

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: **Paul O'Donnell**

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

Elliott Ballam

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

3. Location of Development and/or Subject Site: **St Patrick's National School, Collon Road, Slane, Co. Meath, Meath, C15NX78**

4. Description of Development: **Primary School**

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 - 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: **Development is a refurbishment of the existing building no increase in height proposed**

8. State in square metres the floor area of the proposed development: **Development is a refurbishment of the existing building no increase in area proposed**

RECEIVED
PLANNING DEPT.

27 JAN 2025

POST L5525014
REFERENCE NO.

9. List of plans / drawings etc. submitted:

See drawing register enclosed _____

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

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:

There have been numerous applications relating to works at the school, however none relating directly to the RePower Pathfinder Programme 2024/25

SIGNED:



DATE: 27.01.2025

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

BUILDING DESIGN AND TENDERING SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN THAT FOR WHICH IT WAS PREPARED AND BOUND.

ALL DIMENSIONS & QUANTITIES TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ALL DRAWING CHANGES AND AMENDMENTS SHOULD BE INDICATED TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CONTRACT DOCUMENTS
- THE DRAWING REVISIONS
- THE PROJECT CONSTRUCTION PROGRAM

NOTES

P02 Proposed Heat pump & LPG units | JT | SG | 06.02.25
 • screening and EV charging
 points added where checked.

P01 Sections 5 - Ecocomp/Development | JT | SG | 27.01.25
 Planning Application



An Roinn Oideachais
 Department of Education

BDP.

Blochhoff Green
 Dublin 7
 Ireland
 T +353 (0)1 474 0800
 www.bdp.com

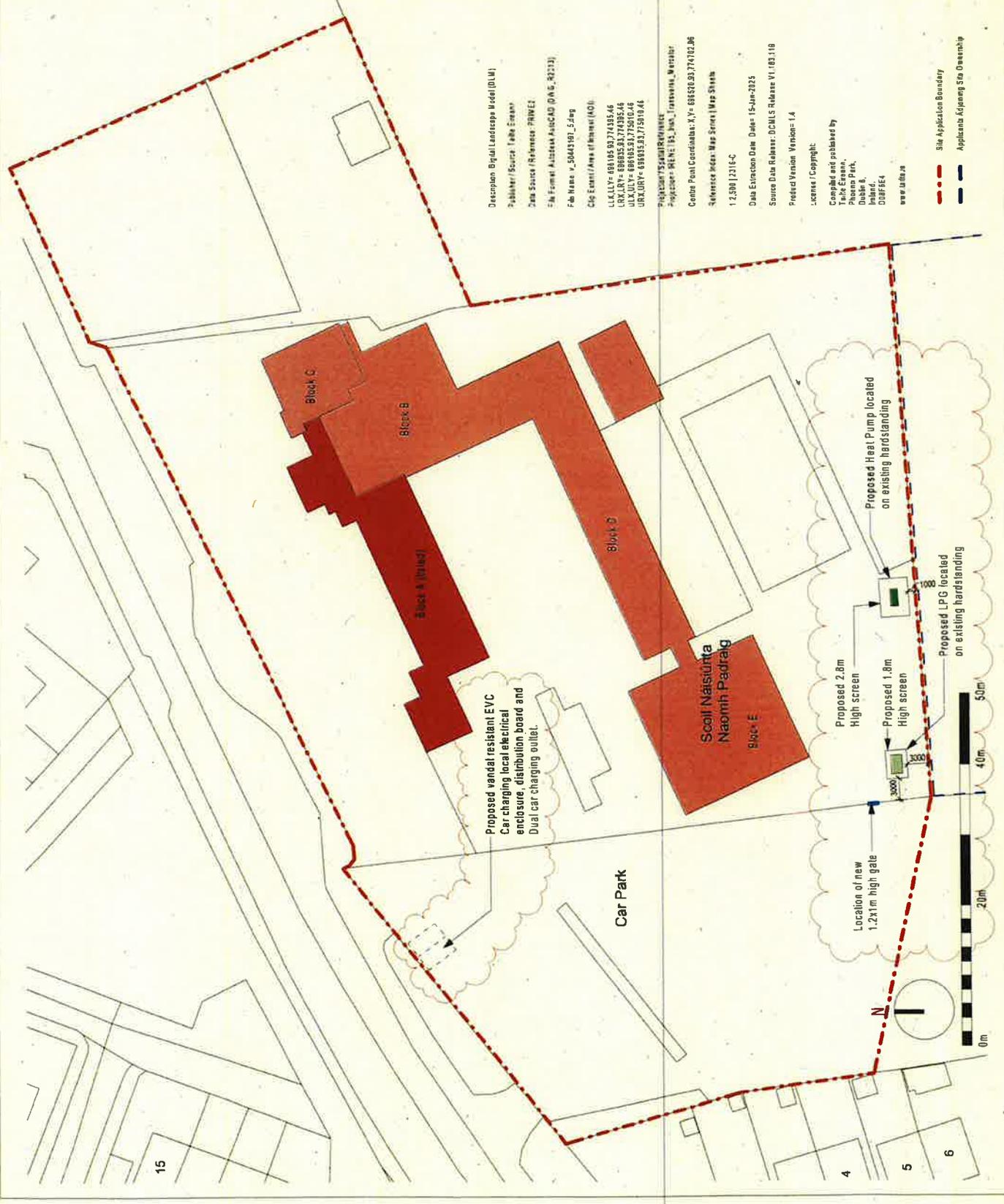
SI Patrick's National School

P3004467

Site Layout Plan

As @ A3
 Indicated
 27.01.25

10SPN-BDP-XX-XX-PL-A-PP0004 P02



Desktop: Digital/Landscape Model (DLM)

Author: Scott, Luke Evans

Data Source: Reference: PRINCE2

File Name: v_5044197_5.dwg

File Extent/Area of Interest (AOI):

LL: 68105.93, 774385.46
 LR: 68855.97, 774385.46
 UR: 68855.97, 774390.44
 UL: 68105.93, 774390.44

Project: 75524019/PRINCE2

Projector: PRINCE 19, 19, 19, Transverse_Mercator

Centre Point Coordinates: X,Y: 68650.93, 774702.06

Reference: Index: Map Series: Map Sheet: 1:2,500 | 2314-C

Data Extension Date: Date: 15-Jan-2025

Source Data Release: DCML5 Release V1.02.110

Product Version: Version: 1.4

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 Luke Evans,
 Dublin 7,
 Dublin 7,
 Ireland,
 D08FE4

www.bdp.ie

--- Site Application Boundary
 --- Applicants Adjacent Site Ownership

MEATH COUNTY COUNCIL
CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 410/25

Reference Number: LS5/25014

Subject: Declaration under Part 1, Section 5, Planning and Development Act 2000-2023

Name of Applicant: Paul O'Donnell
Saint Patricks National School

Address: c/o Elliott Ballam
BDP
Blackhall Green
Dublin 7 D07 VORF

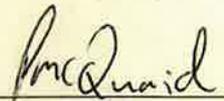
Nature of Application: Primary School – Development is a refurbishment of the existing building

Location of Development: St Patricks National School, Collon Road, Slane, Co Meath C15NX78

DECLARATION: This development is **NOT 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 **NOT EXEMPTED DEVELOPMENT**.

SIGNED: 
On Behalf of Meath County Council

DATE: 21/02/2025

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan

Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To: Paul O'Donnell
St Patricks National School
c/o Elliott Ballam
BDP
Blackhall Green
Dublin 7 D07 VORF

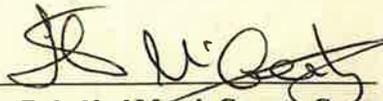
PLANNING REFERENCE NUMBER: LS525014

APPLICATION RECEIPT DATE: 27/01/2025

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 21/02/25 decided to Declare the proposed development is **NOT EXEMPT**, in accordance with the documents submitted namely: **Primary School – Development is a refurbishment of the existing building at St Patricks National School, Collon Road, Slane, Co Meath C15NX78**

Date: 21/02/25


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

Fax: 01 - 8722684

E-mail: bord@pleanala.ie Web: www.pleanala.ie

Meath County Council



Planning Report

To:	Peadar McQuaid, A/Senior Executive Planner
From:	Michael McKenna, Executive Planner
Report Date:	21/02/2025
File Number:	LS525014
Applicant Name(s):	Paul O'Donnell
Development Address:	St Patrick's National School, Collon Road, Slane Co. Meath C15NX78
Inspection Date(s):	N/a
Application Type:	Section 5 Exemption Certificate
Development Description:	Refurbishment of the existing building no increase in height, no increase in area
Date Decision Due:	24/02/2025

1.0 Site Location



The proposed site is located on lands zoned as G1-Community Infrastructure within the settlement of Slane. The site contains 2no. protected structures, RPS no. 90,629 which is the main St Patrick's National School building and RPS no. 90,628 which is a water tower associated with the school.



2.0 Proposed Declaration

The referrer seeks a declaration as to whether the following is exempt from the requirement to obtain planning permission:

Refurbishment of the existing building no increase in height, no increase in area

3.0 Planning History

212405 | Retention permission for construction of works to steel portal frame level, including foundations and base and planning permission to complete proposed community centre to be used in conjunction with st. patrick's ns, slane, with minor alterations to des | Granted | 2022

LB151433 | To construct proposed community centre to be used in conjunction with st. patrick's ns slane, amend existing and construct proposed parking spaces, proposed signage, amendments to existing vehicular entrance to and egress from site, proposed pedestrian f | Granted | 2016

LB160560 | Development will consist of a single storey, stand-alone metal framed perspex shelter, circa 23 sq.m, works are to include a new connection to the existing storm water drainage and all other associated site works. this application is within the curtilage | Granted | 2016

LB160098 | Extension of duration of planning permission ref. no. sa/110344 - to construct a single storey two classroom extension, circa 194 sq.m to the eastern side of the existing school building | Granted | 2016

SA140360 | Development consist of the extension of the existing school grounds to the rear and side of St. Patrick's n.s. to include the enlargement of existing football pitch, the erection of safety netting behind proposed goal posts, the erection of new palisade | Granted | 2014

SA110344 | Single storey, two classroom extension, circa 194 sqm to the eastern side of the existing school building. this work will be carried out in two separate phases. this application is within the curtilage of two buildings listed as protected structures in | Granted | 2011

SA70168 | (A) the construction of a proposed new car park for st. Patrick's national school; and (b) the construction of a proposed temporary haul road to assist the construction of phase 3 of residential development at ledwidge hall, Slane, co. Meath (reg. ref.s | Granted | 2007

SA60344 | (A)the construction of a proposed new car parkfor st. patricks n.s.and (b)construction of a proposed temporary haul road to facilitate the construction of proposed phase 3 of residential development | Withdrawn | 2006

SA60472 | (A)the construction of a proposed new car park for st. patricks n.s.and (b)the construction of a proposed temporary haul road to facilitate the construction of proposed phase 3 of residential development at ledwidge hall slane co. meath (reg ref:sa 5049 | Withdrawn | 2006

99918 | To provide a bus pull-in on parochial property adjacent to slane national school | Granted|.1999

961055 | To erect a bus and car park including public lighting | Granted | 1996

4.0 Legislative Context

Planning and Development Act 2000 (as amended):

In this Act, except where the context otherwise requires –

Section 2(1)

"Works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...

definitions "Protected Structure" means

(a) a structure or

(b) a specified part of the structure, which is included in the Record of Protected Structures, and where that structure so indicates, includes a specified feature which is in the attendant grounds of the structure and would not be otherwise included in this definition.

"Structure" means any building, structure, excavation or other thing constructed or made on, in or under any land, part of any structure so defined and

(a) where the context so admits, includes the land on, in or under which the structure is situate and

(b) in relation to protected structures or proposed protected structures includes:

- (i) the interior of the structure,*
- (ii) the land lying within the curtilage of the structure,*
- (iii) any other structures lying within that curtilage and their interiors, and*
- (iv) all works and features which form part of the interior or exterior of the structure or structures referred to in sub-paragraph (i) or (iii).*

"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 any other material to or from the surfaces of the interior or exterior of the structure. 7.1.2.

Section 3(1) – In this Act "Development" means except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change of use of any structures or other land. 7.1.3.

Section 4(1) of the Act relates to exempted development. Section 4(1)(h) relates to development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works that affect only the interior of the structure or do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures. 7.1.4.

Section 57 of the Act specifically relates to works affecting the character of a protected structure or proposed protected structures. 7.1.5.

Section 57(1) states 'that notwithstanding Sections 4(1)(a), (h), (i), (ia), (j), (k) or (l) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

An owner or occupier of a protected structure may make a written request to the planning authority, within whose functional area that structure is situated, to issue a declaration as to what type of works it considers would or would not materially affect the character of the structure or any element, referred to in subsection (1)(b) of that structure.

Section 177U(9)

"In deciding upon a declaration for the purposes of Section 5 of this Act a planning authority or the Board, as the case maybe, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this Section."

Planning and Development Regulations 2001 (as amended):

Article 6(1)

"Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1".

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.

Schedule 2, Part 1 Exempted Development – General

Class 40 *Works incidental to the use or maintenance of any burial ground, churchyard, monument, fairgreen, market, schoolgrounds or showground except— (a) the erection or construction of any wall, fence or gate bounding or abutting on a public road, (b) the erection or construction of any building, other than a stall or store which is wholly enclosed within a market building, or (c) the reconstruction or alteration of any building, other than a stall or store which is wholly enclosed within a market building.*

Class 57 *The extension of a school, where the school has not been previously extended under a CLASS 57 exemption, by the construction or erection of an extension to the side or rear of the school.*

Conditions and Limitations

- 1. The floor area of any such extension shall not exceed 210 square metres.*
- 2. No such structure shall be above the ground floor.*
- 3. Any extension shall be a distance of not less than 2 metres from any party boundary.*
- 4. An exemption under this class shall only be availed of once.*
- 5. Such structure shall comply with the Department of Education Primary and Post Primary Technical Guidance Documents for the time being in force.*

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) it is considered the proposal detailed represent development i.e. *"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"*.

(ii) Does the proposal constitute exempt development:

Based on the documentation submitted, the applicant is seeking to carry out external works to the school building. I note that the school is a protected structure. As stated in the Planning and Development Act 2000 (as amended) under Section 2 a protected structure includes:

- (i) *the interior of the structure,*
- (ii) *the land lying within the curtilage of the structure,*
- (iii) *any other structures lying within that curtilage and their interiors, and*
- (iv) *all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);*

It is therefore considered that the entire school building forms part of the protected structure. I refer to Article 10(6)(viii) of the Planning and Development Regulations which states that "No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure".

Based on the drawings submitted I am not satisfied that the applicant has made clear whether the works would materially change the appearance of the structure and therefore do not fall within exempted development. It is my view that the application should be refused.

(iii) Appropriate assessment:

Having regard to Sections 4(4) and 177U(9) of the Planning and Development Act 2000-~~2022~~,²⁰²³ consideration is required regarding the need for Appropriate Assessment of the proposal.

The site is not within or directly adjoining any Natura 2000 site. A number of sites are within a 15-kilometre (approximate) distance of the site:

- River Boyne and River Blackwater SAC Site code: (002299)
- River Boyne and Blackwater SPA Site code: (004232)
- Boyne Estuary SPA Site code: (004080)
- Boyne Coast and Estuary SAC Site code: (001957)

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.

(v) Environmental Impact Assessment:

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning & Development Regulations, 2001 to ~~2020~~²⁰²⁴, that does not exceed the stated threshold (as per Article 92). An extension to a dwelling is not listed in Schedule 5 therefore a mandatory EIA is not required. The Planning Authority must also determine if a sub-threshold EIAR is required. The proposed development is significantly below the relevant threshold for residential development (Construction of more than 500 dwelling units) and, will not by itself, or in combination with other developments, exceed the said threshold. Therefore, the Planning Authority is satisfied that a sub-threshold EIAR is not required.

(vi) Conclusion:

In conclusion, based on the information provided that the proposed works if undertaken may materially affect the character of the protected structure and therefore the works constitute development which is not exempted development.

6.0 Recommendation

It is therefore recommended that a declaration be issued stating that the proposal represents development which is **not exempted development** as follows:

WHEREAS a question has arisen as to whether, "*Refurbishment of the existing building no increase in height, no increase in area*" on lands at St Patrick's National School, Collon Road, Slane, Co. Meath is or is not exempted development:

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

- (a) Sections 2, 3, 4, 57 & 177U of the Planning and Development Act 2000 (as amended),
- (b) Articles 6, 8, 9 and 10 of the Planning and Development Regulations, 2001-2024
- (c) Information provided.

AND WHEREAS Meath County Council has concluded: -That insufficient detail has been submitted to the Planning Authority to rule out that the proposed works would result in a material change to the external character of the protected structure.

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 as detailed on particulars submitted 27th January 2025 is development and is not exempted development.

Michael McKenna

**RECOMMENDATION
ACCEPTED**
21 FEB 2025
Signed: *[Signature]*

Michael McKenna
Executive Planner

A/Senior Executive Planner
21/02/2025