

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan, Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To: Stephen Mulligan
C/o Brendan English Planning & Design Services
Sequoia Lodge
Nugentstown
Kells
Co Meath , A82W6Y6

PLANNING REFERENCE NUMBER: T/S525003

APPLICATION RECEIPT DATE: 14/01/2025

FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023 Meath County Council has by order dated 07/02/2025 decided to Declare the proposed development is **development and is NOT EXEMPTED DEVELOPMENT** therefore is **DEVELOPMENT REQUIRING PLANNING PERMISSION**; in accordance with the documents submitted namely: **Refurbishment and extension of existing farmhouse cottage at Branganstown, Kiltale, Trim, Co Meath C15TR59**

Date: 07/02/2025

Triona Keating
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

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 207/25

Reference Number: T/S525003

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

Name of Applicant: Stephen Mulligan

Address: C/o Brendan English Planning & Design Services
Sequoia Lodge
Nugentstown
Kells
Co Meath , A82W6Y6

Nature of Application: Refurbishment & extension of existing farmhouse cottage.

Location of Development: Branganstown, Kiltale, Trim, Co Meath C15TR59

DECLARATION: This development is not exempted development and therefore is development requiring Planning Permission.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and to consider the proper Planning and Development of the County Meath Health District, IT IS HEREBY DECIDED, in pursuance of the above Act to declare that **this development is not exempted development and therefore is DEVELOPMENT REQUIRING PLANNING PERMISSION.**

SIGNED:



On Behalf of Meath County Council

DATE:

07/02/2025

Meath County Council



Planning Report

To:	Peadar McQuaid, A/Senior Executive Planner
From:	Nathan Cooney, Executive Planner
Date:	31/01/2025
MCC File Number:	TS525003
Applicants:	Stephen Mulligan
Development Address:	Branganstown, Kiltate, Trim, Co. Meath C15 TR59
Application Type:	Section 5 of the Planning & Development Acts 2000 (as amended): Declaration on Development/Exempted Development.
Development Description:	Renovations and Extension to Farmhouse.
Date Decision Due:	11/02/2025

1.0 Site Location & Description

The subject site is located at Branganstown, Kiltate, Trim, Co. Meath, and contains a single storey detached house in Branganstown, Kiltate, Trim, along the R154. The subject site is not listed on the Record of Protected Structures and is not located within an Architectural Conservation Area. There are no National Monuments within or adjoining the application site. The site is not within Flood Zone A or B. The applicant states that they are the owners of the subject property.



Fig. 1.0: Aerial image of the subject lands to which the application relates (outlined in red).

2.0 Proposed Declaration

The applicants describe the development in the completed application form as '*refurbishment and extension of existing farmhouse.*'

The Planning Authority is considering this question as:

Whether the development of refurbishment works and extension is or is not development and is or is not exempted development.

The completed application form and submitted documents indicate that the extent of works proposed.

3.0 Planning History

- TA801765 Permission GRANTED for Demolition of an existing habitable house and the construction, of a storey and a half replacement dwelling and the installation of an oakstown baf waste water treatment unit and associated site works.
- TA70310 Permission REFUSED for Demolition of an existing habitable house and the construction, in its place, of a two storey house with an adjoining single storey self-contained living unit to the rear and the installation of a waste water treatment unit and associated site works.

4.0 Internal, External and Prescribed Bodies

None.

5.0 Relevant National Legislation

In order to assess whether or not the works described in Section 2.0 of this report is or is not development or is or is not exempted development regard must be had to the following national legislation set out below.

5.1 Section 2 of the Planning & Development Acts 2000-2023

Section 2 of the Planning & Development Acts 2000-2023 provides the following interpretations which are relevant:

“development” has the meaning assigned to it by section 3, and “develop” shall be construed accordingly;

“exempted development” has the meaning specified in section 4;

“structure” means *inter alia* any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the land on, in or under which the structure is situate; and

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

5.2 Section 3 of the Planning & Development Acts 2000-2023

Section 3(1) of the Planning & Development Acts 2000-2023 defines “development” as follows:

“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 in the use of any structures or other land.”

5.3 Section 4 of the Planning & Development Acts 2000-2023

Section 4(1) of the Planning & Development Acts 2000-2023 provides a list of statutory exempted development including:

“(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”.

Section 4(2) of the Planning and Development Acts 2000-2022 provides for the making of regulations relating to exempted development. The Planning & Development Regulations 2001-2023 give effect to section 4(2).

Section 4 (2) (a) (i)

'The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or..'

Section 4 (4)

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

5.4 Section 5 of the Planning & Development Acts 2000-2023

Section 5 of the Planning & Development Acts 2000-2023 provides *inter alia*:

- (1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.
- (2) (a) Subject to *paragraph (b)*, a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under *subsection (1)*, and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.

(b) A planning authority may require any person who made a request under *subsection (1)* to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.

(c) A planning authority may also request persons in addition to those referred to in *paragraph (b)* to submit information in order to enable the authority to issue the declaration on the question.

5.5 Section 32 of the Planning & Development Acts 2000-2023

Section 32 of the Planning & Development Acts 2000-2023 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development which is unauthorised, for the retention of that unauthorised development.

5.6 Article 6 of the Planning & Development Regulations 2001-2024

Article 6 of the Planning & Development Regulations 2001-2024 provides (subject to the restrictions in article 9 of the Planning & Development Regulations 2001-2024) for the classes of exempted development under column 1 of Parts 1, 2 and 3 of Schedule 2, subject, where applicable, to the conditions and limitations imposed upon such classes as set out in column 2.

Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2024 provides an exemption for:

“The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of a house or by the conversion for use as part of the house of a garage, store, shed or other similar structure attached to the rear or to the side of the house”.

Subject to the following Conditions and Limitations (column 2):

1. (a) *Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*

(b) *Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.*

(c) *Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.*

2. (a) *Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.*

(b) *Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.*

(c) *Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.*

3. *Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.*

4. (a) *Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.*

(b) *Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.*

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6.(a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

5.7 Article 9 of the Planning & Development Regulations 2001-2024

Article 9 of the Planning & Development Regulations 2001-2024 imposes specific restrictions on development of classes specified in Parts 1, 2 and 3 of Schedule 2 and in effect de-exempts certain classes of development that would be exempt under normal circumstances.

6.0 Assessment

The question has arisen as to whether the development of refurbishment works and extension is or is not development and is or is not exempted development. In this regard it is necessary to consider the question of "development" and "exempted development" as provided for in statute and summarised above.

6.1 "Development"

It is considered that the proposed renovation works and extension of existing dwelling falls within the statutory interpretation of works and therefore within the section 3(1) PDA 2000 definition of development.

6.2 "Exempted Development"

In terms of whether the development is exempted development, the applicants proposes the refurbishment and a rear extension (43sq.m) to an existing single storey dwelling. Furthermore, the proposed flat roof extension is set above the existing eaves which also does not comply with the conditions and limitations set out under Class 1, Part 1, Schedule 2 of the Planning & Development Regulations 2001-2023.

On the basis of the details submitted with the application, the Planning Officer considers that the extension proposed does not meet the Conditions and Limitations set out under Column 2 of Class 1 of Part 1 of Schedule 2 of the Planning & Development Regulations 2001-2023 and is therefore not exempted development.

7.0 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 (Site Code 002299)
- River Boyne and River Blackwater SPA (Site Code 004232)

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.

8.0 Conclusion and Recommendation

It is therefore recommended that a declaration of Exemption NOT be issued for the development set out hereunder.

WHEREAS the question has arisen as to whether

- Whether the development of refurbishment works and extension is or is not development and is or is not exempted development.

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

- (a) Sections 2(1), 3(1), 4, & 177U(9) of the Planning and Development Act 2000 – 2023,
- (b) Article 6 & 9 of the Planning and Development Regulations, 2001-2024
- (c) Schedule 2, Part 1, Class 1 (Exempted Development – General) of the Planning and Development Regulations, 2001-2024.
- (d) Information provided.

AND WHEREAS Meath County Council has concluded: -

- (a) The proposed refurbishment works and extension is development and is not exempted development under Schedule 2, Part 1, Class 1 (Exempted Development – General) of the Planning and Development Regulations, 2001-2024 and Section 4(1) of the Planning & Development Acts 2000-2023.
- (b) The proposed extension has a gross floor space exceeding 40sqm and the flat roof of the proposed extension is set above the height of existing eaves, therefore the exemptions provided in Schedule 2, Part 1, Class 1 do not apply.

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 plans and particulars submitted on 14th January 2025 is development and is not exempted development.



Nathan Cooney
Executive Planner
Date: 31/01/2025

**RECOMMENDATION
ACCEPTED**
- 7 FEB 2025

Signed: _____

Peadar McQuaid
A/Senior Executive Planner
Date: 06/02/2025



Brendan English NCEA Dip. Eng. M.I.E.I

Planning & Design Services. Sequoia Lodge, Nugentstown, Kells, Co. Meath
Ph.086 1733814

Senior Administrative Officer
Planning Department
Meath County Council
Buvinda House
Dublin Road
Navan
Co. Meath

9th January 2025

**Re: APPLICATION FOR DECLARATION ON DEVELOPMENT & EXEMPTED DEVELOPMENT
Part 1 Section 5 of Planning and Development Act 2000-2021, as amended.**

**Proposed refurbishment & extension of existing farmhouse cottage at Branganstown, Kiltale,
Trim, Co. Meath, C15TR59.**

Applicant: Stephen Mulligan

Dear Sir/ Madam

At the request of my client, Stephen Mulligan, I herewith submit this application for declaration on development & exempted development.

The following drawings and documentation are enclosed (2 copies)

- Planning fee – cheque for the sum of €80
- Application form
- Photo (front elevation of existing farmhouse cottage)

The following drawings are contained in an A3 booklet for ease of reference:

- Site location plan 1 to 2500 (Drawing no. 2024-01)
- Site layout plan 1:500 (Drawing no. 2024-02)
- Existing ground floor plan (2024-03)
- Existing front (south) elevation (2024-04)
- Existing rear (north) elevation (2024-05)



- Existing side elevations (2024-06)
- Existing typical section AA (2024-07)
- Proposed ground floor plan (2024-08)
- Proposed front (north) elevation (2024-09)
- Proposed rear (north) elevation (2024-10)
- Proposed side elevations (2024-11)
- Proposed typical section BB (2024-12)

I trust the enclosed application is satisfactory, however if you have any queries or require any further information in this regard please do not hesitate to contact the undersigned.

Yours faithfully


Brendan English

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: **Stephen Mulligan** _____

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 _____

Brendan English. Brendan English Planning & Design Services _____

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

3. Location of Development and/or Subject Site:

Branganstown, Kiltale, Trim, Co. Meath, C15TR59 _____

4. Description of Development:

Refurbishment and extension of existing farmhouse cottage

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: c.5m to ridge level _____

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

43m sq. EXTENSION. REFURBISHMENT OF EXISTING 116m SQ. FARMHOUSE COTTAGE _____



9. List of plans / drawings etc. submitted: (2 copies of the following drawings)

- Site location plan 1 to 2500 (Drawing no. 2024-01)
- Site layout plan 1:500 (Drawing no. 2024-02)
- Existing ground floor plan (2024-03)
- Existing front (south) elevation (2024-04)
- Existing rear (north) elevation (2024-05)
- Existing side elevations (2024-06)
- Existing typical section AA (2024-07)
- Proposed ground floor plan (2024-08)
- Proposed front (north) elevation (2024-09)
- Proposed rear (north) elevation (2024-10)
- Proposed side elevations (2024-11)
- Proposed typical section BB (2024-12)

10. Please state applicants interest in this site. Owner _____

If applicant is not the owner of site, please provide name & address of owner:

Applicant is the 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:

SIGNED: Brendan English DATE: 09-01-2025 _____

for & on behalf of Stephen Mulligan

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.

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

- **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



TS525003

"Proposed works at"

BRANGANSTOWN, KILTALE, TRIM, Co. MEATH

SCHEDULE OF DRAWINGS



PROPOSED REFURBISHMENT & EXTENSION OF EXISTING COTTAGE

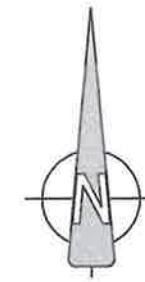
APPLICANT:

STEPHEN MULLIGAN



Brendan English NCEA Dip. Eng. M.I.E.I

Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath Ph.086 1733814



THIS DRAWING IS FOR PLANNING PURPOSES ONLY

SUBJECT SITE OUTLINED IN RED	
EXISTING FARMHOUSE COTTAGE	
PROPOSED EXTENSION	

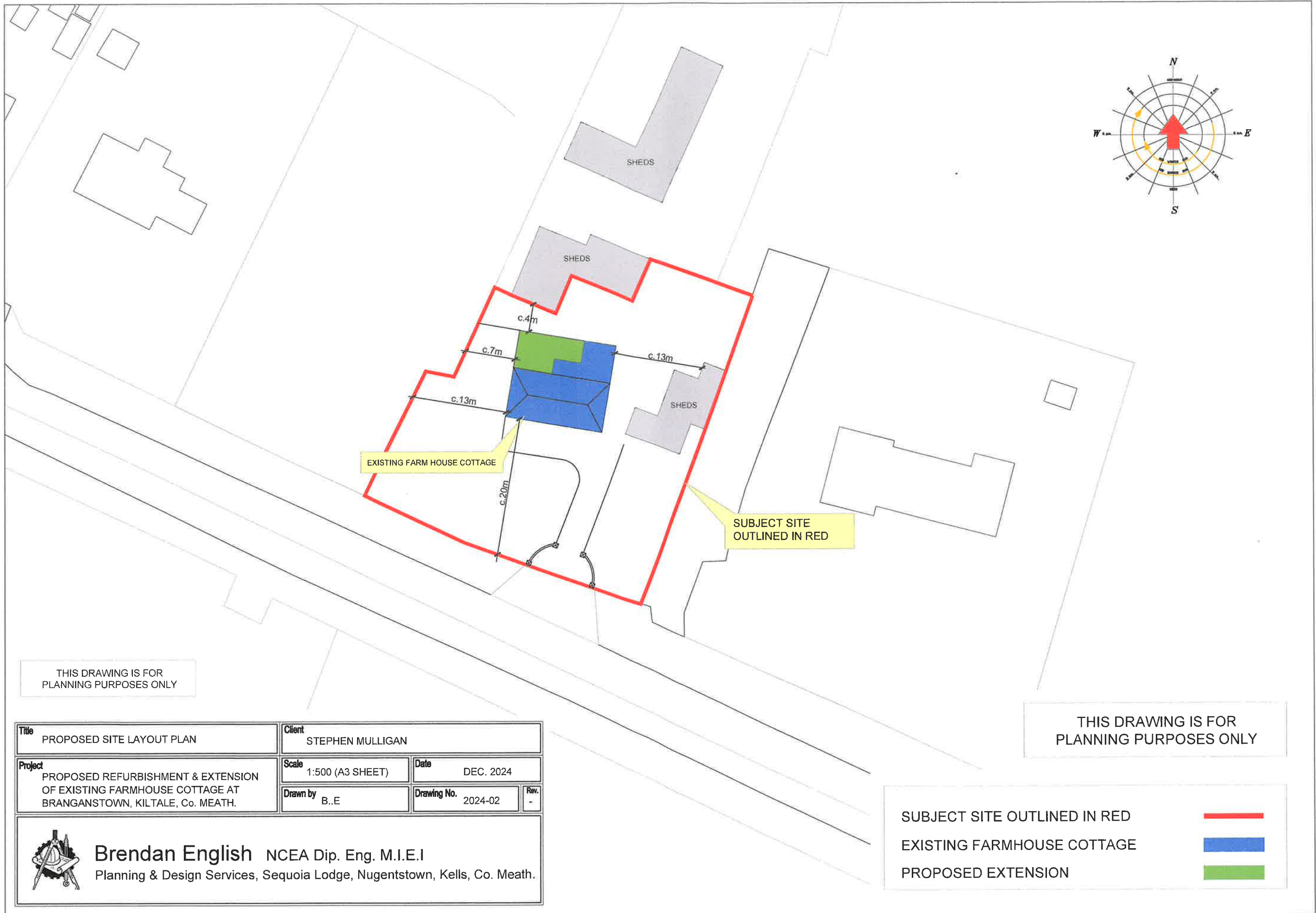
INCLUDES TAILTE EIREANN NATIONAL MAPPING DATA REPRODUCED UNDER LICENCE NUMBER CYSL 50436499 (OS MAP REF. 2781)
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DO NOT SCALE figured dimensions only to be taken from this drawing

Rev.	Date	By	Description

Title SITE LOCATION PLAN		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT & EXTENSION OF EXISTING FARM HOUSE COTTAGE AT BRANGANSTOWN, KILTALE, Co. MEATH.		Scale 1:2500	Date DEC. 2024
		Drawn by B.E	Drawing No. 2024-01
Brendan English NCEA Dip. Eng. M.I.E.I Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath.		Rev.	


TSS 25003



THIS DRAWING IS FOR PLANNING PURPOSES ONLY

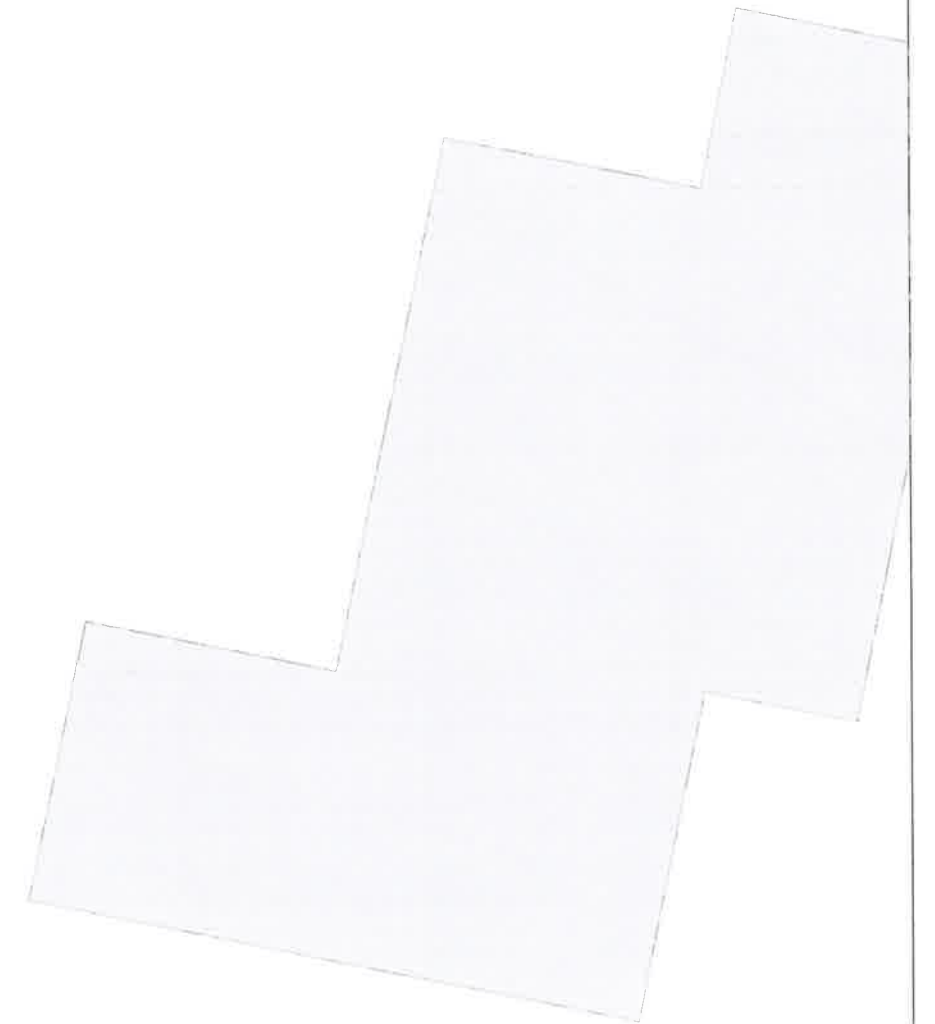
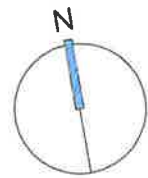
THIS DRAWING IS FOR PLANNING PURPOSES ONLY

SUBJECT SITE OUTLINED IN RED —
 EXISTING FARMHOUSE COTTAGE —
 PROPOSED EXTENSION —

Title PROPOSED SITE LAYOUT PLAN	Client STEPHEN MULLIGAN		
Project PROPOSED REFURBISHMENT & EXTENSION OF EXISTING FARMHOUSE COTTAGE AT BRANGANSTOWN, KILTALE, Co. MEATH.	Scale 1:500 (A3 SHEET)	Date DEC. 2024	
	Drawn by B..E	Drawing No. 2024-02	Rev. -
 Brendan English NCEA Dip. Eng. M.I.E.I Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath.			

TS525003

NOTE:
 ALL INFORMATION & DIMENSIONS SHOWN FOR
 INFORMATION PURPOSES ONLY & NOT FOR CONSTRUCTION.
 SOME AREAS MAY HAVE BEEN INACCESSIBLE DURING SITE
 SURVEY THEREFORE ALL DIMENSIONS & AREAS SHOWN
 APPROXIMATE & SHOULD BE CHECKED & RECONFIRMED ON
 SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.



Ground Floor area = c.116m² / 1248 Sq. Ft.

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Rev.	Date	By	Description

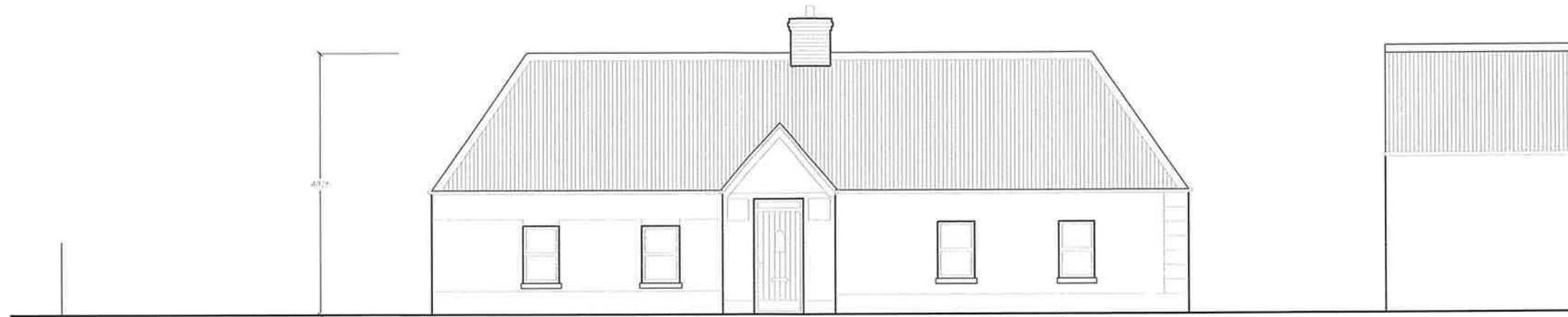
Title EXISTING GROUND FLOOR PLAN		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISTING COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-03
			Rev. -



Brendan English NCEA Dip. Eng. M.I.E.I
 Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath.

T5525003

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EXISTING FRONT (SOUTH) ELEVATION

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Rev.	Date	By	Description

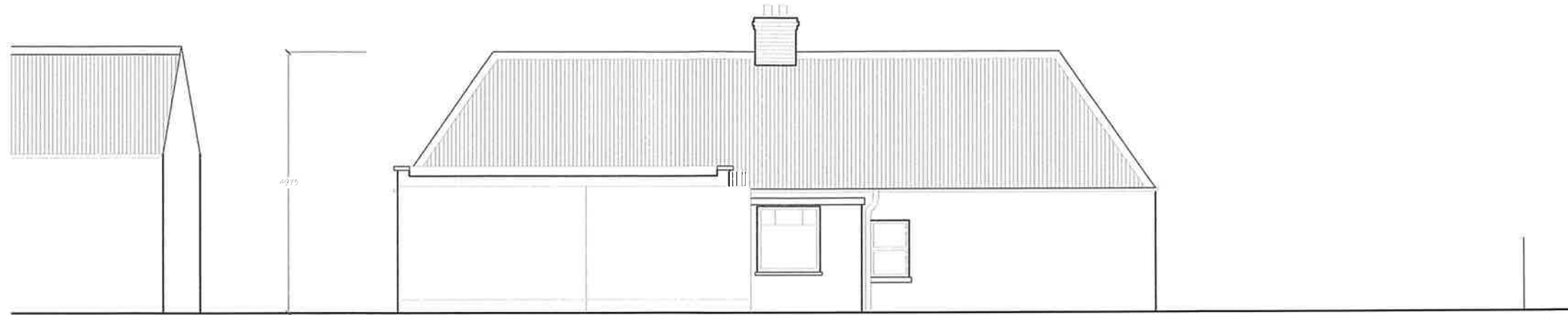
Title EXISTING FRONT ELEVATION		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-04
			Rev. -



Brendan English NCEA Dip. Eng. M.I.E.I
 Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath.

T5525003

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 SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.



EXISTING REAR (NORTH) ELEVATION

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 PLANNING PURPOSES ONLY

DO NOT SCALE figured dimensions only to be taken from this drawing

Rev.	Date	By	Description

Title EXISTING REAR ELEVATION		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-05
			Rev. -



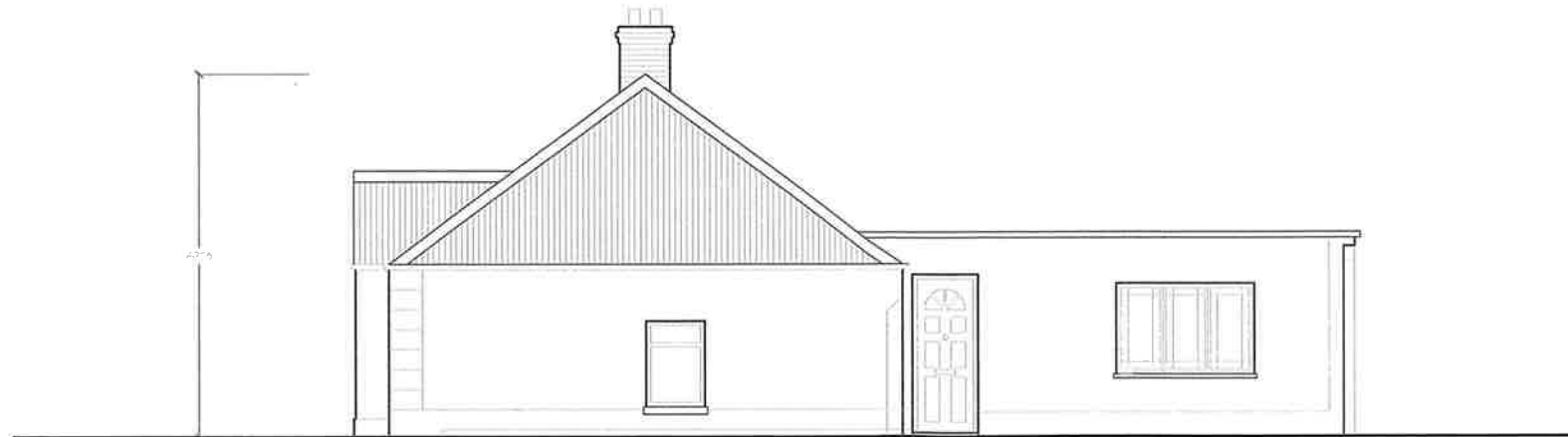
Brendan English NCEA Dip. Eng. M.I.E.I
 Planning & Design Services, Sequoia Lodge, Nugentstown, Kells, Co. Meath.

TS525003

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EXISTING SIDE (WEST) ELEVATION



EXISTING SIDE (EAST) ELEVATION

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Rev.	Date	By	Description

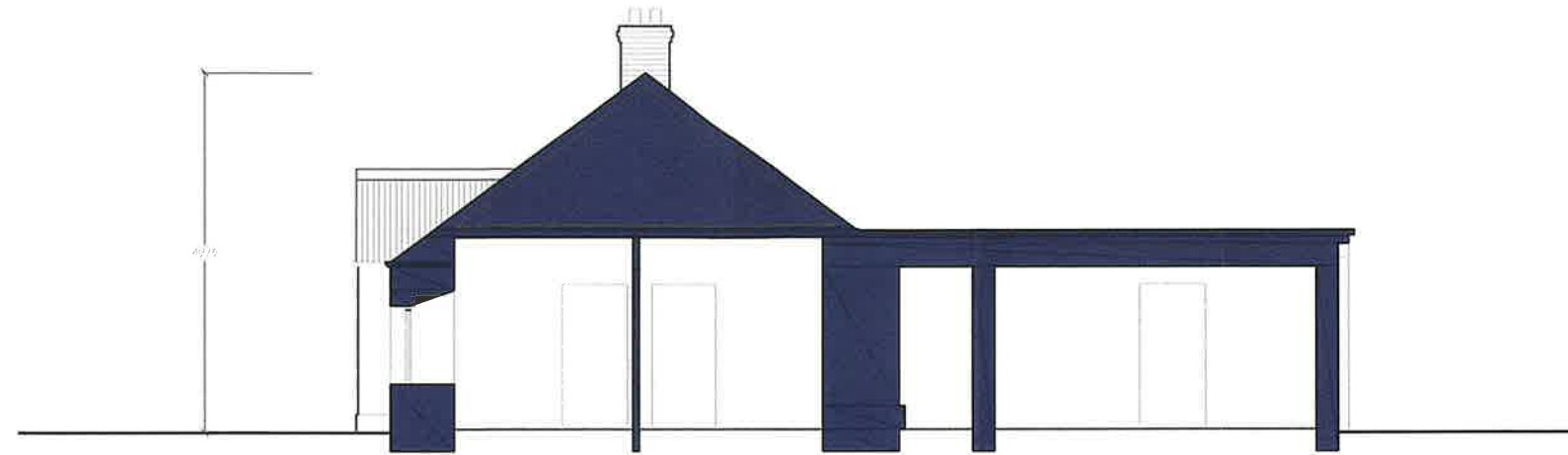
Title EXISTING SIDE ELEVATIONS		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-06
			Rev. -



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EXISTING TYPICAL SECTION A-A

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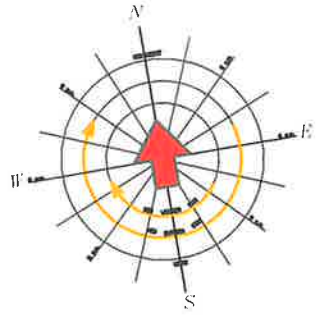
Rev.	Date	By	Description

Title	EXISTING TYPICAL SECTION A-A	Client	STEPHEN MULLIGAN		
Project	PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.	Scale	1:100	Date	DEC. 2024
		Drawn by	B.E.	Drawing No.	2024-07
				Rev.	-

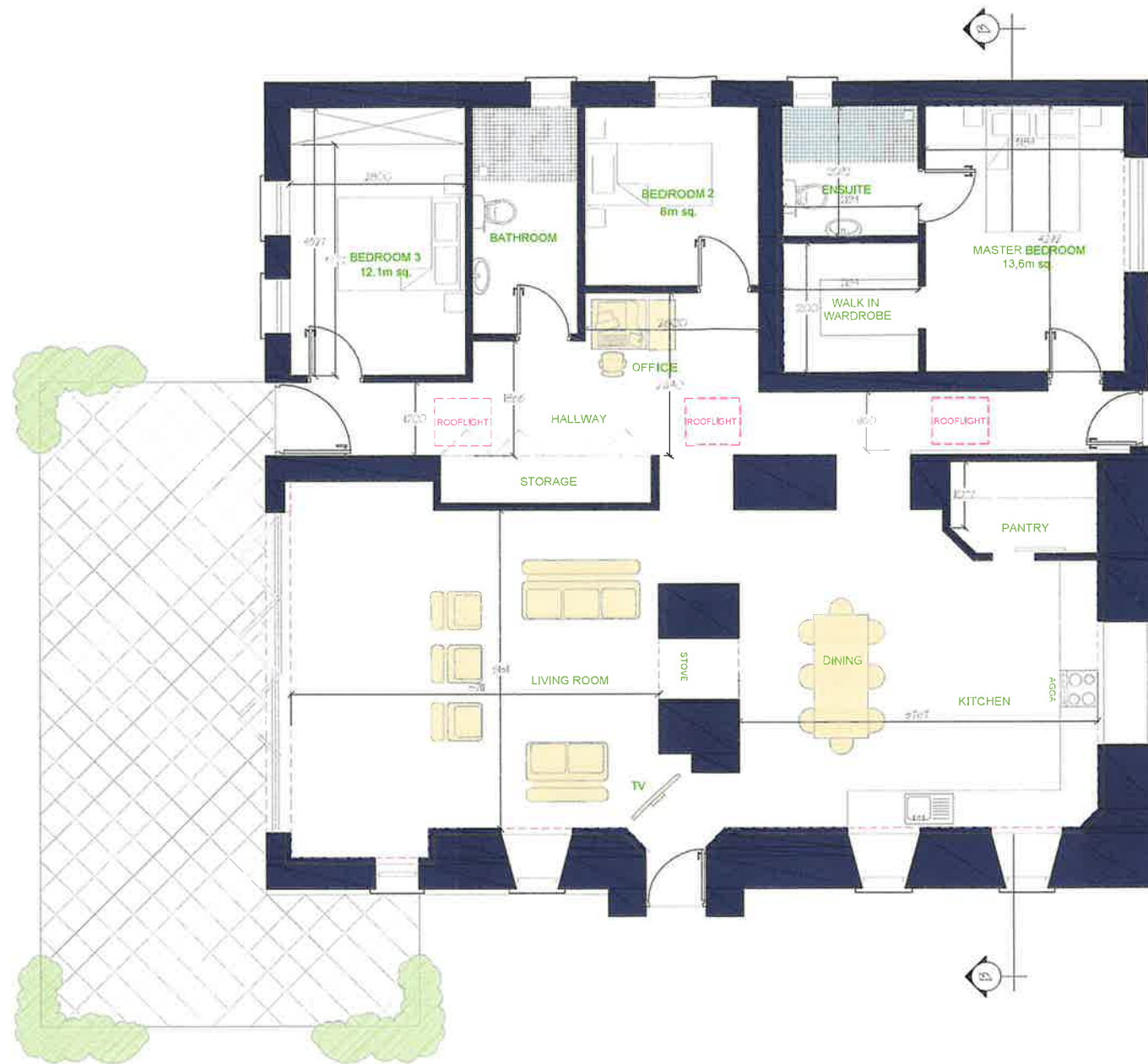


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EXISTING DWELLING █
 PROPOSED EXTENSION █



Existing Floor area = c.116m² / 1248 Sq. Ft.
 Proposed Floor area = c.43m² / 462 Sq. Ft.
 Total Floor area (ex. & proposed) = c.159m² / 1710 Sq. Ft.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

DO NOT SCALE figured dimensions only to be taken from this drawing

Rev.	Date	By	Description

Title PROPOSED GROUND FLOOR PLAN		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
Drawn by B.E.		Drawing No. 2024-08	Rev. -



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REPLACEMENT ROOF TO COMPRISE OF NATIRAL SLATE
 OR METAL ROOF IN DARK BLUE/ BLACK COLOUR OR
 AS OTHERWISE APPROVED



PROPOSED FRONT (SOUTH) ELEVATION

THIS DRAWING IS FOR
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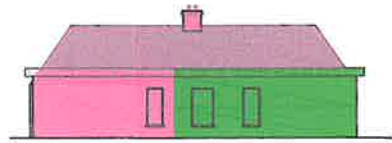
Rev.	Date	By	Description

Title PROPOSED FRONT ELEVATION		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-09
			Rev. -



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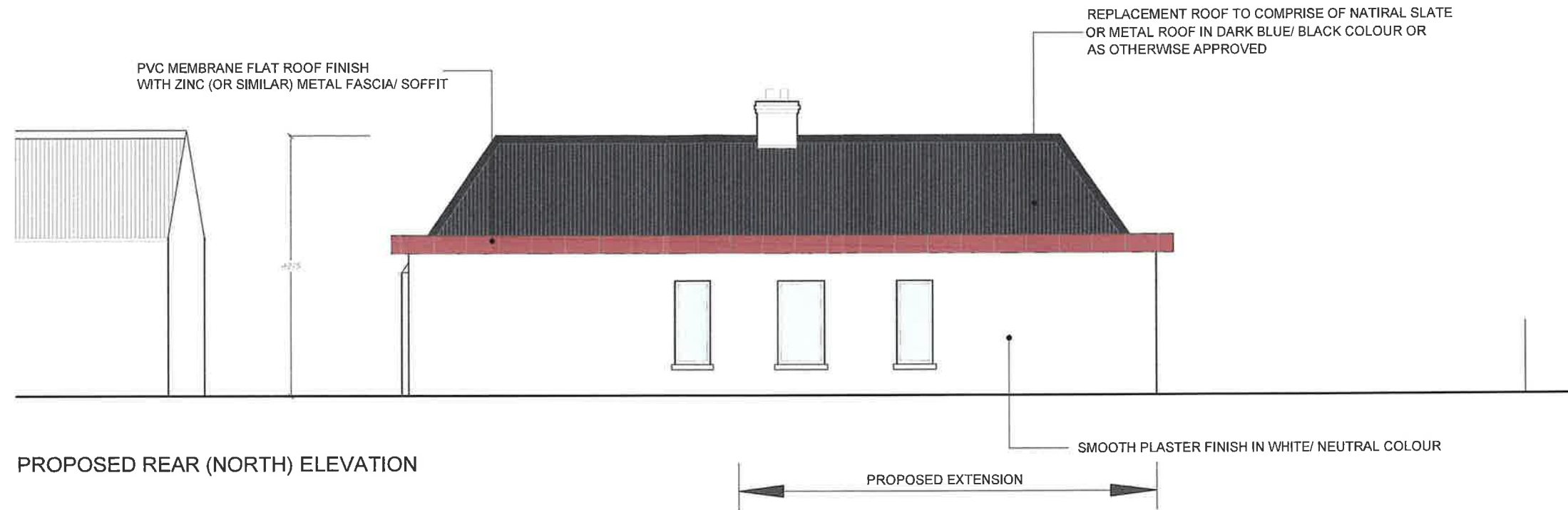
EXISTING DWELLING



PROPOSED EXTENSION



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PROPOSED REAR (NORTH) ELEVATION

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No.	Date	By	Description

Title PROPOSED REAR ELEVATION		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
Drawn by B.E.		Drawing No. 2024-10	Rev. -



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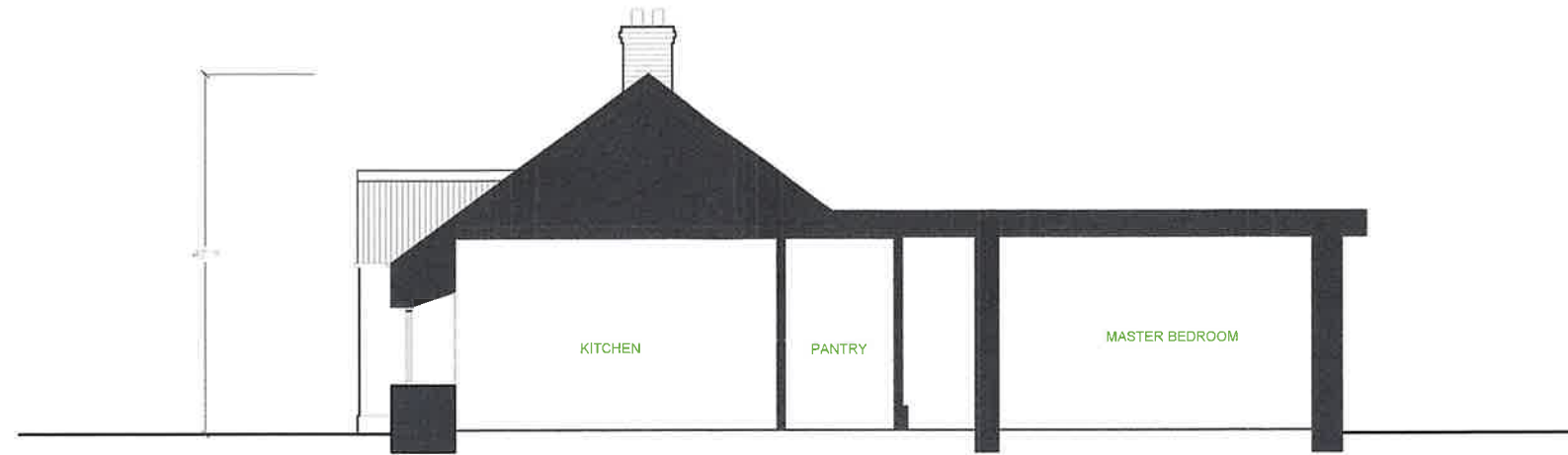
DO NOT SCALE figured dimensions only to be taken from this drawing

Rev.	Date	By	Description

Title PROPOSED SIDE ELEVATIONS		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-11
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PROPOSED TYPICAL SECTION B-B

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Rev.	Date	By	Description

Title PROPOSED TYPICAL SECTION B-B		Client STEPHEN MULLIGAN	
Project PROPOSED REFURBISHMENT OF EXISITNG COTTAGE AT BRANGANSTOWN, KILTALE, TRIM, Co. MEATH.		Scale 1:100	Date DEC. 2024
		Drawn by B.E.	Drawing No. 2024-12
			Rev. -



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