APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

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

1. **Name:** Ardbraccan Estate Holdings Ltd

   Address: Ardbraccan House, Ardbraccan, Navan, Co. Meath A82 W9N7

   Phone No: Agent – Susan Raffer[redacted] **E-mail**[redacted]

2. **Address for correspondence:**

   Address: RACA Ltd, 10 Willowfield Gardens, Belfast BT6 9AZ

   Phone No: Agent – Susan Rafferty +44(0)7805 318608 **E-Mail:** susan@raffertyarchitects.net

3. **Location of Development and/or Subject Site:** Ardbraccan House, Ardbraccan, Navan, Co. Meath A82 W9N7

4. **Description of Development:** Formation of additional En Suite Bedrooms within extg dwelling house, including associated minor internal alterations

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:** Not applicable

8. **State in square metres the floor area of the proposed development:** 50sqm

9. **List of plans / drawings etc. submitted:** Please see attached sheet

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09 OCT 2026
N5526169
Counter
Reference No

10. Please state applicants interest in this site Ardbraccan Estate Holdings own the site

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

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:

Please see attached sheet with Planning History

SIGNED: Susan Griffin **DATE:** 8th October 2026
(On behalf of Ardbraccan Estate Holdings Ltd)

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

PLANNING HISTORY - **ARDBRACCAN HOUSE**		
Ref	Date/Decision	Description
na140399	May 2014/ Granted	alterations to existing buildings in and around stable yard located to north of Ardbraccan House (Protected Structure) to include - change of use at ground level of existing storage sheds and stores to estate management office and ancillary accommodation, measuring 135 sq. m. Change of use at first floor of 1 no. existing hay loft to temporary staff accommodation, measuring 70 sq. m., comprising living, bedroom, kitchen and shower room. Material interventions include: installation of new limecrete floor slab and insulation at ground level; application of calcium silicate boards and lime plastering of existing internal walls and installation of new lime plastered calcium silicate board ceilings and insulation at roof level. Provisions of new wc/shower facilities at ground floor level, 4 no existing blocked window opes along outer north facade to be re-instated and new windows inserted; formation of 3 no. new window opes to outer east facade; installation of steel-framed glazing system to 5 no. existing arched opes to inner east facade. Replacement of 5 no. existing windows with painted timber sash windows and replacement of 1 no. pair of sheeted timber doors. Construction of 2 no. timber feed storage containers and closing off existing modern gate ope and creation of new ope including new timber gate, on west wall of yard. Installation of new gates to existing opes in 2 no. positions along west boundary of yard; narrowing of existing ope between upper and lower north yards and installation of pair of new metal gates. Removal of 700mm high brick base of 1920s greenhouse ruin located approx 140 metres from rear (west) of house. Construction of new water feature, measure 5.5 x 35 metres, to rear (west) of house. Removal of existing modern haha to front (east) of house and construction of new haha in new position approx. 7 metres east of existing location. Installation of new external ground finishes including planting beds, salvaged stone cobbles, stone flagstones and areas of equine brick soft paving. Three no. new connections to the existing foul drainage network. New surface water collection system to Upper and Lower North Yards; connection of existing roof drainage to adjacent buildings in this area. Significant further information/revised plans submitted on this application
NA140773	Oct 2014/ Granted	Permission for development at the Sexton's Lodge (all within the curtilage of a Protected Structure). The development will consist of the change of use from storage to a habitable dwelling of the existing single storey outhouse located adjacent to the Sexton's Lodge. Construction of a single storey extension (6 sq.

		m) to the rear of the Sexton's Lodge to link to the adjacent single storey outhouse in order to form a single domestic unit. New septic tank with polishing filter bed and percolation, together with associated site works
NA150123	Apr 2015 Refused/ Withdrawn	Development at Ardbraccan House (a Protected Structure) will consist of internal alterations and works to facilitate a new lift that will connect the basement, ground, first and second floors. The lift will be located within the Laundry Room at basement; Sitting Room at ground floor, Study/Bedroom at first floor; and Bedroom 8 at Second Floor. In addition the works will include ancillary works and the following: Basement: widening two existing openings from the Laundry Room to connect to corridor; Ground Floor: forming new opening with jib door to connect to Principal Stairwell, together with new compartment to match lift compartment within Sitting Room; First Floor: amendment of door case at top of Stairwell to connect to lift and change of Study/Bedroom to a new bathroom (no. 4) with new shower compartment to match lift compartment; Second Floor: amendment to door case to connect to lift and sub-division of bedroom to provide for lift compartment and dressing room. Also forming new opening to connect bedroom with access corridor and re-arranged bathroom; and Roof; amendment to structure to house lift gear within internal slopes of roof
NA151127	Dec 2015/ Granted	Development at Ardbraccan House (A Protected Structure). The works will consist of the installation of an Oakstown BAF wastewater treatment unit and polishing filter bed and associated ground works to serve the South Wing of Ardbraccan House. Wastewater treatment system to be located 160 metres to the South West of the South Wing
NA171117	Nov 2017/ Granted	For development at The Granary Yard (all within the curtilage of a Protected Structure). The development will consist of the erection of a new single storey stable building to include 10 no. loose boxes with external canopy within existing Granary Yard; works shall also include new external canopy to existing stable building in Granary Yard and sundry minor landscape works
na191056	Oct 2019/ Granted	Extension of Duration of Planning Permission NA140399 - Alterations to existing buildings in and around stable yard located to north of Ardbraccan House, a Protected Structure (refer attached detailed description/site notice from original application)

Drawing Schedule
Section 5 Declaration Application

For

Proposed New En Suite Bathrooms to existing bedrooms at Ardbraccan House

Drwg No	Title	Scale	Sheet
EXISTING GA LAYOUTS			
2a - 001	**OSI Site Location Plan**	1:5000	A3
2a - 012	**Existing Site Layout Plan**	1:500	A3
P2 – 020	**Extg LG GA Layout – Main House, NW and SW**	1:200	A3
P2 – 022	**Extg UG GA Layout – Main House, NW and SW**	1:200	A3
P2 – 024	**Extg 1F GA Layout – Main House, NW and SW**	1:200	A3
P2 – 026	**Extg 2F GA Layout – Main House, NW and SW**	1:200	A3
2a – 201	**Main House – Prop LG GA Layout** Incl for info/context only – No Proposed Works	1:200	A3
2a – 202	**Main House – Prop UG GA Layout** Incl for info/context only – No Proposed Works	1:200	A3
2a – 203	**Main House – Prop 1F GA Layout** 1F Scope of New En Suites/Extg Bed Layout	1:200	A3
2a – 204	**Main House – Prop 2F GA Layout** 2F Scope of New En Suites/Extg Bed Layout	1:200	A3
2a - 205	**Main House – 2F – School Rm – Prop GA Layout + Elevs**	1:50	A3
2a - 202	**Main House – 2F – Yellow Rm – Prop GA Layout + Elevs**	1:50	A3
2a - 205	**Main House – 2F – Clocktower Rm – Prop GA Layout + Elevs**	1:50	A3
2a - 206	**Main House – 2F – Toile Rm – Prop GA Layout + Elevs**	1:50	A3
2a - 209	**Main House – 1F – Bed 3&4 – Prop GA Layout + Elevs**	1:50	A3
2a - 210	**Main House – 1F – Bed 5 – Prop GA Layout + Elevs**	1:50	A3
2a – 211	**Main House – 1F – Bed 5 - Prop GA Layout + Elevs**	1:50	A3
2a – 212	**North Wing – 1F – Bed 3 – Prop GA Layout + Elevs**	1:50	A3
2a - 213	**North Wing – 1F – Bed 4 – Prop GA Layout + Elevs**	1:50	A3
2a - 214	**South Wing – UG – Bed 1 – Prop GA Layout + Elevs**	1:50	A3
2a - 215	**South Wing – UG – Bed 2 – Prop GA Layout + Elevs**	1:50	A3

Drawing Schedule

Section 5 Declaration Application

For

Proposed New En Suite Bathrooms to existing bedrooms at Ardbraccan House

DOCUMENTS			
2a - 216	**Architectural Conservation Strategy Report**	NTS	A4

Ardbraccan House:
Exiting South Wing - Part of Existing Dwelling
3 Proposed New En Suites to extg First Floor Bedrooms

Ardbraccan Demesne Outbuildings:
Series of existing stables and outbuildings

Ardbraccan House:
Exiting North Wing - Part of existing dwelling with existing stables in part of ground floor accommodation
1 Proposed New En Suite for First Floor Bedroom

Ardbraccan House:
Existing Dwelling House
2 Proposed New En Suites for extg First Floor Bedrooms and 1 New En Suite to extg Second Floor Bedroom

Ardbraccan Demesne Outbuildings:
Extisting Outbuildings/Barns

Ardbraccan Demesne Outbuildings:
Series of existing stables and barn structures

Lios Cartáin
Liscartan

Place of Worship

Graveyard

Ardbraccan Estate Boundary

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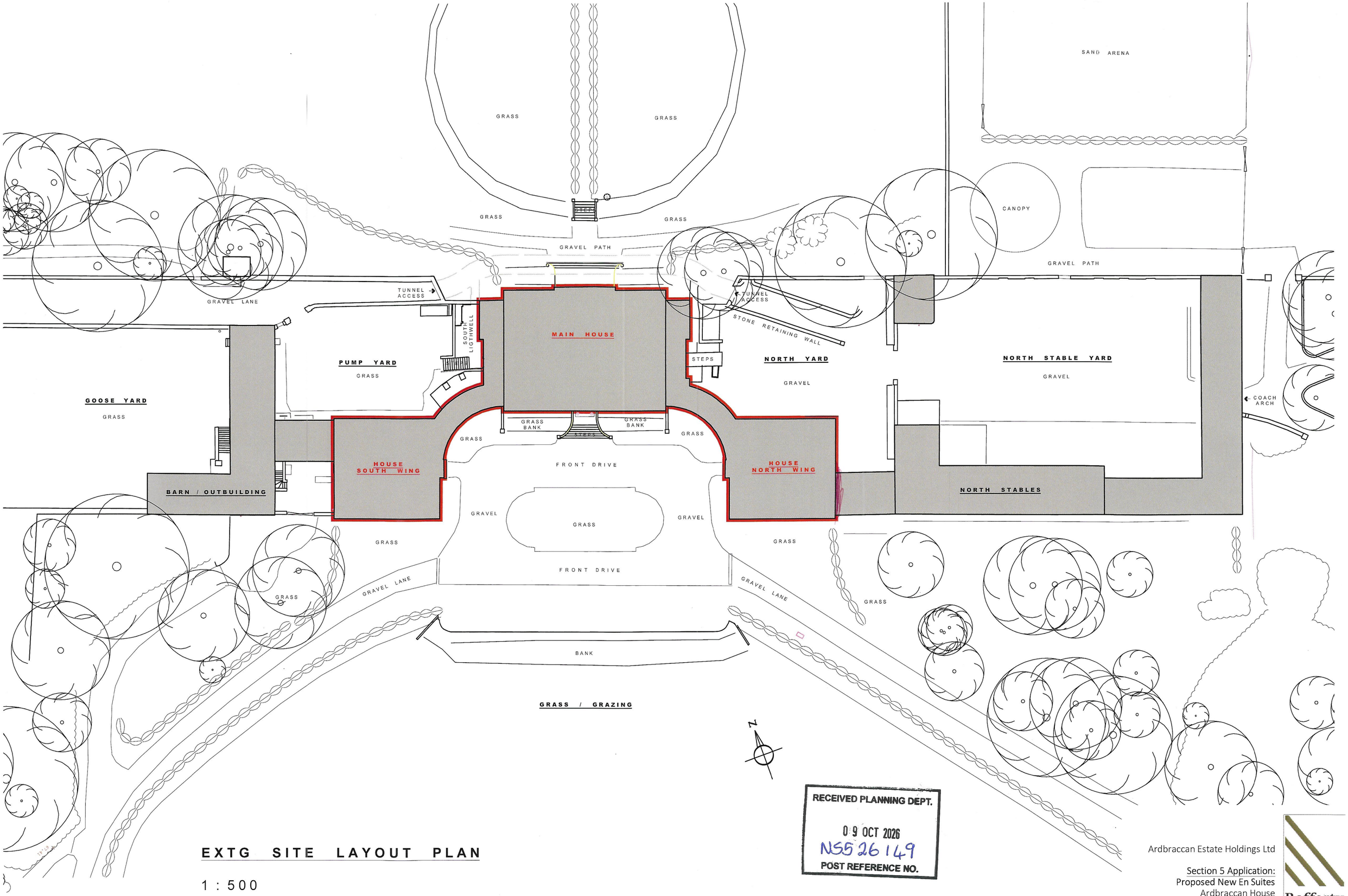
0 50 100 150 200 Metres
0 100 200 300 400 500 Feet

SCALE: 1:5,000

N

Rafferty
Architects &
Conservation
Architects



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EXTG SITE LAYOUT PLAN

1 : 500

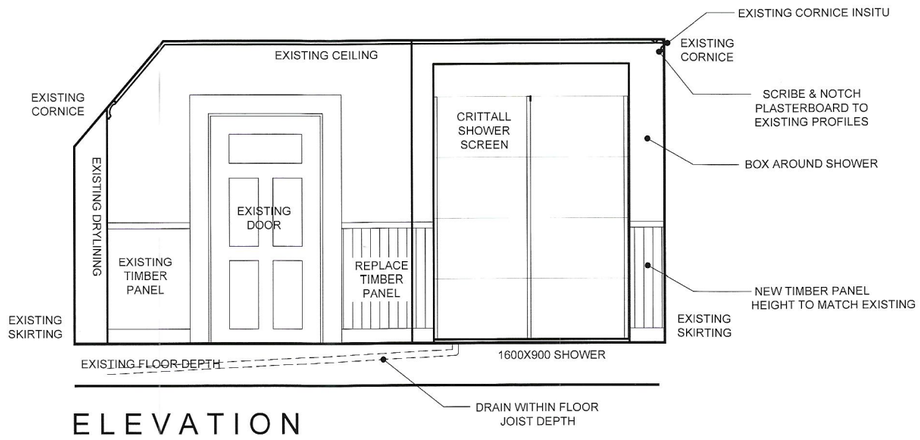
SECTION 5 DECLARATION APPLICATION - SITE BOUNDARY OUTLINED IN RED

Ardbraccan Estate Holdings Ltd

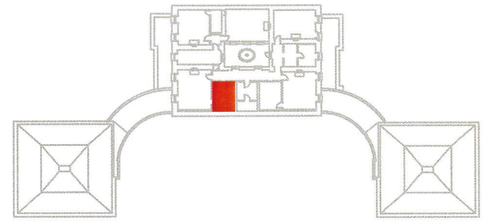
Section 5 Application:
Proposed New En Suites
Ardbraccan House

Extg Site Layout Plan / 2a - 012
1:500 at A3

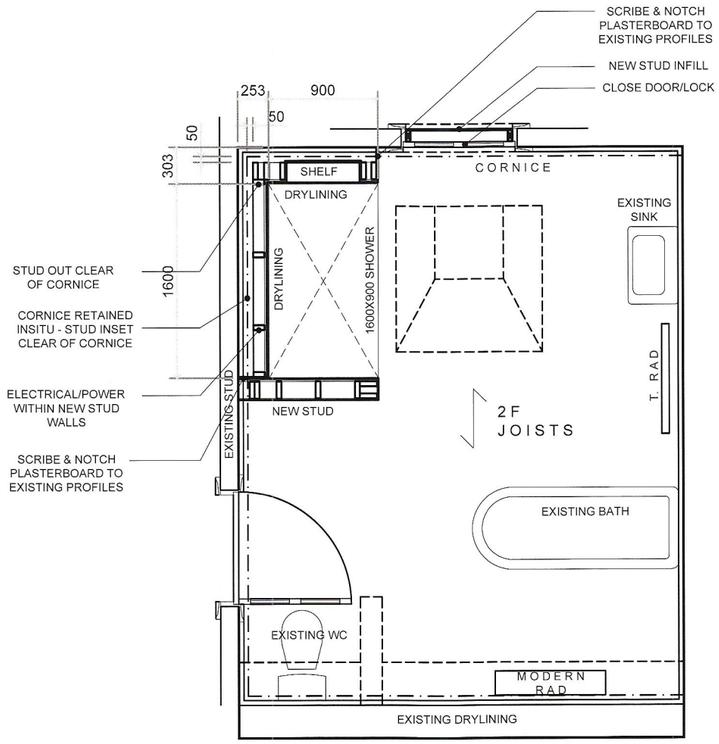
Rafferty
Architects & Conservation Architects



ELEVATION



2F KEY PLAN



PROPOSED PLAN

2F TOILE ENSUITE - 1:50

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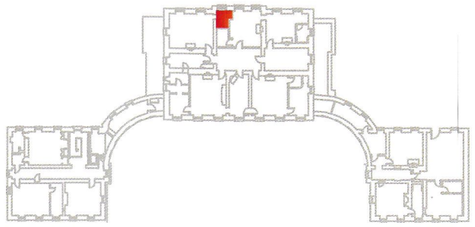
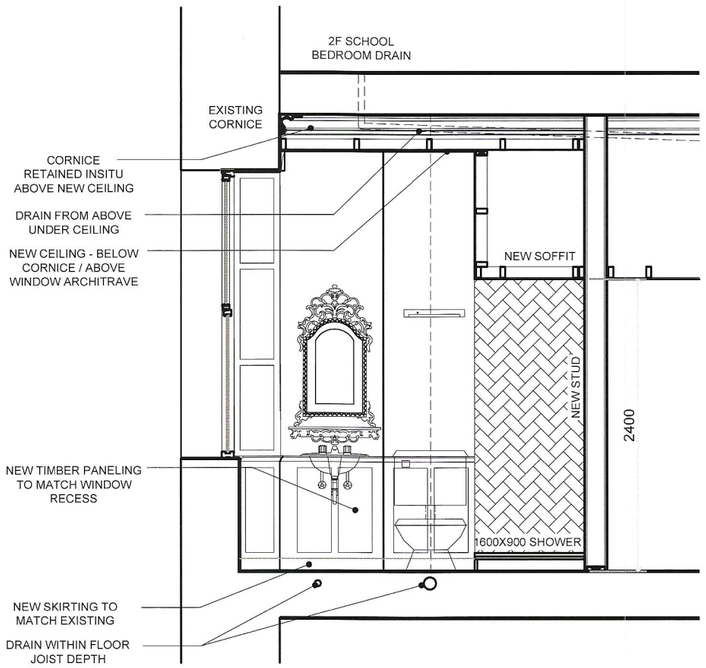
Ardbraccan Estate Holdings Ltd
Section 5 Application:
Proposed New En SuitesArdbraccan House
2F Main House Toile Bedroom G.A. Layout / 2a - 208
1:50 at A3

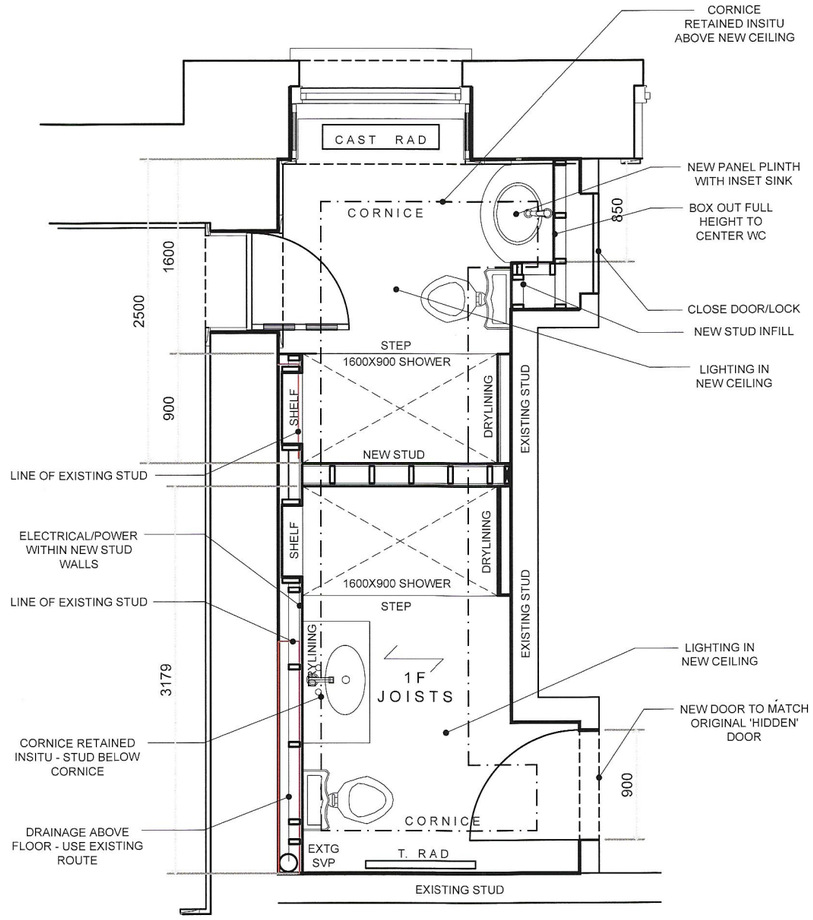
Rafferty
Architects & Conservation Architects



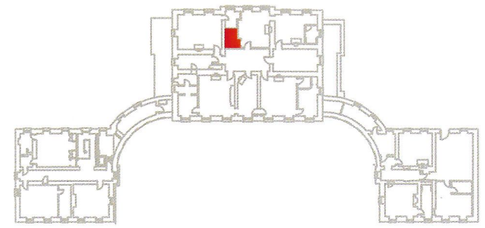
1F KEY PLAN



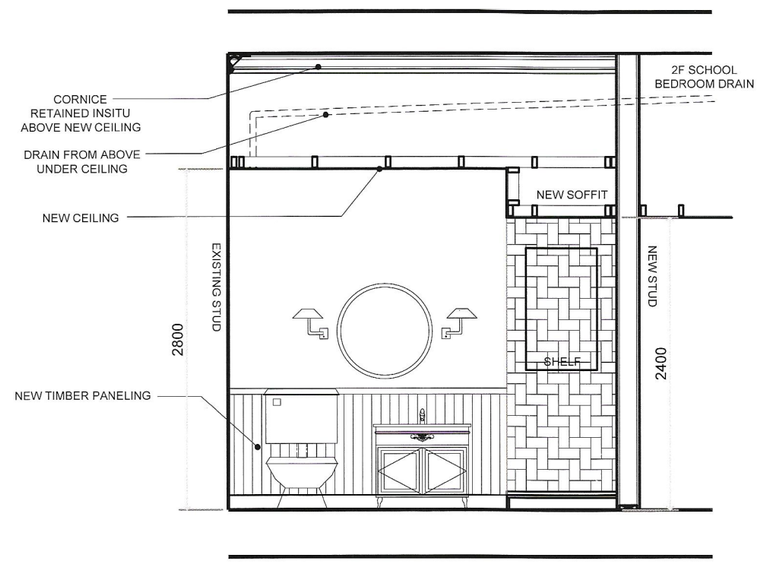
ELEVATION
BEDROOM 3



PROPOSED PLAN



1F KEY PLAN



ELEVATION
BEDROOM 4

1F BEDROOM 3 & 4 - 1:50

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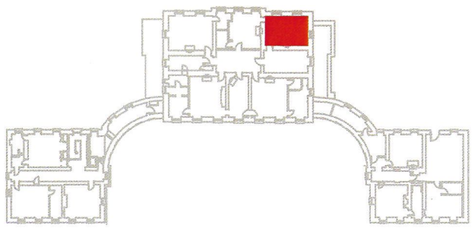
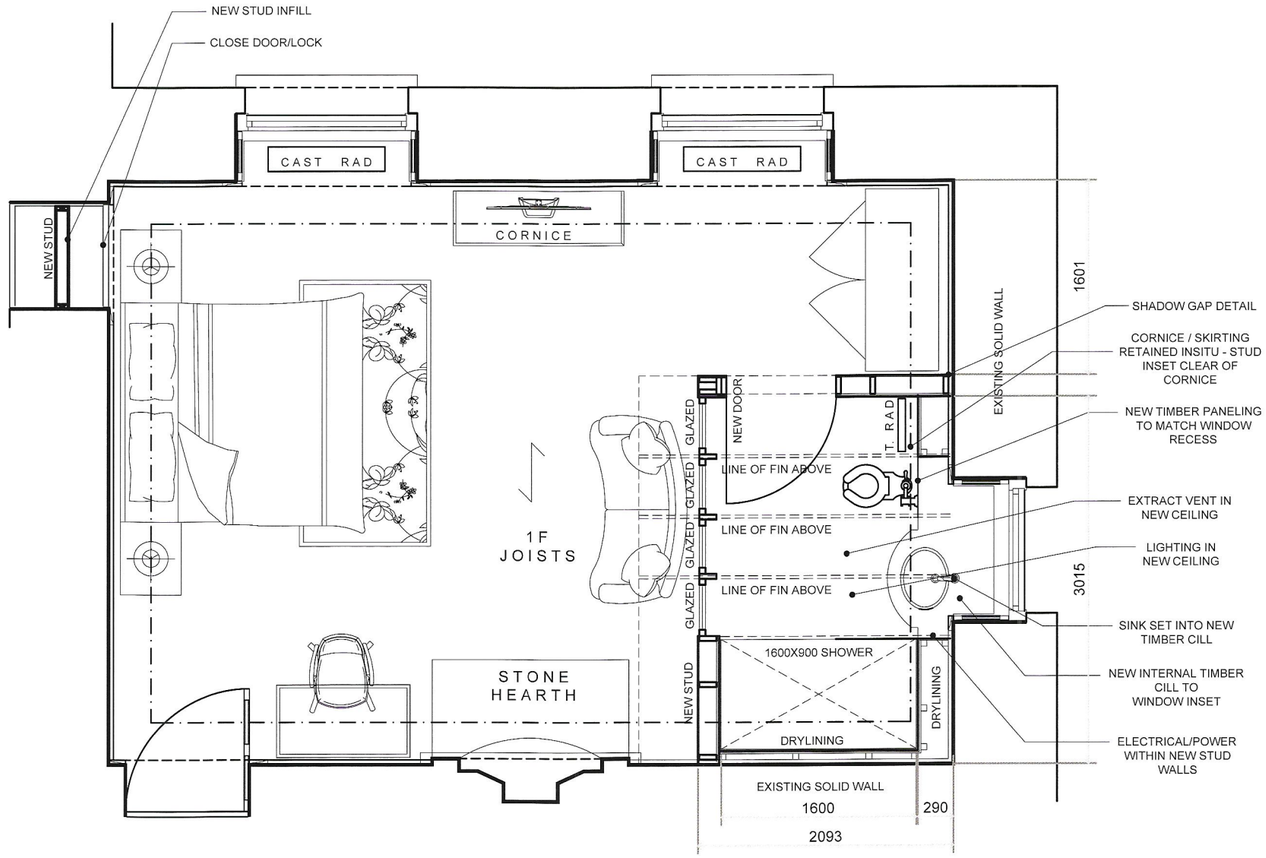
Ardbraccan Estate Holdings Ltd
Section 5 Application:
Proposed New En SuitesArdbraccan House
1F Main House Bedroom 3 & 4 G.A. Layout / 2a - 209
1:50 at A3

Rafferty
Architects &
Conservation
Architects



1F KEY PLAN



PROPOSED PLAN

1F BEDROOM 5 - 1:50

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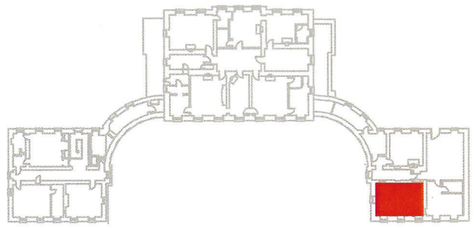
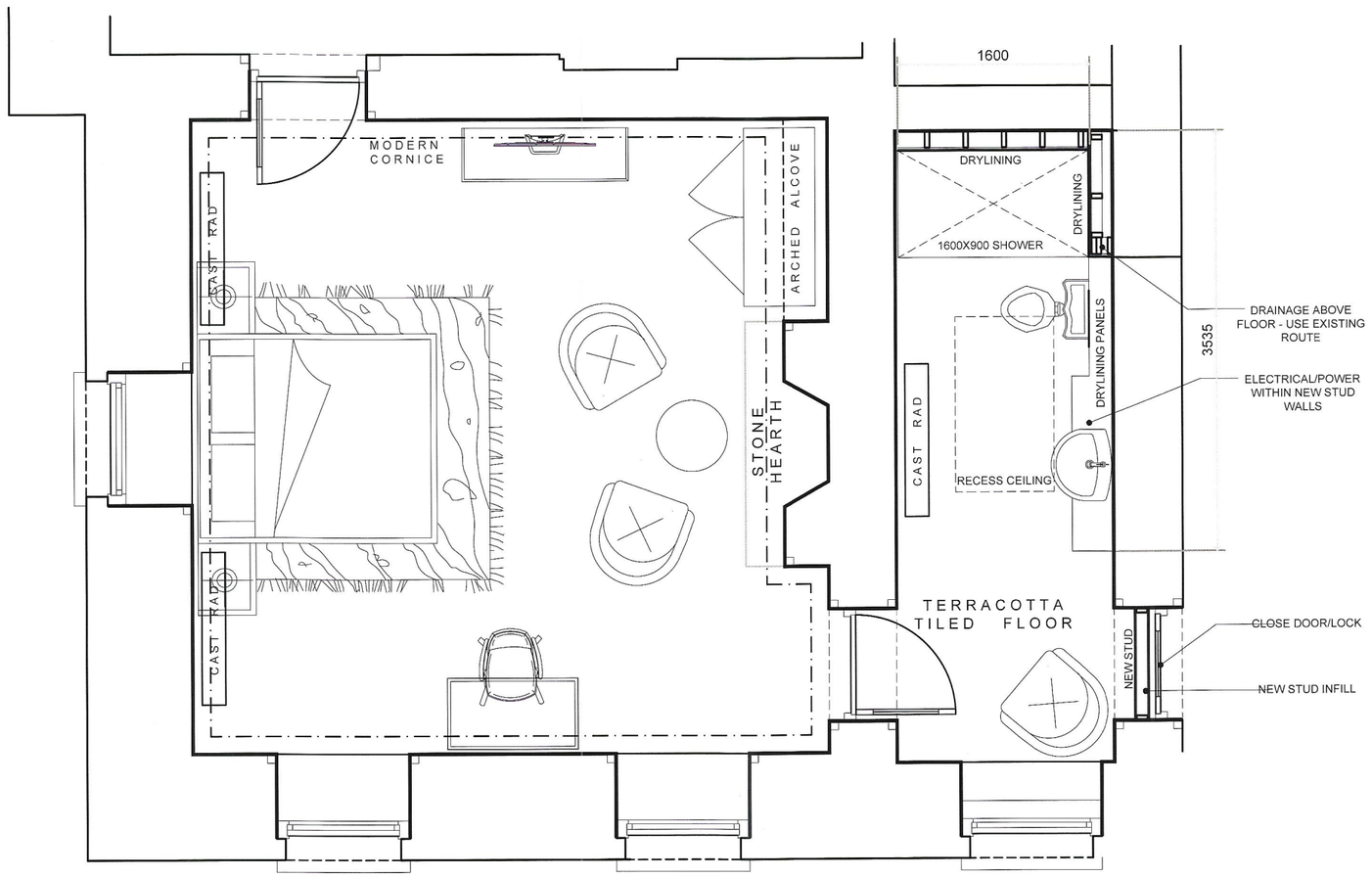
Ardbraccan Estate Holdings Ltd
Section 5 Application:
Proposed New En SuitesArdbraccan House
1F Main House Bedroom 5 G.A. Layout / 2 a - 2 1 0
1:50 at A3

Rafferty
Architects & Conservation Architects

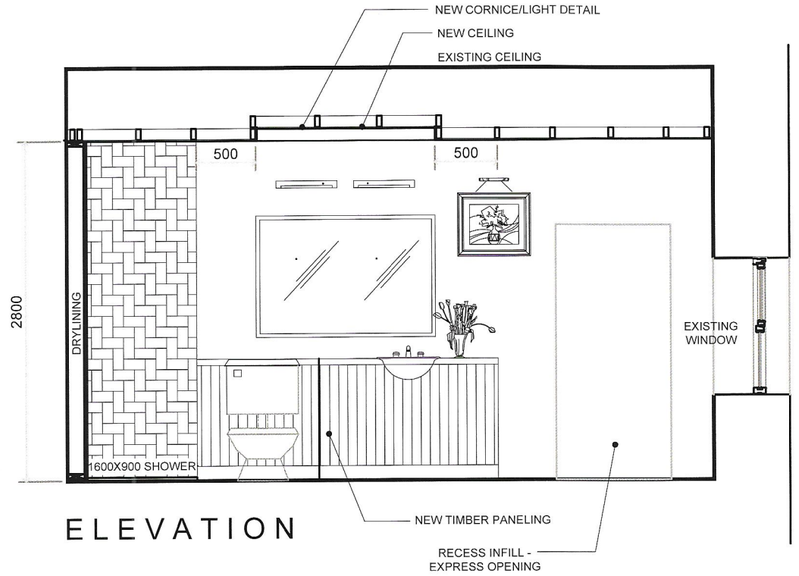


1F KEY PLAN



PROPOSED PLAN

1F NW BEDROOM 3 - 1:50



ELEVATION

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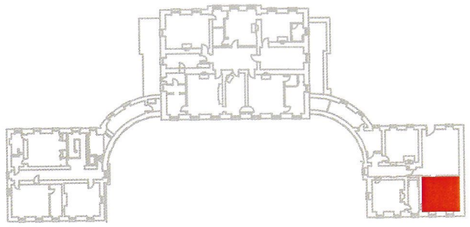
Ardbraccan Estate Holdings Ltd
Section 5 Application:
Proposed New En SuitesArdbraccan House
1F NW Bedroom 3 G.A. Layout / 2a - 212
1:50 at A3

Rafferty
Architects & Conservation Architects



1F KEY PLAN

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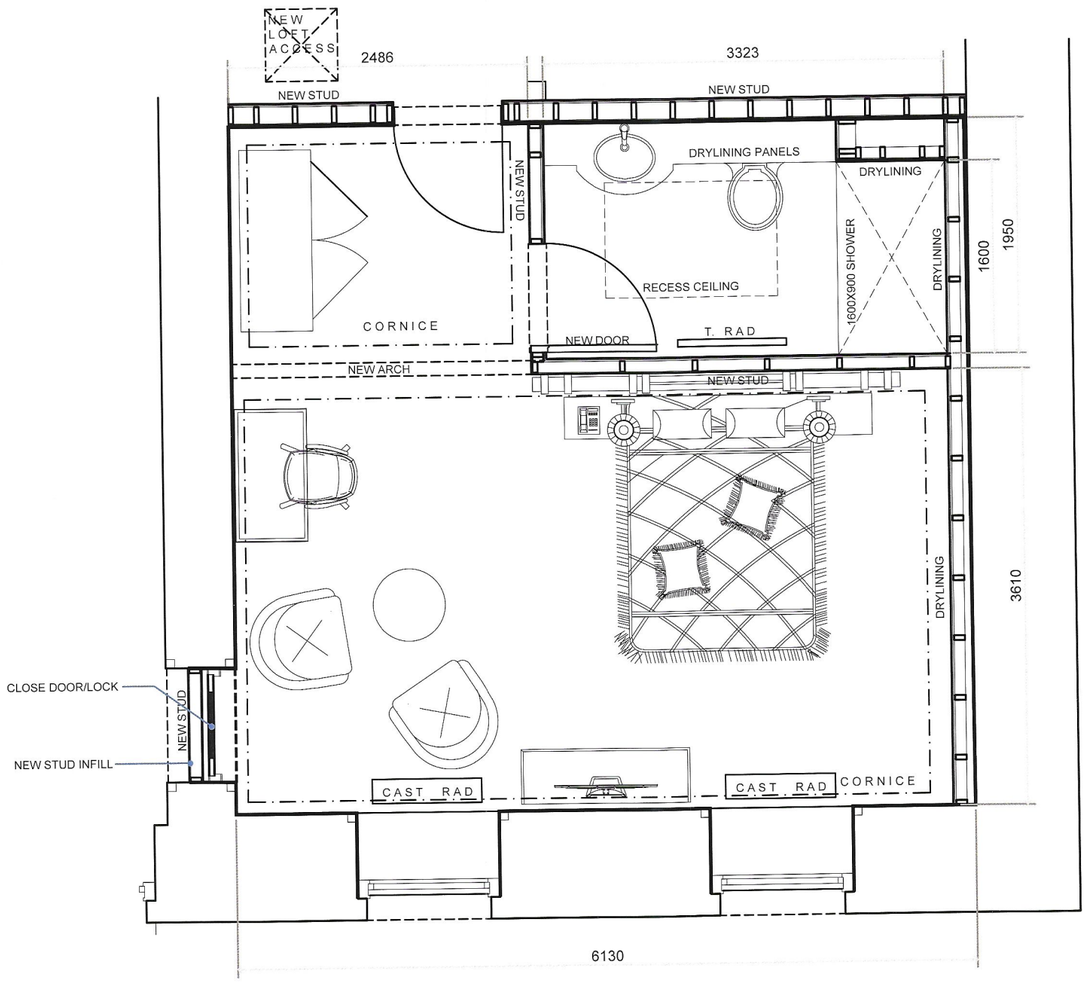
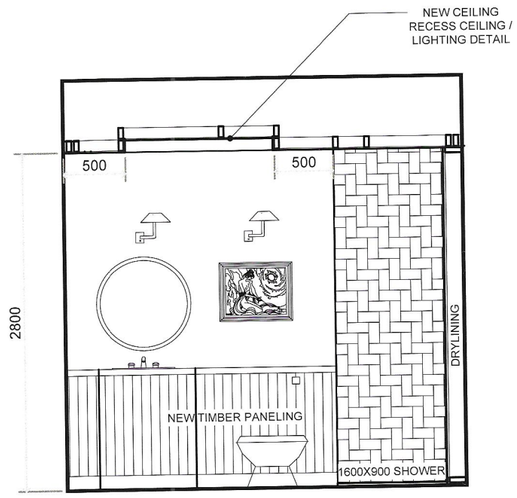


PROPOSED PLAN

1F NW BEDROOM 4 - 1:50



ELEVATION

Ardbraccan Estate Holdings Ltd
Section 5 Application:
Proposed New En SuitesArdbraccan House
1F NW Bedroom 4 G.A. Layout / 2a - 213
1:50 at A3

Rafferty
Architects & Conservation Architects

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1860/26
Reference Number:	NS5/26149
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Ardbraccan Estate Holdings Ltd
Address:	c/o RACA Ltd 10 Willowfield Gardens Belfast BT6 9AZ
Nature of Application:	Formation of additional En Suite Bedrooms within existing dwelling house, including associated minor internal alterations.
Location of Development:	Ardbraccan House, Ardbraccan, Navan, Co Meath A82 W9N7
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: Gerard Kellett

On Behalf of Meath County Council

DATE: 04.11.26

MEATH COUNTY COUNCIL

Planning Department
Buvinda House
Dublin Road
Navan, Co Meath
046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To: Ardbraccan Estate Holdings Ltd
c/o RACA Ltd
10 Willowfield Gardens
Belfast
BT6 9AZ

PLANNING REFERENCE NUMBER: NS5/26149
APPLICATION RECEIPT DATE: 09/10/2026
FURTHER INFORMATION DATE: N/A

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023 Meath County Council has by order dated 04.11.26 **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: Formation of additional En Suite Bedrooms within existing dwelling house, including associated minor internal alterations at Ardbraccan House, Ardbraccan, Navan, Co Meath A82 W9N7.**

Date: 04.11.26

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

comhairle chontae na mí
meath county council

1860/26

Planning Report

To:	Gerard Kellett, Senior Executive Planner
From:	Stephen O' Brien, Executive Planner
Date:	03/11/2026
MCC File Number:	**NS526149**
Applicants:	**Ardbraccan Estate Holdings Ltd**
Development Address:	Ardbraccan House, Ardbraccan, Navan, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000-2023 Declaration on Development/Exempted Development.
Development Description:	Formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations.
Date Decision Due:	**05/11/2026**

1.0 Site Location & Description

The application site is located in the townland of Ardbraccan to the west of the settlement of Navan and to the east of the rural node of Bohermeen. There are multiple entrances into Ardbraccan House Estate. The subject site is brownfield at present with Ardbraccan House located on site. There are a number of lodges located upon entrances to the site including Sextion's Lodge, Front Gate Lodge and Kells Lodge. Ardbraccan House forms the centrepiece of an intact historic demesne extending to approximately 100 hectares. The house itself is an 18th century Palladian and Georgian country mansion.

The area is zoned RA as Rural Area and is designated a Rural Area Under Strong Urban Influence according to the Meath County Development Plan 2021-2027. The subject site is a Protected Structure and is within the Ardraccan Demesne Architectural Conservation Area (ACA). (90774 – Ardbraccan House) and (90775 – Ardbraccan House Outbuildings) are within the overall estate. It maintains a direct and intrinsic connection to St Ultan's Church and its protected churchyard enclosure (RPS No. 90863). The subject site is also located within the greater *Boliden Tara Mines* mining facility Seveso Site. The site is located within a 'Lowland

Landscape', namely the 'The West Navan Lowlands', which has a moderate landscape character value and a moderate landscape character sensitivity.



Figure 1: Extract from Google Imagery showing subject site.

2.0 Proposed Declaration

The applicants describe the development in the completed application form as the *"formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations"*. The Planning Authority is considering this question as:

Whether the formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations is or is not development and is or is not exempted development.

The applicant has submitted drawings in support of this application:

3.0 Planning History

Pl. Ref. 26/61046: Ardbraccan Estate Holdings Limited **granted** permission for Change of Use of existing dwelling, Kells Gate Lodge (Protected Structure), into a short-term holiday unit forming Phase 1 of the Ardbraccan House Estate Masterplan and associated proposed wedding venue development. Material alterations are limited to minor interior alterations associated with upgrading fire protection (2026)

Pl. Ref. 26/61044: Ardbraccan Estate Holdings Limited **granted** permission for change of Use of existing dwelling, Front Gate Lodge (Protected Structure), into a short-term holiday

unit forming Phase 1 of the Ardbraccan House Estate Masterplan and associated proposed wedding venue development. Material alterations are limited to minor interior alterations associated with upgrading fire protection (2026).

Pl. Ref. 26/61129: Ardbraccan Estate Holdings Limited **granted** permission for Change of Use of existing dwelling, Sexton's Gate Lodge (Protected Structure), into a short-term holiday unit forming Phase 1 of the Ardbraccan House Estate Masterplan and associated proposed wedding venue development. Material alterations are limited to minor interior alterations associated with upgrading fire protection (2026)

Pl. Ref. NA191056: N.V Irish Farms LLC **granted** extension of duration for Pl. Ref. NA140399 - Alterations to existing buildings in and around stable yard located to north of Ardbraccan House, a Protected Structure (refer attached detailed description/site notice from original application) (2019)

Pl. Ref. NA171117: Merriebelle Irish Farms LLC **granted** permission for the Granary Yard (all within the curtilage of a Protected Structure). The development will consist of the erection of a new single storey stable building to include 10 no. loose boxes with external canopy within existing Granary Yard; works shall also include new external canopy to existing stable building in Granary Yard and sundry minor landscape works (2017)

Pl. Ref. NA151127: Braccanby Irish Farms LLC **granted** permission for the installation of an Oakstown BAF wastewater treatment unit and polishing filter bed and associated ground works to serve the South Wing of Ardbraccan House. Wastewater treatment system to be located 160 metres to the South West of the South Wing (2015)

Pl. Ref. NA140399: N.V Irish Farms LLC **granted** permission for alterations to existing buildings in and around stable yard located to north of Ardbraccan House (Protected Structure) to include - change of use at ground level of existing storage sheds and stores to estate management office and ancillary accommodation, measuring 135 sq. m. Change of use at first floor of 1 no. existing hay loft to temporary staff accommodation, measuring 70 sq. m., comprising living, bedroom, kitchen and shower room. Material interventions include: installation of new limecrete floor slab and insulation at ground level; application of calcium silicate boards and lime plastering of existing internal walls and installation of new lime plastered calcium silicate board ceilings and insulation at roof level. Provisions of new wc/shower facilities at ground floor level, 4 no existing blocked window opes along outer north facade to be re-instated and new windows inserted; formation of 3 no. new window opes to outer east facade; installation of steel-framed glazing system to 5 no. existing arched opes to inner east facade. Replacement of 5 no. existing windows with painted timber sash windows and replacement of 1 no. pair of sheeted timber doors. Construction of 2 no. timber feed storage containers and closing off existing modern gate ope and creation of new ope including new timber gate, on west wall of yard. Installation of new gates to existing opes in 2 no. positions along west boundary of yard; narrowing of existing ope between upper and lower north yards and installation of pair of new metal gates. Removal of 700mm high brick base of 1920s greenhouse ruin located approx 140 metres from rear (west) of house. Construction of new water feature, measure 5.5 x 35 metres, to rear (west) of house. Removal of existing modern haha to front (east) of house and construction of new haha in

new position approx. 7 metres east of existing location. Installation of new external ground finishes including planting beds, salvaged stone cobbles, stone flagstones and areas of equine brick soft paving. Three no. new connections to the existing foul drainage network. New surface water collection system to Upper and Lower North Yards; connection of existing roof drainage to adjacent buildings in this area. (2014)

NA140773: N.V Irish Farms LLC **granted** permission for development at the Sexton's Lodge (all within the curtilage of a Protected Structure). The development will consist of the change of use from storage to a habitable dwelling of the existing single storey outhouse located adjacent to the Sexton's Lodge. Construction of a single storey extension (6 sq. m) to the rear of the Sexton's Lodge to link to the adjacent single storey outhouse in order to form a single domestic unit. New septic tank with polishing filter bed and percolation, together with associated site works (2014).

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 national legislation set out below.

5.1 Section 2 of the Planning & Development Acts 2000-2025

Section 2 of the Planning & Development Acts 2000-2025 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 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 2000-2025

Section 3(1) of the Planning & Development Acts 2000-2025 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 2000-2025

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 2001-2026 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 4 (1) (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 57
(1) Notwithstanding section 4(1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of-

(a) the structure, or
(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

5.4 Section 5 of the Planning & Development Acts 2000-2025

Section 5 of the Planning & Development Acts 2000-2025 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 2000-2025

Section 32 of the Planning & Development Acts 2000-2025 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 9 of the Planning & Development Regulations 2001-2026

Article 9 of the Planning & Development Regulations 2001-2026 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.

5.7 Article 9 (1) Restrictions on Exemptions

Development to which article 6 relates shall not be exempted development for the purposes of the Act,

(a) if the carrying out of such development would- (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan, or local area plan, in the draft variation of the

development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act, 1930 (No. 2 of 1930) as amended,

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

6.0 Assessment

The existing property relates to a Protected Structure. The works proposed relate to Ardbraccan House with the formation of additional ensuite bedrooms within the existing house including associated minor internal alterations.

6.1 "Development"

It is considered that the proposed development falls within the statutory interpretation of works and therefore within the section 3(1) PDA 2000 definition of development.

6.2 "Exempted Development"

The applicant is proposing the formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations.

This proposal forms part of Ardbraccan House and it is broken down into the Main House, North Wing and South Wing. Under this Section 5 the proposal is for:

- **Ardbraccan House – Main Dwelling House:** 2 proposed new ensuites for existing first floor bedrooms and 1 new ensuite to existing second floor bedroom.
- **Ardbraccan House – Existing North Wing – Part of existing dwelling with existing stables in part of ground floor accommodation:** 1 proposed new ensuite for first-floor bedroom.
- **Ardbraccan House – Existing South Wing – Part of existing dwelling:** 3 proposed new ensuites to existing first floor bedrooms.

A number of floorboards are to be lifted and re-laid as part of the proposal including areas of the ceiling.

Section 57 of the Act provides that, *notwithstanding section 4(1)(h), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of- (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.* Therefore, the determinative question is therefore whether the formation of additional ensuite bedrooms along with minor internal alterations would materially affect the character of the protected structure.

The formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations would materially change the character of Ardbraccan House.

From a review of the Planning and Development Regulations 2001-2026, Part 2 and Schedule 2, it is noted that the proposed development does not fall within any exempt development category listed.

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 (002299) – 1.85km east of site
- River Boyne and River Blackwater SPA (004232) – 2km southeast of site.
- Girley (Drewstown) Bog SAC (002203) – c. 12.1km west of site

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this,

it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

8.0 Environmental Impact Assessment:

The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 - 2026 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIS/EIAR is not required.

9.0 Conclusion and Recommendation

It is therefore recommended that a declaration be issued;

WHEREAS a question has arisen as to whether, "the formation of additional ensuite bedrooms within existing dwelling house, including associated minor internal alterations on lands at Ardbraccan House, Co. Meath is or is not exempted development:

AND WHEREAS Meath County Council in consideration of this question has had regard particularly to:

(a) Sections 2, 3, 4, 57 & 177U (9) of the Planning and Development Act 2000 - 2023,
(b) Articles 6 and 9 of the Planning and Development Regulations, 2001-2026
(c) Information provided.

AND WHEREAS Meath County Council has concluded: -

(a) The proposal represents works and constitutes development within the meaning of the Planning and Development Act 2000-2023.

(b) The subject structure is a protected structure and, having regard to the nature of the proposed works and the information submitted, the Planning Authority cannot conclude that the works would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Accordingly, the works cannot be determined to constitute exempted development on the basis of the information submitted and should appropriately be considered in the context of Section 57 of the Planning and Development Act 2000 -2023.

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 said development as detailed on particulars submitted 9th October 2026 is **DEVELOPMENT** and is **NOT EXEMPTED DEVELOPMENT**.

RECOMMENDATION ACCEPTED

04 NOV 2026

Signed: Gerard Kellett

Stephen O' Brien

Stephen O' Brien
Executive Planner
Date: 03/11/2026

Gerard Kellett
Senior Executive Planner
Date: 03/11/2026