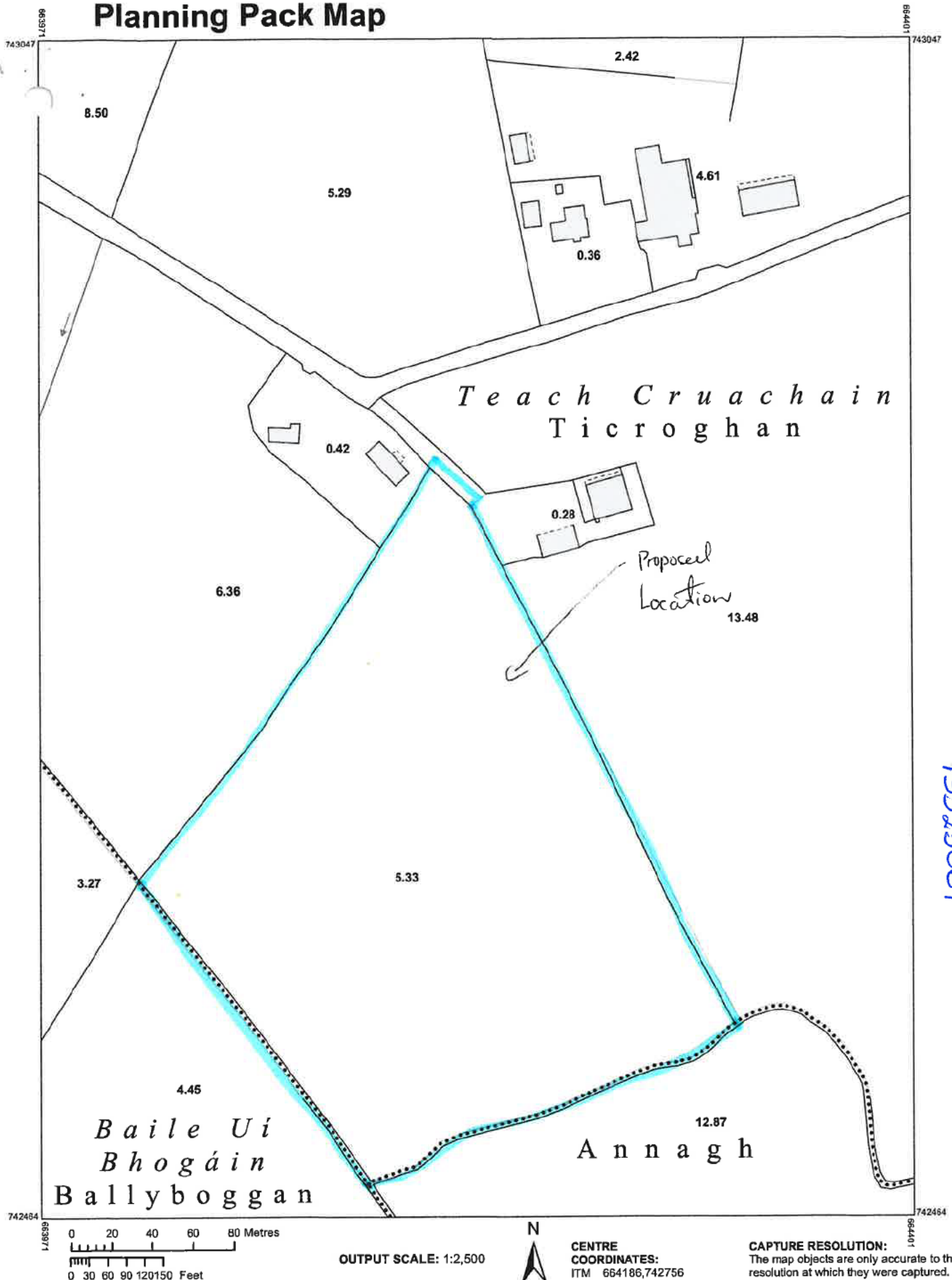
**1. Application Fee of €80**

**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](mailto:planning@meathcoco.ie)**

# Planning Pack Map



75525067

## COMPILED AND PUBLISHED BY:

Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

[www.tailte.ie](http://www.tailte.ie)

Any unauthorised reproduction infringes Tailte Éireann copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2025  
All rights reserved

OUTPUT SCALE: 1:2,500

CENTRE  
COORDINATES:

ITM 664186,742756

PUBLISHED:  
04/06/2025

MAP SERIES:  
1:5,000  
1:2,500

ORDER NO.:  
50470804\_1

MAP SHEETS:  
3051  
3051-A

## CAPTURE RESOLUTION:

The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [www.tailte.ie](http://www.tailte.ie); search 'Capture Resolution'

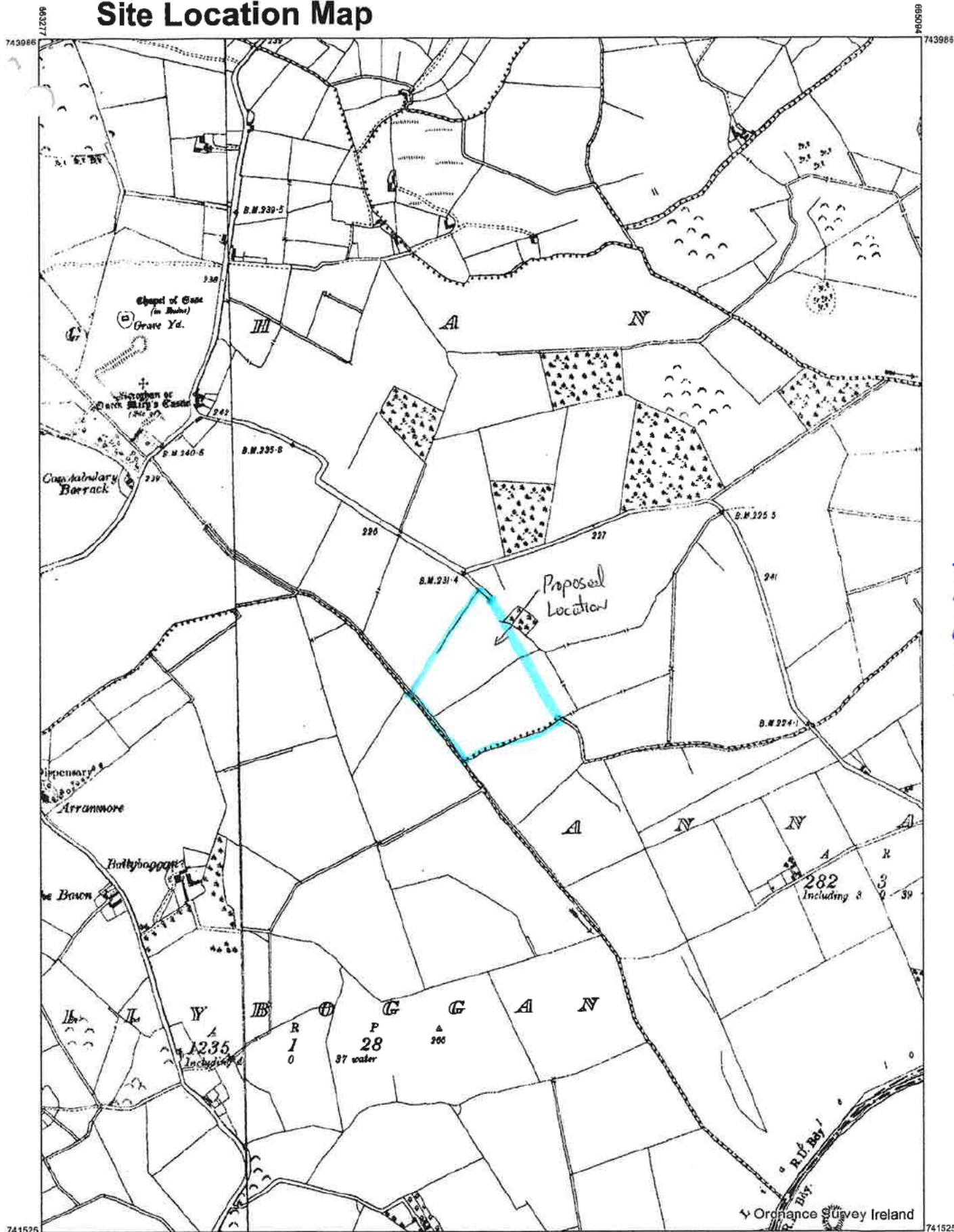
LEGEND: To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'



**Tailte  
Éireann**



# Site Location Map



155 25067

0 100 200 300 400 Metres  
0 150 300 450 600 750 Feet

OUTPUT SCALE: 1:10,560



**CENTRE COORDINATES:**  
ITM 664186,742756

**PUBLISHED:**  
04/06/2025

**MAP SERIES:**  
6 Inch Raster  
6 Inch Raster  
6 Inch Raster  
6 Inch Raster  
6 Inch Raster

**ORDER NO.:**  
50470804\_1

**MAP SHEETS:**  
KE001  
KE002  
KE003  
MH046+046A  
MH047

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [www.tailte.ie](http://www.tailte.ie); search 'Capture Resolution'  
**LEGEND:** To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'



**Tailte Éireann**

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2025  
All rights reserved

[www.tailte.ie](http://www.tailte.ie)

Any unauthorised reproduction infringes Tailte Éireann copyright.

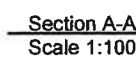








Floor Plan  
Scale 1:100

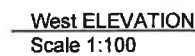


Section A-A  
Scale 1:100

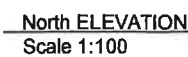
PRE- CAST  
5000 GALLON  
EFFLUENT STORAGE TANK



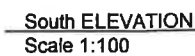
East ELEVATION  
Scale 1:100



West ELEVATION  
Scale 1:100



North ELEVATION  
Scale 1:100



South ELEVATION  
Scale 1:100

AREA OF PROPOSED NEW SHED = 156m2

## PLANNING

**AIDAN KELLY**

B.Arch. B.sc Arch Tech B.Agr

## ARCHITECTURE & AGRICULTURAL DESIGN SERVICES

MOLOUGH,  
NEWCASTLE,  
CLONMEL,  
CO. TIPPERARY.

TEL: 052 7462844  
MOB: 085 7466211

EMAIL: AIDANKELLY2000@YAHOO.IE  
WEBSITE : WWW.ADPS.IE



**PROJECT:** Proposed building for Sean Shields at  
Ticroghan, Clonard, Co. Meath,

DRAWING TITLE:

### Plan, section and elevations

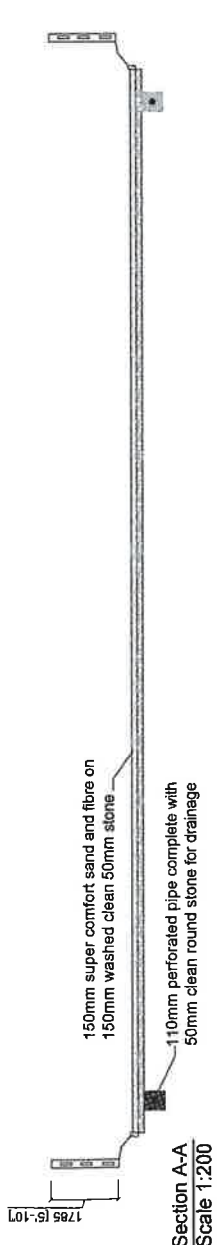
DRAWN BY A KELLY	DATE May 2025	SCALE	DWG NO. 02	JOB NO. 41
---------------------	------------------	-------	---------------	---------------

TS525067

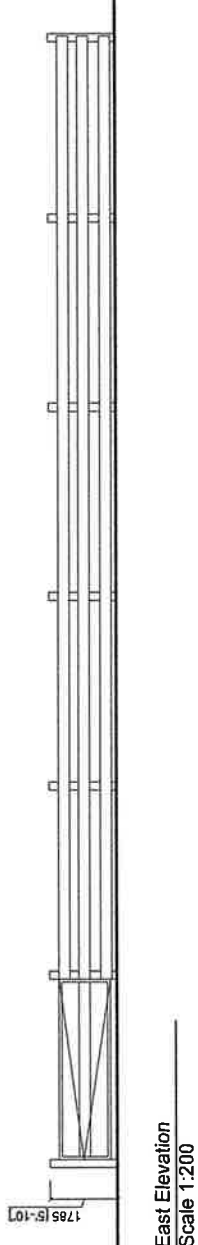




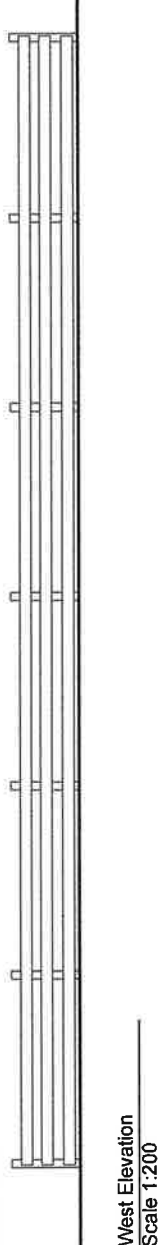
Floor Plan  
Scale 1:200



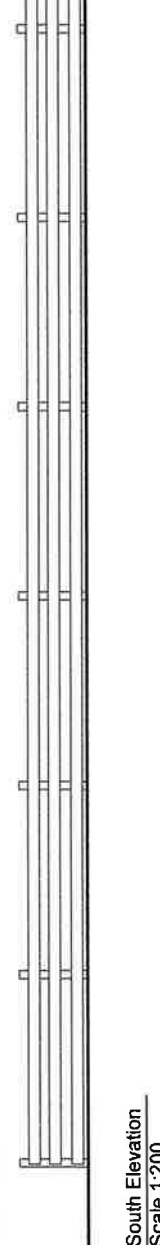
Section A-A  
Scale 1:200



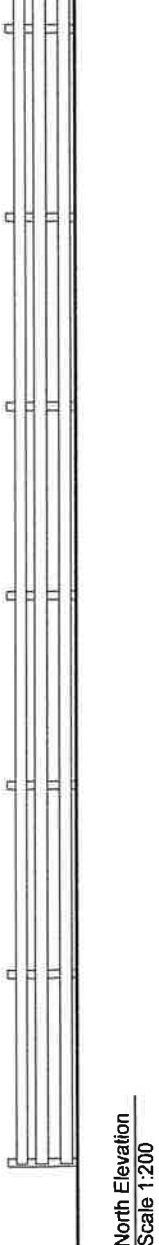
East Elevation  
Scale 1:200



West Elevation  
Scale 1:200



South Elevation  
Scale 1:200



North Elevation  
Scale 1:200

Area : 1500 m2

PLANNING

**AIDAN KELLY** B.Arch. B.sc Arch Tech  
**ARCHITECTURE & AGRICULTURAL DESIGN SERVICES**  
MOLOUGH,  
NEWCASTLE,  
CLONMEL,  
CO. TIPPERARY  
EMAIL: AIDANKELLY2000@YAHOO.IE  
WEBSITE: WWW.ADPS.IE

TEL: 052 7462844  
MOB: 085 7466211



PROJECT: Proposed building for Sean Shields at  
Ticroghan, Clonard, Co. Meath,

DRAWING TITLE:

Plan, section and elevations

DRAWN BY	DATE	SCALE	DWG NO.	JOB NO.
A KELLY	May 2025		04	41

**NOTE**  
ALL STEEL SIZING AND DESIGN TO BE  
CHECKED BY AN ENGINEER PRIOR TO  
CONSTRUCTION

© THE INFORMATION CONTAINED ON THIS  
PRINT IS THE INTELLECTUAL PROPERTY OF  
ARCHITECTURE & AGRICULTURAL DESIGN  
SERVICES (ADPS). No reproduction without the  
expressed permission of ADPS

DRAFT

75525067