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

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

APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

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

1. **Name:** Veronica Martin

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

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

   Joseph Martin, MRIAI, M.Arch, BSc Arch

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

3. **Location of Development and/or Subject Site:** Schoolmasters House, Moynalvey, A83 AP29

4. **Description of Development:** Refurbishment of the existing 79m2 dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house.

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

   Please tick as appropriate: YES ____ NO _X_

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 – 2014, as amended, been requested or issued for the property by the Planning Authority?**

   Please tick as appropriate: YES ____ NO ____

7. **State overall height of structure if applicable:** 6420mm

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

No increase in floor area of the existing dwelling is proposed

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RS526150
12 OCT 2026
PLANNING AUTHORITY
REC'D IN POST

9. List of plans / drawings etc. submitted:

2no. Copies: 100_Site Location Map, scale 1:2500
2no. Copies: 101_Existing Drawings Showing Alterations, scale1:50
2no. Copies: 201_Proposed Drawings, scale 1:50

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 __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:

_____

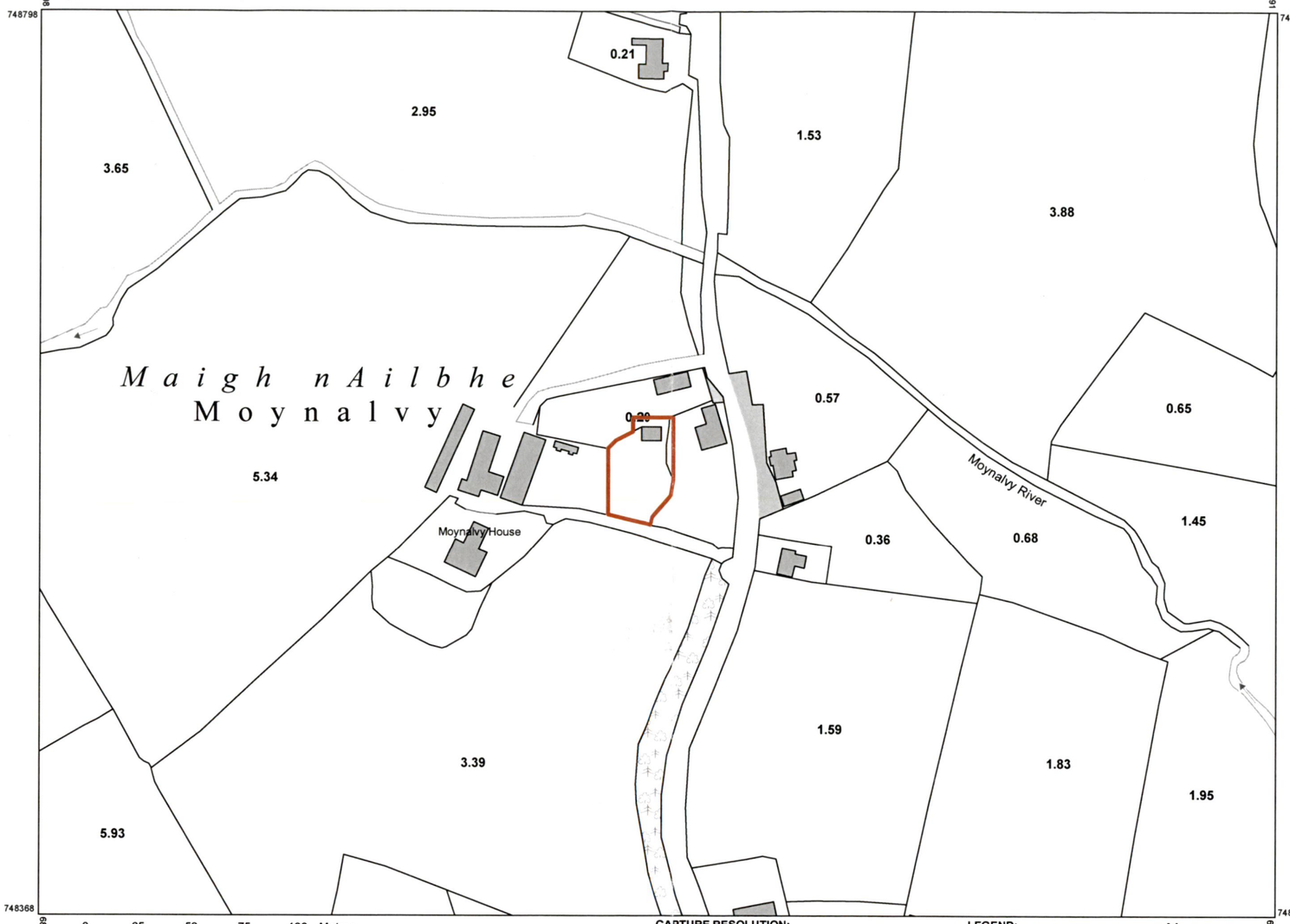
SIGNED: Joseph Martin MRIAI. **DATE:** _____**2026/10/08**_____

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.**

Planning Pack Map



Site Subject under Section 5 Application.

NORTH

OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

Tailte Éireann

CENTRE COORDINATES:
ITM 687600,748583

PUBLISHED: 01/08/2026
ORDER NO.: 50551037_1

MAP SERIES: 1:5,000
MAP SHEETS: 2917

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

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RS526150
POST REFERENCE NO.

JOSEPH MARTIN MRIAI

SECTION 5 APPLICATION

JOB: School Masters House		DWG No.: 100	
LOCATION: Co.Meath		DRAWN: 01/08/2026	BY: JM
Ireland		SCALE: 1:2500	@ ISO A3
TITLE: Site Layout Map			
REV	REVISION DESCRIPTION	REVISION DATE	REVISED BY

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1867/26
Reference Number:	RS5/26150
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Veronica Martin
Address:	c/o Joseph Martin MRIAI Moynalvey House Summerhill Co Meath A83 R125
Nature of Application:	Refurbishment of the existing 79m2 dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house.
Location of Development:	Schoolmasters House, Moynalvey, Co Meath A83 AP29
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**.

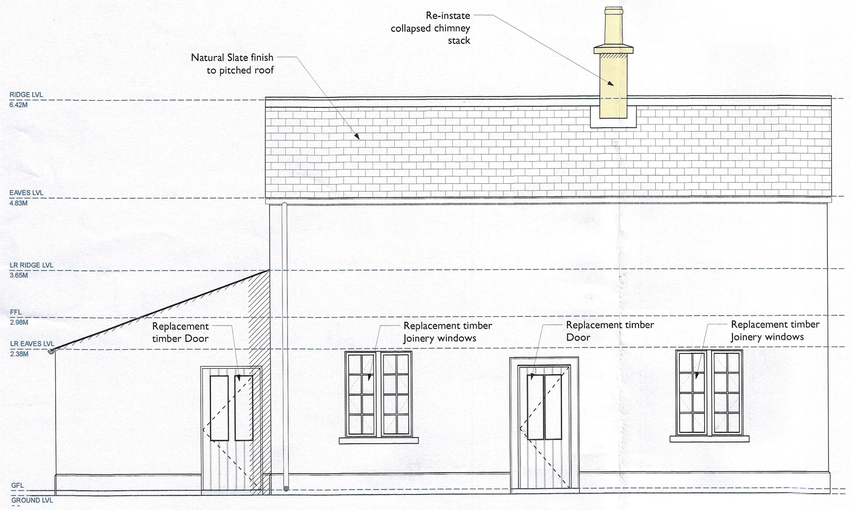
SIGNED: Gerard Kellett

On Behalf of Meath County Council

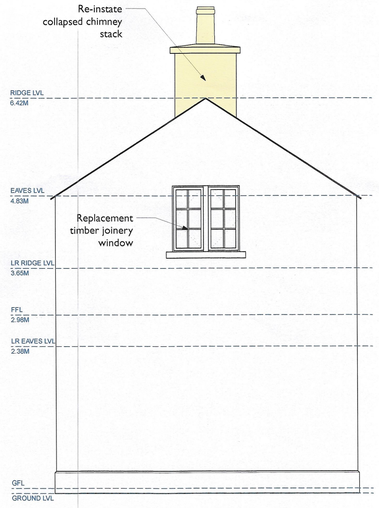
DATE: 04-11-26

LEGEND:

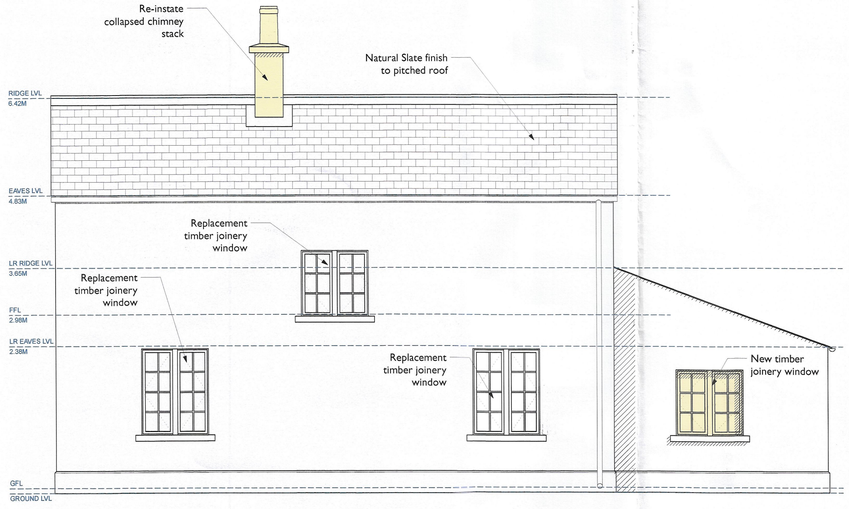
- Existing Material
- Proposed Material - Plan
- Proposed Material - Elevation



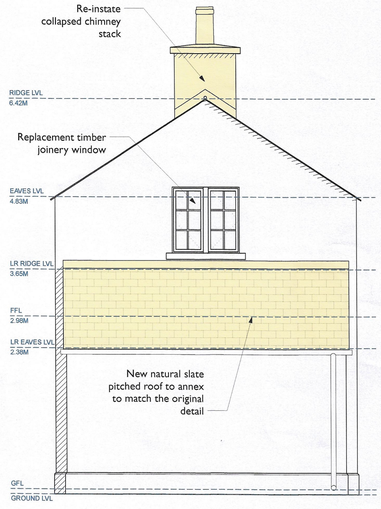
1 **Proposed North Elevation**
Scale: 1:50



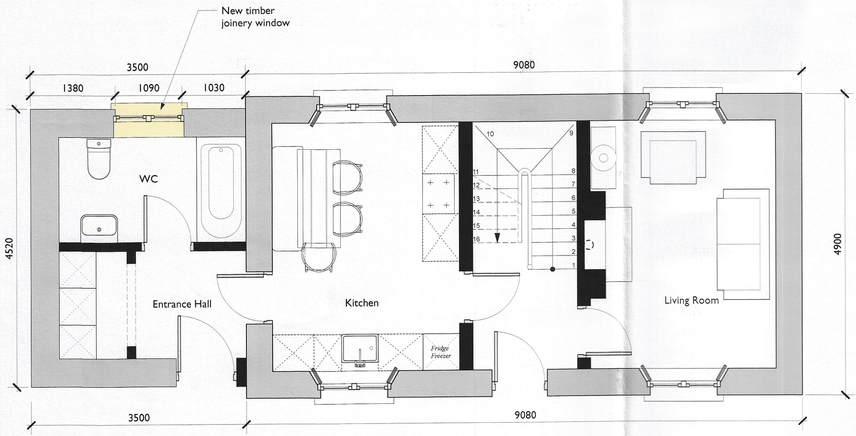
2 **Proposed West Elevation**
Scale: 1:50



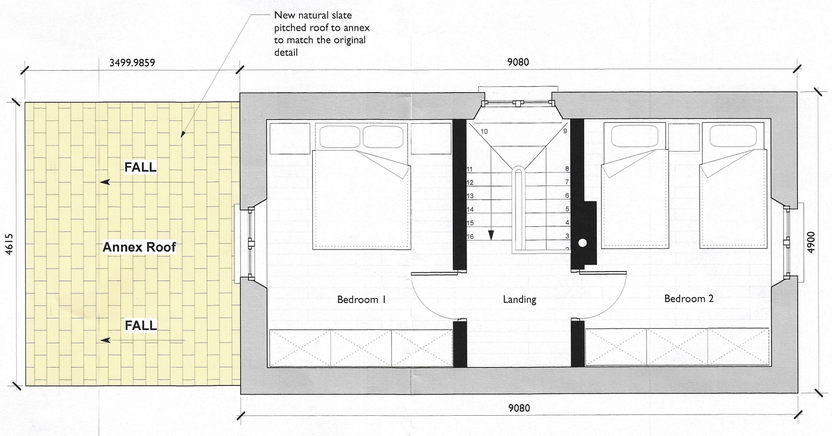
3 **Proposed South Elevation**
Scale: 1:50



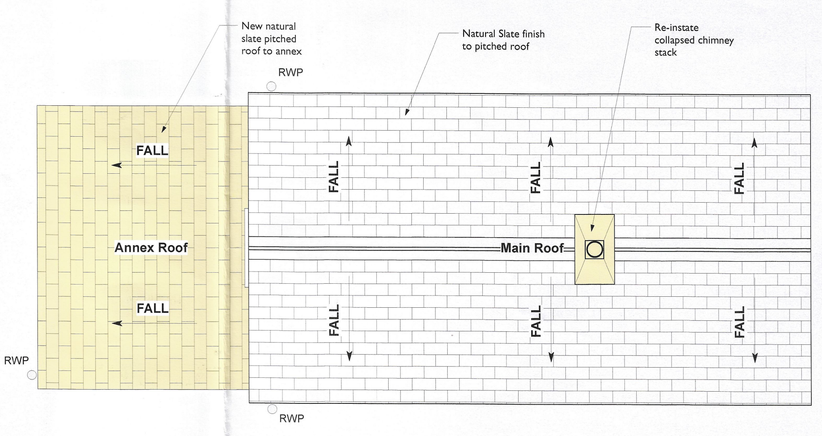
4 **Proposed East Elevation**
Scale: 1:50



6 **Proposed Ground Floor Plan**
Scale: 1:50



7 **Proposed First Floor Plan**
Scale: 1:50



8 **Proposed Roof Plan**
Scale: 1:50

NORTH

NORTH

NORTH

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JOSEPH MARTIN MRIAI

SECTION 5 APPLICATION

JOB	School Masters House	DWG No.	201
LOCATION	Co.Meath	DRAWN 01/08/2026	BY JM
	Ireland	SCALE 1:50	@ ISO A1
TITLE	Proposed Drawings		

NOTE
FIGURED DIMENSIONS TO BE TAKEN. THIS DRAWING SHOULD NOT BE SCALED. SITE DIMENSIONS ARE TO BE CHECKED PRIOR TO COMMENCEMENT. IN CASE OF DOUBT OR DISCREPANCIES PLEASE REFER TO THE ARCHITECT FOR INSTRUCTION.
ALL WORKS TO BE BUILT IN ACCORDANCE WITH BUILDING REGS & RELEVANT CODES OF PRACTICE
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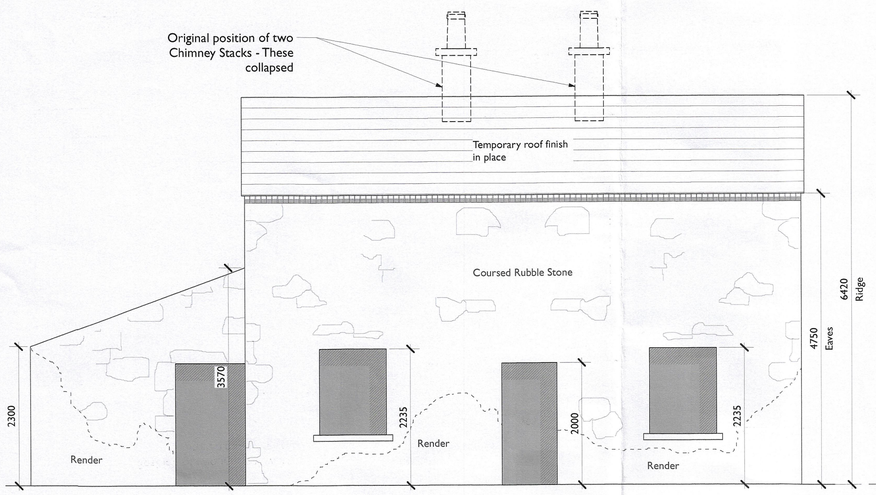
REV	REVISION DESCRIPTION	REVISION DATE	REVISED BY

LEGEND:

Proposed Demolitions

Existing Material



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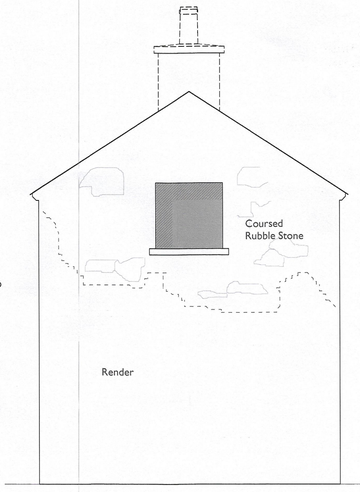
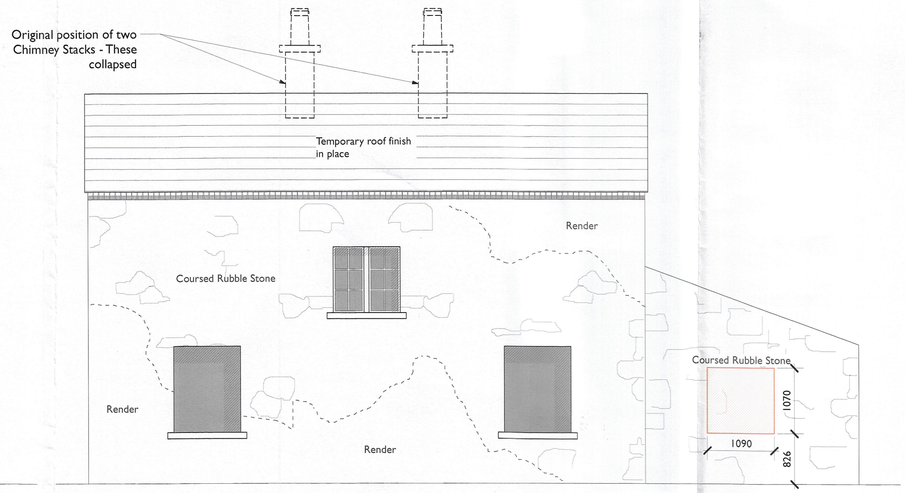
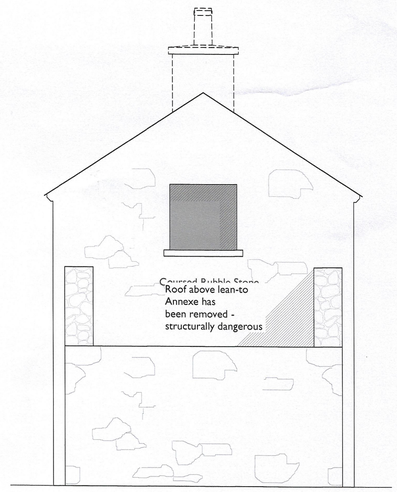


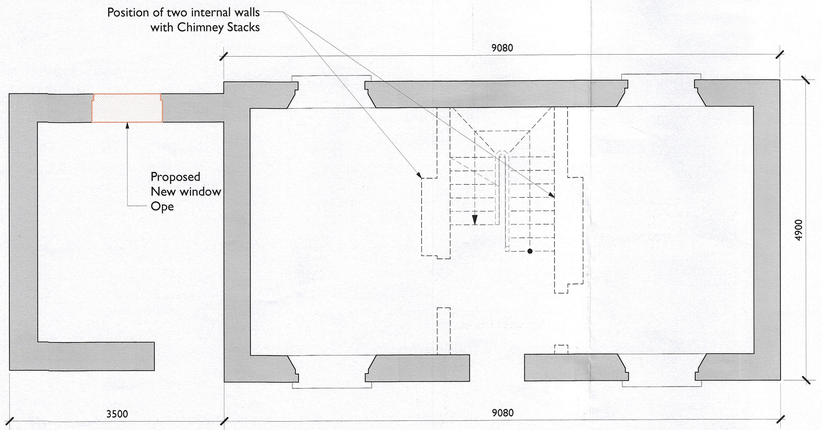
2 Existing West Elevation
Scale: 1:50



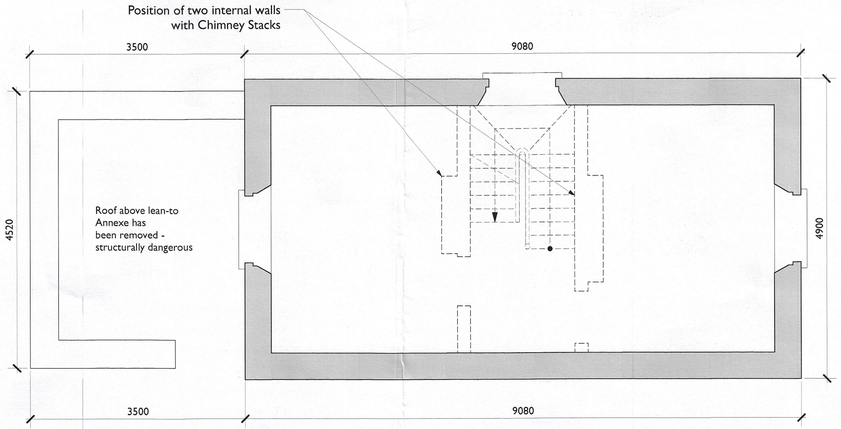
3 Existing South Elevation
Scale: 1:50



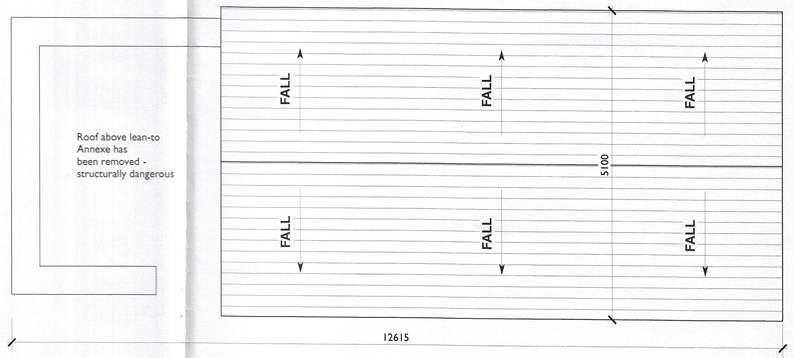
4 Existing East Elevation
Scale: 1:50



5 Existing Ground Floor Plan
Scale: 1:50



6 Existing First Floor Plan
Scale: 1:50



7 Existing Roof Plan
Scale: 1:50

NORTH

NORTH

NORTH

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12. OCT 2026
R5526/26
POST REFERENCE NO.

JOSEPH MARTIN MRIAI

NOTE
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ALL WORKS TO BE BUILT IN ACCORDANCE WITH BUILDING REGS & RELEVANT CODES OF PRACTICE
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SECTION 5 APPLICATION

JOB	School Masters House	DWG No.	101
LOCATION	Co.Meath	DRAWN 01/08/2026	BY JM
	Ireland	SCALE 1:50	@ ISO A1
TITLE	Existing Drawings Showing Alterations		

REV	REVISION DESCRIPTION	REVISION DATE	REVISED BY

MEATH COUNTY COUNCIL

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

Planning & Development Act 2000- 2023

DECLARATION

To: Veronica Martin
C/o Joseph Martin MRIAI
Moynalvey House
Summerhill
Co Meath A83 R125

PLANNING REFERENCE NUMBER: RS5/26150
APPLICATION RECEIPT DATE: 12/10/2026
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: Refurbishment of the existing 79m2 dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house at Schoolmasters House, Moynalvey, Co Meath A83 AP29.**

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

comhairle chontae na mí
meath county council

Meath County Council

1867

Planning Report

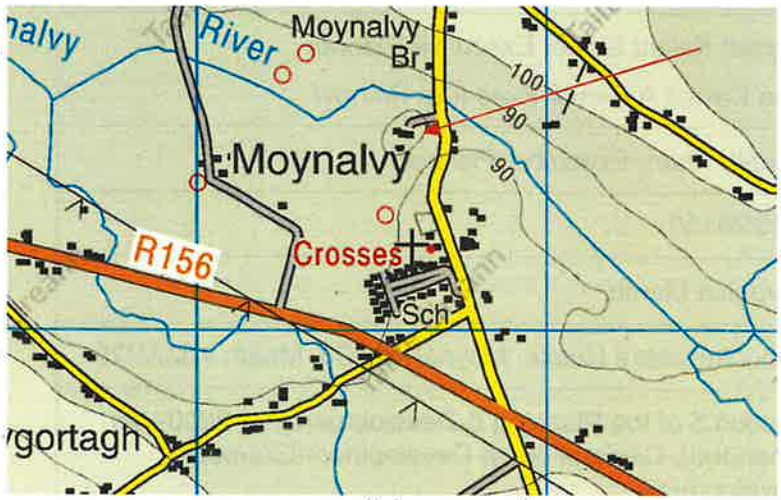
To:	Gerard Kellett Senior Executive Planner Lisa Carroll A/Senior Executive Planner
	Shoaib Khan, Executive Planner
File Number:	AS5/26150
Applicant:	Veronica Martin
Development Address:	Schoolmaster's House, Moynalvey, Co. Meath A83AP29
Application Type:	Section 5 of the Planning & Development Act 2000- (as amended), Declaration on Development/Exempted Development.
Date of Site Inspection:	Not applicable.
Date of Report:	03/11/2026
Date Decision Due:	08/11/2026
Development Description:	Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house.

1.0 SITE LOCATION & DESCRIPTION

The subject site is located in the rural townlands of Moynalvey, it is zoned as Rural Area Under Strong Urban Influence under the Development Plan zoning designation. The site is not located within the curtilage of a Protected Structure and is not subject to any Architectural Conservation Area designation.

There are no recorded National Monuments located within the curtilage of the site and no known archaeological features are affected by the proposed development except for its location being within or near a flood risk zone.

Overall, the site is not subject to any preservation order, conservation designation, or other statutory protection that would materially affect the assessment of this Section 5 application.



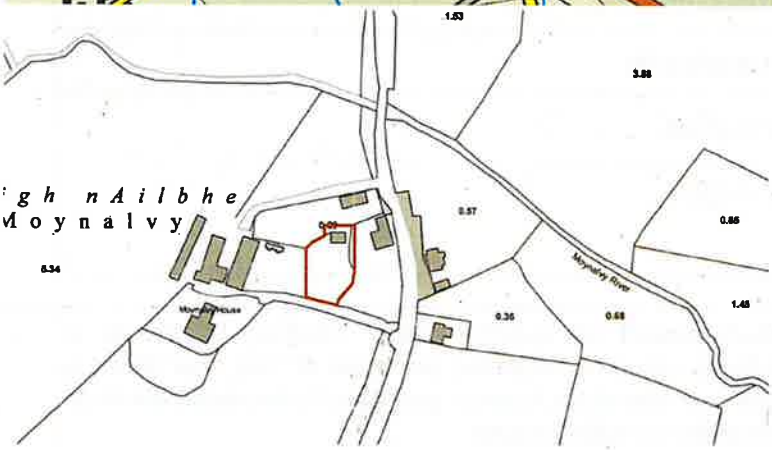




Figure 1 Google Streetview Mar 2019



Figure 2 Google Streetview Mar 2023

2.0 PROPOSED DECLARATION

Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house." **Is or is not development and is or is not exempted development.**

3.0 PLANNING HISTORY

None on site and no relevant planning history nearby.

4.0 LEGISLATIVE CONTEXT

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.

Section 2 of the Planning & Development Acts 2000(as amended)

Section 2 of the Planning & Development Acts 2000(as amended) 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 4 of the Planning & Development Acts 2000(as amended)

Section 4(1) of the Planning & Development Acts 2000(as amended) 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)(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 –

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

"The development is authorised, or is required to be authorised, by or under any enactment...."

Section 4(2)(c)
"Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a) provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purposes being exempted development for the purposes of this Act".

Section 4(4)
Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 5 of the Planning & Development Acts 2000(as amended)

Section 5 of the Planning & Development Acts 2000(as amended) provides inter alia:

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.

(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 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.

5.1 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.

Article 9(1)

"Development to which Article 6 relates shall not be exempted development for the purposes of the Act – 9(1)(a) – if the carrying out of such development would" conflict with the restriction on exemptions as outlined between (i) – (xii) of the regulations.

Declared Information.

Review of the documentation concludes that the applicant is seeking a declaration of exemption for works as follows:

Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house.

Based on the information submitted, it has been assessed that no relevant exemption class applies under PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) REGULATIONS 2026.

The cover letter submitted asserts that the works are exempted development under Section 4(1)(h) of the Planning and Development Act 2000, as amended.

The above provisions have been considered however it is evident from Google Street View imagery recorded between March 2019 and March 2021 that the subject structure had ceased to be in residential use and had deteriorated to such an extent that it had lost its roof and the upper sections of its walls, effectively becoming a ruin.

It is assessed that the development is materially significant and cannot be regarded as internal works, minor maintenance works, or works to an existing dwelling. Furthermore, in order for the structure to be considered a habitable dwelling by the Planning Authority, the installation of services, including a wastewater treatment system and appropriate access arrangements, would be required. Such works would be subject to assessment through the standard planning application process.

Accordingly, it is the opinion of the Council that the works undertaken do not constitute exempted development and require assessment under a planning application submitted pursuant to Section 34 of the Planning and Development Act 2000, as amended.

Flood Risk Assessment

The site is located within Flood Zone A/B as identified by available flood mapping. The acceptability of residential development in such a location requires assessment in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), issued under Section 28 of the Planning and Development Act 2000, as amended. Such assessment cannot be undertaken through the exempted development process and therefore requires consideration under a planning application pursuant to Section 34 of the Act.

5.0 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(as amended). Therefore, the focus, is on whether or not the proposed development constitutes exempted development.

(ii) Does the proposal constitute exempt development:

The proposed development comprises works as detailed above; the proposed work does not comply with the relevant applicable exempted development provisions.

Accordingly, it is recommended that the application be declared not exempted development.

6.0 RESTRICTIONS ON EXEMPTIONS

To be assessed if the works are or not restricted by virtue of Article 9(1)(a)(i) – (xii) (inclusive).

7.0 APPROPRIATE ASSESSMENT

Article 9(1)(a)(viiB) sets out that where a planning authority, as the competent authority in relation to appropriate assessment, considers that a development would be likely to have significant effect on the integrity of a European site then there is a restriction on exemption.

The site is located near a water body, but it is not known if it is hydrologically connected with a Natura 2000 site. Having regard to the site characteristics of the proposed development and distance from the designated European site, it cannot be concluded that the proposal would not have a significant effect on the qualifying interests of that site.

8.0 CONCLUSION

On the basis of the information provided, I conclude that "*Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house*" deemed not to constitute exempted development at Schoolmaster's House, Moynalvey, Co. Meath.

9.0 RECOMMENDATION

It is therefore recommended that a Declaration of Exemption be Refused for the development set out hereunder'

WHEREAS the question has arisen as to whether "*Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house*" at Schoolmaster's House, Moynalvey, Co. Meath is or is not development and is or is not exempted development.

AND WHEREAS Meath County Council, in considering 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) Articles 6 & 9 of the Planning and Development Regulations, 2001-2026
(c) Schedule 2, Part 1 (Exempted Development) of the Planning and Development Regulations 2001-2026
(d) Information provided.

AND WHEREAS Meath County Council hereby concludes: -

a) *"Refurbishment of existing 79m² dwelling house to a habitable standard including provision of 1no. new window to the rear elevation. It is not proposed to increase the floor area of the dwelling house"* constitutes development within the meaning of Section 3 of the Planning and Development Act 2000-2026 in that the development does not come within the scope of Section 4(1)(h) of the Planning and Development Act 2000-2023 and neither is there an exemption for the restoration to habitable use of a previously derelict, non-habitable structure under the Planning and Development Regulations 2001-2026.

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 is **Development** and is **Not Exempted Development**.

RECOMMENDATION ACCEPTED

04 NOV 2026

Signed:

Shoaib Khan
Executive Planner
Date:03/11/2026

Lisa Carroll
Senior Executive Planner
Date: 04/11/2026