APPLICATION FORM – DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT

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

1. **Name:** ***Gerard Ryan***

   Address: ***21 Johnstown Way, Enfield, Co. Meath, A83DY95***

   Phone N [redacted] **-mail** [redacted]

2. **Address for correspondence:**

   Address: ***21 Johnstown Way, Enfield, Co. Meath, A83DY95***

   Phone N [redacted] **E-Mai** [redacted]

3. **Location of Development and/or Subject Site:** ***21 Johnstown Way, Enfield, Co. Meath, A83DY95***

4. **Description of Development:** ***Ground floor extension to rear of private dwelling.***

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

   Please tick as appropriate: YES ✓ NO ____

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

   Please tick as appropriate: YES ____ NO ✓

6(b) **If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2018, as amended, been requested or issued for the property by the Planning Authority?**

   Please tick as appropriate: YES ____ NO ____

7. **State overall height of structure if applicable:** ***3m***

8. **State in square metres the floor area of the proposed development:** ***22sq.m***

9. **List of plans / drawings etc. submitted:**
   - ***OS Location Map***
   - ***Site Layout Plan***
   - ***Existing Plans, Elevations & Section***
   - ***Proposed Plans, Elevations & Section***

10. **Please state applicants interest in this site:** ***Owner***

If applicant is not the owner of site, please provide name & address of owner: ***N/A***

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

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Reference No

Please tick as appropriate: **YES** ____ **NO** ✓

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

---

12. Are you aware of any previous planning application/s on this site?

Please tick as appropriate: **YES** ____ **NO** ✓

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

SIGNED: Gerard Ryan **DATE:** 28/8/2026

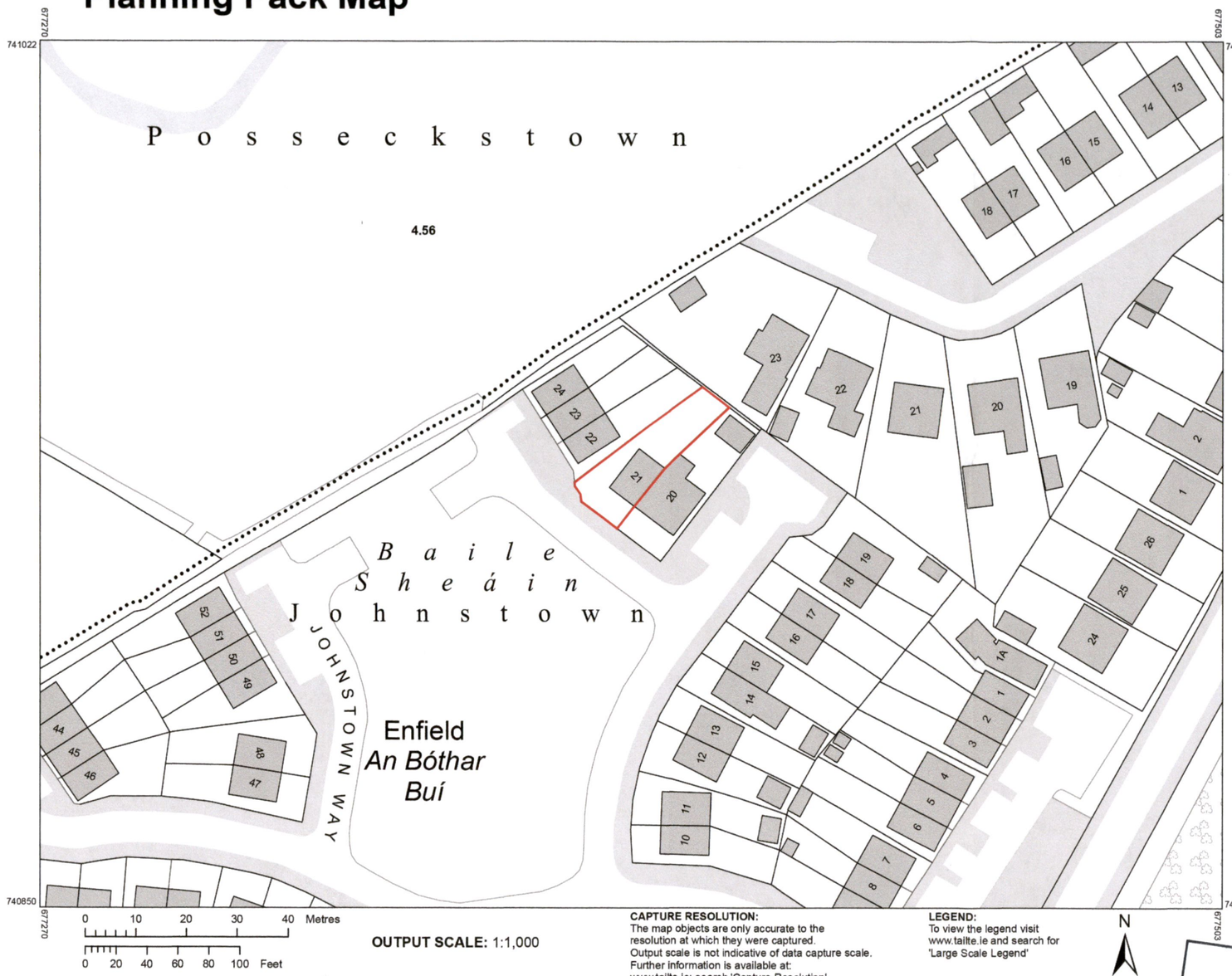
NOTES

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

Planning Pack Map



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured.
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Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
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Tailte Éireann

CENTRE COORDINATES:
ITM 677387,740936

PUBLISHED: 26/08/2026
ORDER NO.: 50555435_1
MAP SERIES: 1:2,500
MAP SHEETS: 3122-A

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Dublin 8,
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

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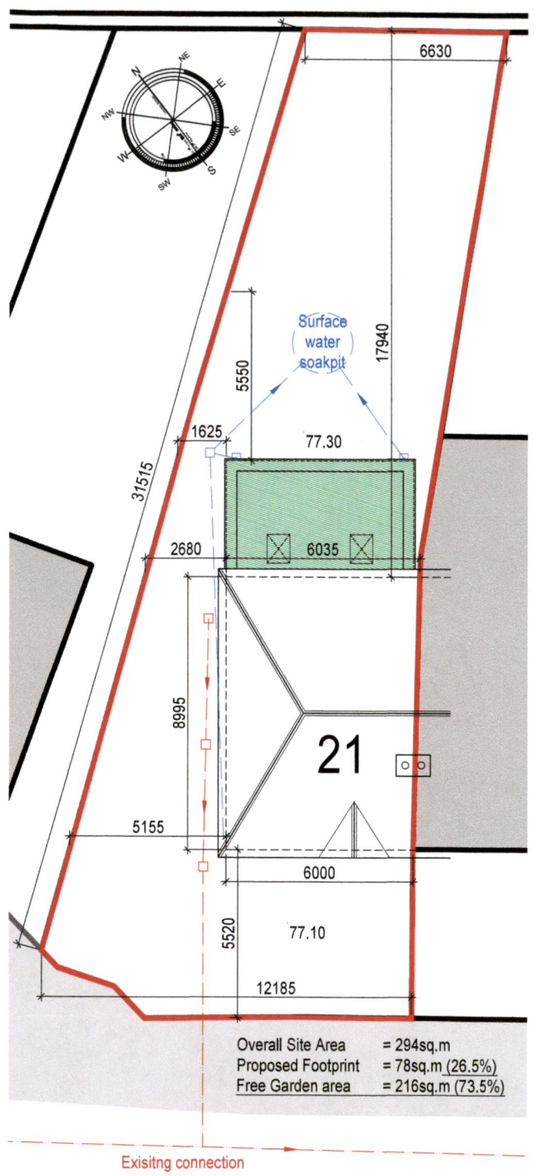
OS Location Map
Scale 1:1000



Overall Site Area = 294sq.m
Proposed Footprint = 78sq.m (26.5%)
Free Garden area = 216sq.m (73.5%)

Site Layout Plan
Scale 1:200

Notes: -
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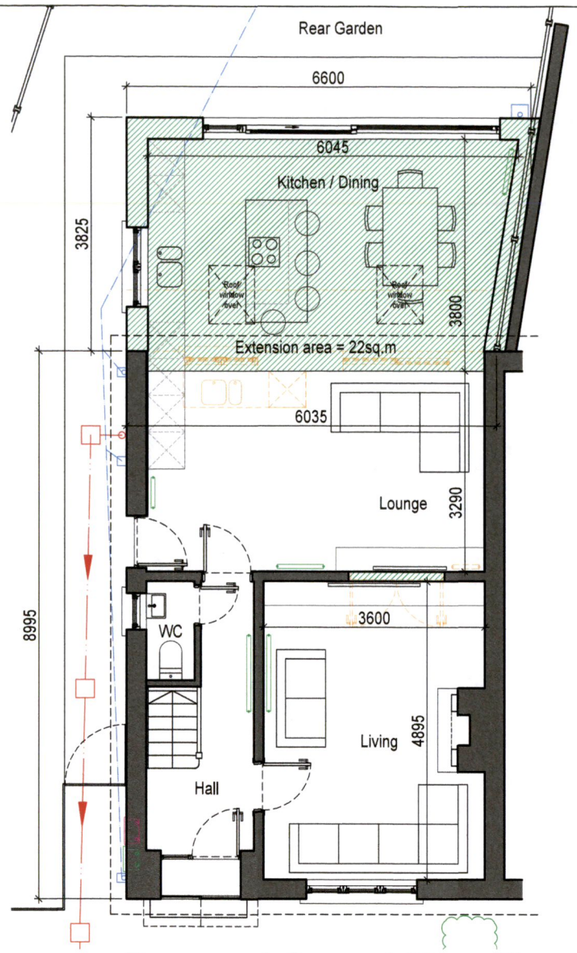
rev.	date	by	note
A	27.08.26	JC	Issued for Client review

rev.	date	by	note

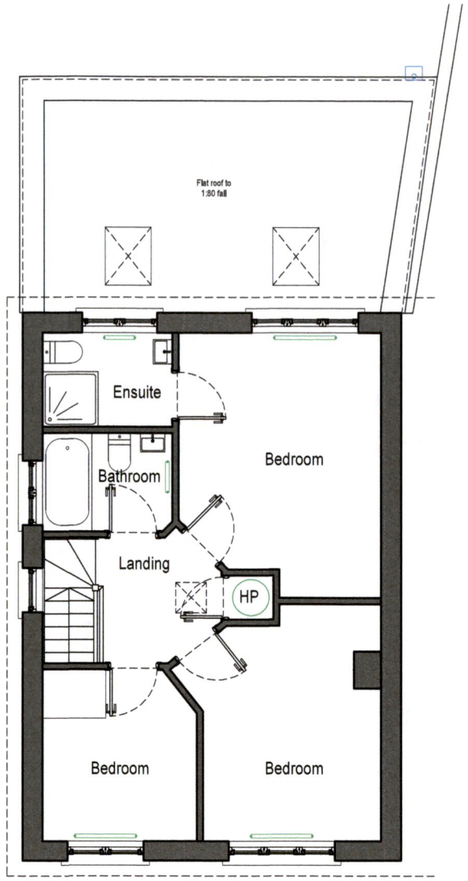
project name: 2606_21 Johnstown Way, Enfield, A83 DY95	drawing name: OS Location Map & Site Layout Plan
client name: Ger Ryan	drawing no.: 2606-AA-01-ZZ-DR-A-C002
scale: Varies	drawn by: JC

Archityper RIAI, M.Arch, Dip.ArchTech
a. Allenwood, Naas, Co. Kildare e. archityper@gmail.com



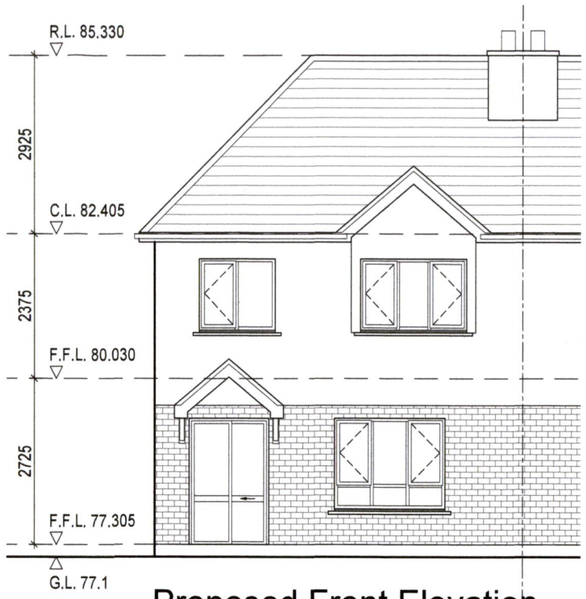
Proposed Ground Floor Plan

Scale 1:100



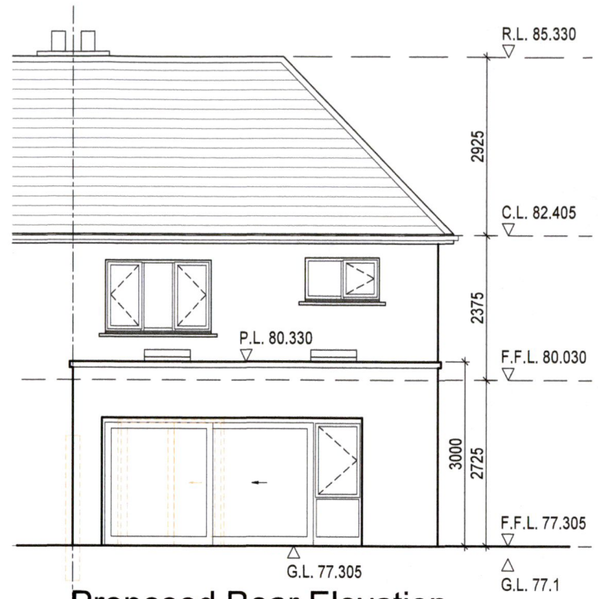
Proposed First Floor Plan

Scale 1:100



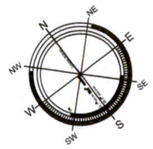
Proposed Front Elevation

Scale 1:100



Proposed Rear Elevation

Scale 1:100



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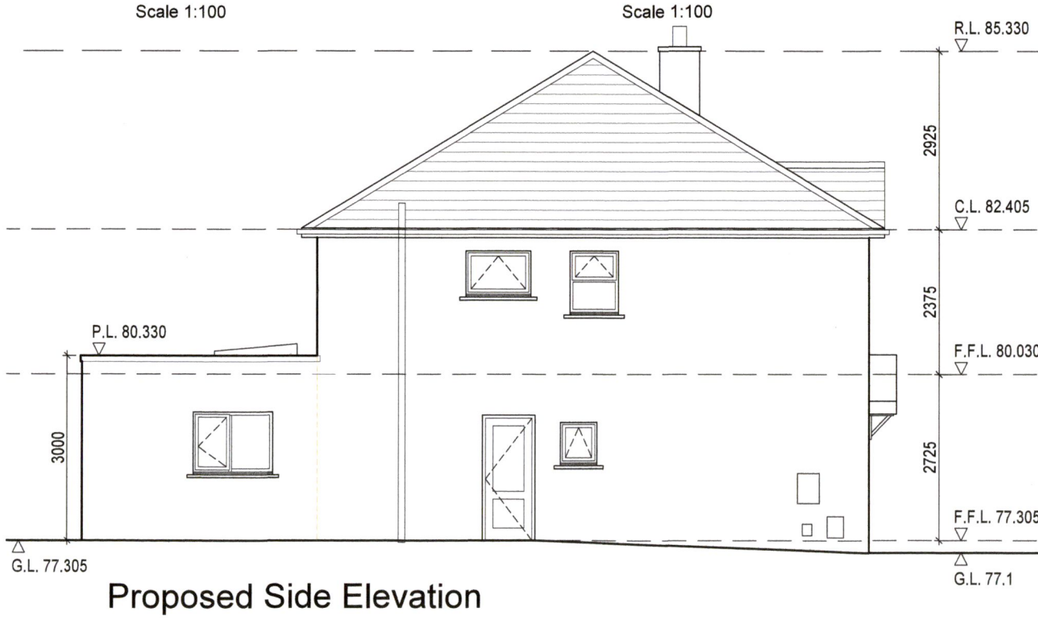
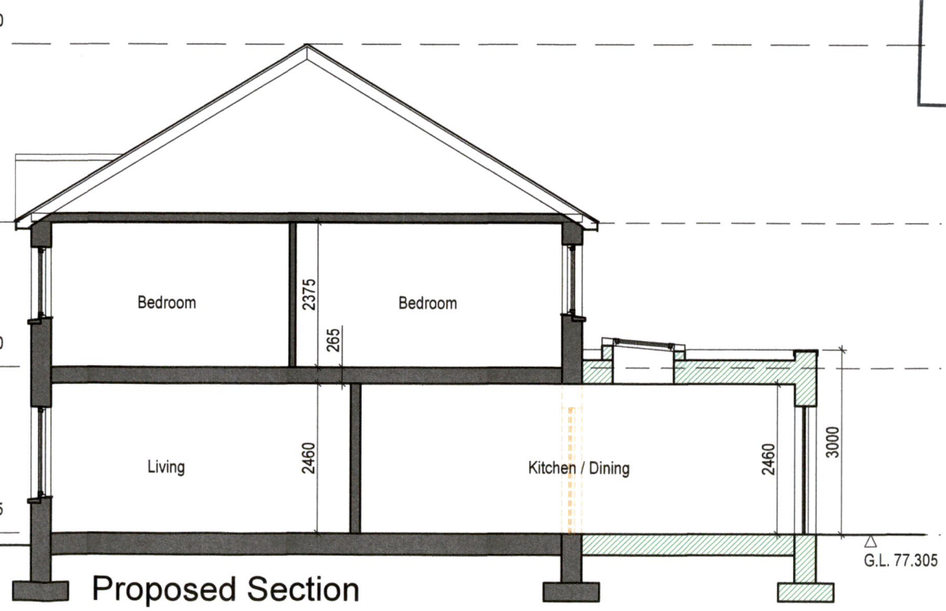


Proposed Side Elevation

Scale 1:100



Proposed Section

Scale 1:100

Legend

Notes:

All setout dimensions shown indicate either structural openings or center line of primary wall framing.

- Site Boundary
- Surface Water Drainage
- Foul Water Drainage
- Existing Removed
- Existing Structure
- Proposed Alterations / Extensions

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rev.	date	by	note

project name	2606_21 Johnstown Way, Enfield, A83 DY95
client name	Ger Ryan
drawing name	Proposed Plans, Elevations & Section
drawing no.	2606-AA-01-ZZ-DR-A-C400
scale	1:100
drawn by	JC

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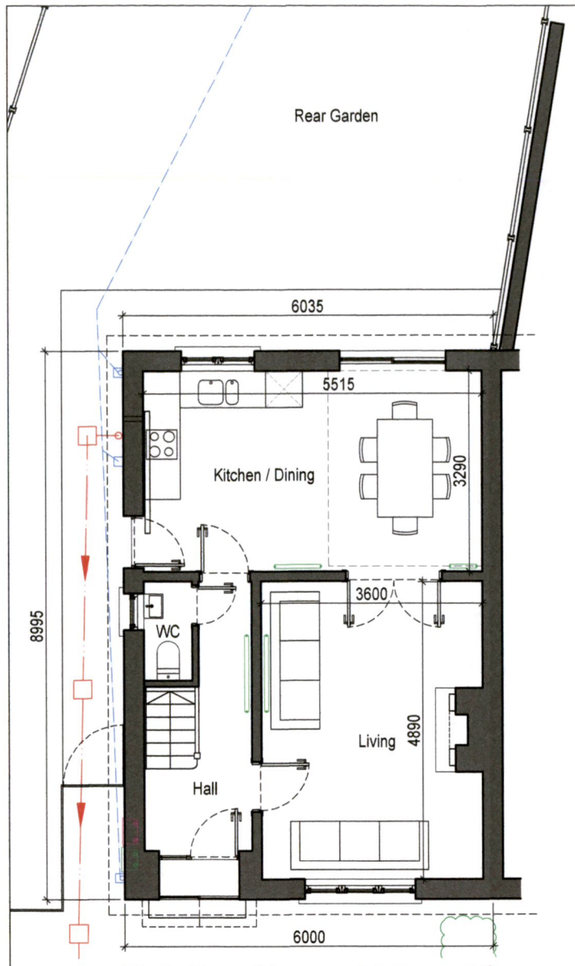
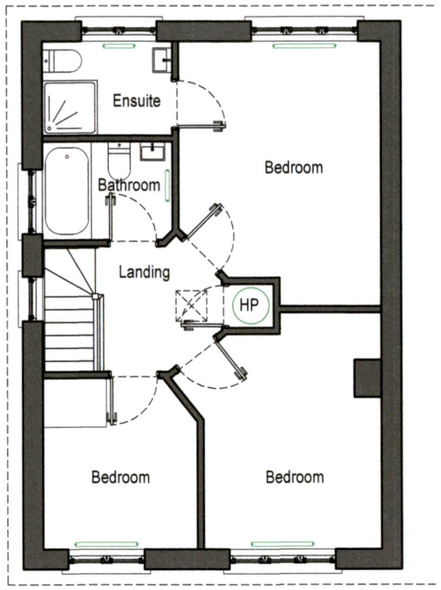
a. Allenwood, Naas, Co. Kildare e. archityper@gmail.com



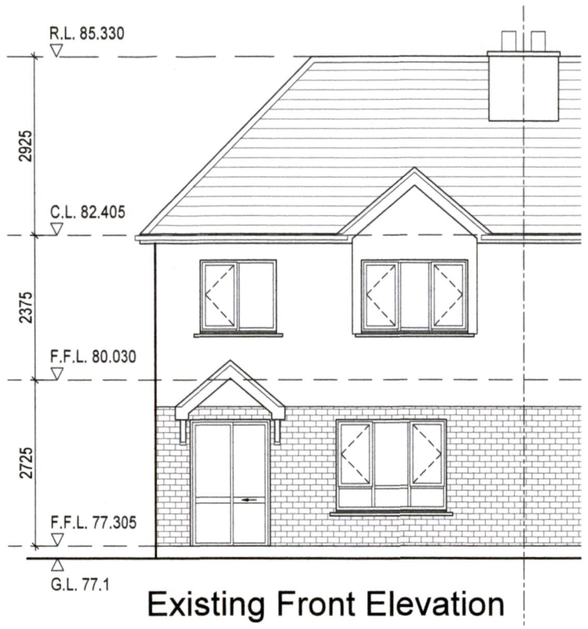
Existing Ground Floor Plan

Scale 1:100



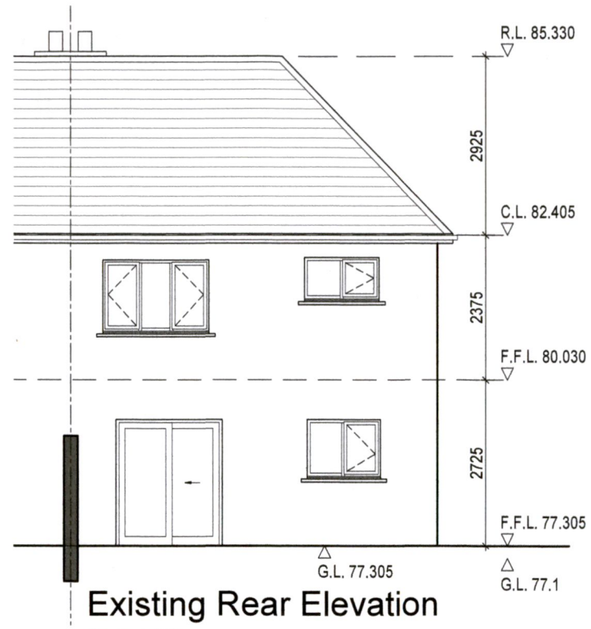
Existing First Floor Plan

Scale 1:100



Existing Front Elevation

Scale 1:100



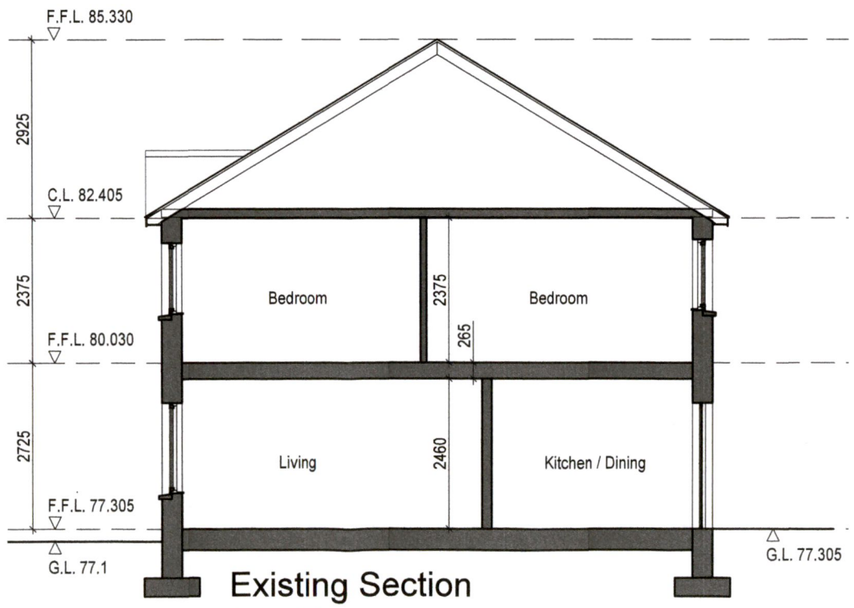
Existing Rear Elevation

Scale 1:100



Existing Side Elevation

Scale 1:100



Existing Section

Scale 1:100

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rev.	date	by	note

project name	2606_21 Johnstown Way, Enfield, A83 DY95
client name	Ger Ryan
drawing name	Existing Plans, Elevations & Section
drawing no.	2606-AA-01-ZZ-DR-A-C100
scale	1:100
drawn by	JC

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a. Allenwood, Naas, Co. Kildare e. archityper@gmail.com

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number:	1769/26
Reference Number:	TS5/26124
Subject:	Declaration under Part 1, Section 5, Planning and Development Act 2000-2023
Name of Applicant:	Gerard Ryan
Address:	21 Johnstown Way Enfield Co Meath A83 DY95
Nature of Application:	**ground floor extension to rear of private dwelling**
Location of Development:	21 Johnstown Way Enfield Co Meath A83 DY95
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: 10/10/26

MEATH COUNTY COUNCIL

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

Planning & Development Act 2000- 2023

DECLARATION

To: Gerard Ryan
21 Johnstown Way
Enfield
Co Meath
A83 DY95

PLANNING REFERENCE NUMBER: TS5/26124

APPLICATION RECEIPT DATE: 28/08/2026

FURTHER INFORMATION DATE: 30/09/2026

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 19/10/2026 decided to Declare the proposed development is EXEMPT, in accordance with the documents: ground floor extension to rear of private dwelling at 21 Johnstown Way, Enfield, Co Meath , A83 DY95

Date: 19/10/26

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

To:	Gerard Kellett, Senior Executive Planner
From:	Ryan Cowan, Assistant Planner
File Number:	TS526124
Applicant:	Gerard Ryan
Development Address:	21 Johnstown Way, Enfield, County Meath
Application Type:	Section 5 of the Planning & Development Act 2000-2025: Declaration on Development/Exempted Development.
Date of Report:	19/10/2026
Date Decision Due:	20/10/2026
Development Description:	Ground floor extension to rear of private dwelling.

1.0 Site Location & Description

The site measures approximately 0.0332ha and is located within the town of Enfield. The subject site is located within the settlement boundary of Enfield. The site is located within the existing Johnstown Way residential estate.

The site is zoned A1 (Existing Residential) in the Meath County Development Plan, 2021 to 2027. The relevant zoning objective for A1 zoning is to 'protect and enhance the amenity of developed residential communities.' 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.

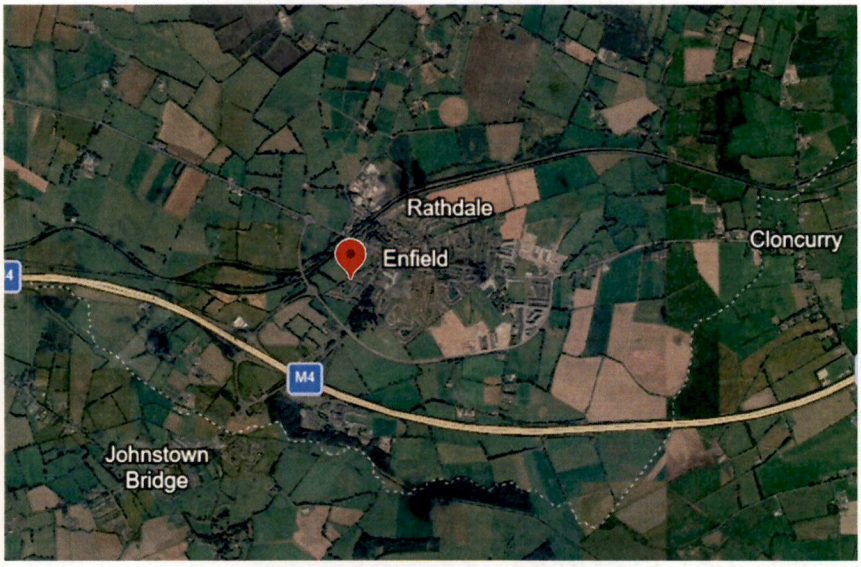

Figure 1: Site Location (Red Pin) (*Source: Google Maps, 2026*)



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

2.0 Existing Development

The applicant describes the development in the completed application form as a '*Ground floor extension to rear of private dwelling'.*

3.0 Planning History

A review of the Meath County Council Planning Register indicates that there is no relevant planning history on the landholding.

4.0 Further Information Response

The Further Information Request was issued on 18 /09/2026. The Further Information Response was received on 30/09/2026. 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.

Further Information Request Item No. 1

The footprint of the proposed extension as shown on the Site Layout Plan (Dwg. No. 2606-AA-01-ZZ-DR-A-C002) does not appear to correspond with the extension shown on the Proposed Ground Floor Plan (Dwg. No. 2606-AA-01-ZZ-DR-A-C400). The applicant is requested to clarify the correct footprint, orientation and dimensions of the proposed extension, and to submit revised drawings (Site Layout Plan and Floor Plans) that are consistent with one another, to allow the Planning Authority to properly assess the proposal.

Applicants Response to Item No. 1

In relation to Item 1, the applicant has stated provided revised drawings '*2606-AA-01-ZZ-DR-A-C002-B_OS Location Map & Site Layout Plan - 2606-AA-01-ZZ-DR-A-C400-B_Proposed Plans, Elevations & Section'* clarifying the correct footprint, orientation and dimensions of the proposed extension, and to submit revised drawings (Site Layout Plan and Floor Plans) that are consistent with one another.

Further Assessment of Item No. 1

The Planning Officer has reviewed the submitted response and consider this to be acceptable. Class 1 provides that, where a house has not previously been extended, the floor area of an extension shall not exceed 45 square metres to the rear of the dwelling. The extension is located to the rear of the existing dwelling and less than 45m^2, therefore the development can be considered exempted development under Class 1 of PART 1 Article 6 Exempted Development — General, the Planning & Development Regulations 2001.

5.0 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)
- Ballynafagh Lake SAC (001387)
- Ballynafagh Bog SAC (000391)
- Mount Hevey Bog SAC (002342)
- River Boyne and River Blackwater SPA (004232)

The Planning Authority considered the nature, scale and location of the 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 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 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

WHEREAS a question has arisen as to whether the "ground floor extension to rear of private dwelling" on lands at 21 Johnstown Way, Enfield, Co. Meath:

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 1, Class 1, (Exempted Development – General) of the Planning and Development Regulations, 2001-2026,
(d) Information provided.

AND WHEREAS Meath County Council has concluded: -

1) *The* ground floor extension to rear of private dwelling" on lands at 21 Johnstown Way, Enfield, Co. Meath 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 the works would it come within the scope of Schedule 2, Part 1, Class 1, (Exempted Development – General) of the Planning and Development Regulations, 2001-2026 in that the extension is located to the rear of the dwelling and Part 1 Class 1 allows for exempted development by way of extensions to the rear of existing dwellings, less than $45m^2$.

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 05th August 2026 is **DEVELOPMENT** and is **EXEMPTED DEVELOPMENT.**

RECOMMENDATION
ACCEPTED
19 OCT 2026
Signed: Gerard Kellett

Ryan Cowan

Ryan Cowan
Assistant Planner
Date: 19/10/2026

Gerard Kellett
Senior Executive Planner
Date: 19/10/2026

