

Comhairle Chontae na Mí

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



Meath County Council

Planning Department
Buvinda House, Dublin Road,
Navan, Co. Meath, C15 Y291
Tel: 046 – 9097500/Fax: 046 – 9097001
E-mail: planning@meathcoco.ie
Web: www.meath.ie

APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

Part 1 Section 5 of Planning and Development Act 2000-2021, as amended

1. Name: Niall Farmer

Contact details: to be supplied at the end of this form (Question 13)

2. Name of person/ agent acting on behalf of the applicant, if applicable

Dylan Ryan (Clario)

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

3. Location of Development and/or Subject Site: Ratholdren C15 E7ER

4. Description of Development: Dwelling House
To Community 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 – 2014, as amended, been requested or issued for the property by the Planning Authority?

Please tick as appropriate: YES ☐ NO ☐

7. State overall height of structure if applicable: 2.7 meters

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

142 m²

RECEIVED
PLANNING DEPT
27 MAY 2025
NS525063

9. List of plans / drawings etc. submitted:

Planning pack, Plans, Sections, Elevations.

10. Please state applicants interest in this site

Lease

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

Audrey McGowan, Ratholdren, Windtown Rd. Navan

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: _____

DATE: 27/05/25

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

Site Layout plan

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4.11



No.	Description	Date
A	SECTION 3 DRAWINGS	21/05/2025

SECTION 5 DRAWINGS

IT SHOULD BE NOTED THAT THIS IS A SECTION 5 PLANNING DRAWING FOR INFORMATION PURPOSE ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client	BUD Healthcare
Property Address	

C15 E7ER, Windtown
Co Meath Ireland

Drawing Name

Site layout plan

Project Number 2024-133-02

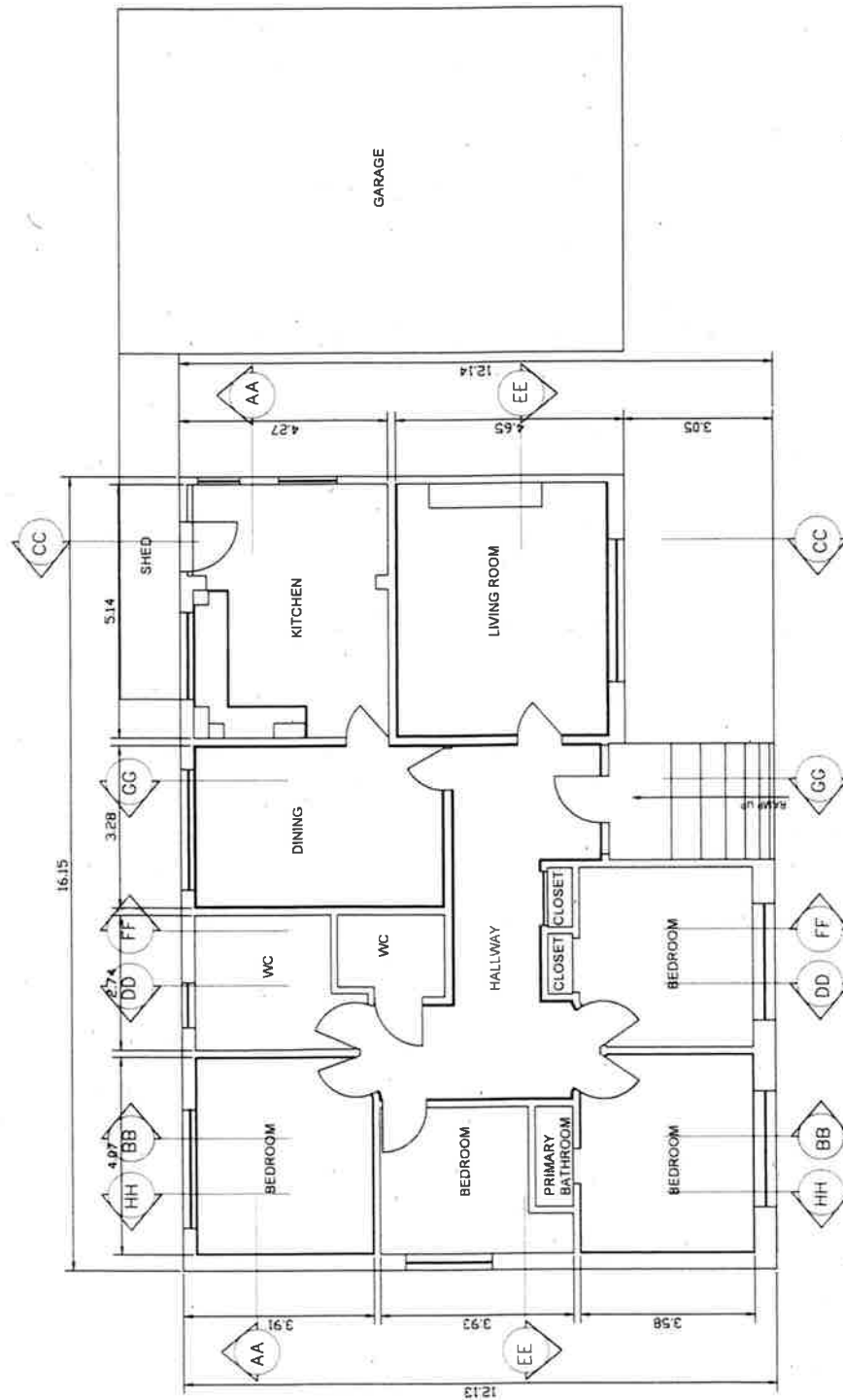
Date	2024-133-02
	2005/2025

Drawn by 20/5/2025

Checked by _____
Drawing No _____

Scale

A3 @ 1:1000



IT SHOULD BE NOTED THAT THIS IS A SECTION 5 PLANNING DRAWING FOR INFORMATION PURPOSE ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

[illegible]

Client: BUD Healthcare

Property Address:

C15 E7ER, Windtown
Co. Meath Ireland

Drawing Name
GROUND FLOOR PLAN

Project Number:	2024-133-02
Date:	2/05/2025
Drawn by:	
Checked by:	
Drawing No:	
Scale:	A3 @ 1:100

Ground floor Plan

Scale 1:30

N5525063

Floor plan of the second floor. The layout includes a Bedroom (left), a Bedroom with Bathroom (middle), a Living Rm. (right), and a Kitchen (far right). Dimensions are indicated: 2.50 for the width of the Bedroom and Living Rm. sections, and 2.50 for the width of the Kitchen section.

Floor plan of the first floor of a house. The plan shows a front entrance leading into a large living area with a fireplace and a bay window. To the right of the living area is a dining area with a table and chairs. Behind the dining area is a kitchen with a sink, stove, and refrigerator. A central hallway connects the living area, dining area, kitchen, and two bedrooms. One bedroom is located at the front of the house, and the other is at the back. A bathroom is also located near the back bedroom. The overall dimensions of the house are 12.14 meters wide and 2.50 meters deep.

Floor plan of the second floor. The plan shows a Living Room and a Kitchen. The Living Room is 2.50m wide and 2.50m deep. It contains a sofa, a coffee table, and a TV. The Kitchen is 2.50m wide and 2.50m deep. It contains a sink, a stove, and a refrigerator. The plan also shows a hallway and a bathroom.

Floor plan of the first floor. The overall width is 12.13m. The layout includes a central hallway (2.50m wide) and four rooms: two bedrooms (each 2.50m wide) and a bathroom. The rooms are arranged symmetrically around the central hallway.

NS525063



SECTION 5 DRAWINGS

IT SHOULD BE NOTED THAT THIS IS A SECTION 5 PLANNING DRAWING FOR INFORMATION PURPOSE ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client:	BUD Healthcare
Property Address:	C15 E7ER, Windtown Co. Meath Ireland

Drawing Name	SECTION 5 DRAWINGS
Project Number	2024-133-02
Date	2/05/2025
Drawn by	
Checked by	
Drawing No.	
Scale	A3 @ 1/100

CLARIO
FIRE SAFETY ENGINEERS

SECTION 5 DRAWINGS

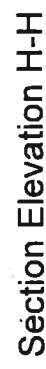
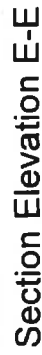
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Property Address:	

Drawing Name

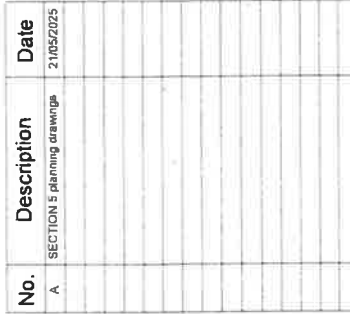
Project Number:	2024-133-02
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Drawn by

Drawing No. A2 1:100



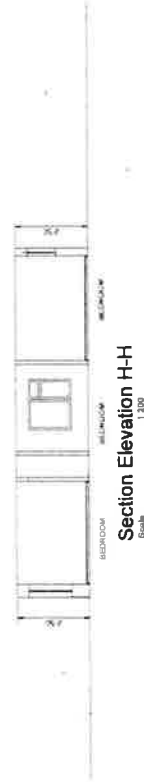
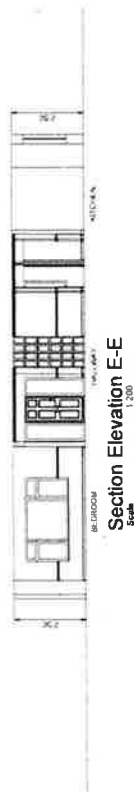
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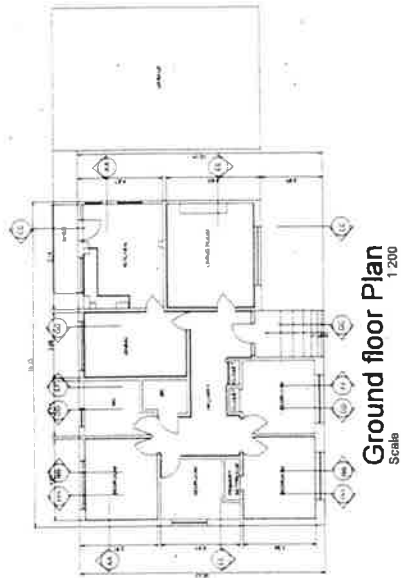
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Property Address	C15 E7ER, Windtown Co. Meath Ireland

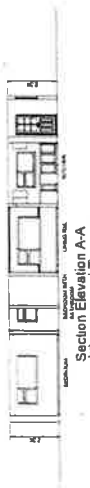
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Project Number:	2024-133-02
Date:	2/05/2025
Drawn by:	
Checked by:	
Drawing No:	
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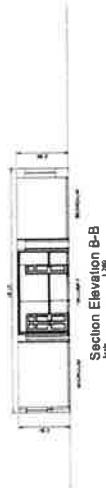
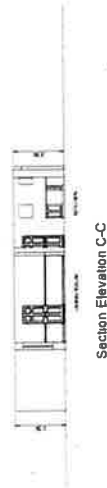
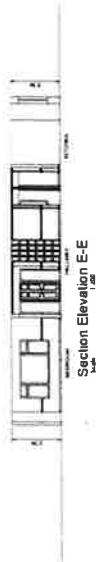
NSG 25063



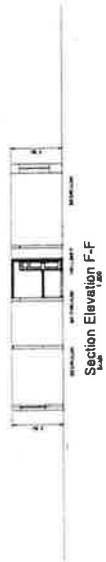
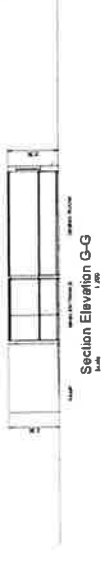
Ground floor Plan
Scale 1:200



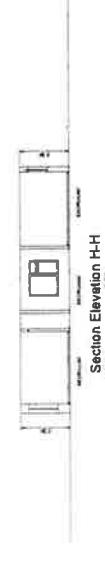
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Section Elevation B-B
1:200Section Elevation C-C
1:200Section Elevation D-D
1:200

Section Elevation E-E

Section Elevation F-F
1/200

Section Elevation G-G



Section Elevation H-H

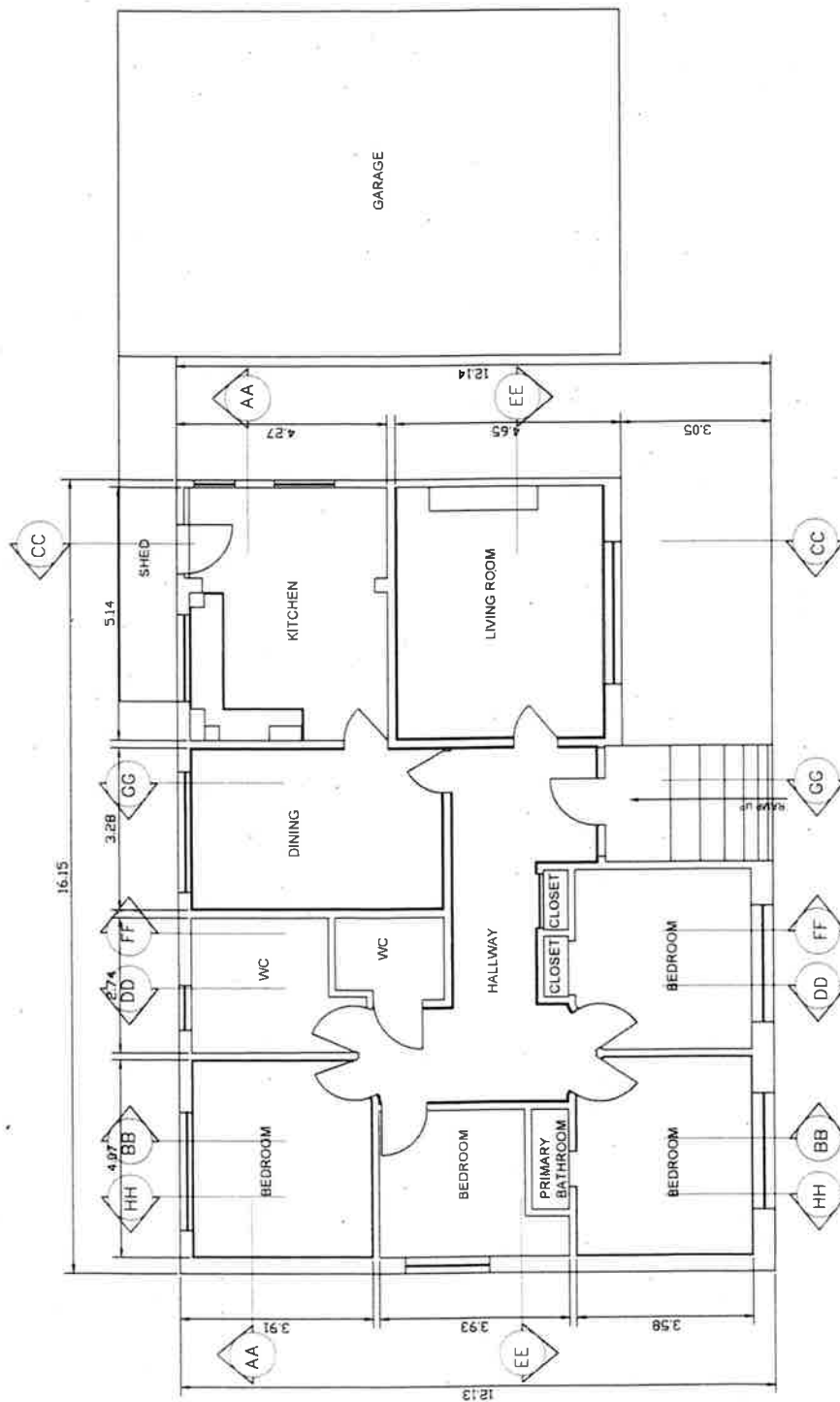
IT SHOULD BE NOTED THAT THIS IS A SECTION 5 PLANNING DRAWING FOR INFORMATION PURPOSE ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client:	BUD Healthcare
Property Address:	C15 E7ER, Windtown Co. Meath Ireland

Drawing Name:
GROUND FLOOR PLAN

Project Number:	2024-133-02
Date	2/05/2025
Drawn by:	
Checked by	
Drawing No:	
Scale	A3 1:200

NS5 25063



IT SHOULD BE NOTED THAT THIS IS A SECTION 5 PLANNING DRAWING FOR INFORMATION PURPOSE ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION

Client:	BUD Healthcare
Property Address:	C15 E7ER, Windtown Co. Meath Ireland

Drawing Name: **GROUND FLOOR PLAN**

Project Number	2024-133-02
Date	2/05/2025
Drawn by	
Checked by	
Drawing No	
Scale	A3 @ 1:100

Ground floor Plan

NS 525063

MEATH COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 1222/25

Reference Number: NS525063

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

Name of Applicant: Niall Farmer

Address: c/o Dylan Ryan
Unit 4 Upper Office
Oaktree Business Park
Trim
Co Meath

Nature of Application: Dwelling House To Community Dwelling

Location of Development: Ratholdron, C15 E7ER

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:

17/07/2025

On Behalf of Meath County Council

DATE:

W Bagnall

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan

Co Meath

046 - 9097500

Planning & Development Act 2000-2023

DECLARATION

To: Niall Farmer
c/o Dylan Ryan
Unit 4 Upper Office
Oaktree Business Park
Trim
Co Meath

PLANNING REFERENCE NS525063
NUMBER:

APPLICATION RECEIPT DATE: 27/05/2025

FURTHER INFORMATION
DATE: 27/06/2025

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 17/07/2025 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: **Dwelling House To Community Dwelling at Ratholdron, C15 E7ER**

Date: 17/07/2025 Chris Rowke
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

Meath County Council



Planning Report

To:	Wendy Bagnall, A/Senior Executive Planner
From:	Shoaib Khan, Executive Planner
File Number:	AS5/25063
Applicant Name(s):	Niall Farmer
Development Address:	Ratholdran, Navan, Co Meath. C15E7ER.
Application Type:	Section 5 of the Planning & Development Act 2000- 2023, Declaration on Development/Exempted Development
Development Description:	Dwelling house to community dwelling.
Report Date:	09/07/2025
Decision Due Date:	18/07/2025

1.0 SITE LOCATION & DESCRIPTION

The application is situated in the townlands of Ratholdran, approximately 1 km northwest of Navan town centre, and can be accessed via the L3409. The proposed declaration pertains to an existing dwelling. Adjacent to the subject site is a care centre for adults with disabilities, while the surrounding land primarily consists of residential dwellings along the road and opposite the site. The overall area is classified as rural, exhibiting strong urban influence.

There are no protected structures or national monuments in the vicinity of the subject site. The lands are designated as 'RA' — Rural Area in the Meath County Development Plan 2021 — 2027. The site falls within the River and Estuary corridor landscape character area, which is recognized for its very high value and significant sensitivity to developmental changes.



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 “dwelling to community dwelling” **is or is not development and is or is not exempted development.**

There are no proposed structural alterations, apart from the request for a change of use, which will be examined in detail below.

3.0 PLANNING HISTORY

There is nothing available on the site; the historical context is provided below.

2352

HSE Grant Conditional

Permission is sought to construct a single storey extension to the rear of the existing dwelling which will form part of an attached self-contained one bedroom unit together with all associated site works. retention permission is sought to retain existing...

NT120046

HSE Grant Conditional

To carry out alterations and extend the existing dwelling in order to provide fit for purpose accommodation for people with disabilities. the development will consist of the following (a) demolish existing converted garage and prefabricated office (floor...

4.0 LEGISLATIVE CONTEXT

Planning and Development Act 2000 (as amended):

In this Act, except where the context otherwise requires –

Section 2(1)

"Works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...

Section 3(1)

"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(2)(a)

"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 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 20/06/2025, requesting further information about the point(s) below.

Further information was requested on 20/06/2025. A response to further information was received by the Planning Authority on 27/06/2025

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:

Based on the drawings submitted the proposal would be assessed against the conditions and limitations of Schedule 2, Part 1, Class 14(f) of the Planning & Development Regulations 2001 - 2025 as outlined below:

Schedule 2, Part 1 Exempted Development General

Schedule 2, Part 1, Class 14 of the Planning and Development Regulations 2001 - 2025 relate to:

Development consisting of a change of use;

(f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.

Conditions and Limitations (Column 2)

The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.

Insufficient details were submitted to determine the proposal under a relevant class; the applicant was requested further information as detailed below.

7.0 Further Information Assessment

Item 1

The applicant is requested note that based on the information submitted it is unclear as to which if any class the proposal falls within referencing Schedule 2 of the Planning and Development Regulations 2001-2025.

For example, Class 14 of the Planning and Development Regulations 2001-2025 states as follows:

(f) from use as a house, to use as a residence for persons with an intellectual or physical disability or mental illness and persons providing care for such persons.

Subject to the following limitation:

'The number of persons with an intellectual or physical disability or a mental illness living in any such residence shall not exceed 6 and the number of resident carers shall not exceed 2.'

The applicant is required to confirm the class within which it is considered the proposal falls within. Information to support this conclusion should be submitted

- (b) Based on the information submitted the applicant is not the owner of the property the subject of this application. The applicant is requested to address this matter.

Applicant's Response & Planner's Assessment

A signed letter of consent confirms the consent of the site owner to the submission of the section 5, confirmation of her agreement to the change of use from dwelling to community dwelling.

A letter referring to BudLite healthcare repeats the content of the FI request and fails to provide any basis upon which the Planning Authority could base an assessment.

8.0 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. I am not aware of any source/pathway/receptor routes between the site and these sites and so I consider that the current proposal would not have a significant effect upon any Natura sites.

Therefore, it is concluded that having regard to the nature and scale of the proposed development and the nature of the receiving environment (fully serviced urban area) no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Environmental Impact Assessment:

The works are not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 - 2025 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and would not on its own or cumulatively with other projects result in significant effects on the environment. As such there is no real likelihood of significant effects on the environment arising from the relevant development and therefore an EIAR (Environmental Impact Assessment Report) is not required.

10.0 Conclusion

On the basis of the information provided, I conclude that the Planning Authority lacks sufficient information to establish if the proposal which constitutes development is exempted development. Therefore refusal is recommended.

11.0 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 "Change of use from residential dwelling to community dwelling at Ratholdran, Navan, Co Meath. C15E7ER" 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, Niall Farmer

AND WHEREAS Meath County Council, in considering this reference, had particular regard 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, 2001-2023
- (c) Schedule 2, Part 1, Class 14 (f) (Exempted Development) of the Planning and Development Regulations, 2001-2025
- (d) Information provided.

AND WHEREAS Meath County Council has concluded: -

- (a) "Change of use from residential dwelling to community dwelling at Ratholdran, Navan, Co Meath. C15E7ER" comprises works and is development under section 3(1) of the Planning & Development Act 2000-2023 and
- (b) "Change of use from residential dwelling to community dwelling at Ratholdran, Navan, Co Meath. C15E7ER" 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 Change of use from residential dwelling to community dwelling Ratholdran, Navan, Co Meath. C15E7ER" is **development and is not Exempted Development**

Shoib

Shoib Khan
Executive Planner
Date:09/07/2025



Date: