

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: John Coleman

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: Navan Retail Park, Navan, Co. Meath _____

4. Description of Development: Installation of electrical equipment room, referred to as POWERSUB of 11.25m², on steel structure over concrete foundations, to engineers details and specifications.

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

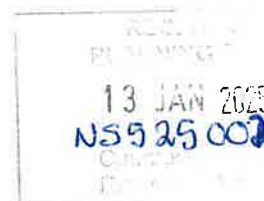
6(b) If "YES", has a Declaration under Section 57 of the Planning & Development Act 2000 – 2014, as amended, been requested or issued for the property by the Planning Authority?

Please tick as appropriate: YES ___ NO ___

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

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

11.25m²



9. List of plans / drawings etc. submitted: Site Layout, Site Layout with Powersub, Site Location Map, Powersub details, Compact Sub Plinth Plan, Compact Sub Plinth Section _____

10. Please state applicants interest in this site

Leaseholder _____

If applicant is not the owner of site, please provide name & address of owner: Targeted Investment Opportunities ICAV, 3 Dublin Landings, North Wall Quay, Dublin 1 _____

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 X NO ___

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

Planning references 2460012, FS17120, FS17168, NA160601 _____

SIGNED: John Coleman

DATE: 10th January 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

GENERAL NOTES:

- Written dimensions take precedent over scaled dimensions
- All dimensions are in millimeters unless indicated otherwise
- Any discrepancies found on this drawing should be immediately reported to the engineers
- Drawings to be read in conjunction with all relevant engineering documents
- All work shall be in accordance with the appropriate current Health and Safety legislation
- Specification of the items to be installed shall be in accordance with the appropriate British standard

Proposed Finished Road Levels **31.02**

Refer to Survey drawing for existing levels & further details

New lighting standard

LOTE
 New site lighting shall be hooded or coveled to, as to prevent glare & intrusion on adjacent properties and shall be directed away from public roadway. Lighting luminaire and lamp standard locations to be designed by others at construction stage and be subject to approval by the Local Authority.
 Construction of street approved
 High efficiency, armoured, frost proof
 Fixing to the pole beam
 Armoured luminaire with 100% light to be directed only to the Service Street below
 Luminaire to be lighted in common with the rest of the site for locations of lighting
Standards

TO BE CONFIRMED

TYPICAL LIGHTING STANDARD

SCALE: NOT TO SCALE
 TYPICAL ARRANGEMENT FOR PROPOSED LIGHTING STANDARDS
 (AS SHOWN IN THE ATTACHED DRAWING)

PARKING SCHEDULE	
TYPE	No. of Spaces
GENERAL (1)	5
WAIT BAYS	2
DISABLED PARKING	2
GENERAL (2)	4
E-CHARGE	4

MN A00 JG PLANNING APPLICATION ISSUE DEC-23

JA Gorman
 Planning & Design
 10, 11 & 12, The Arcade, Navan, Co. Meath
 Email: info@jagorman.ie
 Web: www.jagorman.ie

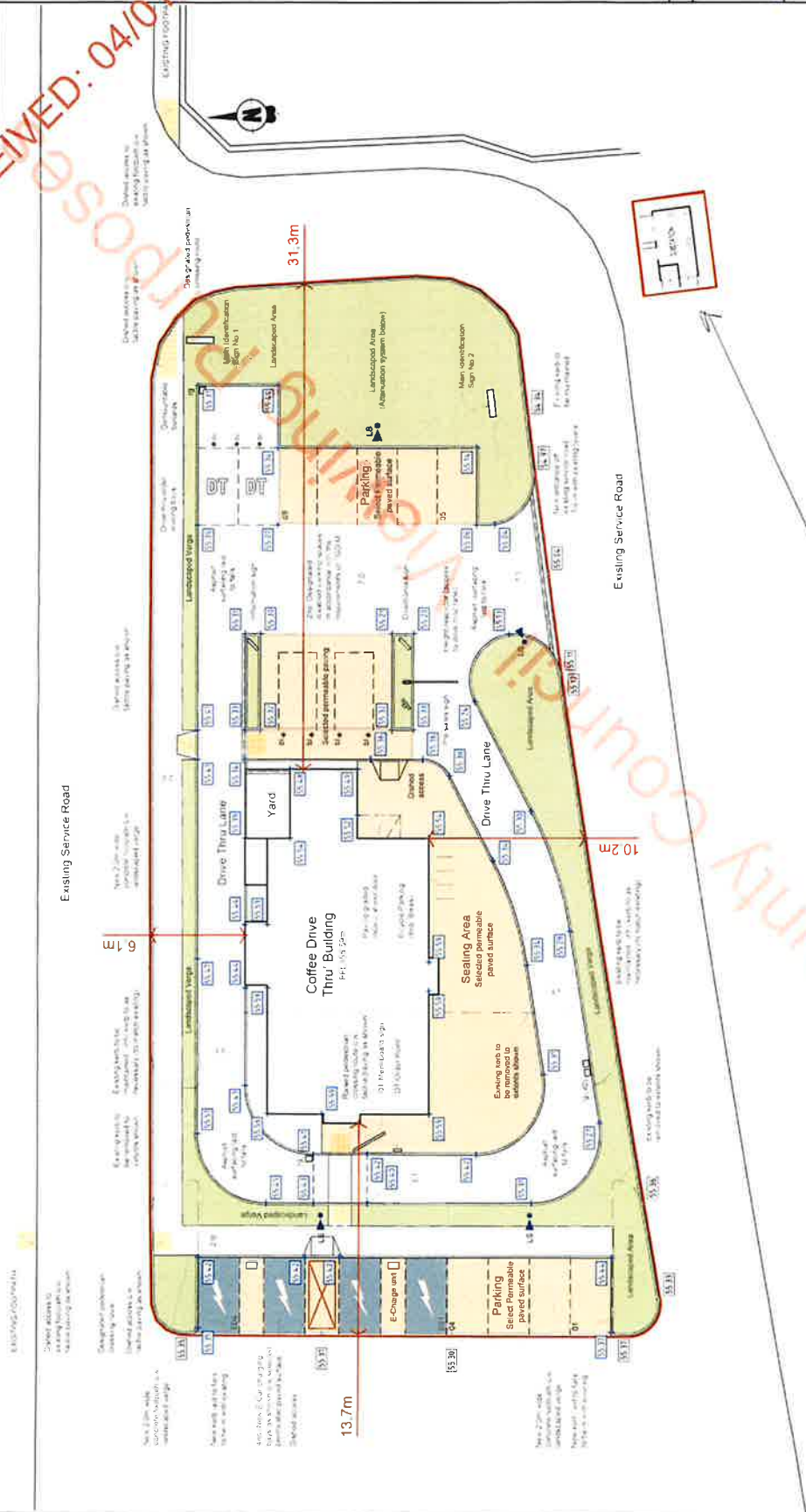
PLANNING APPLICATION PURPOSES ONLY

PETROGAS GROUP LTD
 COFFEE DRIVE-THRU FACILITY
 AT NAVAN RETAIL PARK,
 NAVAN, CO. MEATH

PROPOSED SITE LAYOUT

PROJECT NO: A2
 PROJECT SCALE: 1:200
 DRAWING NO: P4164-0003
 DRAWN BY: MKN
 REV: 1

RECEIVED: 04/01/2024



Excavated Development Request

NS2525007

Planning Pack Map



Tailte Éireann

CENTRE COORDINATES:
T14 865424 767557

PUBLISHED:
-3/11/2023

ORDER NO.:
50386026_1

MAP SERIES:

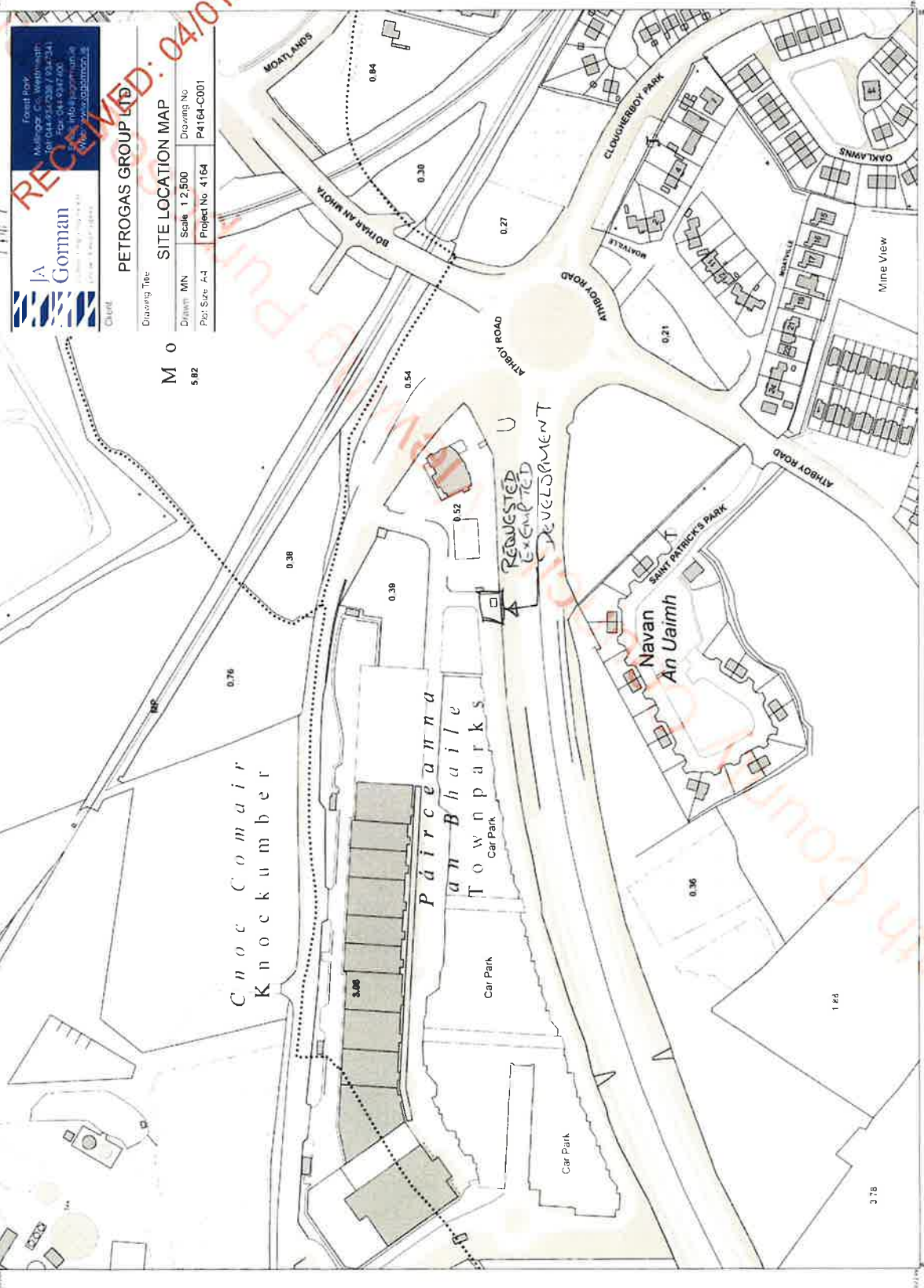
MAP SHEETS:
2506 02
2506 06
2506 A

LA Gorman
Landscape Architecture
100, 101 & 102, The Arcade, Dublin 1

PETROGAS GROUP LTD
Carroll

SITE LOCATION MAP

Drawing Title: M 0
Scale: 1:2,500
Drawing No: P4164-C001
Proj. No: 4164



LEGEND

CAPTURE RESOLUTION:
This map was produced by the National Mapping Division of Ireland. It is a vector map and is not subject to the same resolution as a printed map. The resolution of the map is dependent on the scale of the map. The resolution of the map is 1:2,500.



OUTPUT SCALE 1:2,500

0 50 100 150 200 250 METRES

0 100 200 300 400 500 FEET

COMPILED AND PUBLISHED BY:
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Phoenix Park
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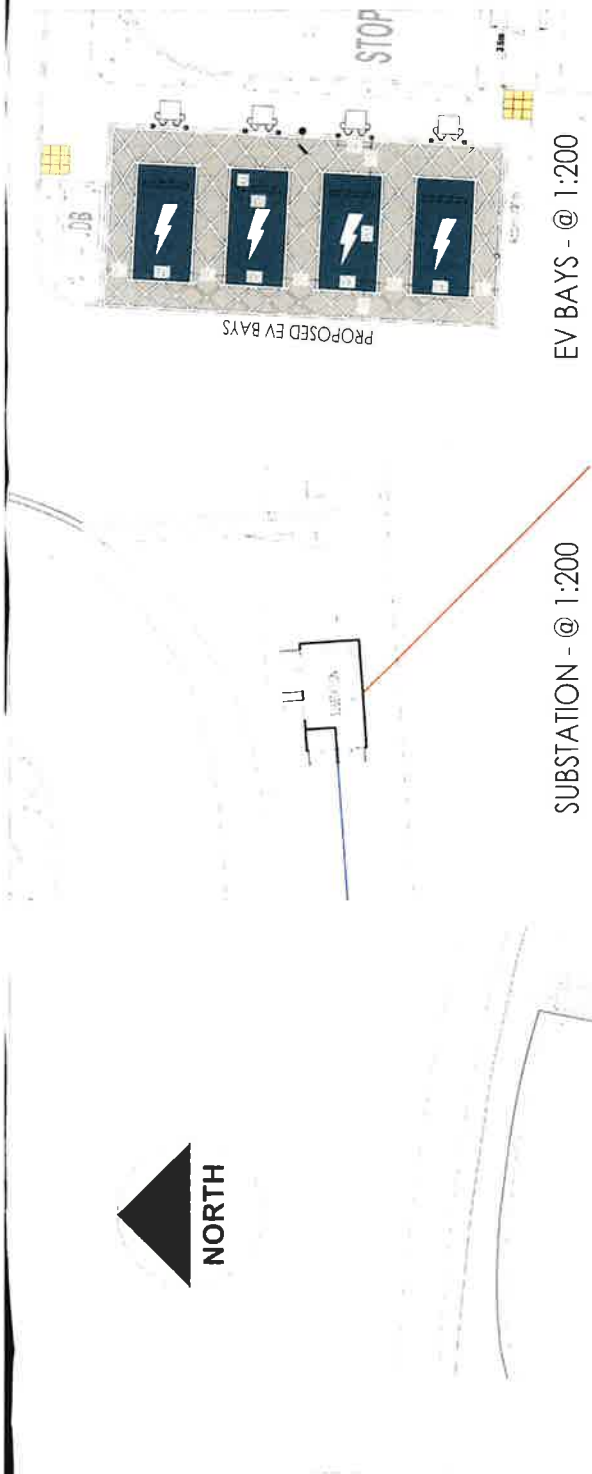
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The representation on this map of a road track or footpath is not evidence of the existence of a right of way.

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N55 25002



SUBSTATION - @ 1:200

EV BAYS - @ 1:200



LAYOUT PLAN - @ 1:750

DO NOT SCALE
USE FIGURED DIMENSIONS ONLY
ALL DIMENSIONS TO BE CHECK ON SITE

01 BG 23/04/24
Rev. No. Rev. By Date
Dens (1/0)



Project ZEV1 Tender
Drawing title Navan
Site Layout

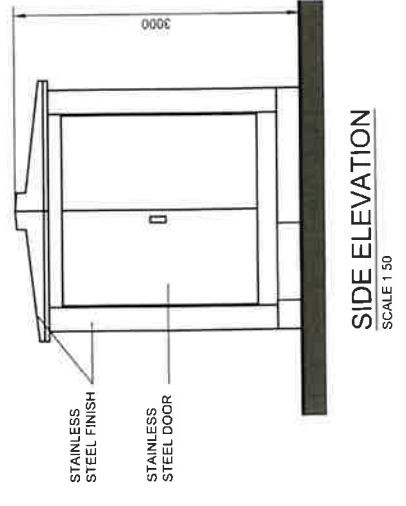
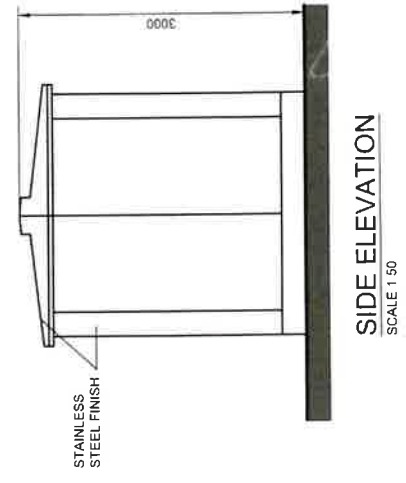
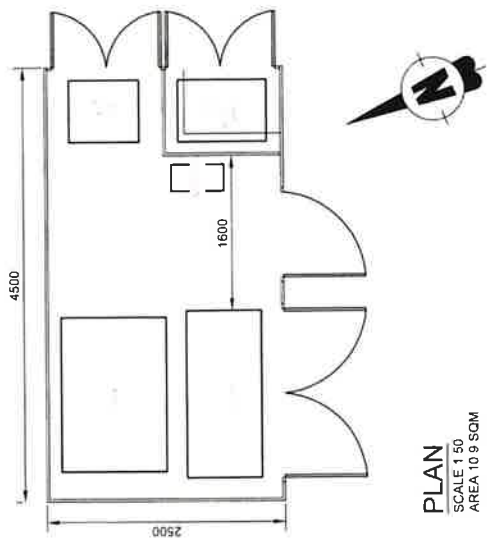
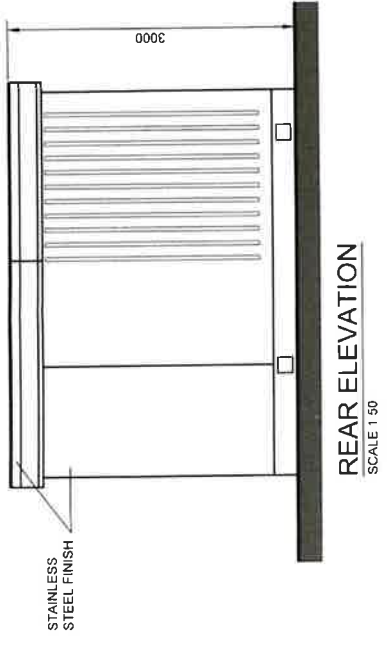
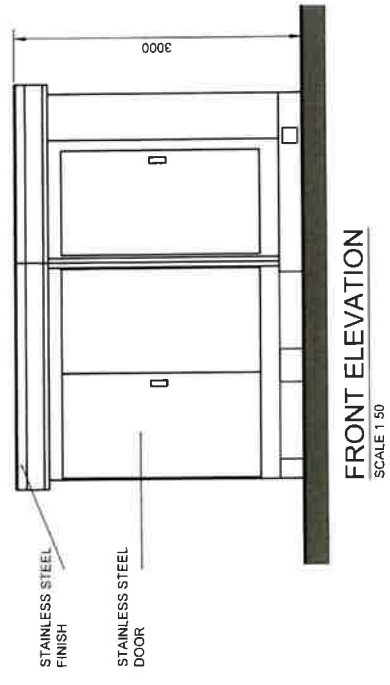
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Scale A3
Date 23/04/24
Drawing number Z13-03

Checked by CL / DK
Sheet size A3
Revision 01

CONTENTS

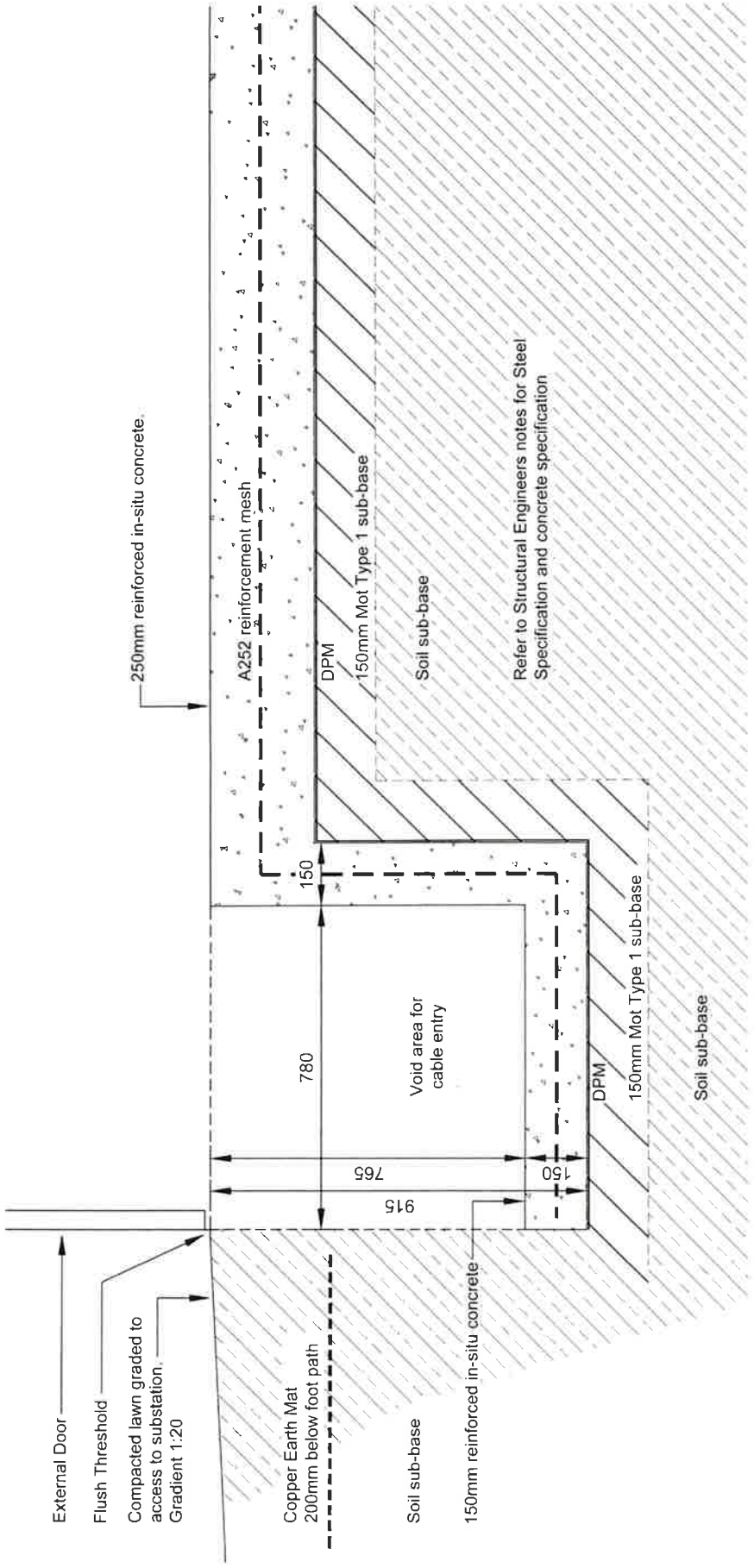
1. Plans
2. Change Details
3. Drawings
4. Working Area
5. Overview Sign
6. Designation Plate
7. Budget Foot & Boarding
8. Safety Foot & Boarding
9. Check Foot & Boarding
10. Barrier Foot & Boarding
11. Barrier Foot & Boarding
12. Barrier Foot & Boarding
13. Clear Foot & Boarding

NS525008




FOR APPROVAL		<p>Head Office Wallingford, Co. Wick Tel: 01454 717100 (ext. 241) Email: info@jagorman.ie Web: www.jagorman.ie</p>	APPLEGREEN ELECTRIC IRL SERVICE AREAS LTD	
SUBSTATION PLAN & ELEVATIONS				
AD	50	REV	DATE	
48	1			
PAGE 7		PAGE 7		

N5575002



Compact Sub Plinth Section A-A
Scale 1:10

 <p>ESB EV Solutions, Two Gateway, East Wall Road, Dublin D03 A995, Ireland Tel: +353 (0)1 258 3799 Web: www.esb.ie Registration No. ESB/00000000/00000000/00000000/00000000</p>		<p>Client</p>	<p>Drawing title</p>
<p>Project</p> <p>EV Charging Network Development</p>		<p>Produced</p> <p>A. Hussain</p>	<p>Approved</p> <p>B. Carroll</p>
<p>Contract</p> <p>0000</p>		<p>Method</p> <p>002</p>	<p>Scale</p> <p>1:10</p>
<p>Purpose of issue - Preliminary unless indicated</p> <p>Vendor <input type="checkbox"/> Client approval <input type="checkbox"/> Construction <input type="checkbox"/> As-built <input type="checkbox"/> Revised <input type="checkbox"/></p>		<p>Client Ref.</p>	<p>Drawing number</p> <p>ESB-000-000-002-000</p>

N5525002

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive Order Number: 441/25

Reference Number: N/S525002

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

Name of Applicant: John Coleman

Address: Applegreen Electric IRL Service Areas Ltd
Block 17
Joyce Way
Park West Business Park
Dublin D12 F9X8

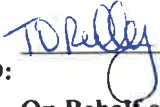
Nature of Application: Installation of electrical equipment room, referred to as POWERSUB of 11.25m2, on steel structure over concrete foundations, to engineers details and specifications.

Location of Development: Navan Retail Park, Navan, Co Meath

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: 28.02.25

MEATH COUNTY COUNCIL

Planning Department

Buvinda House

Dublin Road

Navan

Co Meath

046 - 9097500

Planning & Development Act 2000- 2023

DECLARATION

To: John Coleman
Applegreen Electric IRL Service Areas Ltd
Block 17
Joyce Way
Park West Business Park
Dublin D12 F9XB

PLANNING REFERENCE NUMBER: N/S525002
APPLICATION RECEIPT DATE: 13/01/2025
FURTHER INFORMATION DATE: 11/02/2025

In pursuance of the powers conferred upon them by the Planning and Development Act 2000-2023, Meath County Council has by order dated 28.02.25 decided to Declare the proposed development is **NOT EXEMPTED DEVELOPMENT AND THEREFORE IS DEVELOPMENT REQUIRING PLANNING PERMISSION**, in accordance with the documents submitted namely: **Installation of electrical equipment room, referred to as POWERSUB of 11.25m², on steel structure over concrete foundations, to engineers details and specifications at Navan Retail Park, Navan, Co Meath.**

Date: 28.02.25



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



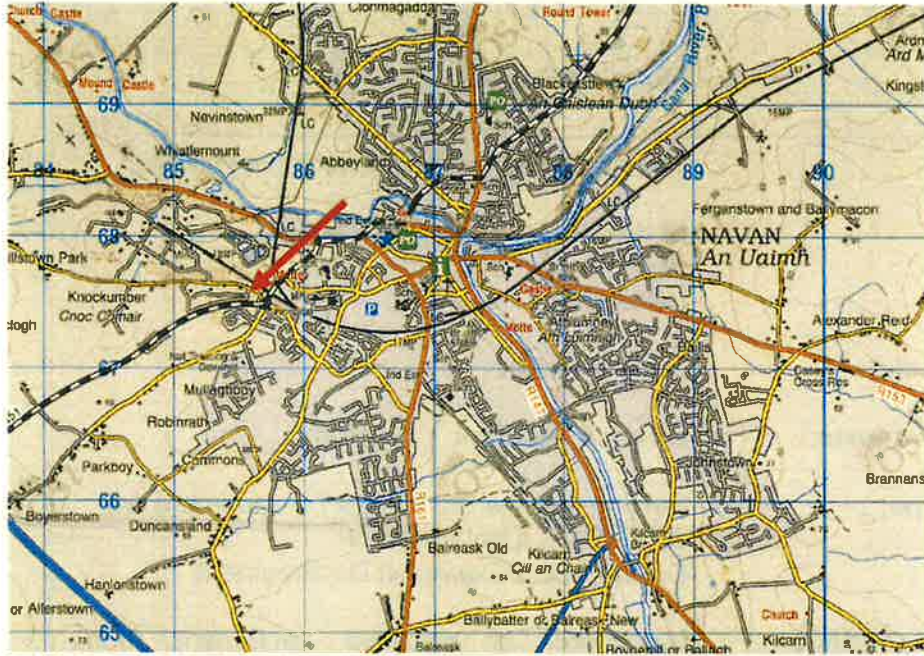
441/25

Planning Report

To:	Teresa O' Reilly, Senior Executive Planner
From:	Shoaib Khan, Executive Planner
File Number:	NS525002
Applicant Name(s):	John Coleman
Development Address:	Navan Retail Park, Co. Meath
Application Type:	Section 5 of the Planning & Development Act 2000- 2023, Declaration on Development/Exempted Development
Development Description:	Installation of electrical equipment room, referred to as powersub of 11.25m ² , on steel structure over concrete foundations, to engineers' details and specifications.
Report Date:	27/02/2025
Decision Due Date:	03/03/2025

1.0 SITE LOCATION & DESCRIPTION

The subject site is located at Navan Retail Park, in the townland of Townparks 2km south-west of Navan Town Centre. There are a number of retail units and a car park on site. The site is accessed from local road L7418-16. The site falls within the Boliden Tara Mines Seveso site and is zoned B2 'Retail Warehouse Park' in the Meath County Development Plan 2021-2027. This zoning type has an objective to 'provide for the development of a retail warehouse park'.



1.2 Planning Policy

- Meath County Development Plan 2021-2027

11.14.6 Land Use Zoning Categories - B2 – Retail Warehouse Park - Objective: To provide for the development of a retail warehouse park

2.0 PLANNING HISTORY

2024 2460012 Petrogas ltd Granted conditional

The proposed development will consist of: A single storey, detached, drive-thru cafe (gfa 183sq.m) which will contain a beverage area (with drive-thru hatch), prep area, seating area and toilets. The building is single storey in nature with a maximum ridge height of 4.95m (excluding signage). There will be an electric room and bin compound at the rear of the building. Also, ancillary development consisting of vehicular access, internal circulation road, paving, landscaping, boundary treatment, signage (on the building and free-standing signage), removal of existing car parking and provision of new replacement car park arrangement, cycle parking and all associated site works. 4 no. electric fast charging spaces are proposed to the west side of the site.

2024 NAS5/2429 Feile na bPaiste Granted

Section 5 application for a "craft fair/farmers market is or is not exempted development".

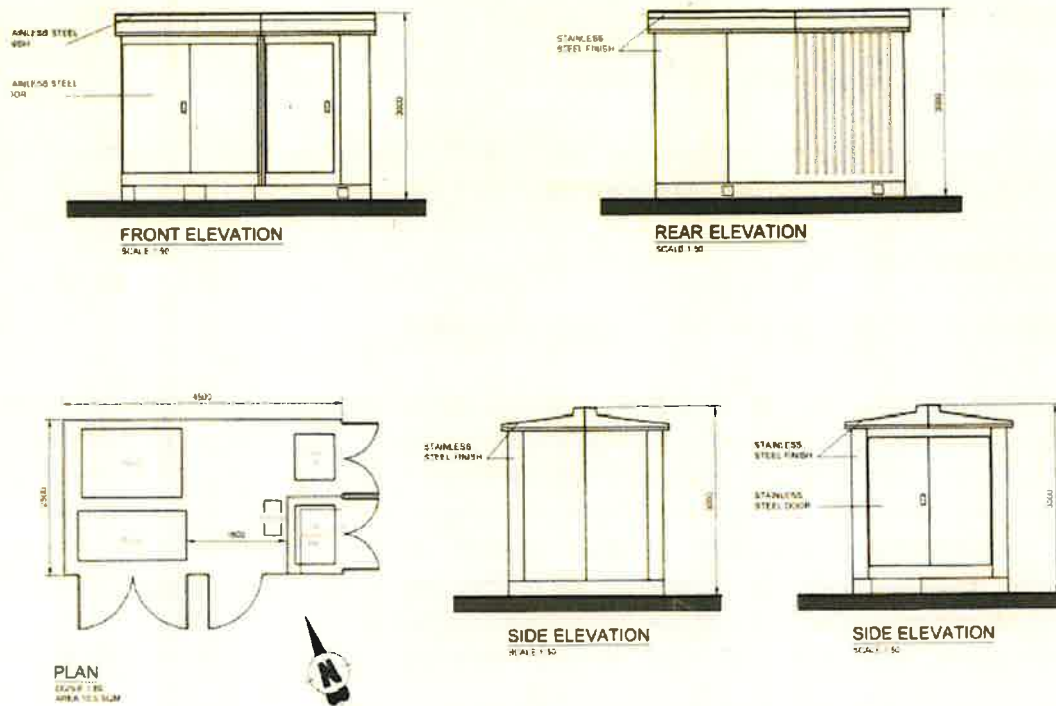
2024 NAS5/2454 Coverport Refused

Section 5 application for a "Construction of a car port over an existing disabled car space".

3.0 PROPOSED DECLARATION

The applicant seeks a declaration as to whether a "Installation of electrical equipment room, referred to as powersub of 11.25m², on steel structure over concrete foundations, to engineers' details and specifications" is or is not development and is or is not exempted development.

The drawings provided illustrate the subject unit situated at the southwestern corner of an existing filling station (Apple Green) within Navan Retail Park. The structure in question is an electrical equipment room identified as a POWERSUB. It is a steel box-shaped structure, measuring 3 meters in height, 4.5 meters in width/frontage, and 2.35 meters in depth. This unit will be built upon a solid concrete foundation and will feature a stainless-steel finish.



Details submitted with the application state that a POWERSUB is a modular substation outdoor enclosure to house low to medium voltage switchgear and secondary electrical equipment. It is stated that the proposal relates to the construction of an EV charging hub at the Applegreen Navan.

4.0 LEGISLATIVE CONTEXT

Planning and Development Act 2000- 2023

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 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.

Section 3(1)

"Development" in this Act 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.

Section 4(2)(a)

"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*
- (i) "the development is authorised, or is required to be authorised, by or under any enactment...."*

Section 4(2)(b)

"Regulations under paragraph (a) may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations."

Section 4(2)(c)

"Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a) provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purposes being exempted development for the purposes of this Act".

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 2001-2024

Article 6(3)

"Subject to article 9, in areas other than a city, a town or an area specified in section 19(1)(b) of the Act or the excluded areas as defined in section 9 of the Local Government (Reorganisation) Act, 1985 (No. 7 of 1985), development of a class specified in column 1 of Part 3 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 3 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

Schedule 2, Part 1, Class 29 of the Planning and Development Regulations 2001-2024 relate to:

"The carrying out by any electricity undertaking of development consisting of the construction or erection of a unit substation (excluding a charging point for electric vehicles) or minipillar for the distribution of electricity at a voltage not exceeding a nominal value of 20kV."

Conditions and Limitations (Column 2)

The volume above ground level of any such unit substation or minipillar shall not exceed 11 cubic metres, measured externally.

Schedule 2, Part 1, Class 29A of the Planning and Development Regulations 2001-2024 relate to:

"Development consisting of –

- (a) The construction of a charging point for electric vehicles that –
 - (i) In the case of a charging point situation on a public road, does not exceed 0.75 cubic metres by volume above ground, and*
 - (ii) In all other cases, does not exceed 3.6 cubic metres by volume above ground,**
- (b) The adaptation of a street lighting pole for the purpose of the provision of both street lighting and a charging point for electric vehicles,*
- (c) The adaptation of a car parking payment machine situation on a public road for the purpose of both the making of payments for car parking and a charging point for electric vehicles, or*
- (d) The construction of bollards not exceeding –
 - (i) 1.2 metres in heights, and*
 - (j) 0.2 cubic metres by volume above ground,*for the purpose of protecting such charging point, provided that such electrical construction or adaption is carried out by a registered electrical contractor within the meaning of section 9D of the Electricity Regulation Act 1999 (No. 23 of 1999)."*

Conditions and Limitations (Column 2)

Advertising signage or other advertising material shall not be affixed to, or placed at, a charging point situated on a public road other than for the purpose of –

- (a) Identifying the charging point,*
- (b) Providing instructions in relation to fees and to the use of the charging point, or*
- (c) Providing the contact details of the operator, manager or owner of the charging point*

Schedule 2, Part 1, Class 29B of the Planning and Development Regulations 2001-2024 relate to:

"Development consisting of –

- (a) the construction of a charging hub for electric vehicles that contain –
 - (i) not more than one substation or mini pillar to which Class 29 applies, and*
 - (ii) not more than 4 charging points to which Class 29A applies, or**
- (b) the construction of bollards not exceeding – "
 - (i) 1.2 metres in height, and**

- (ii) 0.2 cubic metres by volume above ground, for the purpose of protecting each such charging point, provided that such electrical construction is carried out by a registered electrical contractor within the meaning of section 9D of the Electricity Regulation Act 1999 (No. 23 of 1999).

Conditions and Limitations (Column 2)

1. The development shall be situated –

(a) at a place (other than a public road) where parking facilities are provided, the development of which was carried out in accordance with the requirements of the Planning and Development Act 2000 (No. 30 of 2000), and

(b) not closer than 500 metres to any charging hub that forms part of any other development to which Class 29B applies.

5.0 Details of Request for Further Information

This report should be read in conjunction with the previous Planner's Report dated 05/02/2025 requesting further information about the point(s) below..

Further information was requested on 10/02/2025. A response to further information was received by the Planning Authority on 11/02/2025.

6.0 Assessment

Section 29B refers to the requirements under Section 29 and 29A. The applicant was requested to provide:

- (a) The voltage (kV) of the proposed substation
- (b) The volume (above ground level) of the proposed substation (cubic metres) measured externally.
- (c) Any other information considered relevant to the determination.

The applicant responded and confirmed the medium connection voltage for the modular substation is **20kV** and the supply would come from an existing underground cabled located adjacent to the proposed modular substation (which is the same connection for the existing Retail Park). The power output to the proposed EV charging hub is limited to 800kVA as per ESB connection agreement.

The applicant also responded noting that the **above ground level volume** of the substation is **32.3 m³**.

Documentation submitted as part of the application refer to a Section 5 application regarding Bus Éireann to Limerick City and County Council regarding plant (for a single Electrical Equipment

Room of 'E-house') for the purposes of an industrial process and an exemption under Class 21 of the Planning and Development Regulation 2001-2024.

Class 21 states

Development for industrial purposes CLASS 21

(a) Development of the following descriptions, carried out by an industrial undertaker on land occupied and used by such undertaker for the carrying on, and for the purposes of, any industrial process, or on land used as a dock, harbour or quay for the purposes of any industrial undertaking—

- (i) the provision, rearrangement, replacement or maintenance of private ways or private railways, sidings or conveyors,*
- (ii) the provision, rearrangement, replacement or maintenance of sewers, mains, pipes, cables or other apparatus,*
- (iii) the installation or erection by way of addition or replacement of plant or machinery, or structures of the nature of plant or machinery. (b) Any works for the provision within the curtilage of an industrial building of a hard surface to be used for the purposes of or in connection with the industrial process carried on in the building.*

Conditions and Limitations (Column 2)

1. Any such development shall not materially alter the external appearance of the premises of the undertaking.

2. The height of any plant or machinery, or any structure in the nature of plant or machinery, shall not exceed 15 metres above ground level or the height of the plant, machinery or structure replaced, whichever is the greater.

The proposed development is located on B2 – Retail Warehouse Park zoning in the MCDP 2021-2027. Utilities are a permitted use in this zoning, however industrial activities are not and the existing development on the application site is for a filling station, therefore it is not considered that Class 21 is an appropriate Class to consider the proposed development in the context of exempted development.

In the absence of definitions for the proposed development (in the context of Class 29, 29A and 29B) in the Planning and Development Act 2000-2023 and Planning and Development Regulations 2001-2024, the Definitions provided in the ZEV (Zero Emission Vehicles Ireland) Electric Vehicle Charging Infrastructure Universal Design Guidelines (Government of Ireland, June 2023¹) are noted and which state the following:

Charging Bay A charging bay is a designated area or space where electric vehicles can be parked and connected to a charging station.

¹ <https://assets.gov.ie/262289/13716b9a-a09f-4ced-87f1-41fc3e6d92c1.pdf>

Charging Point	The electric energy is delivered through a charging point. A charging point may have one or several connectors to accommodate different connector types. Only one can be used at the same time.
Charging Pool	A charging pool consists of one or multiple charging stations and the accommodating charging bay(s).
Charging Station	A charging station is a device with one or more charging points that allows electric vehicles to charge. When there is only one charging point associated with a charging station, then these names can be used interchangeably. There are different types of charging stations with charging points ranging from slow to fast charging, varying power outputs, and different connector types. Connector A connector is the physical interface between the charging station and the electric vehicle through which the electric energy is delivered (e.g., plug on a cable).

The proposed development is therefore considered under Section 29 and Section 29B.

Section 29 - The applicant has confirmed that the medium connection voltage for the modular substation is **20kV**, however the max of 11 cubic metres measured externally is permitted for the unit substation and the current proposal is above this maximum at **32.3 m³**. Therefore, the volume exceeds the exemption limits in this Class.

Section 29A – does not apply to the current proposal.

Section 29B(a) refers to the construction of a charging hub for EVs which contain not more than one substation to which Class 29 applies under (i) and one is proposed and the Site Layout submitted shows an already approved 4 no. charging points relevant in the context of (a)(ii).

Having regard to the above it is considered this element of **the proposal does not come within the conditions and limitations** of Schedule 2, Part 1, Class 29 or Class 29B (Exempted Development) of the Planning and Development Regulations, 2001-2024.

(i) Restrictions on Exemptions:

The works are not restricted by virtue of Article 9(1)(a)(i) – (xii) (inclusive).

(iv) Appropriate Assessment:

Article 9(1)(a)(viiB) sets out that where a planning authority, as the competent authority in relation to appropriate assessment, considers that a development would be likely to have significant effect on the integrity of a European site then there is a restriction on exemption.

The site is not located within a Natura 2000 site. I am not aware of any source/pathway/receptor routes between the site and these sites and so I consider that the current proposal would not have a significant effect upon any Natura sites.

Therefore, it is concluded that having regard to the nature and scale of the proposed development and the nature of the receiving environment (fully serviced urban area) no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

(v) Environmental Impact Assessment:

The works are not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 - 2024 nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and would not on its own or cumulatively with other projects result in significant effects on the environment. As such there is no real likelihood of significant effects on the environment arising from the relevant development and therefore an EIAR (Environmental Impact Assessment Report) is not required.

(v) Conclusion

On the basis of the information provided, it is considered the Planning Authority is satisfied that the proposed development would constitute the carrying out of 'works' as indicated above and would therefore constitute development within the meaning given in the Planning and Development Act, 2000-2023; and would not be exempted development under Schedule 2, Part 1, Class 29, Class 29(A), Class 29(B) (Exempted Development) of the Planning and Development Regulations, 2001-2024 and Section 4(1) of the Planning and Development Act, 2000-2023.

7.0 RECOMMENDATION

It is therefore recommended that a declaration of Exemption be **REFUSED** for the development set out hereunder.

WHEREAS the question has arisen as to whether to *Installation of electrical equipment room, referred to as powersub of 11.25m², on steel structure over concrete foundations, to engineers' details and specifications* 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 21, Class 29, Class 29A, Class 29(B), (Exempted Development) of the Planning and Development Regulations, 2001-2024
- (d) ZEV (Zero Emission Vehicles Ireland) Electric Vehicle Charging Infrastructure Universal Design Guidelines (Government of Ireland, June 2023)
- (e) Information provided as part of the application and further information response.

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 04th January 2025 and 11th February 2025 is development and is ~~NOT EXEMPTED DEVELOPMENT~~.



Shoaib Khan
Assistant Planner
Date: 27/02/2025



Teresa O'Reilly
Senior Executive Planner
Date: 27/02/2025

Note: Declaration is made strictly on the information submitted with this application and the Case Officer's interpretation of the thresholds for exempted development as set out in the Planning & Development Regulations 2001-2024.

RECOMMENDATION
ACCEPTED
11/10/11
[Signature]