

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

Jessica Squires

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

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



Jessica squires

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

3. Location of Development and/or Subject Site

Drakerath carlanstown kells Co.Meath

Already existing garage renovation

4. Applicant's Interest in Site

5. Description of Proposed Development

Existing garage that needs internal renovation to become work space

Floor area of proposed development (sq.m.)(if applicable)

6. Protected Structure

Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?	Yes		No *	
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)	
Floor area of proposed development	
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	Garage storage
Proposed use of structure/land	Workspace /office

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*	
If, yes please provide details				

13. Signature

Signed (applicant / agent as appropriate)	Jessica squires
Date:	25/03/2025

NOTES

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

1. 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

08 APR 2025

KSS25045

6.4

Window

Window

FLOOR
PLAN

Window

6.5

6.5

Window

Door

6.4

08 APR 2025

KS825046

6.5

Roof



Side Wall

2.5

6.5

SIDE ELEVATION

08 APR 2025

K5525045

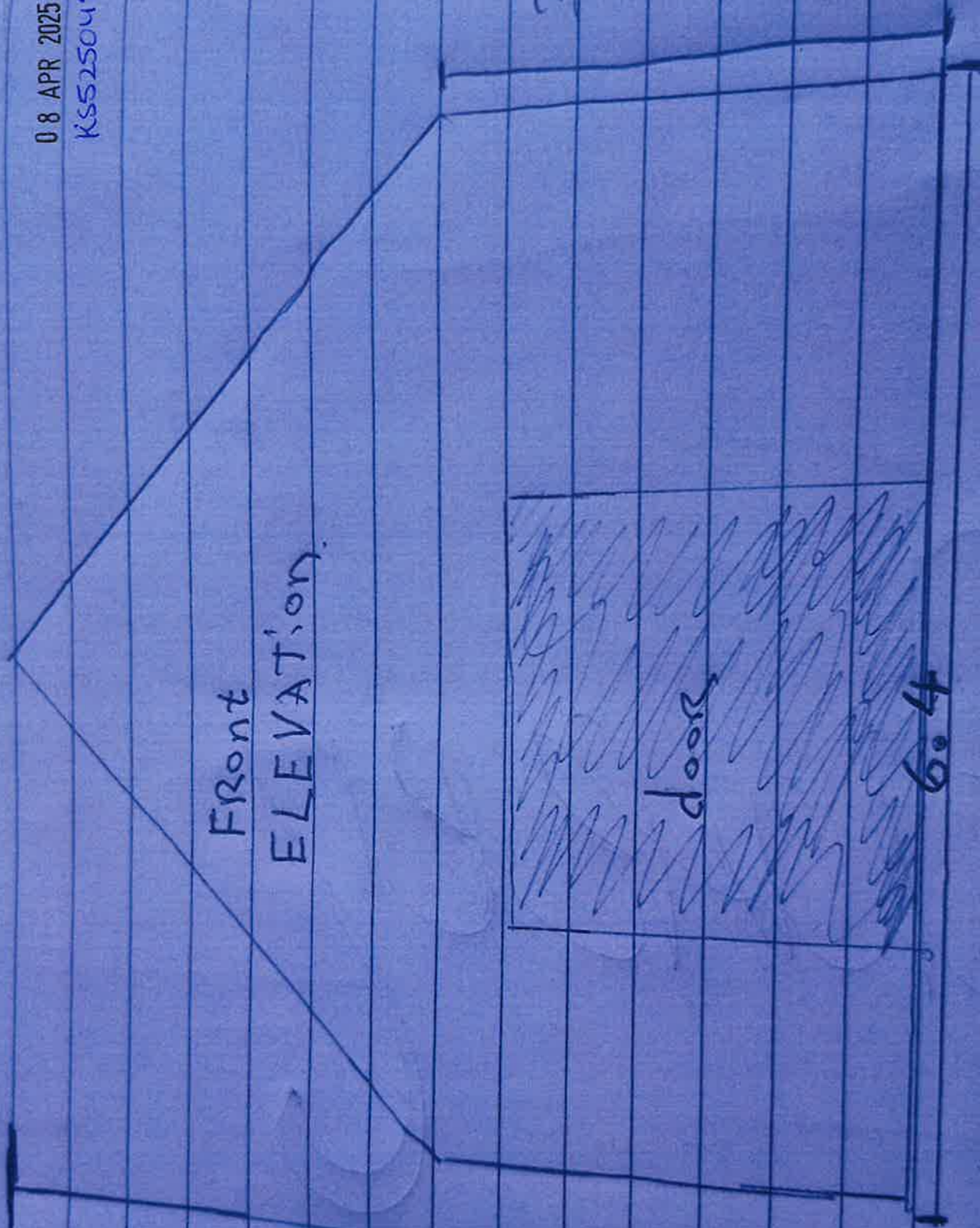
FRONT
ELEVATION

4.2

2.5

door

6.4



MEATH COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 1355/25

Reference Number: KS525045

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

Name of Applicant: Jessica Squires

Address: Drakerath
Carlanstown
Kells
Co Meath

Nature of Application: Existing garage that needs internal renovation to become work space.

Location of Development: Drakerath, Carlanstown, Kells, Co Meath

DECLARATION: **This development is not exempted development and therefore is development requiring 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 development is not exempted development and therefore is DEVELOPMENT REQUIRING PLANNING PERMISSION.**

SIGNED:



On Behalf of Meath County Council

DATE:

11-08-25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan

Co Meath

046 - 9097500

Planning & Development Act 2000-2023

DECLARATION

To: Jessica Squires

Drakerath

Carlanstown

Kells

Co Meath

**PLANNING REFERENCE
NUMBER:**

KS525045

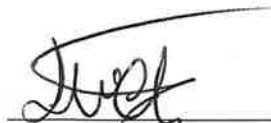
APPLICATION RECEIPT DATE: 08/04/2025

**FURTHER INFORMATION
DATE:**

28/07/2025

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 11/08/2025 decided to Declare the proposed development is **development and is NOT EXEMPTED DEVELOPMENT** therefore is **DEVELOPMENT REQUIRING PLANNING PERMISSION**, in accordance with the documents submitted namely: Existing garage that needs internal renovation to become work space at Drakerath, Carlanstown, Kells, Co. Meath.

Date: 11.08.25



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.

or 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



comhairle chontae na mí
meath county council

Meath County Council

Planning Report

To:	Wendy Bagnall, Senior Executive Planner
From:	Nathan Cooney, Executive Planner
Date:	05/08/2025
File Number:	KS525045
Applicant:	Jessica Squires
Development Address:	Drakerath, Carlanstown, Kells, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000 (as amended): Declaration on Development/Exempted Development.
Development Description:	Existing garage that needs internal renovation to become work space.
Date Decision Due:	17/08/2025

1.0 Further Information Response & Assessment

The Further Information Request (R.F.I.) was issued on 08/05/2025. The Further Information Response was received on 30/07/2025. 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.

1.1 Further Information Request Item No. 1

To allow the Planning Authority to make a full and complete assessment, the applicant shall submit the following further information:

- a) A revised fully complete application form which clearly sets out a description of the proposed works, application site address, and the existing / proposed floor area of the garage and existing dwelling.
- b) A full set of architectural drawings including:
 - i. Site Location Map;
 - ii. Existing Site Layout;
 - iii. Proposed Site Layout;
 - iv. Existing Floor Plans;
 - v. Proposed Floor Plans;
 - vi. Existing Elevational Drawings
 - vii. Proposed Elevational Drawings

1.1.1 Applicants Response to Item No. 1

In response to the further information request the applicant has submitted a site location map, site layout drawing and proposed floor plans, elevations and sectional drawings of the garage. However, the applicant did not submit any existing drawings for the garage. Furthermore, the applicant has not submitted a revised fully completed application form clearly setting out the description of the proposed works, applicant's address, and the existing / proposed floor area of the garage and the existing dwelling.

1.1.2 Further Assessment of Item No. 1

The Planning Officer has reviewed the submitted response and consider this to be unacceptable.

The applicant did not fully respond to the further information request. However, it now clear from the submitted documentation that the existing garage is a detached garage and not attached to the existing dwelling.

Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025 provides an exemption for:

"The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of a house or by the conversion for use as part of the house of a garage, store, shed or other similar structure attached to the rear or to the side of the house".

As can be seen above, this exemption is only for a garage if the garage in question is attached to the dwelling. Therefore, the proposed development is not exempted development and would require planning permission.

2.0 Recommendation

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

WHEREAS the question has arisen as to whether:

Existing garage that needs internal renovation to become work space at Drakerath, Carlanstown, Kells, Co. Meath is or is not development and 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) Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025
- (d) Information provided.

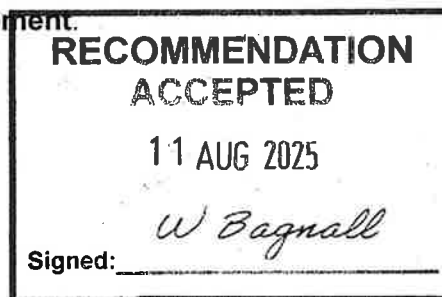
AND WHEREAS Meath County Council has concluded: -

- (a) Existing garage that needs internal renovation to become work space at Drakerath, Carlanstown, Kells, Co. Meath comprises works and is development under section 3(1) of the Planning & Development Act 2000-2023
- (b) Existing garage that needs internal renovation to become work space at Drakerath, Carlanstown, Kells, Co. Meath is not exempted development.

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 existing garage that needs internal renovation to become work space at Drakerath, Carlanstown, Kells, Co. Meath as detailed on plans and particulars submitted on 14th April 2025 and 30th July 2025 **is development and is NOT exempted development.**



Executive Planner
05/08/2025



Wendy Bagnall
Senior Executive Planner

It is requested that you advise the Bureau of the results of your investigation.

Very truly yours,
Special Agent in Charge

Enclosed for the Bureau are two copies of the report of the Agent in Charge of the New York Office.

The report of the Agent in Charge of the New York Office is being furnished to the Bureau for its information.

Very truly yours,
Special Agent in Charge

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