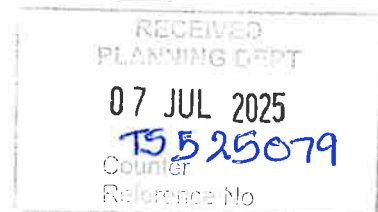


**APPLICATION FORM - DECLARATION ON DEVELOPMENT & EXEMPTED
DEVELOPMENT**

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

1. Name: Niamh Fisher
Address: Hawthorn Cottage, Donore, Longwood, Co. Meath A83 PK30
Phone No: _____ E-mail: _____
2. Address for correspondence:
Address: As above
Phone No: _____ E-Mail: _____
3. Location of Development and/or Subject Site: As above
4. Description of Development: Small single storey extension
to rear of property to provide indoor
bathroom, utility and back hall with storage
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: 3m
8. State in square metres the floor area of the proposed development:
25m²
9. List of plans / drawings etc. submitted: YES
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: *A. Fisher*

DATE: 7.7.25

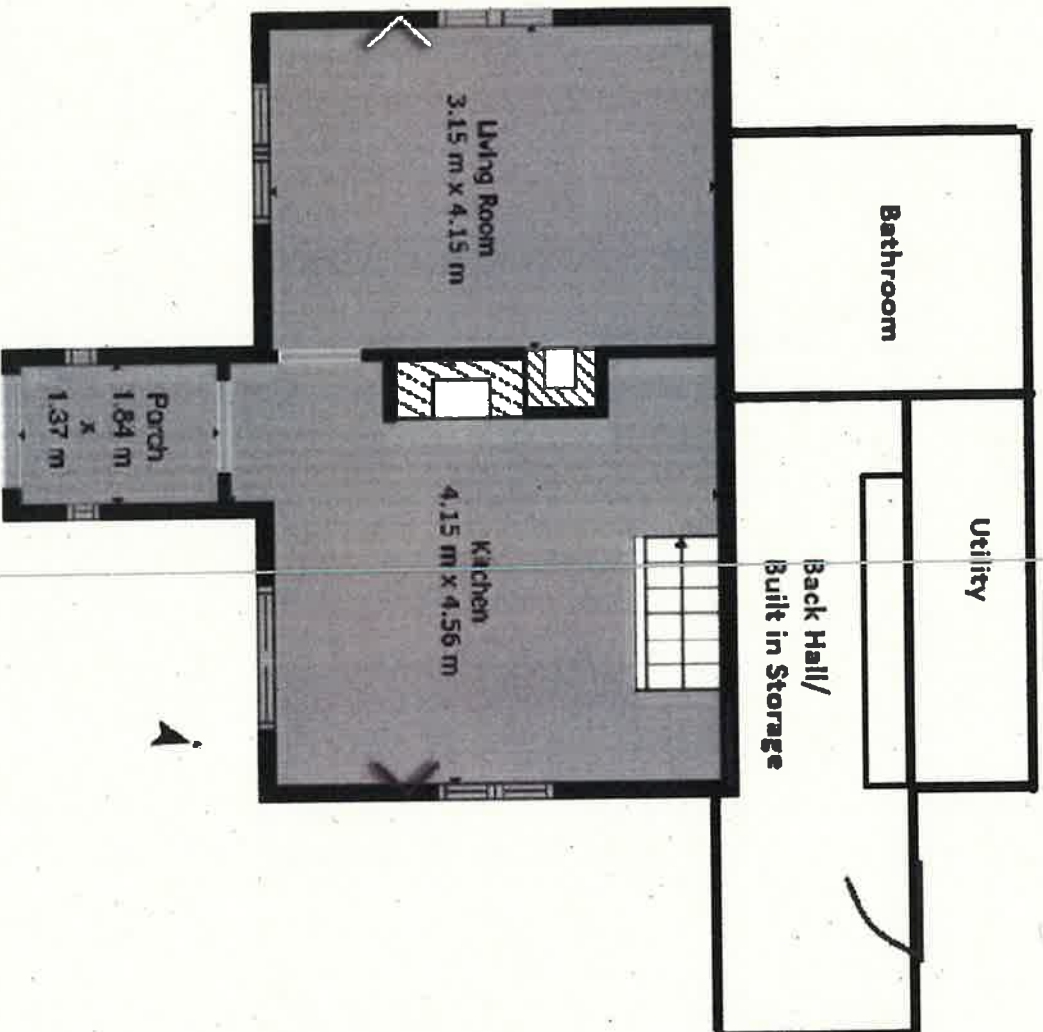
NOTES

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



Not to Scale

TS525079

671300 mE, 751570 mN



Folio: MH32476F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- Subleasehold

- Burdens (may not all be represented on map)
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system.
The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

670500 mE, 750920 mN

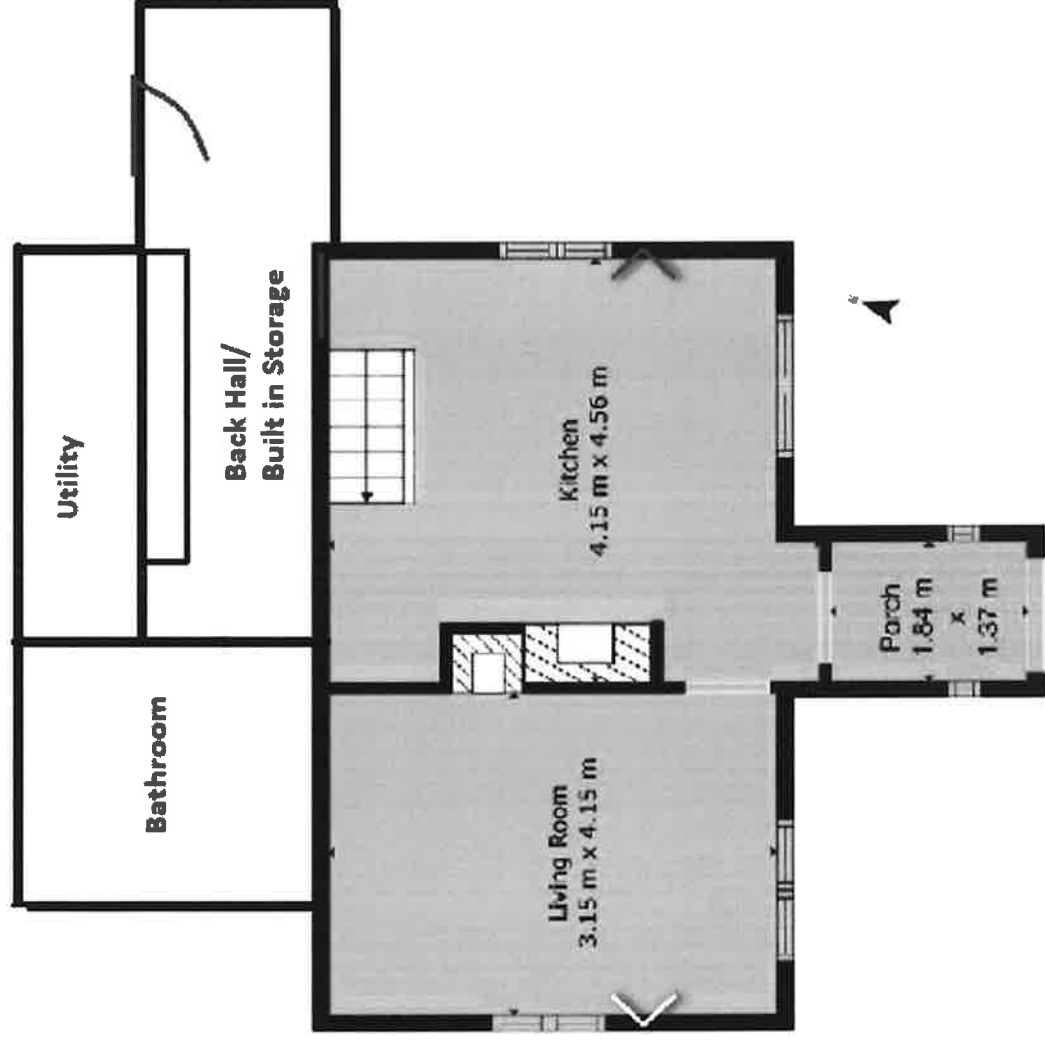
Application Number: P2025LR041774X

Application Number: P2025LR041774X

TS525019

1:2500 Scale



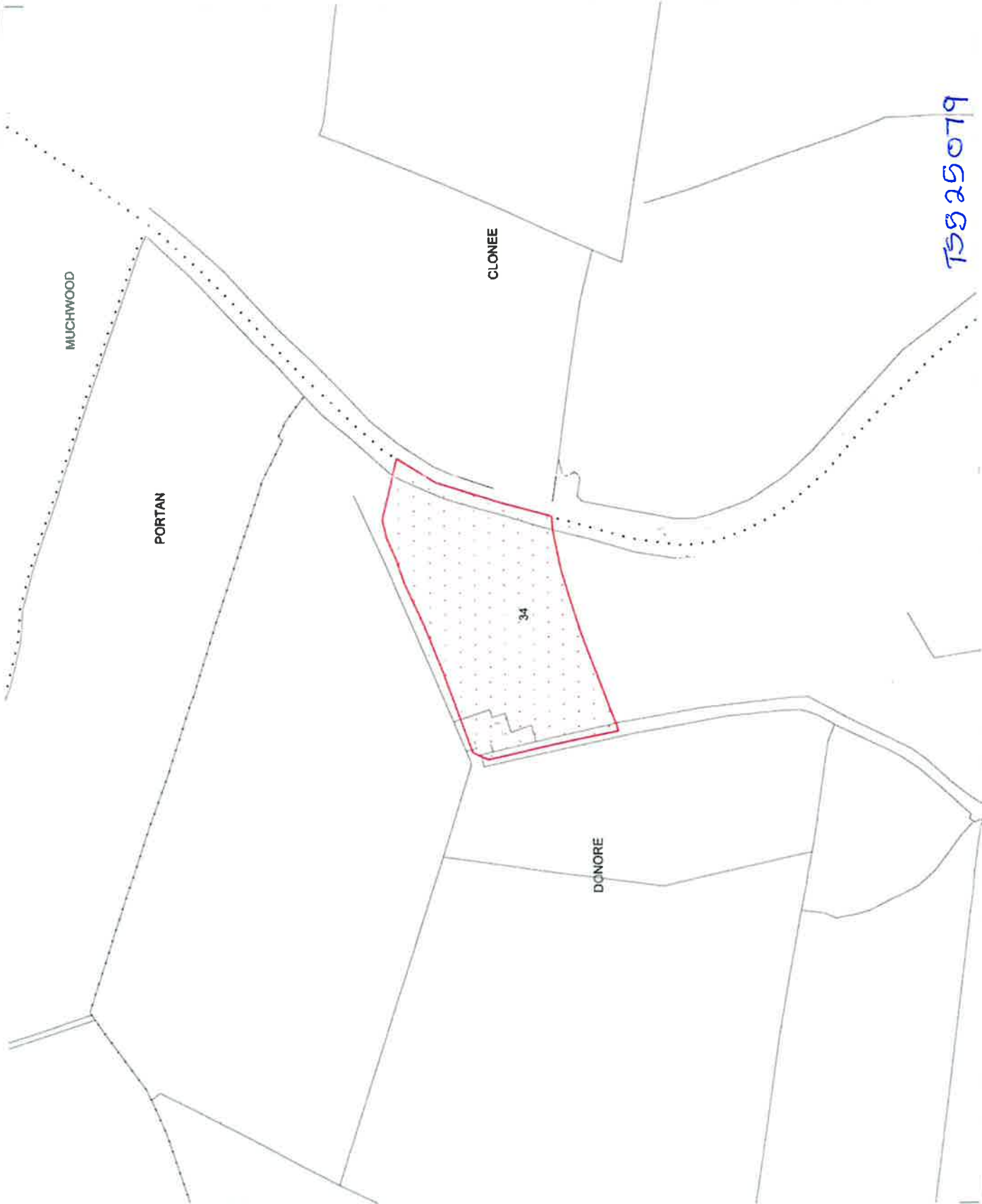


Not to Scale

T5529079



671300 mE, 751570 mN



75925079

MUCHWOOD

PORTAN

CLONEE

DONORE

34

Folio: MH32476F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit

A full list of burdens and their symbology can be found at www.landdirect.ie

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1:2500 Scale

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 1307/25
Reference Number: TS525079
Subject: Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant: Niamh Fisher
Address: Hawthorn Cottage
Donore
Longwood
Co Meath A83 PK30

Nature of Application: Small single storey extension to rear of property to provide indoor bathroom, utility and back hall with storage.

Location of Development: Hawthorn Cottage, Donore, Longwood, Co Meath A83 PK30

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: 01/08/2025

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To:

**Niamh Fisher
Hawthorn Cottage
Donore
Longwood
Co Meath A83 PK30**

PLANNING REFERENCE NUMBER: TS5/25079

APPLICATION RECEIPT DATE: 07/07/2025

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 01/08/2025 decided to Declare the proposed development is **EXEMPT**, in accordance with the documents submitted namely: **Small single storey extension to rear of property to provide indoor bathroom, utility and back hall with storage at Hawthorn Cottage, Donore, Longwood, Co Meath A83 PK30.**

Date: 01/08/2025

Triona Keating
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.

For more information on Appeals you can contact An Bord Pleanala at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 - 8722684

E-mail: bord@pleanala.ie Web: www.pleanala.ie

1307



comhairle chontae na mí
meath county council

Meath County Council Planning Report

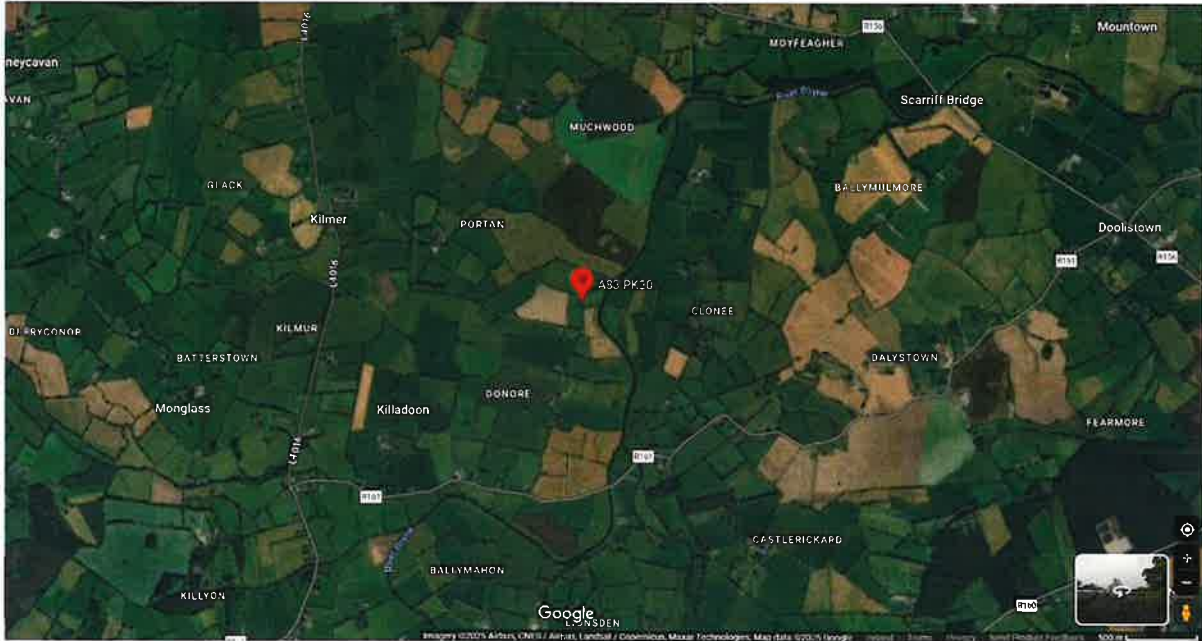
To:	Wendy Bagnol, Senior Executive Planner
From:	Oisín Kerr, Assistant Planner
Date:	31/7/2025
MCC File Number:	TS525079
Applicants:	Nimah Fisher
Development Address:	Hawthorn Cottage, Donore, Longwood, Co Meath
Application Type:	Section 5 of the Planning & Development Acts 2000 (as amended): Declaration on Development/Exempted Development.
Development Description:	<i>Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage.</i>
Date Decision Due:	4/8/2025

1.0 Site Location & Description

1.1 Site Description:

The site is located in the townlands of Donore, approx., 7 km north of Longwood. The site is located on a cul-de-sac county road of L-40213, 1.4 km north of R-161. The area is zoned RA, rural area and is designated a *low-development pressure area*. The Landscape Character Type is No. 6, Central Lowlands, *Landscape Value: high*, with the Landscape Sensitivity considered *medium* in the LCA.

There are no Protected Structures, National Monuments or Protected Views within or around the application site.



2.0 Proposed Declaration

The referrer seeks a declaration as to whether a 'Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage'. **is or is not development and is or is not exempted development.**

3.0 Planning History

None.

4.0 Internal, External and Prescribed Bodies

None.

5.0 Relevant National Legislation

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 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 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) of the Planning and Development Acts 2000-2023 provides for the making of regulations relating to exempted development. The Planning & Development Regulations 2001-2025 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.'

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.

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.

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.

2.

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>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.</p>	<ol style="list-style-type: none"> 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.
-

Article 9 of the Planning & Development Regulations 2001-2025

Article 9 of the Planning & Development Regulations 2001-2024 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

(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 1 Exempted Development – General

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

Development within the curtilage of a house

"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 (Column 2)

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

The site has not undergone any extension. Except as proposed in this application

(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.*

The submitted floor plans indicate the floor area for the proposed conversion to be 25 sqm on the ground floor.

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.*

A total area of 25 sqm square meters on ground floor.

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

Not applicable.

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.*

Not applicable.

(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.*

Not applicable.

(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.*

Not applicable.

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.

It appears that adequate open space exceeding the minimum requirement of 25m² will be retained.

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

No windows proposed within 1 meter of the adjacent property.

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

Not applicable.

(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.

Not applicable.

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

Not applicable.

Based on the submitted documentation, it appears that the application would comply with the conditions and limitations of Class 1 to Part 1 of Schedule 2 of the Planning and Development Regulations, 2001-2025.

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 domestic extension. It is not considered the proposal would require an environmental impact assessment.

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:

- *River Boyne And River Blackwater SAC (Site Code 2299), 90 m east of the site.*
- *River Boyne And River Blackwater SPA (Site Code 4232), 90 m east of the site.*
- *Mount Hevèy Bog SAC (Site Code 2342), 7.6 km southwest of the site.*

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 Conclusion and Recommendation

On the basis of the information submitted I conclude that the development constitutes development that is exempted development.

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:

Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage at Hawthorn Cottage, Donore, Longwood, Co Meath is or is not development and is or is not exempted development.

AND WHEREAS Meath County Council, in consideration of 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 1, Class 1 (Exempted Development) of the Planning and Development Regulations, 2001-2025
- (d) Information provided.

AND WHEREAS Meath County Council has concluded: -

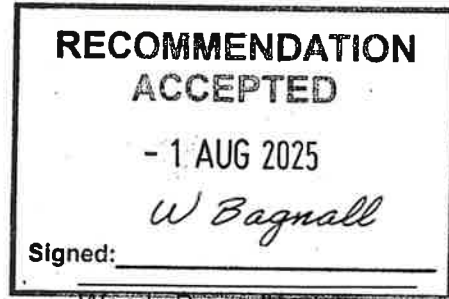
- a) Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage at Hawthorn Cottage, Donore, Longwood, Co Meath ." comprises works and is development under section 3(1) of the Planning & Development Act 2000-2023
and

- b) Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage at Hawthorn Cottage, Donore, Longwood, Co Meath is 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 'Small single-storey extension to the rear of the property to provide an indoor bathroom, utility and back hall with storage' at Hawthorn Cottage, Donore, Longwood, Co Meath as detailed on plans and particulars submitted on the 7th of June 2025 **is development and is exempted development.**



Oisín Kerr
Assistant Planner
Date: 31/07/2025



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.

1. The purpose of this document is to provide information to the public regarding the results of the 2002 election. The results of the election are as follows:

2. The results of the election are as follows:

RECOMMENDATION
ACCEPTED
- 1 AUG 2002
Signed: _____

3. The results of the election are as follows: