APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

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

1. **Name: Jordan Kidd and AnnMarie Kidd**

   Address: Gerrardstown Garlow Cross, Navan, Co, Meath C15Y1FY

   Phone No: | **E-mail :**

2. **Address for correspondence:**

   Address: As above

   Phone No: _____ E-Mail: _____

3. **Location of Development and/or Subject Site: Agricultural Barn to be erected to rear of the dwelling**

4. **Description of Development: _____**

   Agricultural Barn to house animals

   _____

5. **Will the development take place within the curtilage of a dwelling house?**

   Please tick as appropriate: YES X 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 X

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: 7.1m**

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

~~200~~**sqm**
199sqM

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Counter Reference No AS526153

9. List of plans/drawings etc. submitted: Barn drawingS, OS maps

10. Please state applicants interest in this site
required Barn to house animals.

If applicant is not the owner of site, please provide name & address of owner:
AnnMarie Kidd is owner and joint name on exemption application

11. Are you aware of any enforcement proceedings connected to this site?

Please tick as appropriate: YES ____ NO X

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 X

12 (b), If "YES" please supply details:

SIGNED: Ann Marie Kidd
Jordan Kidd

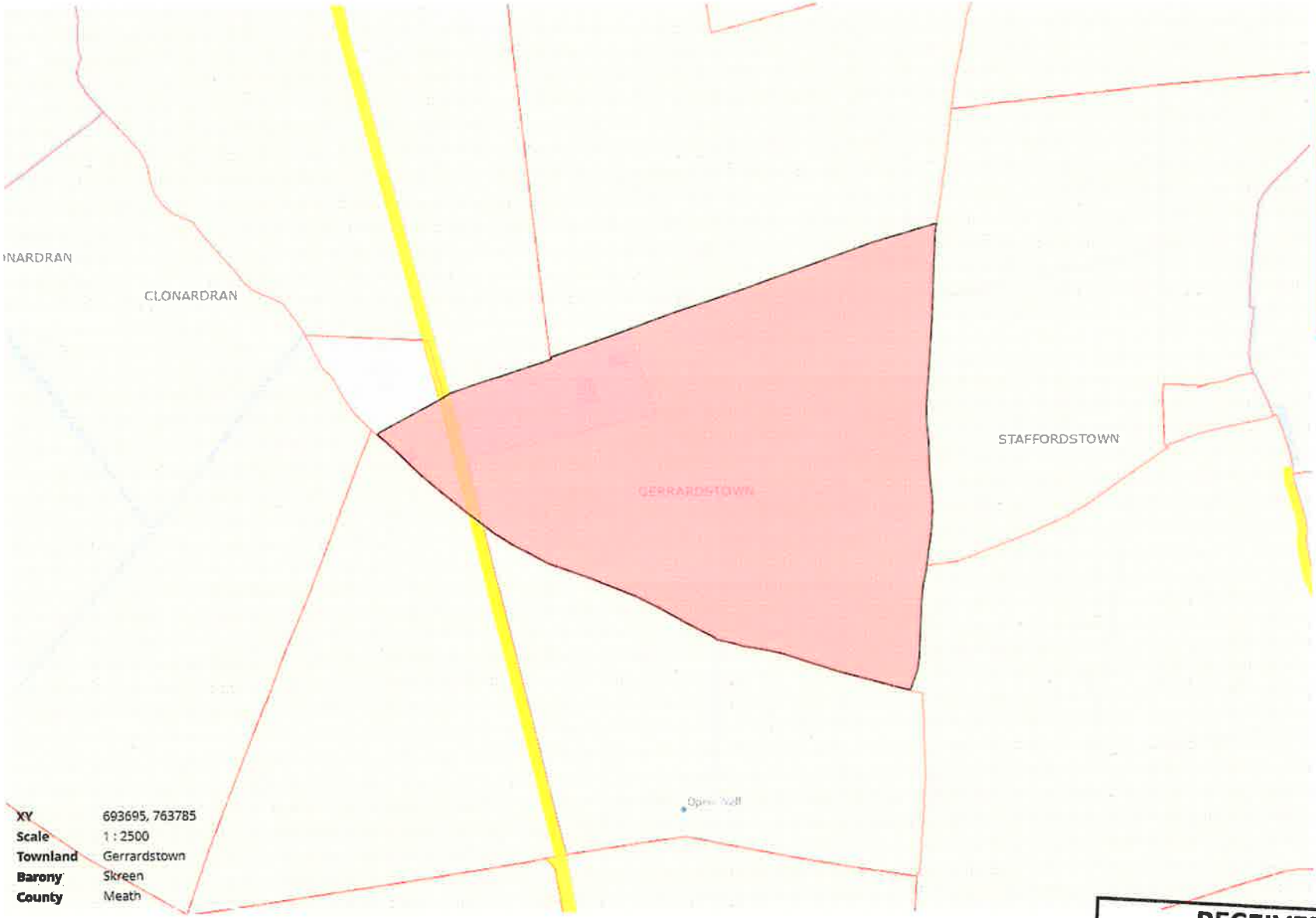
DATE: 14/10/26
14/10/26

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



Property Details

Folio Number	MH71438F
Title Level	Freehold
Plan Number	DB504
Property Number	1
Area of selected plans	6.62 hectares.
Number of Plans on this folio:	1
Address	Gerrardstown, Garlow Cross, Navan, Co. Meath, C15 Y1FY

*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive.** See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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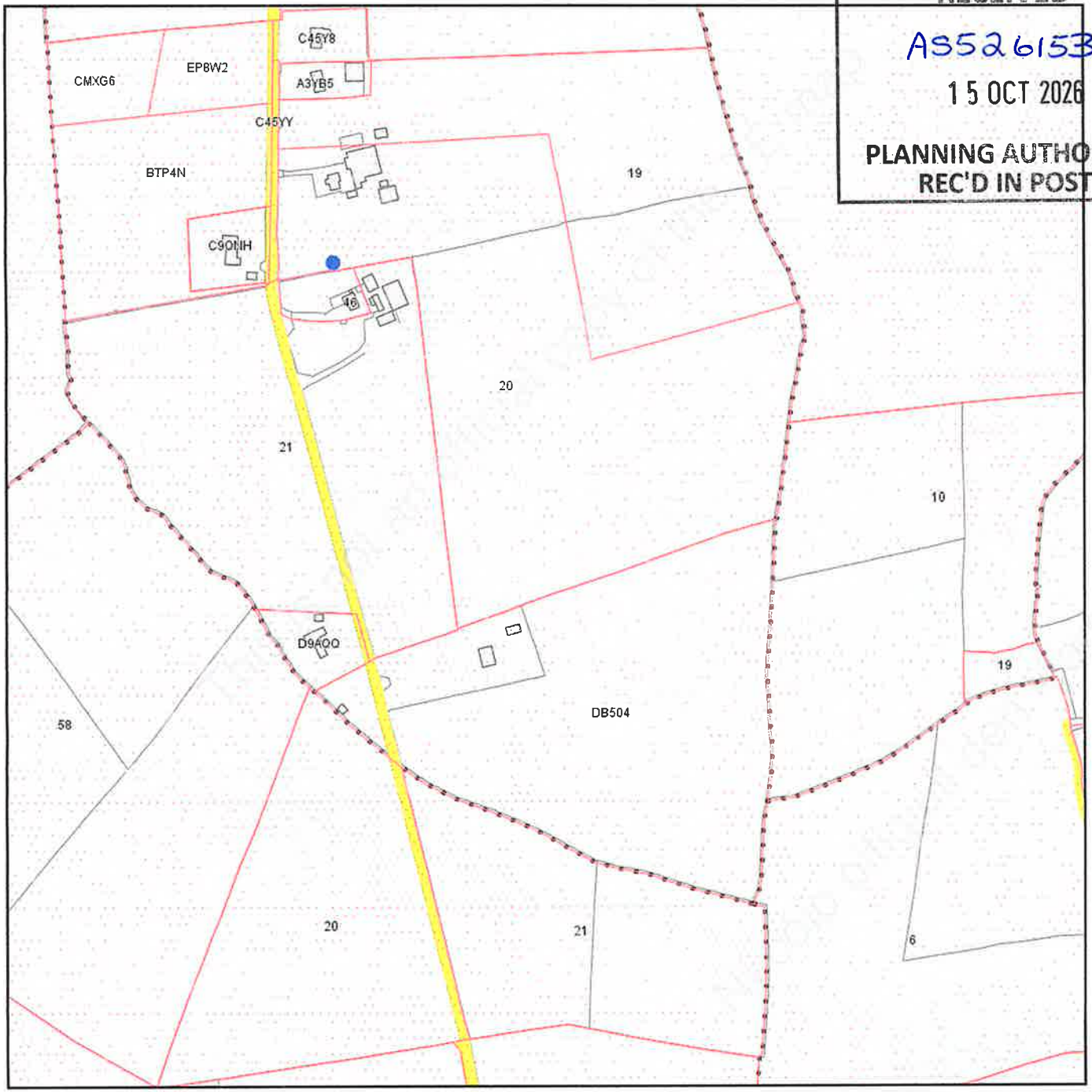

Creation Date: Tuesday, May 12, 2026 8:50:44 AM

Tailte Éireann
Clárúchán, Luacháil, Suirbhéireacht
Registration, Valuation, Surveying

Official Tailte Éireann Registration Map

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 a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

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.

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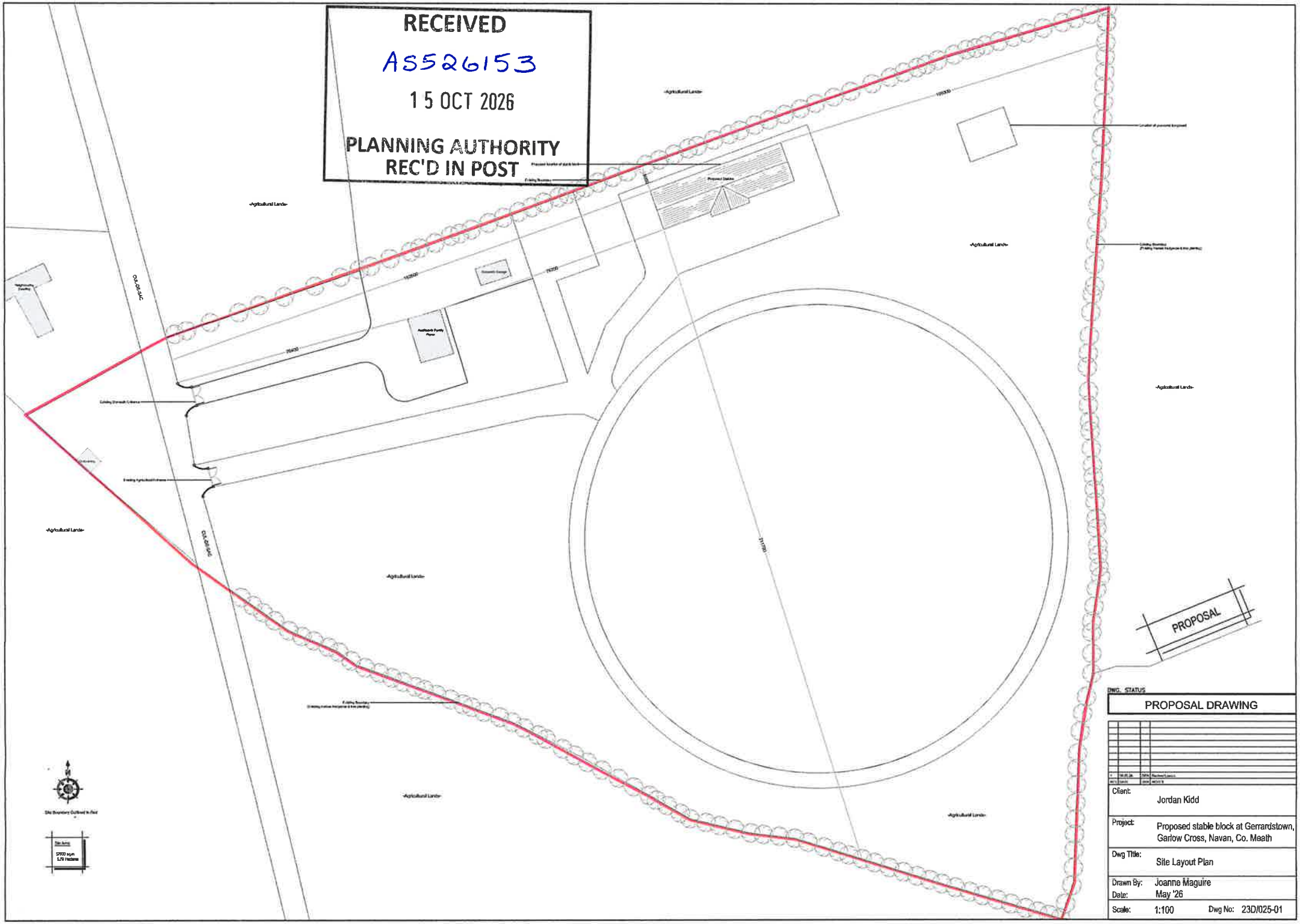

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1869/26
Reference Number:	AS5/26153
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Jordan & AnnMarie Kidd
Address:	Gerrardstown Garlow Cross Navan Co Meath C15Y1FY
Nature of Application:	Agricultural Barn to house animals
Location of Development:	Agricultural Barn to be erected to rear of the dwelling
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: Gerard Kellett

On Behalf of Meath County Council

DATE: 06.11.2026

MEATH COUNTY COUNCIL

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

Planning & Development Act 2000- 2023

DECLARATION

To:

Jordan & AnnMarie Kidd
Gerrardstown
Garlow Cross
Navan
Co Meath C15Y1FY

PLANNING REFERENCE NUMBER: AS5/26153
APPLICATION RECEIPT DATE: 15/10/2026

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 06.11.26 **decided to Declare the proposed development is EXEMPT, in accordance with the documents : Agricultural Barn to house animals to be erected to rear of the dwelling.**

Date: 06.11.26

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 2000-2023 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

comhairle chontae na mí
meath county council

Meath County Council
Planning Report

1869/26

To:	Gerard Kellett, Senior Executive Planner
From:	Ryan Cowan, Assistant Planner
File Number:	AS526153
Applicant:	Jordan & Annmarie Kidd
Development Address:	Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY
Application Type:	Section 5 of the Planning & Development Act 2000-2025: Declaration on Development/Exempted Development.
Date of Report:	28/10/2026
Date Decision Due:	11/11/2026
Development Description:	Agricultural barn to house animals to be erected to rear of the dwelling at Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY

1.0 Site Location & Description

The site measures approximately 6.46ha and is located within the townlands of Gerrardstown. The subject site is not located within a settlement boundary. The site is located along a cul-de-sac, off the local road L-50551. The applicant's residential dwelling is within the site boundary.

The area is zoned RA as an 'Rural Area'. The subject site is located within a rural area designated as a 'Rural Area under Strong Urban Influence'. The site is not located within an Architectural Conservation Area (ACA). There are no Protected Structures, National Monuments or Protected Views within the application site. The landscape character is characterised as being that of the Central Lowlands in the CDP, which has a moderate landscape value that is highly sensitive to development.

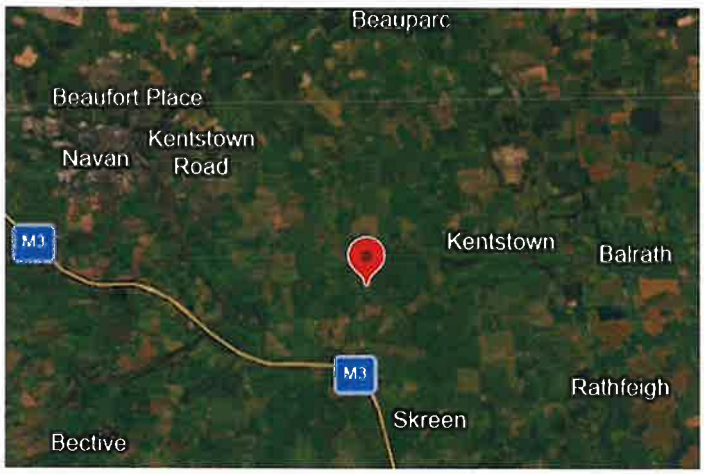

Figure 1: Site Location (Red Pin) (*Source: Google Maps, 2026*)



Figure 2: Aerial Photograph of the subject site. (*Source: Google Maps, 2026*)

2.0 Proposed Development

The applicant describes the development in the completed application form as an *'agricultural barn to house animals to be erected to rear of the dwelling at Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY'.*

3.0 Planning History
A review of the Meath County Council Planning Register indicates that there is no relevant planning history on the landholding within the last 10 years.

4.0 Relevant Legislation
In order to assess whether or not the structures and land is or is not development or is or is not exempted development regard must be had to the following legislation:

5.0 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.

5.1 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."

5.2 Section 4 of the Planning & Development Acts 2000-2025
Section 4(1) of the Planning & Development Acts 2000-2025 provides a list of statutory exempted development including:

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

Section 4(2) of the Planning and Development Acts 2000-2025 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.'

5.3 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.

5.4 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.

5.4 Article 6 of the Planning & Development Regulations 2001-2026
Article 6 of the Planning & Development Regulations 2001-2026 provides (subject to the restrictions in article 9 of the Planning & Development Regulations 2001-2026) 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.

From a review of the submitted documentation with this application, the Planning Authority considers that the proposal should be assessed under Class 6 of PART 3 Article 6 Exempted

Development - Rural.

CLASS 6	Conditions and Limitations
Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.	1. No such structure shall be used for any purpose other than the purpose of agriculture. 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 450 square metres gross floor space in aggregate. 3. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Department of Agriculture, Food and Rural Development and Department of the Environment and Local Government requirements and shall have regard to the need to avoid water pollution. 4. No such structure shall be situated, and no effluent from such structure shall be stored, within 10 metres of any public road. 5. No such structure within 100 metres of any public road shall exceed 8 metres in height. 6. No such structure shall be situated, and no effluent from such structure shall be stored, within 100 metres of any house (other than the house of the person providing the structure) or other residential building or school, hospital, church or building used for public assembly, save with the consent in writing of the owner and, as may be appropriate, the occupier or person in charge thereof. 7. No such structure shall be constructed within a flood zone

	identified in statutory land use plans as Flood Zone A or Flood Zone B or where the probability of flooding is moderate to high or erosion control zone. 8. No such structure shall be within 60 metres of a public or private water source. 9. No such structure shall be situated, at the closest point, less than 50 metres from a water course or water body in the case of new farmyards, and not less than 10m in the case of extensions/modifications to an existing facility. 10. No unpainted metal sheeting shall be used for roofing or on the external finish of the structure. 11. The use of this Class of exemption requires a declaration from the relevant Planning authority under section 5 of the Principal Act, declaring the exemption is applicable prior to commencement of construction. 12. Ancillary provision shall include as appropriate the installation of any signage, fencing or other safety infrastructure as recommended by the Health and Safety Authority regarding Slurry Safety.

5.5 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.

6.0 Assessment

The Planning Authority will assess the proposed development using the submitted plans, against Class 6 of PART 3 Article 6 Exempted Development — Rural, the Planning & Development Regulations 2001-2026.

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

6.2 "Exempted Development"
In terms of whether the development is exempted development, the applicant proposes the construction of an agricultural barn to house animals. The stated gross floor area of the application is 199sqm. The applicant has not submitted elevations or floor plans of the proposed development. The applicant confirmed verbally the that the ridge height of the building is 7 metres.

Class 6 states '*Works consisting of the provision of a roofed structure for the housing of cattle, sheep, goats, donkeys, horses, deer or rabbits, having a gross floor space not exceeding 300 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage.*'

The applicant has stated the proposed gross floor area of works at 199sqm. This is below the gross floor area of 300sqm allowed under Class 6 development. Having observed the site via Google Satellite View and Google Street View, it is concluded that the applicant does not have any other agricultural outbuildings located on the site. The proposed development does not exceed 300sqm in gross floor space. Therefore, the proposed development is considered exempted development.

From a review of the submitted documentation and drawings it is considered that the proposed development does comply with Class 6 of PART 3 Article 6 Exempted Development — Rural, the Planning & Development Regulations 2001.

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)
- River Boyne and River Blackwater SPA (004232)

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 Recommendation

It is therefore recommended that a declaration be issued for the agricultural barn to house animals to be erected to rear of the dwelling at Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY, as indicated on the submitted plans and particulars stating that the proposal represents development which is **exempted development:**

WHEREAS a question has arisen as to whether, *'agricultural barn to house animals to be erected to rear of the dwelling at Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY'* 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, 5 & 177U (9) of the Planning and Development Act 2025,
(b) Articles 6 and 9 of the Planning and Development Regulations, 2001-2026
(c) Schedule 2, Part 3, Class 6, (Exempted Development – Rural) of the Planning and Development Regulations, 2001-2026,
(d) Information provided.

AND WHEREAS Meath County Council has concluded: -

1) *The 'agricultural barn to house animals to be erected to rear of the dwelling at Gerrardstown, Garlow Cross, Navan, Co Meath C15 Y1FY'* is exempted from the requirement to obtain planning permission under the Planning and Development Acts 2000-2025 and the Planning and Development Regulations 2001-2026 as it does come within the scope of Schedule 2, Part 3, Class 6, (Exempted Development – Rural) of the Planning and Development Regulations, 2001-2026 in that the proposed floor area of the agricultural building is less than 300m^2 and a ridge height of less than 8m.

NOW THEREFORE Meath County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000-2025, hereby decides that the said

development as detailed on particulars submitted 24th July 2026 is **DEVELOPMENT** and is **EXEMPTED DEVELOPMENT.**

RECOMMENDATION
ACCEPTED
06 NOV 2026
Signed:

Ryan Cowan
Ryan Cowan
Assistant Planner
Date: 28/10/2026

Gerard Kellett
Senior Executive Planner

RECONSIDERATION
06 NOV 2026