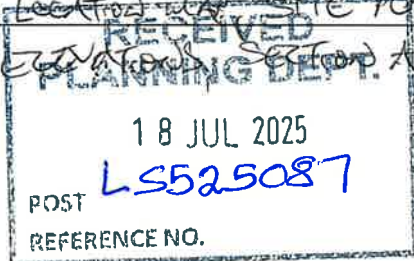


APPLICATION FORM - DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Part 1 Section 5 of Planning and Development Act 2000-2023, as amended.

1. Name: MICHAEL DUNNIN
Address: SWARMORE, ALDRE, CO. LOUTH
Phone No. _____ E-mail: _____
2. Address for correspondence:
Address: SWARMORE, ALDRE CO. LOUTH
Phone No: _____ E-Mail: _____
3. Location of Development and/or Subject Site: BIGSTOWN, ALDRE, CO. LOUTH
4. Description of Development: REAR EXTENSION TO EXISTING DWELLING
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 ☐
7. State overall height of structure if applicable: 4.40
8. State in square metres the floor area of the proposed development: 39.20
9. List of plans / drawings etc. submitted:
2 COPIES OF: LOCATION MAP, SITE PLAN, PROPOSED PLAN, PROPOSED ELEVATIONS, SECTION A-A, EXISTING PLAN + ELEVATIONS



10. Please state applicants interest in this site

owner

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:

Michael Quinn

DATE:

16-7-25

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

Land Registry Compliant Map



CENTRE COORDINATES:
ITM 691715/78536

PUBLISHED: 05/03/2025

ORDER NO.: 50452714_1

MAP SERIES: 2087

MAP SHEETS: 2088

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F8E4

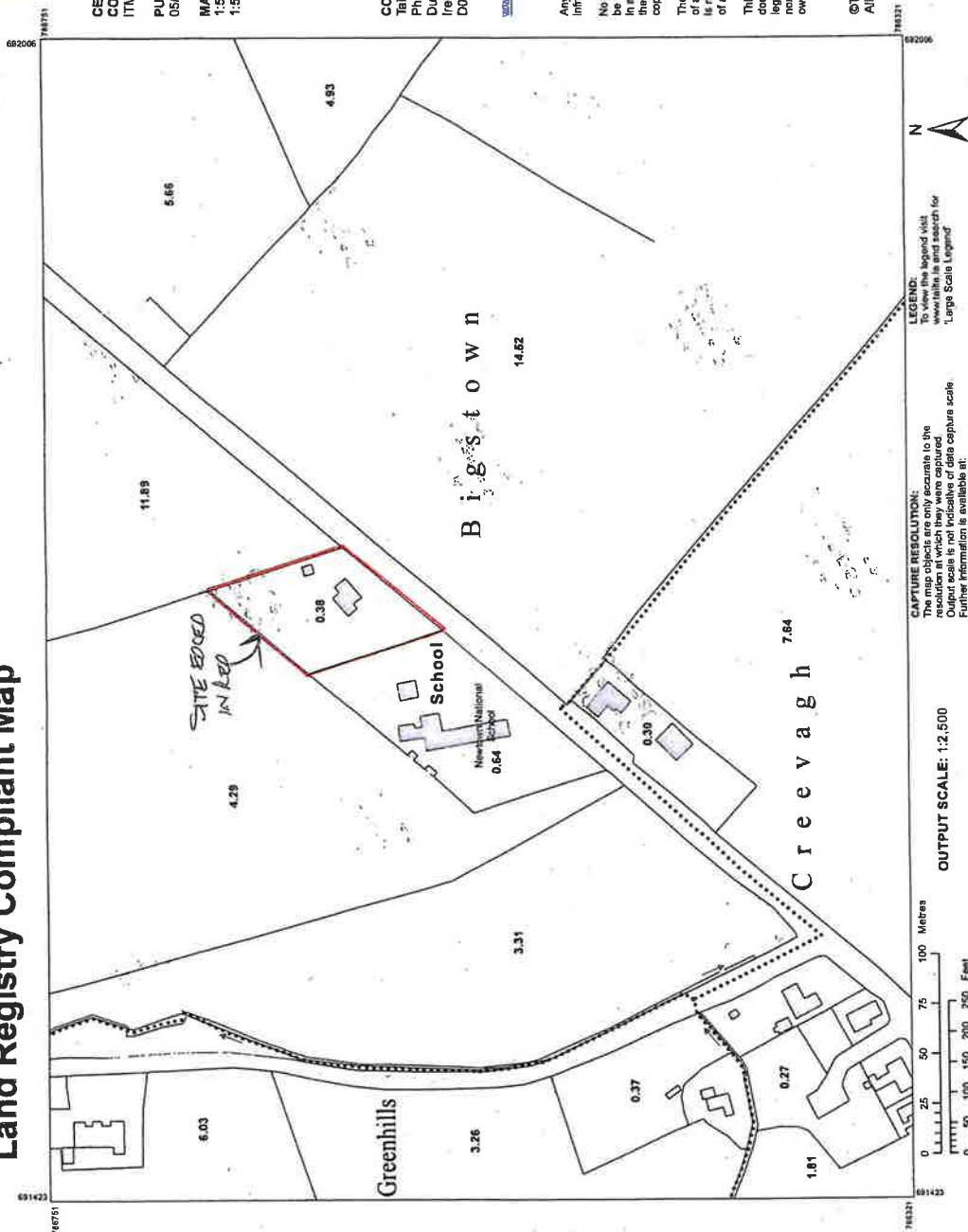
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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

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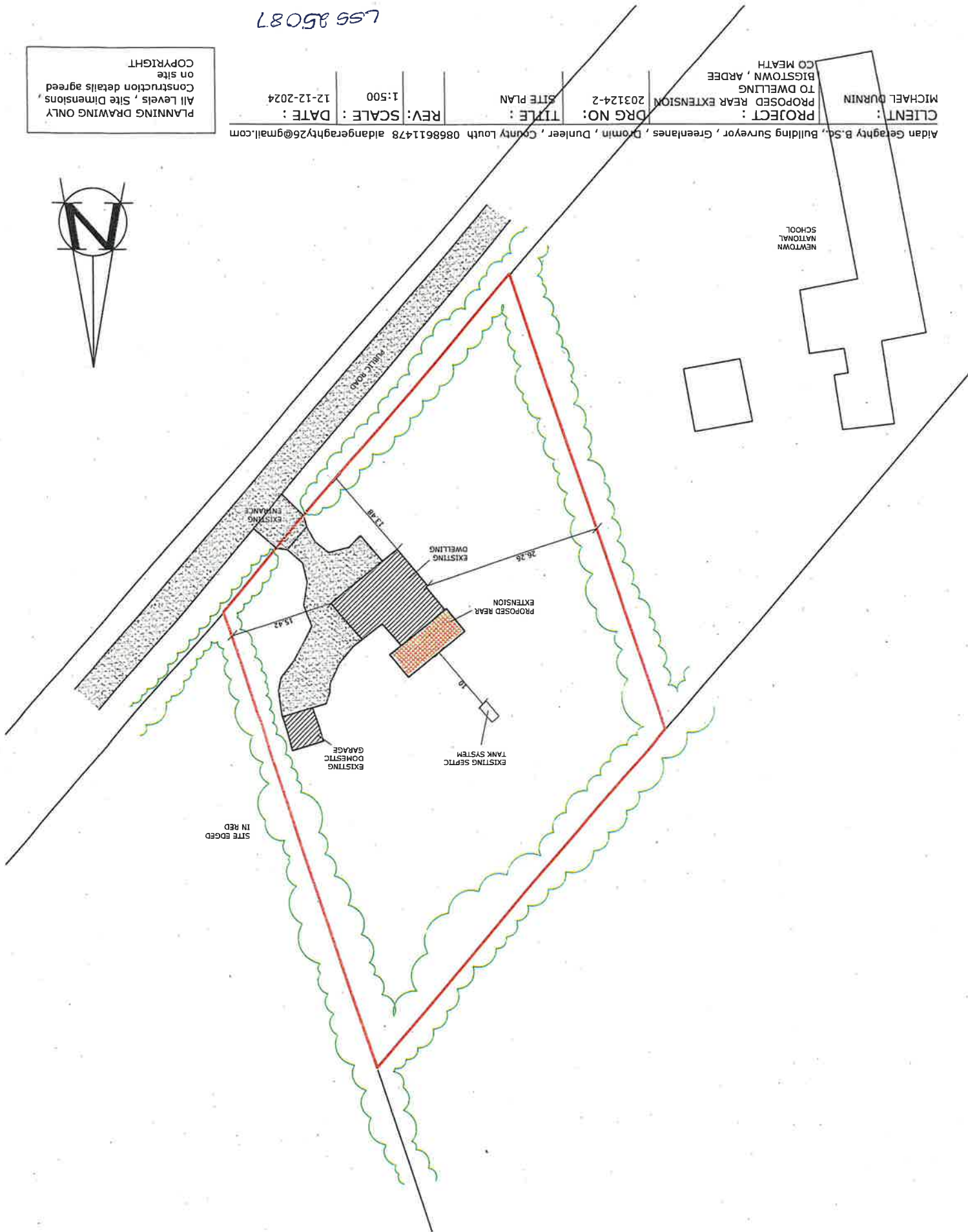
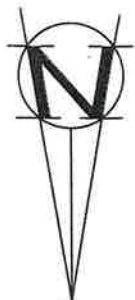
CLIENT : MICHAEL DURNIN	PROJECT : PROPOSED REAR EXTENSION TO DWELLING BIGSTOWN, ARDEE CO MEATH	DRG NO.: 203124-1	TITLE : LOCATION MAP OS LICENCE NO EN0017125	REV: 1:2500	SCALE : 1:2500	DATE : 12-12-2024

PLANNING DRAWING ONLY
All Levels, Site Dimensions,
Construction details agreed
on site
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USB 25087

CLIENT:	MICHAEL DURNIN
PROJECT:	PROPOSED REAR EXTENSION TO DWELLING BIGSTOWN, ARDEE CO MEATH
DRG NO:	203124-2
TITLE:	SITE PLAN
REV:	1:500
SCALE:	12-12-2024
DATE:	

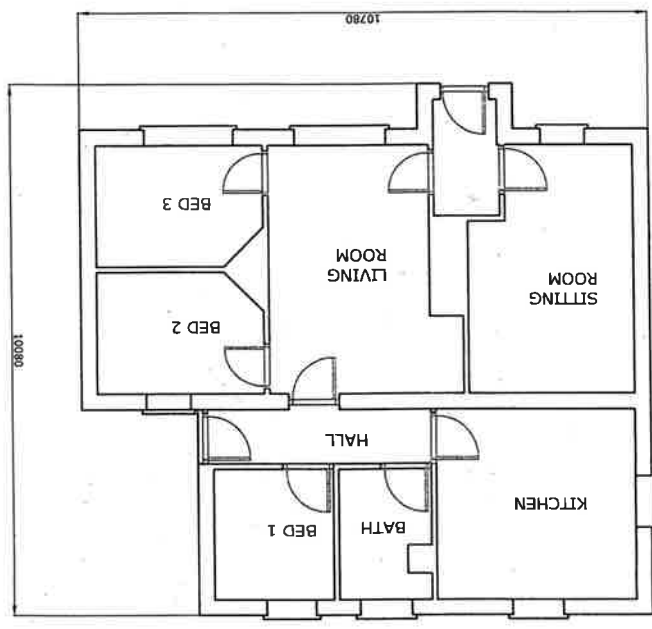
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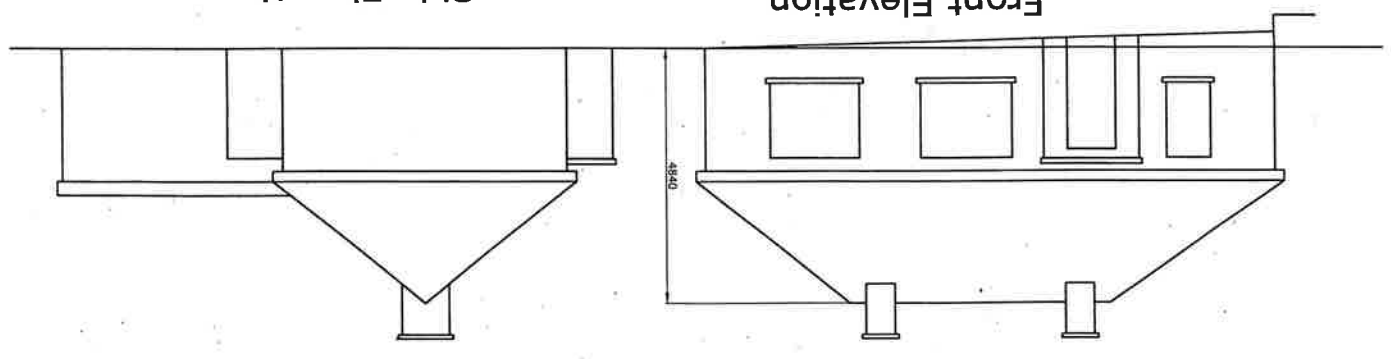
CLIENT : MICHAEL DURBIN		PROJECT : PROPOSED REAR EXTENSION TO DWELLING		CO MEATH BIGSTOWN, ARDEE	
Aidan Geraghty B.Sc., Building Surveyor, Droghda, Greenlanes, Droghda, County Louth 0868611478 aidangeraghty26@gmail.com		DRG NO: 203124-6		TITLE : EXISTING PLAN, ELEVATIONS	
REV: SCALE : DATE : 1:100 12-12-2024		PLANNING DRAWING ONLY All Levels, Site Dimensions, Construction details agreed on site COPYRIGHT			

Plan



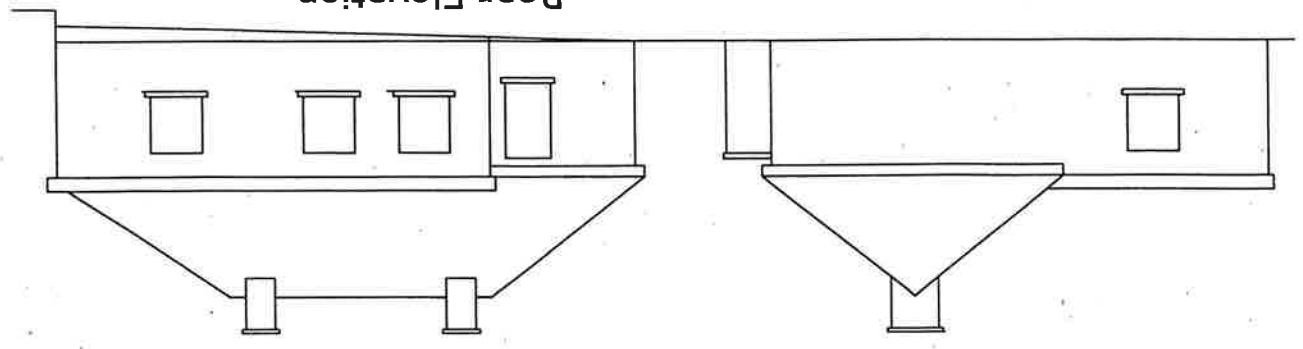
Front Elevation

Side Elevation



Side Elevation

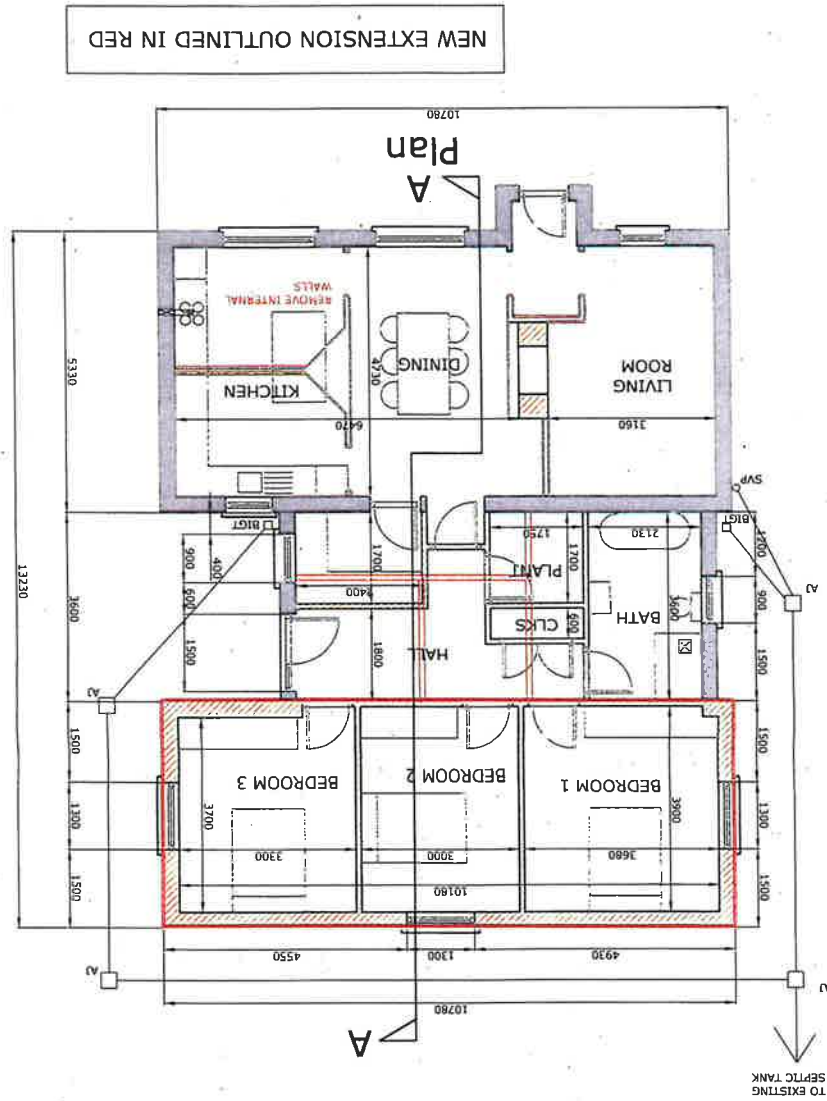
Rear Elevation

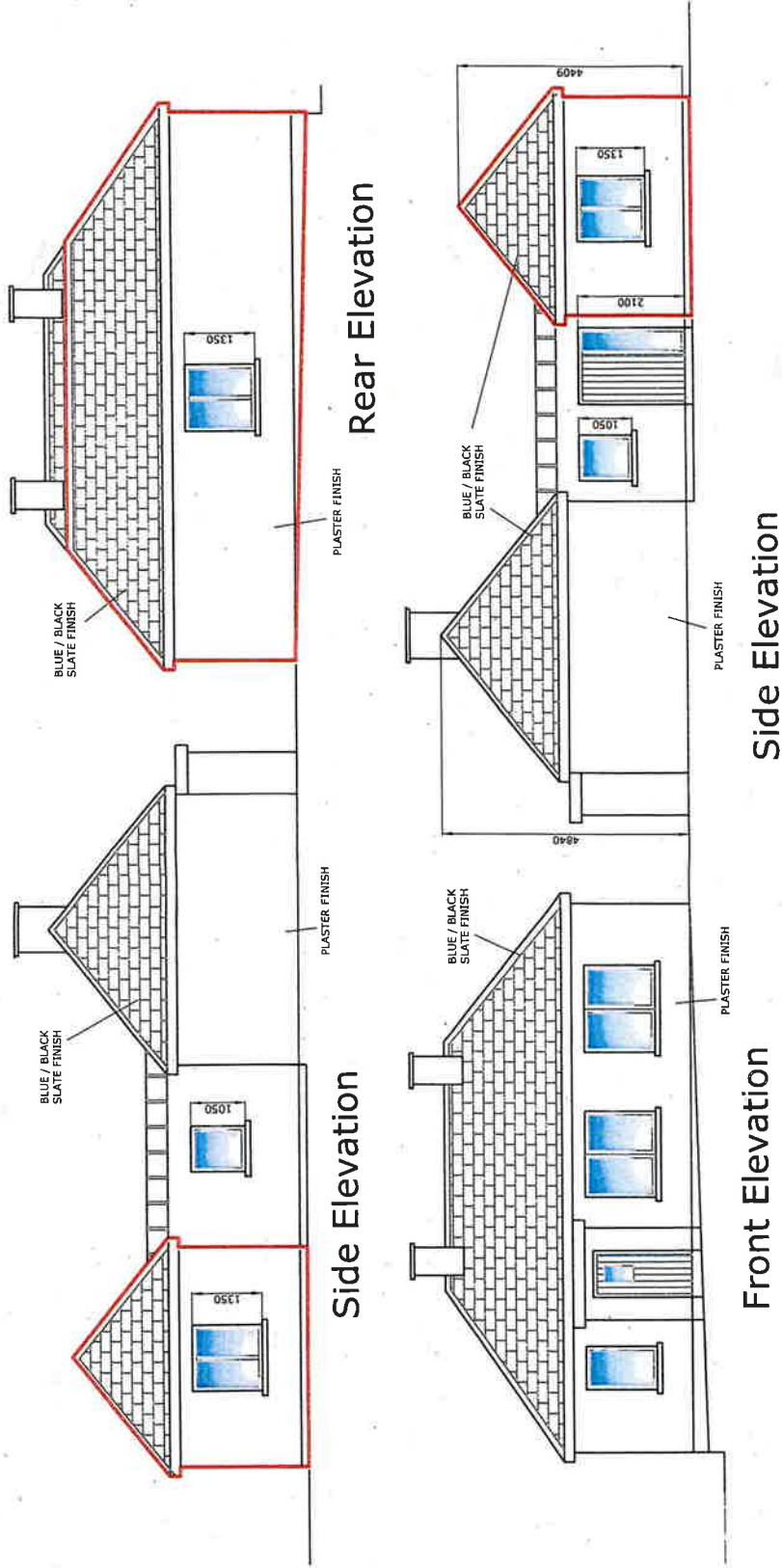


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CLIENT : MICHAEL DURNIN
PROJECT : PROPOSED REAR EXTENSION
TO DWELLING
BIGSTOWN, ARDEE
CO MEATH
DRG NO : 203124-3
TITLE : PROPOSED
PLAN
area 39.2sqm
REV : SCALE : 1:100
DATE : 12-12-2024





NEW EXTENSION OUTLINED IN RED

Aidan Geraghty B.Sc., Building Surveyor, Greenlanes, Dromin, Dunleer, County Louth 0868611478 aidangeraghty26@gmail.com

CLIENT : MICHAEL DURNIN	PROJECT :	DRG NO:	TITLE :	REV:	SCALE :	DATE :
	PROPOSED REAR EXTENSION TO DWELLING BIGSTOWN, ARDEE CO MEATH	203124-4	PROPOSED ELEVATIONS		1:100	12-12-2024

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L5525087

FOUNDATIONS (SUPPLIER TO CERTIFY STRENGTH GRADE)

Foundations must (a) be situated centrally under the wall (b) transfer all dead, imposed and wind loads to the ground without settlement or other movement which would impair the stability or cause damage to the building (c) be taken down below frost damage or subsoil movement level and have a minimum 450mm cover (d) be resistant to attacks by sulphates or other deleterious matter in the subsoil (e) concrete shall be composed of 35N/20 mix and be reinforced with minimum A393 mesh lapped 450MM minimum . Foundation type (subject to ground conditions) to be confirmed on site prior to construction . All foundations to be taken down to firm ground as determined on site but not less than 600mm below ground level to top of foundation . All foundations to be 300mm deep .

FOUNDATIONS WHICH NEED TO BE STEPPED

are to be overlapped in 600mm widths top and bottom and rises of block dimensions . All steps in foundations to have M5 bars hori. & vert . with concrete poured starting at lowest trench where stepping occurs, provide for radon gas barrier under floor construction .

DAMP PROOF COURSES AND MEMBRANES

Provide DPC to cavity walls min. 150mm above GL and to concrete block internal walls at Radon Barrier level . Cavity to be filled to 150mm below DPC level with lean mix concrete . DPC to be bonded to Radon Barrier at internal leaf of cavity walls, also provide stepped DPC between lintols in external cavity walls . Provide vertical DPC to wall and all window jambs in external cavity walls and at rear and end of all RC cills .

RADON BARRIER AND SUMP

Provide radon barrier to all cavity walls and to concrete block internal walls Radon barrier to be bonded to DPC at these locations . Provide proprietary radon sump under radon barrier, vent to external, cap off turned up pipe at footpath level .

WALL CONSTRUCTION

100mm solid concrete block inner leaf , 100mm solid concrete block outer leaf (supplier to provide certificate that material is fit for purpose) . Insulate 150mm cavity with approved full fill insulation board, fit 62.5mm insulation board by Kingspan to inner wall face . Close cavity at windows and doors with proprietary insulated cavity closers by Kingspan or other similar approved . FLOOR CONSTRUCTION 70mm proprietary screed on 150mm Kingspan insulation on 150mm 35N10 concrete floor on radon barrier on 50mm dust blinding on SR21 approved filling compacted in 150mm layers for a total max depth of 900mm . Use suspended PC slabs where depths exceed 900mm .

STUD PARTITIONS

Non load bearing stud partitions shall be constructed using 75mm x 50mm vertical members @ 400mm c/cs fixed between 75x50mm sole piece and 75x50mm header piece with 2 rows of 75x50mm horizontal noggins (staggered) with 12.5mm plasterboard and skim finish . Rockwool insulation to be fixed between all studs . Where studs run parallel to floor joists , joists should be doubled up directly under same . Load bearing studs to have 100x50mm vertical members @ 300mm c/cs with double header and sole piece of same size . Metal edge trims to be used on all corners or edges .

WINDOWS

All window openings to habitable rooms to be min. 800x500mm . The bottom of the opening to be between 800-1100mm above finished floor level . Any glazing in a critical location must be laminated or toughened to BS 6206 Clause 5.3 . A critical location is any glazed area within 800mm from finished floor level in a window or 1500mm in a door or side panel . Provide trickle vent to all windows . Tape all windows and doors with approved air tight tape . Triple glazed with U value less than 0.90 .

ROOF CONSTRUCTION

Blue black slates on 50x25mm for slate 50x35mm for roof tiles s/w treated timber battens on approved building felt . 300x25mm ridge board . 44x225mm ceiling joists 44x175mm rafters @ 400mm c/cs , 150x44mm hangers and collars every 4th rafter . 225x75mm purlins with 100x75mm struts @ 1500mm c/cs . 100x75mm treated walplate bolted to walls @ 900mm c/cs, strapped by 30x5mm x600mm long GS straps @ 1200mm c/cs . PROVIDE TRUSS RAFTERS WHERE SHOWN TO BE DESIGNED BY MANUFACTURER .

Insulate roof with 450mm thick glass fibre quilt , leave 25mm air gap at eaves to ventilate the attic space .

Fit 120mm Kingspan rigid insulation board between rafters to sloping ceiling and to ceiling joists , fit 50mm min. Kingspan rigid insulation board to underside of rafters .

Insulate water tanks with TRI-ISO super 10 or other similar approved .

Insulate all pipes with approved insulation .

APPROACH TO DWELLING

At least one entrance to the dwelling preferable the main abutments to be accessible to wheelchair users . Footpath to be ramped up the entrance door min. 900mm wide and 1 in 20 rise , provide 1200x1200mm landing outside entrance door to be no greater than 1 in 50 fall away from building . Door threshold to be no more than 15mm high .

CIRCULATION WITHIN A DWELLING - WHEELCHAIR ACCESS

Corridors and doors to habitable rooms in the entry storey of a dwelling to be free from stepped changes of level . Corridors to have min unobstructed width of 900mm , where there is a short obstruction such as a radiator , a clear width of 750mm to be provided .

MINIMUM CLEAR OPENING WIDTH

750mm if Corridor 1200mm wide ; 775mm if Corridor 1050mm wide 800mm if Corridor 900mm wide . (If door ope is approached head on with the above clear door opening widths a Corridor of 900mm is allowable) .

Saddleboards to be bevelled with a max upstand of 10mm .

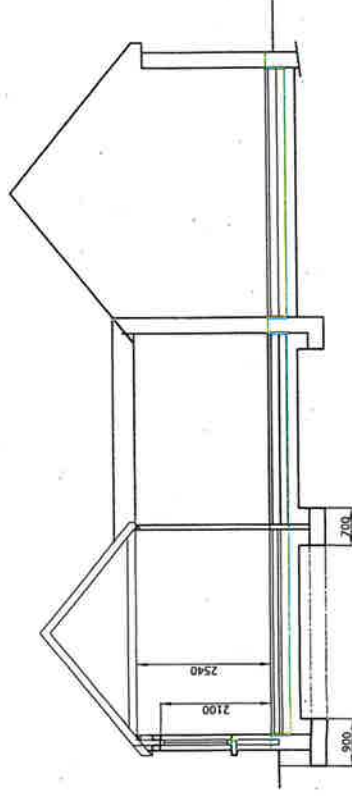
Doors to rooms which can only be accessed by use of steps or stairs may have a clear opening width of 750mm . (Regardless of Obstruction) Door handles , light switches and door bells to be located between 900mm and 1200mm above finished floor level .

VENTILATION

Provide 6500mm sq vent to all habitable rooms . Provide mechanical extract to Kitchen . Utility and all Bathrooms . Provide 12mm continuous vent gap or its equal to all roof soffits .

HEATING

All heating and Hotwater supply to be generated from a renewable energy source . All new Dwellings must achieve A2 BER rating . All extensions to dwellings must achieve B2 BER rating .



Aidan Geraghty B.Sc., Building Surveyor , Greenlanes , Dromin , Dunleer , County Louth 0868611478 aidangeraghty26@gmail.com

CLIENT :
MICHAEL DURNIN

PROJECT :
PROPOSED REAR EXTENSION
TO DWELLING
BIGSTOWN , ARDEE
CO MEATH

TITLE :
SECTION A-A

REV: SCALE :
1:100

DATE :
12-12-2024

PLANNING DRAWING ONLY
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Construction details agreed
on site
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LS525087

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 1376/25

Reference Number: L/S525087

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

Name of Applicant: Michael Durnin

Address: Smarmore
Ardee
Co Louth

Nature of Application: Rear extension to existing dwelling.

Location of Development: Bigstown, Ardee, 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:

13-08-25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan, Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To: Michael Durnin

Smarmore

Ardee

Co Louth

**PLANNING REFERENCE
NUMBER:**

L/S525087

APPLICATION RECEIPT DATE:

18/07/2025

FURTHER INFORMATION DATE: NA

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023 Meath County Council has by order dated 13-08-25 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: **Rear extension to existing dwelling at Bigstown, Ardee, Co Meath.**

Date: 13-08-25


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 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

Meath County Council



1376

Planning Report

To:	Wendy Bagnall, Senior Executive Planner
From:	Matthew Tully, Executive Planner
Date:	12 August 2025
MCC File Number:	L/S525087
Applicant:	Michael Durnin.
Development Address:	Bigstown, Drumconrath, County Meath.
Application Type:	Section 5 of the Planning & Development Acts 2000-2023: Declaration on Development/ Exempted Development.
Development Description:	'Rear extension to existing dwelling'.
Date Decision Due:	15 August 2025

1.0 Site Location & Description

The application site is located in the townland of Bigstown, 4.5Km south of Drumconrath village and within the Newtown Rural Node. The subject site is bounded generally by agricultural lands to the east and north, the L-5600 local road to the south with further agricultural beyond that and by Newtown National School to the immediate west. There are no National Monuments or Protected Structures within or adjoining the application site. The site is not within Flood Zone A or B. The subject site is owned by the Applicant as verified with land registry.

The site is located in an area with a 'RN – Rural Node' land use zoning objective, which states the following:

'To provide for small-scale infill development including community facilities and supporting services serving local needs while maintaining the rural nature of the node.'



Figure 1: Extract from Google Imagery showing subject site.

2.0 Proposed Declaration

The applicant describes the development in the completed application form as 'rear extension to existing dwelling'. The Planning Authority is considering this question as:

Whether the extension of the existing dwelling is or is not development and is or is not exempted development.

The completed application form and submitted documents indicate the extent of the works proposed.

3.0 Planning History

A review of Meath County Council's records indicates no planning history associated with the subject site.

4.0 Internal, External and Prescribed Body referrals

No referred.

5.0 Relevant National Legislation

In order to assess whether or not the structure 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.

5.1 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;

“house” means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was design for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

“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 situate; 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.

5.2 Section 3 of the Planning & Development Acts 2000-2023

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

“Development 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.”

5.3 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.

‘(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;

(j) development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such;’

Section 4(2) of the Planning and Development Acts 2000-2023 provides for the making of regulations relating to exempted development. The Planning & Development Regulations 2001-2023 give effect to section 4(2).

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..’

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.'

5.4 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 the 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.

5.5 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.

5.6 Article 6 of the Planning & Development Regulations 2001-2025

Article 6 of the Planning & Development Regulations 2001-2025 provides (subject to the restrictions in article 9 of the Planning & Development Regulations 2001-2025) for the classes of exempted development under column 1 of Parts 1, 2 and 3 of Schedule 2, subject, where applicable, to the conditions and limitations imposed upon such classes as set out in column 2.

5.7 Class 1 of Article 6, Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025

Class 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use

as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and limitations attached thereto:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. *The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.*

6. (a) *Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.*

(b) *Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.*

(c) *Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.*

7. *The roof of any extension shall not be used as a balcony or roof garden.*

5.8 Article 9 of the Planning & Development Regulations 2001-2024

Article 9 of the Planning & Development Regulations 2001-2025 imposes specific restrictions on development of classes specified in Parts 1, 2 and 3 of Schedule 2 and in effect de-exempts certain classes of development that would be exempt under normal circumstances.

6.0 Assessment

In essence, the question has arisen as to whether the construction of a rear extension to an existing dwelling is or is not development and is or is not exempted development. In this regard, it is necessary to consider the question of “development” and “exempted development” as provided for in statute and summarised above.

6.1 “Development”

It is considered that the subject proposal, as outlined above, falls within the statutory interpretation of “works” within the section 3(1) Planning & Development Acts 2000-2023 definition of development. Whether the works are development and exempted development or development and not exempted development requires an assessment of each of the component elements against the provisions of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025 respectively.

6.2 “Exempted Development”

The Applicant proposes to construct a single-storey rear extension to the existing dwelling on site. Further developments proposed comprise amendments to the internal arrangement of the existing garage.

Class 1 of Article 6, Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2025, which provides for *‘the extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house’*, shall be exempted development. A number of conditions are attached to this class of exempted development.

The application form received stated that the proposed extension will comprise some 39.2sq.m. of floor area. This figure relates to internal floor area. The gross floor area of the proposed extension, which is rectangular in shape, measuring 10.78m by 4.3m, would comprise 46.354sq.m. in total.

There is no indication that the dwelling has been extended previously and as such Condition 1(a) of Class 1 of Article 6, Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2025 is pertinent. Condition 1(a) states *'Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.'* The proposed extension comprises 46.354sq.m. of gross floor area and, as such, is not fully compliant with the conditions and limitations of Class 1 of Article 6, Part 1 of Schedule 2 of the Planning and Development Regulations 2001-2025 and therefore cannot be considered to be exempted development.

Based on the foregoing, this exemption cert shall be refused as planning permission is required for the development proposed.

7.0 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:

- Stabannan-Branganstown SPA (Site Code: 004091) ~ 11Km.

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.

8.0 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, 2001-2025.

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). The proposed development does not equal or exceed a threshold or represent a category of project listed in Schedule 5 of the Planning and Development Regulations 2001-2025. Having regard to the small scale and nature of the development and the site location, the proposal would not require sub-threshold EIA under Schedule 7.

9.0 Conclusion and Recommendation

Having regard to the development proposed, I conclude that the extension of the existing dwelling by 46.354sq.m. at Bigstown, County Meath as proposed by Michael Durnin is development and is **not** exempted development.

WHEREAS the question has arisen as to whether the construction of a '*rear extension to existing dwelling*' at Bigstown, Drumconrath, County Meath, is or is not development and is or is not exempted development.

AND WHEREAS the said question was referred to Meath County Council by the Applicant, Michael Durnin,

AND WHEREAS Meath County Council, in considering this reference, had particular regard to:

- (a) Sections 2, 3, 4, 5 and 32 of the Planning & Development Act 2000-2023 and articles 6 and 9 of the Planning & Development Regulations 2001-2025.
- (b) The definition of "development" in section 3 of the Planning & Development Act 2000-2023 and
- (c) The provisions under Class 1 of Article 6, Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2025
- (d) Plans and particulars submitted.

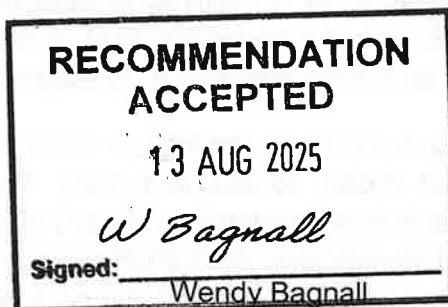
AND WHEREAS Meath County Council has concluded that:

- (a) The construction of a '*rear extension to existing dwelling*' at Bigstown, Drumconrath, County Meath comprises works and is development under section 3(1) of the Planning & Development Act 2000-2023 and,
- (b) The construction of a '*rear extension to existing dwelling*' at Bigstown, Drumconrath, County Meath is **not** exempted development under the provisions of Class 1 of Article 6, Part 1 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 the construction of a '*rear extension to existing dwelling*' at Bigstown, Drumconrath, County Meath is development and is **NOT EXEMPTED DEVELOPMENT**.



Matthew Tully
Executive Planner



12/08/2025

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 Regulations 2001-2025.

