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7 AUG 2026
PLANNING AUTHORITY
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Comhairle Chontae na Mí
Roinn Pleanála,
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:** _Michael McNally

   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**

   Christopher Kinghan

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

3. **Location of Development and/or Subject Site:** Clonmahon House, Clonmahon, Summerhill, Co.Meath

4. **Description of Development: Application to Meath County Council –**Confirmation of Exempted development for an existing General Purpose storage shed (no fuels or oils involved) and for Confirmation of Exempted development for solar panel and battery storage system for agricultural use only

5. **Will the development take place within the curtilage of a dwelling house?** Yes all dwellings owned by Michael McNally except for one dwelling owned by his son Turlough McNally. Letter stating no objection provided.

   Please tick as appropriate:

6. **Will / does development take place in / on a Protected Structure or within the curtilage of a Protected Structure?**

   Please tick as appropriate: NO

6(b) If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2014, as amended, been requested or issued for the property by the Planning Authority?

Please tick as appropriate: Not applicable

7. **State overall height of structure if applicable:** 6.8 m

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

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1

General Purpose Shed 236 sq m Development Class 9 Also, Solar power Installation and battery storage primarily used for producing electricity or heating for this site.

---

9. List of plans / drawings etc. submitted: See Schedule of documentation.

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: 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

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

See Planning history letter for full details.

SIGNED: Christoler Kingham **DATE: 4th August 2026.**

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

FARM YARD LAYOUT PLAN Scale 1:500

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73.0 m

Confirmation of exempted development items are in green box .

Class 10
Sand Arena

Stables Class 3 - Animal housing
644 sq m (Full planning permission reference TA70374) shaded blue.

Stables

Solar panels to be positioned on South facing roof slopes on Stables building shaded blue

31.0 m

Existing storage shed for which confirmation of development sought shaded dark green 236 sq m

Storage shed

and General Purpose shed shaded green as outlined in yellow.

Also south facing ground array of solar panels positioned on the ground.

55.0 m

N

Class 10
Lunge ring

Class 10
Horse Walker

112.5 m

Existing Storage buildings shaded green 637 sq m

Stables 100 years old
Class 6 Animal housing
425 sq m shaded blue

Battery Location *

5 residential accommodation units TA 40029 shaded grey.

Clonmahon House
Applicants residential dwelling House shaded grey.

Application to Meath County Council – Michael McNally is applying for Confirmation of Exempted development for an existing General Purpose storage shed (no fuels or oils involved) andfor Confirmation of Exempted development for solar panel and battery storage system for agricultural use only at Clonmahon House Clonmahon, Summerhill, Co.Meath.

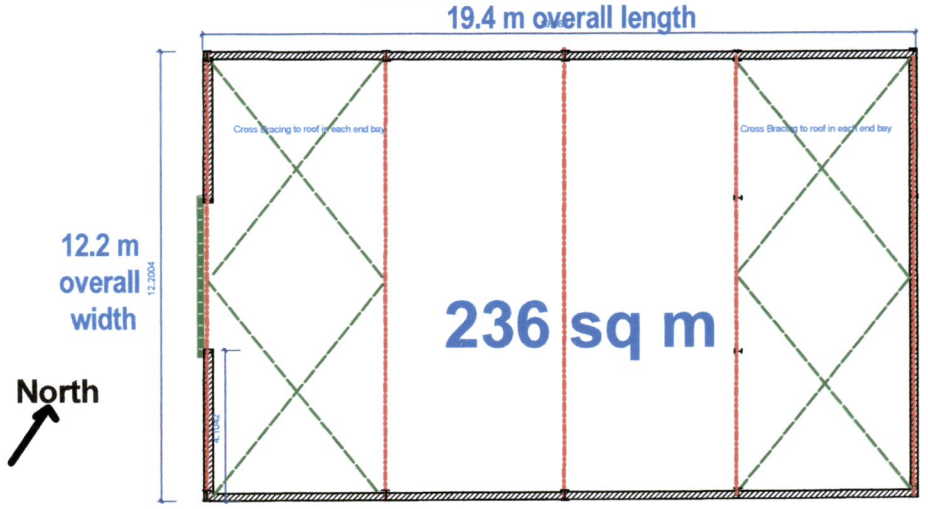
Christopher Kinghan & Associates
CHARTERED SURVEYOR
ARCHITECTURAL, PLANNING &
ENVIRONMENTAL DESIGN SOLUTIONS
Carricknagoan, Coolderry P.O.,
Carrickmacross, Co. Monaghan. A81 E720
Tel: 085 164 6179
Email: kinghanchris@yahoo.com

Veterinary hospital shaded pink

General Purpose storage Shed Scale 1:500

ELEVATIONS & PLAN DRAWINGS

Scale 1:200



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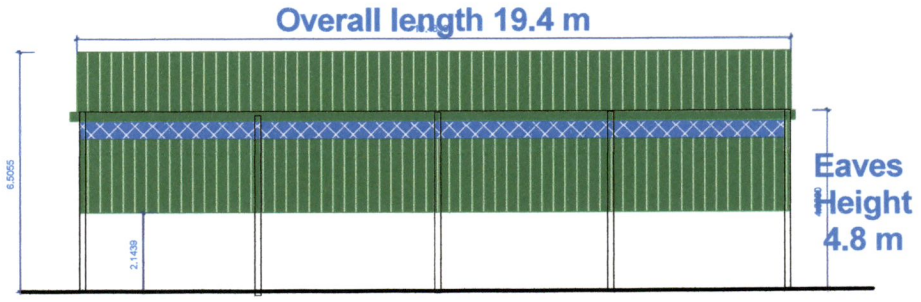
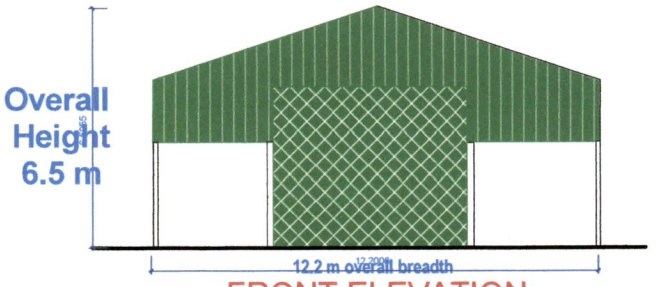
FLOOR PLAN



SIDE ELEVATION



Overall Height 6.5 m

FRONT ELEVATION

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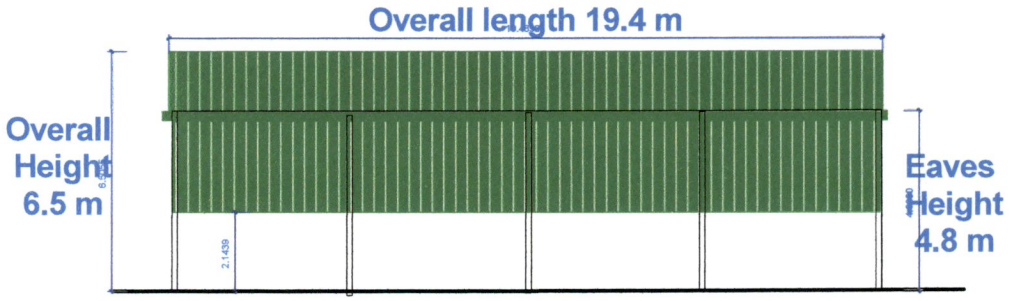
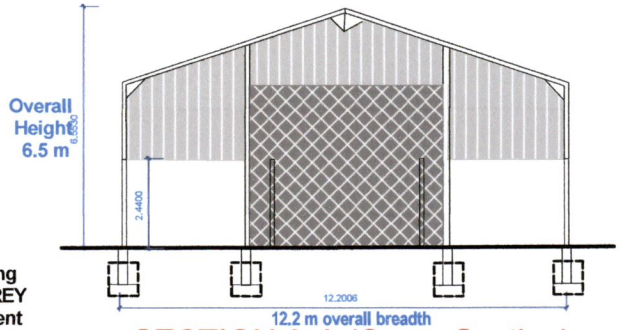
General Purpose storage Shed Scale 1:500

ELEVATIONS & PLAN DRAWINGS

Scale 1:200



SIDE ELEVATION



SECTION A-A (Cross-Section)

RW goods and Cladding colour- Agricultural GREY Walls -finished in Cement sand render coloured grey

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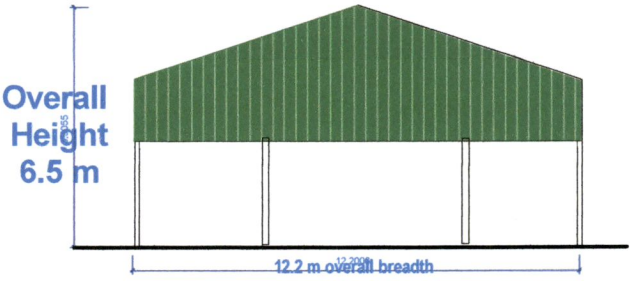

REAR ELEVATION

ALL DRAWINGS MUST BE READ IN ACCORDANCE WITH SAFETY NOTES AND SPECIFICATION

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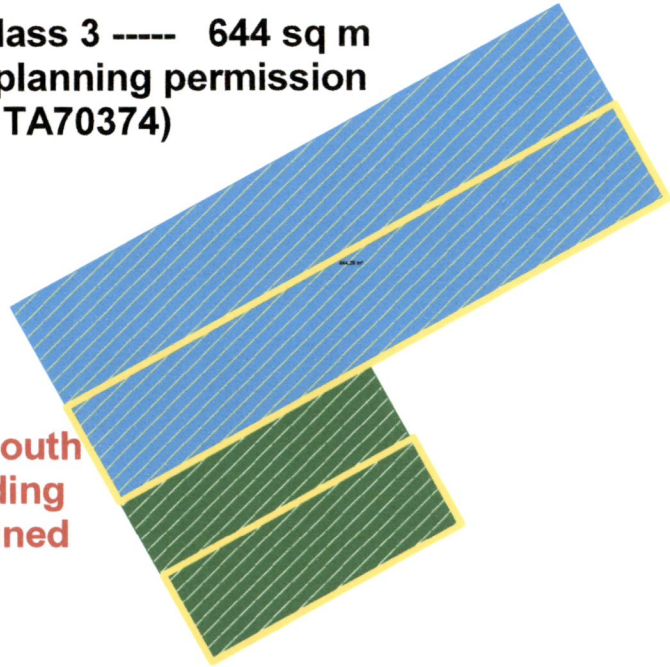
Location of solar panels Scale 1:200

Stables Class 3 ----- 644 sq m
(Has Full planning permission reference TA70374)



Lunge ring

Horse Walker

Solar panels to be positioned on South facing roof slopes on Stables building and General Purpose shed as outlined in yellow.

General Purpose Shed for storage shaded green 236 sq m Class 9 for which confirmation is sought

Application to Meath County Council – Michael McNally is applying for Confirmation of Exempted development for an existing General Purpose storage shed (no fuels or oils involved) and for Confirmation of Exempted development for solar panel and battery storage system for agricultural use only at Clonmahon House Clonmahon, Summerhill, Co.Meath

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SPECIFICATION & HEALTH AND SAFETY PLAN

TO BE READ IN CONJUNCTION WITH ALL PLANNING AND CONSTRUCTION DRAWINGS

SPECIFICATION

NOTE : The written specification takes precedence over the drawings – obviously there is far greater construction detail in the written specifications and this detail needs to be met in its entirety. There are various methods to attain structural compliance, ventilation and natural lighting rules. This does not affect the overall building appearance nor does it affect overall dimensions of a building from a Planning compliance viewpoint.

For grant aided work it is an important condition of the grant that the buildings are exactly in the position and the size set out in the drawings associated with the planning application or exemption. Failing to meet this condition jeopardises all the grant monies. Note: All materials used in the construction of buildings to this specification shall be sourced as new.

A simplified sketch can be provided to the builder showing the critical dimensions for setting out the project on request from the Architect. ALL PROPOSED BUILDINGS MUST BE CONSTRUCTED EXACTLY IN THE POSITION AGREED BY THE GRANT OF PLANNING PERMISSION

Farm buildings can be dangerous and specialist work – all builders need to have a full understanding of the Department of Agriculture's specifications.

All elements of construction work to comply with the conditions set out in the Planning Permission or Exemption Notice, Irish Building regulations and the current DEPARTMENT OF AGRICULTURE AND FOOD specifications as follows:-

Dept of Agriculture Farm Building and Structures Specifications

- **Health and Safety Guide for Construction Works (pdf 398Kb)**
- **Listing of dates of when specifications were updated - 30 November 2018 (pdf 133Kb)**

Specifications

- **S100 Concrete Specification - October 2015 (doc 99Kb)**
- **S101 Minimum Specifications for the structure of Agricultural Buildings - July 2016 (doc 2,188Kb)**
- **S101A Non-Load Bearing Wall Panels for use in Cattle and Sheep Houses - May 2019 (doc 41Kb)**
- **S101D Accepted Safety Grids for Under Translucent Sheets - January 2017 (doc 1,027Kb)**
- **S102 Minimum Standards for Roof Cladding and Side Cladding - August 2018 (doc 137Kb)**
- **S105 Storage Structures for Farm Produce - February 2016 (doc 230Kb)**
- **S127 - Minimum Specification for Gravel Roads and Access Roads to Mountain and Hill Pastures - Oct 08 (doc 16Kb)**
- **S129 Minimum Specifications for Farmyard Drainage, Concrete Yards and Roads - January 2016 (doc 118Kb)**
- **S135 Screening Belts and Shelter Belts for Farmyards and Farmbuildings - November 2008 (doc 39Kb)**
- **S146 Wintering Facilities for Sheep - May 2020**
- **S148 Farm Fencing - August 2019 (doc 196Kb)**
- **S148A Accepted Fencing Posts - January 2019 (doc 69Kb)**
- **S198 Minimum Specification for the Installation of Solar PV Systems (August 2025)**
- **Solar PV Registered Installer list Department of Agriculture**
- **S.199 Minimum specification for farm roadways. January 2021 S100 Concrete Specification - October 2015 (doc 99Kb)**

And all other relevant standard specifications from the same source. In all instances the latest available revised specification is to be used.

Note: These specifications are flexible in that they set out various methods of construction. They are the minimum standard acceptable for grant aided works. Where there is a conflict with the drawings the standards set out in these specifications super-cedes the drawings. Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

Construction details in the working drawings are only suggested methods of construction. Provided the contractor has the agreement of the client and Architect, does not change outer appearance of a building/ or the external dimensions, upon which the Planning permission is based, and the critical internal dimensions upon which the grant aid is based, then the Contractor is free to choose any construction method that complies with Dept. of Agriculture standards.

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But, if there is any doubt as to eligibility of any change it is the contractor's responsibility to check with the Dept. of Agriculture and approve the change as otherwise the Dept. may impose financial penalties on the client/employer.

The specifications are all available online and copies can also be obtained from the Architect.
If explanation or clarification is required on any matter you are welcome to contact the Architect at any time.

Checking Ground conditions
Prior to making the grant application, or commencing construction if there is no grant, it is the farmer/ building contractor's responsibility to ascertain ground conditions in the vicinity of the proposed building or tank i.e. dig 2 no. trial holes (outside but in the vicinity of the footprint of the works) at a minimum depth of 3.0m and check the is no bed rock.
It is extremely difficult to alter the design once work has commenced and excavating in rock is often NOT financially justifiable.

These trial holes should be fenced off, stepped in construction to enable anyone who falls in to climb out and left open for 48 hours to ascertain the water table – It may be necessary to agree a method of keeping the excavations free of water whilst constructing the works.

DESIGN OF TANKS
General Design
A minimum of 16, 18, 20 or 22 weeks storage shall be provided in all new and converted structures in line with the requirements of S.I. 788 of 2005 European Communities (Good Agricultural Practice for Protection of Waters) Regulations and any subsequent amendments to the regulations. However, where the Local Authority has specified a higher winter storage period, then this must be complied with.

General note for Buildings over slatted tanks (where applicable)
Walls shall not be built directly onto slats under any circumstances. As walls are not mandatory in most houses steel barriers may instead be installed across the gable end of a building, with or without steel cladding. Prefabricated concrete wall panels may also be installed (Clause B9.2 in S.101), positioned at least 10mm above the top of the slats. If it is decided to install a blockwork or mass-concrete gable wall, then it shall be positioned on a supporting beam. This beam may either be prefabricated, or constructed on site and shall have at least 150 mm support at each end. If it is decided to extend the slats under the beam, there shall be a gap of at least 10mm between the beam and the top of the slats. In all circumstances there shall be sufficient space outside the house to install a 1.2m wide slab or manhole slat on the walls of the extended tank.
Where a wall is erected on a tank wall, the tank wall shall be wide enough to carry the full width of wall and provide a full slat bearing of 150mm. Where walls are 200mm, 350mm (min.) tank walls are necessary.

SAFETY AND HEALTH PLAN

FOR SAFETY DURING CONSTRUCTION
Also refer to Dept. of Agriculture Health and Safety Guide including Form AF1

This document is not part of the planning documentation but is prepared and given to the client at the time of planning submission. It is available to the planning Authority on request.
NOTE: The ESB will be notified by the applicant to move any of their installations which /if they impact on this development following grant of planning permission (usually within 10 metres of the development and applicable in this case).

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Tel: 085 164 6179 Email: kinghanchris@yahoo.com

An Roinn Talmhaíochta, Bia agus Mara
Department of Agriculture, Food and the Marine

Application to Meath County Council – Michael McNally is applying for Confirmation of Exempted development for an existing General Purpose storage shed (no fuels or oils involved) and for Confirmation of Exempted development for solar panel and battery storage system for agricultural use only at Clonmahon House Clonmahon, Summerhill, Co.Meath .

Solar PV Energy Survey

Eircode of location A83 KR62
LPIS Parcels Q1760300012 in Farmyard and Q1760300016 in field

Applicant Details

Applicant Name	Ml Snr & Sean & Ml Jnr & T
Applicant TAMS 3 ID no.	Mc Nally
Applicants MPRN No.	10016393560 and 10 016 393 708
MPRN No. (2nd No. if applicable)	n/a
Applicant Address	Clonmahon House
	Summerhill
	Meath
Applicant's Eircode	A83 KR62

Installers Details

Company/Sole Trader Details	
Please Tick (Optional)	☑ **Company** ☐ **Sole Trader**
Business Trader Name	Local Power Ltd.
Business Address	Lisgowan House
	Dunshaughlin
County	Meath
Eircode	A85 Y981
Email	info@localpower.ie
Website	www.localpower.ie

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Assessment of Energy Consumption

Along with the electricity supply for the farmyard, and if on a separate connection, the consumption of the main farm dwelling house can be included in the calculation for energy consumption for the installation of PV Solar panels.

Details of 1) Annual Electricity Consumption, and 2) Solar PV Installation			
Annual Electricity Consumption - of farm including dwelling house - obtained from the previous 12 months electricity bills - kWh		35,551 main farm meter and 3,768 on outer farm within same townland Latest 12 month Total 39,319 kWh	
PV Panel Rating (kWp)	.430	Area of Single Panel (m^2)	1.9527
Total area of PV Panel Array (m^2)		202	
Solar PV Panel Array Output (kWp)		43.86	
Annual Electricity Generation Output from Tams 3 Solar PV Installation (kWh)		**43,860 kWh**	
Total Battery Storage Capacity (kWh), if applicable		**21.93 kWh**	

Note 1: To be eligible for Tams 3 grant aid, the Annual Electricity Generation Output from the Tams 3 Solar PV Installation must not exceed the Annual Electricity Consumption for the farm and dwelling house.

Note 2: An applicant may install a larger solar PV system, but the additional panels and additional solar PV infrastructure is at their own cost.

Note 3: If the applicant wishes to apply for non-TAMS support (e.g. SEAI grant) for a larger area of panels, the TAMS 3 unit must be an isolated and discrete system from the non-Tams system if this additional support is being sought.

Note 4: The applicant can be paid for overspill of electricity back to the grid at times of optimum generation or lower consumption, but the system cannot be designed for export; it must be designed to the farm's consumption.

Outline the Mounting Details for Solar PV Panels onto new or Existing Structures

Please Tick

Roof Mounted ☑ Wall-Mounted ☐ Ground Mounted ☑

Please detail the mounting location including Roof type, slope, purlin dimensions etc.

	Roof/Wall 1	Roof/Wall 2	Roof/Wall 3
Roof/Wall Material Type	Galvanised Corrugated, Ground Mounted		
Slope of Roof	20		
Rafter/Stanchion Type and Size	RSJ 8x4		
Purlin Type & Size	Timber Purlins 6x3		
Panel	Schweizer		

Mounting System	Hangar Bolts and Rail System/Mini-Rails		
PV Panel Slope	20		
PV Panel Fixing Details	Hangar Bolts/Mini-Rails		

Ground Mounted Support Structure Detail

Detail the upright and cross member support structure of the ground mounted panel support system, including support structure sizes, fixing details and slopes of panels:
Schweizer MSP-FR-EW/S mounting kit on hardcore base with universal clamp mounting system. Ballasted per manufacturer's report. 10 degree slope. Aluminium, stainless steel, zinc magnesium coated steel components. Cables installed underground in duct.

The above detailed mounting structure is suitable for Solar PV Panel installation:

- **The structure detailed will remain structurally sound for the lifetime of the Solar PV Panel Installation.**
- **The structure detailed is suitable for the extra weight, associated wind loading and additional stresses for the Solar PV panel Installation.**
- **The structure detailed can be safely worked on during the installation of the Solar PV panel and any associated maintenance work during the lifetime of the PV Solar Panel installation.**
- **I the undersigned installer agree that the structure detailed above is suitable for the installation and the working lifetime of the PV Solar Panel installation.**

Print Name (Installer) **PAT SMITH**  Signed(Installer)

Please Attach a copy of the detailed farmyard plan including:

- Location of Panel Installation
- Scale 1:500
- Location of PV Panel Controller, Inverter, Battery(s), Electricity meter, Isolation Switches
- Orientation of Panels

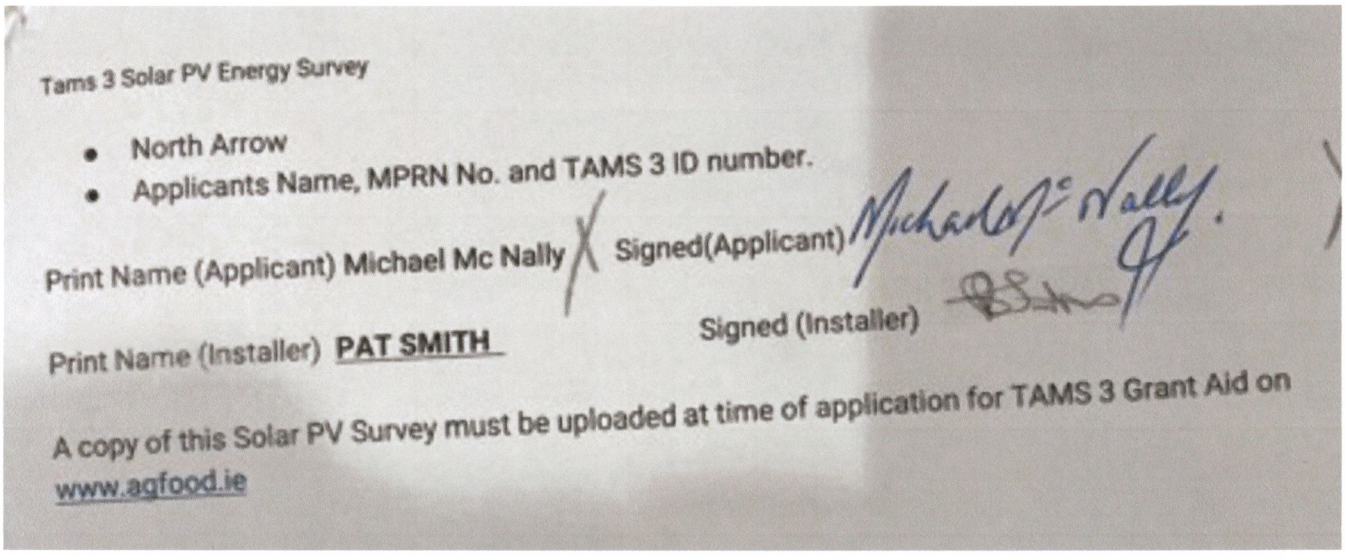
Tams 3 Solar PV Energy Survey

- North Arrow
- Applicants Name, MPRN No. and TAMS 3 ID number.

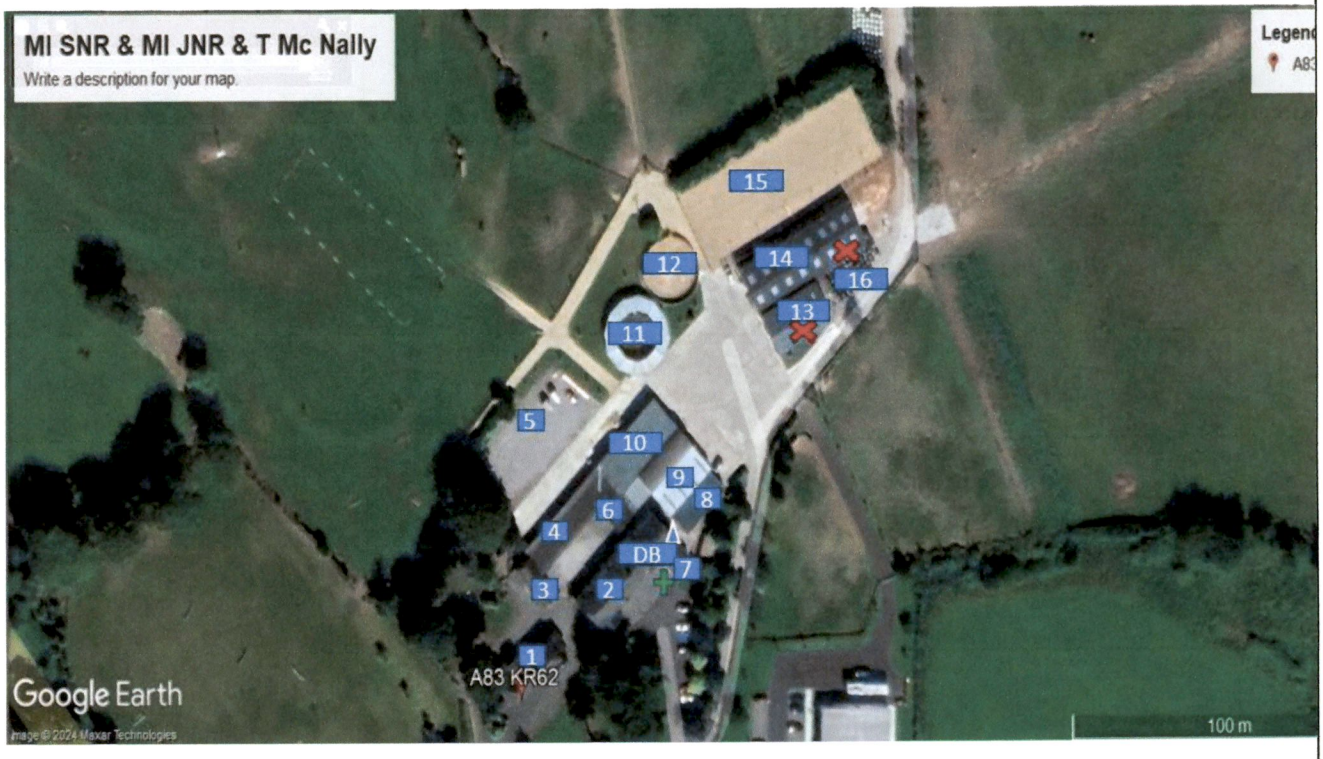
Print Name (Applicant) **Michael Mc Nally** Signed(Applicant)

Print Name (Installer) **PAT SMITH** Signed (Installer)

A copy of this Solar PV Survey must be uploaded at time of application for TAMS 3 Grant Aid on www.agfood.ie



Farmyard Layout:



Ml Snr & Ml Jnr & T Mc Nally
Address:
Clonmahon House
Summerhill
Meath
A83 KR62
MPRN:
10016393560
n/a
Herd Number: Q1760808

Building and Landmark Identifiers

1 – Dwelling House
2 – Holiday apartments
3 – Storage shed
4 – Courtyard storage
5 – Set down for farm machinery

= Roof for Solar PV

=Inverter (including controller), batteries, isolation switch

= External Agitation Point
= Internal Agitation Point

= Meter
DB **= Distribution Board**

Note: Where skylights are present, they will have cages put in advance of installation or be removed in line with the rules of S198.

6 – Courtyard storage 7 – Small store 8 – Dry store 9 – Machinery workshop 10 –Farm store 11 – Horse walker 12 – Longe pen 13 – Machinery store 14 – Horse stable barn 15 – Sand arena 16 – Round bale storage 17 –Ground mount (15Kwp)	

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1847/26
Reference Number:	TS5/26110
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Michael McNally
Address:	c/o Christopher Kinghan & Associates Carricknagoan Coolderry PO Carrickmacross Co Monaghan A81 E720
Nature of Application:	Confirmation of Exempted development for an existing General Purpose storage shed (no fuels or oils involved) and for Confirmation of Exempted development for solar panel and battery storage system for agricultural use only.
Location of Development:	Clonmahon House, Clonmahon, Summerhill, Co Meath

DECLARATION:

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 **'general purpose storage shed (no fuels or oils involved)'** as detailed on plans and particulars submitted on 07th of August 2026 and 15th October 2026 is development and is Exempted Development, and,

the said **'solar panel and battery storage system for agricultural use'** as detailed on particulars submitted on 07th of August 2026 and 15th October 2026 is 'Development' and is 'Not Exempted Development'.

It is therefore recommended that a declaration of Exemption be **GRANTED** for a '**general purpose storage shed (no fuels or oils involved)**'

and;

It is therefore recommended that a declaration of Exemption be **REFUSED** for a **'solar panel and battery storage system for agricultural use'**

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 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 **'general purpose storage shed (no fuels or oils involved)'** as detailed on plans and particulars submitted on 07th of August 2026 and 15th October 2026 is development and is Exempted Development, and,

the said **'solar panel and battery storage system for agricultural use'** as detailed on particulars submitted on 07th of August 2026 and 15th October 2026 is 'Development' and is 'Not Exempted Development'.

It is therefore recommended that a declaration of Exemption be **GRANTED** for a '**general purpose storage shed (no fuels or oils involved)**'

and;

It is therefore recommended that a declaration of Exemption be **REFUSED** for a **'solar panel and battery storage system for agricultural use'**

SIGNED: JCarroll

On Behalf of Meath County Council

DATE: 02-11-26.

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

Planning & Development Act 2000- 2023

DECLARATION

To:

Michael McNally
c/o Christopher Kinghan & Associates
Carricknagoan
Coolderry PO
Carrickmacross
Co Monaghan A81 E720

PLANNING REFERENCE NUMBER: TS5/26110
APPLICATION RECEIPT DATE: 07/08/2026

FURTHER INFORMATION DATE: 15/10/2026

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 02-11-26 **decided to Declare as follows:**

IT IS HEREBY DECIDED, in pursuance of the above Act to declare that 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 **'general purpose storage shed (no fuels or oils involved)'** as detailed on plans and particulars submitted on 07th of August 2026 and 15th October 2026 is development and is Exempted Development, and,

the said **'solar panel and battery storage system for agricultural use'** as detailed on particulars submitted on 07th of August 2026 and 15th October 2026 is 'Development' and is 'Not Exempted Development'.

It is therefore recommended that a declaration of Exemption be **GRANTED** for a **'general purpose storage shed (no fuels or oils involved)'**
and;
It is therefore recommended that a declaration of Exemption be **REFUSED** for a **'solar panel and battery storage system for agricultural use'**

Date: 02-11-26

On Behalf of Meath County Council

comhairle chontae na mí
meath county council

Meath County Council

SPLIT 1647/26

Response to Further Information - Planning Report

To:	Lisa Carroll, A/Senior Executive Planner
From:	Nathan Cooney, Executive Planner
Date:	21/10/2026
File Number:	TS526110
Applicant:	Michael McNally
Development Address:	Clonmahon House, Clonmahon, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000 (as amended): Declaration on Development/Exempted Development.
Development Description:	Confirmation of exempted development for an existing general purpose storage shed (no fuels or oils involved) and for confirmation of Exempted development for solar panel and battery storage system for agricultural use only
Date Decision Due:	04/11/2026

1.0 Further Information Response & Assessment

The Further Information Request (R.F.I.) was issued on 02/09/2026. The Further Information Response was received on 15/10/2026. As such, the following should be read in conjunction with the initial Planning Report.

Based on the information submitted and having regard to the initial Planning Report, I consider that the applicant has formally responded to the Request for Further Information and that the proposed development must now be fully assessed. The following provides the items of the Request for Further Information; the applicant's response; and, the assessment of the Planning Authority.

1.1 Further Information Request Item No. 1

The applicant is requested to submit documentation/ drawings and specifications which clearly demonstrate how the development complies with Class 18 under Part 3, Article 6 of the Planning & Development Regulations 2001-2026, and all associated conditions/limitations.

i. The applicant is requested to submit detailed roof plan / layout drawings indicating the placement of solar panels, either roof mounted or as a ground array, to enable a determination as to their compliance with exempt development conditions and limitations.
ii. The submitted documentation presents conflicting information as to whether all solar panels will be roof mounted, or if the development will also incorporate a ground mounted solar array. The applicant is requested to clarify this aspect.
iii. The applicant has not provided a specification or detailed layout of the proposed ЯЗН battery storage system. The proposed location of the system has been marked with an MOTTAM x on a site layout map and as such, it is not possible to establish if the system would constitute exempt development.

The applicant is requested to submit confirmation of any existing shed or agricultural structures within the development boundary to include their total areas and respective uses so that the Planning Authority can adequately assess this aspect against the conditions and limitations of exempted development provisions.

1.1.1 Applicants Response to Item No. 1

In response to the further information request the applicant has submitted a cover letter prepared by Christopher Kinghan & Associates who has provided the following responses;

i. *"A Roof Plan and Ground Solar Array Plan Scale 1:200 detailing the placement of 68 panels on the roofs (133 sq m area in total) and 24 panels (46 sq m in area) in the Ground Array is provided. Each panel is 1.95 sq m in area, but the panels take up slightly greater area when fixed to roof. 92 panels in total.*
ii. *68 panels on the roofs (133 sq m area in total) and 24 panels (46 sq m in area) in the Ground Array.*
iii. *The batteries are not permanently fixed equipment, they are a common component in all solar power installations. In fact the Irish Government is now keener in recent weeks to promote storage batteries to increase self-reliance. The Battery system consists of 19.550kw Battery Module Battery Management System (BMS) + Stand All associated Fixtures & Fittings. For a 19.55kWh stack the size is: 1 x BMS (master) + 3 or 4 x 5.12kWh modules on a floor stand. Typical footprint: Width: 600-650mm Depth: 450-600mmHeight: 1,100 1,400mm" Weight: 180-220kg total Each battery module is about*

550mm W x 450mm D x 150-220mm H, about 45-55kg. The stand adds ~150mm height.

Space you need to allow for regs / access: Footprint for install: 700mm W x 700mm D minimum Height clearance: 1,500mm Front clearance: 600mm for servicing /wiring Side clearance 100mm, wall gap 100-150mm at rear.

So the battery compartment is 700 x 700 mm x 1500 mm height, similar to a small domestic oil boiler or washing machine, placed outside a building."

1.1.2 Further Assessment of Item No. 1

The Planning Officer has reviewed the submitted response. However, it is considered that the response does not clearly demonstrate that the development complies with the conditions and limitations of Class 18 under Part 3, Article 6 of the Planning & Development Regulations 2001-2026.

2.0 Recommendation

It is therefore recommended that a declaration of Exemption be **GRANTED** for '**general purpose storage shed (no fuels or oils involved)' AND** that a declaration of Exemption be **REFUSED** for a '**solar panel and battery storage system for agricultural use'**

Part A: General purpose storage shed (no fuels or oils involved)
It is considered that these works do comply with the conditions/limitations set out under **Class 9** under Part 3, Article 6 of the Planning & Development Regulations 2001-2026, and therefore do not require planning permission.

WHEREAS the question has arisen as to whether the '**general purpose storage shed (no fuels or oils involved)'** is or is not exempt development.

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

(a) Sections 2(1), 3(1), 4 & 177U of the Planning and Development Act 2000-2025
(b) Article 6 & 9 of the Planning and Development Regulations, 2001-2026
(c) Class 9 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001-2026

AND WHEREAS Meath County Council has concluded: -

(a) The Planning Authority considers that 'general purpose storage shed (no fuels or oils involved)' would comply with the conditions/limitations set out under Class 9, Part 3, Schedule 2 of the Planning & Development Regulations 2001-2026, and therefore does not require planning permission.

Part B: Solar panel and battery storage system for agricultural use
It is considered that the applicant has not clearly demonstrated that the development complies with the conditions and limitations of **Class 18** under Part 3, Article 6 of the Planning & Development Regulations 2001-2026.

WHEREAS a question has arisen to whether the '**solar panel and battery storage system for agricultural use'** is or is not exempt development.

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

(a) Articles 6 and 9 of the Planning and Development Regulations, 2001-2026
(b) Class 18(c) of the Planning and Development Regulations 2001-2026
(c) Article 6, Part 3 of the Planning and Development Regulations 2000-2026
(d) Article 6(3) of Council Directive 92/43/EEC (as amended)
(e) Lack of information and specifications provided

AND WHEREAS Meath County Council has concluded: -

(b) The works as described are not exempted from the requirement to obtain planning permission as they do not come within the scope of provisions under Article 18(C) of the Planning and Development Act, 2001-2023, nor conditions and limitations prescribed under Article 6(3) of Council Directive 92/43/EEC (as amended).

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 **'general purpose storage shed (no fuels or oils involved)'** as detailed on plans and particulars submitted on 07th of August 2026 and 15th October 2026 is development and is Exempted Development, and,

the said **'solar panel and battery storage system for agricultural use'** as detailed on particulars submitted on 07th of August 2026 and 15th October 2026 is 'Development' and is 'Not Exempted Development'.

It is therefore recommended that a declaration of Exemption be **GRANTED** for a '**general purpose storage shed (no fuels or oils involved)**'

and;

It is therefore recommended that a declaration of Exemption be **REFUSED** for a **'solar panel and battery storage system for agricultural use'**

RECOMMENDATION ACCEPTED
- 2 NOV 2026
Signed: Lisa Carroll

Executive Planner
21/10/2026

A/Senior Executive Planner
02/11/2026