

An  
Bord  
Pleanála

## Board Order ABP-321042-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/S52465**

**WHEREAS** a question has arisen as to whether the alterations of side windows to comply with the fire officer's requirement for means of escape from inner bedrooms at Shanks Mare, Collegelands and Arodstown, Summerhill, County Meath is or is not development or is or is not exempted development,

**AND WHEREAS** Collegelands Forge Limited care of William Doran of 7 St. Mary's Road, Ballsbridge, Dublin requested a declaration on the matter from Meath County Council on the 13<sup>th</sup> day of September, 2024,

**AND WHEREAS** the said question was referred to An Bord Pleanála by Meath County Council on the 10<sup>th</sup> day of October, 2024,

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Sections 2(1), 3, and 4 of the Planning and Development Act 2000, as amended,

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- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 41(e) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) the planning history of the site, and
- (e) the pattern of development in the area,

**AND WHEREAS** An Bord Pleanála has concluded that:

- (a) the alterations of side windows to comply with the fire officer's requirement for means of escape from inner bedrooms is development,
- (b) the alterations of side window which does not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure is exempted development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, and
- (c) the alterations of side window to a door which materially affects the external appearance of the structure so as to render the appearance inconsistent with the character of the structure is not exempted development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended,

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5(4) of the Planning and Development Act 2000, as amended, hereby decides that:

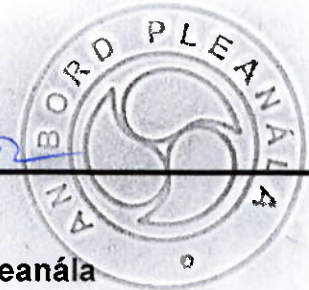
- (a) the alterations of side windows to comply with the fire officer's requirement for means of escape from inner bedrooms is development,
- (b) the alteration of side window which does not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure is exempted development, and
- (c) the alteration of side window to a door which materially affects the external appearance of the structure so as to render the appearance inconsistent with the character of the structure is not exempted development.

*Marie O'Connor*

**Marie O'Connor**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *14* day of *February* 2025.