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:** Edward & Marie Rispin

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**

/

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

3. **Location of Development and/or Subject Site:** Grange, Bohermeen, Navan

4. **Description of Development:** New entrance into a field

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:** _____

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

ENTERANCE GATE

RECEIVED PLANNING DEPT.
31 JUL 2026
POST REFERENCE NO.

RECEIVED
PLANNING DEPT
31 JUL 2026
NS526105
Counter
Reference No

9. List of plans / drawings etc. submitted:

---

10. Please state applicants interest in this site

WE OWN THE LAND

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: Maria Rispin Edward Rispin **DATE:** 27/07/26 27/7/26

NOTES

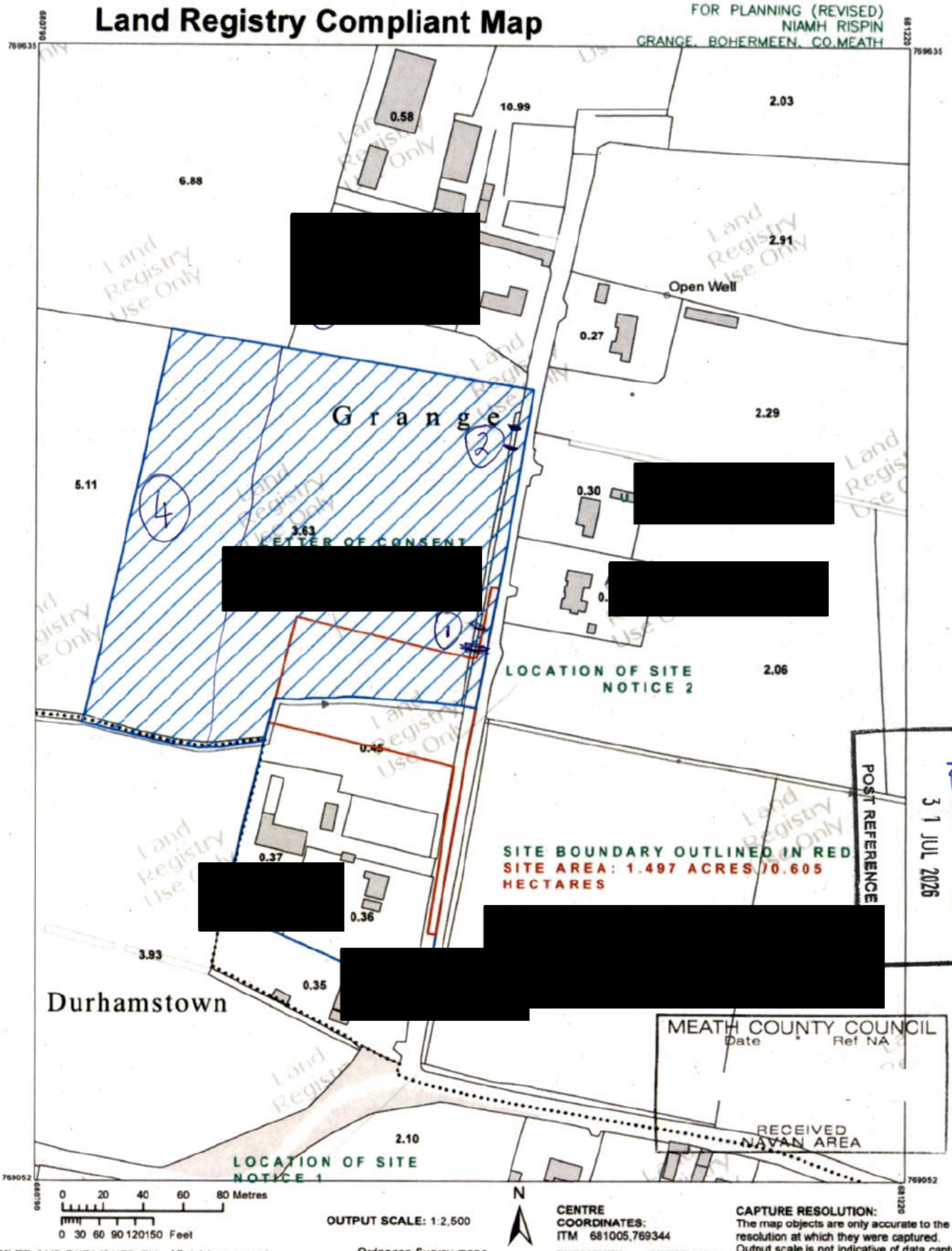
1. **Application Fee of €80**

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

Land Registry Compliant Map

FOR PLANNING (REVISED)
NIAMH RISPIN
GRANGE, BOHERMEEN, CO.MEATH



RECEIVED PLANNING DEPT.
31 JUL 2026
POST REFERENCE NS526105

MEATH COUNTY COUNCIL
Date Ref NA
RECEIVED
NAVAN AREA

OUTPUT SCALE: 1:2,500

CENTRE COORDINATES:
ITM 681005,769344

PUBLISHED: 08/06/2020
ORDER NO.: 50122861_1
MAP SERIES: 1:2,500 1:2,500
MAP SHEETS: 2437-A 2437-C

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: http://www.osi.ie; search 'Capture Resolution'
LEGEND:
http://www.osi.ie; search 'Large Scale Legend'

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① Existing entrance ② New entrance ③ Stable ④ Forest. area.

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1896/26
Reference Number:	NS5/26105
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Edward & Marie Rispin
Address:	Grange Bohermeen Navan Co Meath
Nature of Application:	New entrance into a field
Location of Development:	Grange, Bohermeen, Navan, Co Meath
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 Vellett

On Behalf of Meath County Council

DATE: 10/11/2026

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

Planning & Development Act 2000- 2023

DECLARATION

To: Edward & Marie Rispin
Grange
Bohermeen
Navan
Co Meath

PLANNING REFERENCE NUMBER: NS5/26105

APPLICATION RECEIPT DATE: 31/07/2026

FURTHER INFORMATION DATE: 16/10/2026

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 10/11/2026 decided to Declare the proposed development is EXEMPT, in accordance with the documents: New entrance into a field at Grange, Bohermeen, Navan, Co Meath

Date: 10/11/2026

Chris Rourke
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

Meath County Council

comhairle chontae na mí
meath county council

Planning Report

To:	Gerard Kellett, Senior Executive Planner
From:	Stephen O' Brien, Executive Planner
Date:	9th November 2026
MCC File Number:	**NS526105**
Applicant:	**Edward & Marie Rispin**
Development Address:	Grange, Bohermeen, Navan, Co. Meath
Application Type:	Section 5 of the Planning & Development Acts 2000-2025: Declaration on Development/Exempted Development.
Development Description:	New entrance into a field.
Date Decision Due:	**12th November 2026.**

1. Site Location & Description

The application site is located in the townland of Grange approximately 2.5km northeast of the rural node of Bohermeen. The subject site is greenfield at present and is used for agricultural purposes. Vehicular access to the site is formed along the local road (L-40052) through an agricultural entrance. This is a cul-de-sac that is approximately 480m in length. There is linear development along this cul-de-sac with a mix of house types including storey and a half and two-storey developments. The subject site is located approximately 260m south of the M3 Motorway as the crow flies.

The site is zoned Rural Area within the Meath County Development Plan 2021-2027 and is located within 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 site is located in a Lowland Landscape (namely the West Navan Lowlands) which has a moderate value and moderate sensitivity.

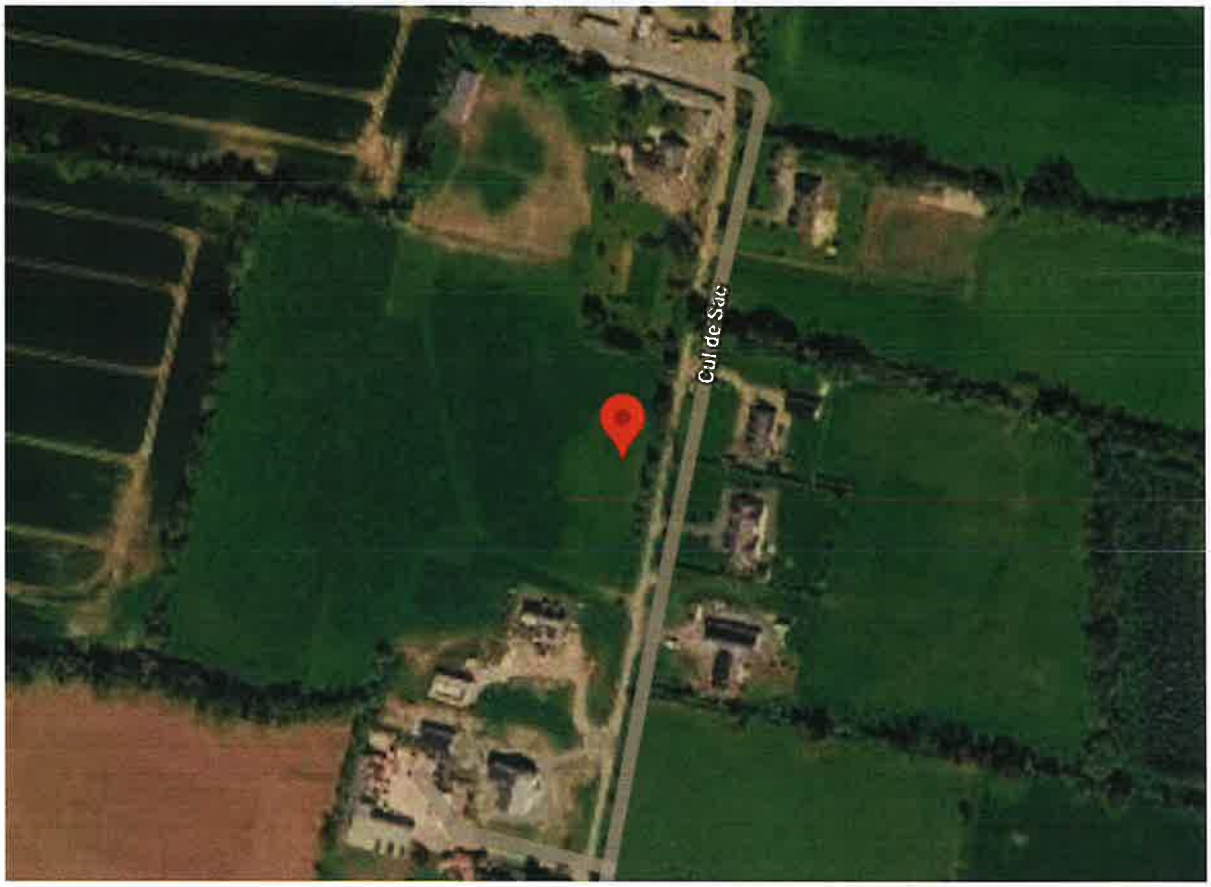


Figure 1: Extract from Google Imagery showing subject site.

2. Proposed Declaration:

The applicant describes the development in the completed application form as "a new entrance into a field". The Planning Authority is considering this question as:

Whether the** new entrance into a field **is or is not development and is or is not exempted development.

3. Planning History:

No planning history pertaining to the subject site.

Immediately to the south of the site:

Pl. Ref. NA200975: Niamh Rispin **granted** permission for the construction of a two storied type dwelling house and a detached domestic garage, installing a proprietary waste water treatment unit and percolation area and to make a new entrance onto the cul-de-sac laneway along with all ancillary site development works. The proposed entrance will be part of a combined entrance which will also serve an adjoining site which is the subject of a separate planning application (2020).

Pl. Ref. NA200976: David Rispin **granted** permission for the construction of a two storied type dwelling house and a detached domestic garage, installing a proprietary waste water treatment unit and percolation area and to make a new entrance onto the cul-de-sac laneway

along with all ancillary site development work. The proposed entrance will be part of a combined entrance which will also serve an adjoining site which is the subject of a separate planning application. (2020).

4. Further Information Response & Assessment:

The Further Information Request was issued on 26/08/2026. The Further Information Response was received on 16/10/2026. 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, the planning authority 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.

Further Information Request Item No. 1

The applicant shall submit detailed and accurate information confirming the existing carriageway width of local road L-40052 along the site frontage. Such information shall include a scaled layout drawing.

Applicants Response to Item No. 1

In relation to Item 1, the applicant has submitted a site layout plan for the site entrance and the adjoining site frontage along with a Site Location Map showing the location of the site.

Further Assessment of Item No. 1

The applicant has stated that 3.1m is the average width of the cul-de-sac. The reason for the proposed new agricultural entrance is to be closer to the stables marked on the map.

Article 9 Restrictions of Development 9. (1) 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— — (consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width, (iii) endanger public safety by reason of traffic hazard or obstruction of road users.

Therefore, based on the details attached and the cul-de-sac being less than 4 metres in width, the proposal is exempted development.

5. 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 & River Blackwater SAC (002299) – 2.8km to the north of site
- River Boyne & River Blackwater SPA (004232) – 2.8km to the north of site
- Girley (Drewstown) Bog SAC (002203) – c. 10.7km to the 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.

6. 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.

7. Conclusion &:

Having regard to the development proposed, the planning authority conclude that the new entrance into a field at Grange, Bohermeen, County Meath proposed by Edward & Marie Rispin is development and is exempted development.

8. Recommendation

It is recommended that a certificate be issued:

WHEREAS the question has arisen as to whether the new entrance into a field at Grange, Bohermeen, Co. Meath is or is not development and is or is not exempted development.

AND WHEREAS the said question was referred to Meath County Council by the Applicant, Edward & Marie Rispin

AND WHEREAS Meath County Council, in considering this reference, had particular regard to:

(a) Sections 2, 3, 4, 5 and 32 of the Planning & Development Act 2000-2025 and articles 6 and 9 of the Planning & Development Regulations 2001-2026.

(b) The definition of "development" in Section 3 of the Planning & Development Act 2000-2025 and

(c) The provisions of Article 9 (1) (ii) of the Planning & Development Regulations 2001-2026

(d) Plans and particulars of the Section 5 application submitted.

AND WHEREAS Meath County Council has concluded that:

"New entrance into a field" at Grange, Bohermeen, Co. Meath would fall within the scope of Article 9 (1) (ii) of the Planning and Development Regulations 2001 – 2026 where the carriage width of the adjoining road would be less than 4metres in width.

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 new entrance into a field at Grange, Bohermeen, County Meath is **DEVELOPMENT** and is **EXEMPTED DEVELOPMENT**.

RECOMMENDATION
ACCEPTED
10 NOV 2026
Gerard Kellett
Signed: _____
Gerard Kellett

Stephen O' Brien

Stephen O' Brien
Executive Planner
09/11/2026

Senior Executive Planner
10/11/2026