



comhairle chontae na mí
meath county council

Meath County Council

Planning Report

To:	Sandra Carrie, A/Senior Executive Planner
From:	Oisín Kerr/Assistant Planner
File Number:	2660779
Applicant:	Sean Lynch
Development Address:	Riggins, Dunshaughlin, County Meath
Application Type:	Retention Permission
Date of Site Inspection:	12/08/2026
Date of Report:	12/08/2026
Date Decision Due:	18/08/2026
Development Description:	<i>Retention permission for the following: living room at side of dwelling, conservatory to rear of dwelling, domestic garage, garden tool shed, garden shed. Revised site layout & site boundaries.</i>



2.0 Proposed Development

The subject application seeks RETENTION permission for a living room to the side of the existing dwelling, a conservatory to the rear of the dwelling, a domestic garage, garden tool shed, and garden shed and revised site layout & site boundaries.

3.0 Planning History

A review of the Meath County Council Planning Register indicates the following planning history at the subject site:

3.1 Subject Site

- **871180**, Mr Sean Lynch, “erection of dwelling house and septic tank”. **Granted** on 01/07/1988.

4.0 National and Local Planning Policy

- Project Ireland 2040, The National Planning Framework (NPF)

- The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031.
- Meath County Development Plan 2021-2027.
Development Management Standards
- Chapter 11 of the Meath County Development Plan 2021-2027 sets out the development management standards.
 - Section 11.5.25 of the Development Plan relates to extensions in urban and rural areas. The following objectives are relevant:
 - DM OBJ 50: All applications for residential extensions in urban and rural areas shall comply with the following criteria:
 - High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc;
 - The quantity and quality of private open space that would remain to serve the house
 - Flat roof extensions, in a contemporary design context, will be considered on their individual merits;
 - Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy;
 - Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted;
 - Dormer extensions shall not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof;
 - Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection, etc.
 - Ability to provide adequate car parking within the curtilage of the dwelling house
 - In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.
- All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5.0 Submissions

None.

6.0 Representations

No councillor representations have been received.

7.0 Prescribed Bodies

None.

8.0 Internal Referrals

None.

9.0 Pre-Application Consultation

A review of Section 19 of the submitted Application Form indicates that there was no pre-planning consultation held in respect of the retention development.

10.0 Planning Assessment

The main planning considerations in the determination of this application are:

- Principle of Development
- Site Layout
- Design
- Garden Sheds
- Site Services
- AA & EIA

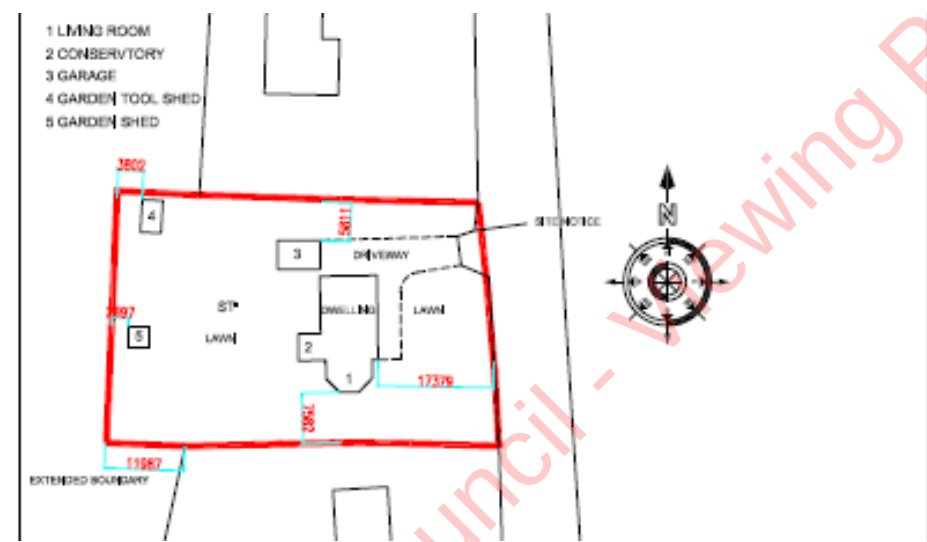
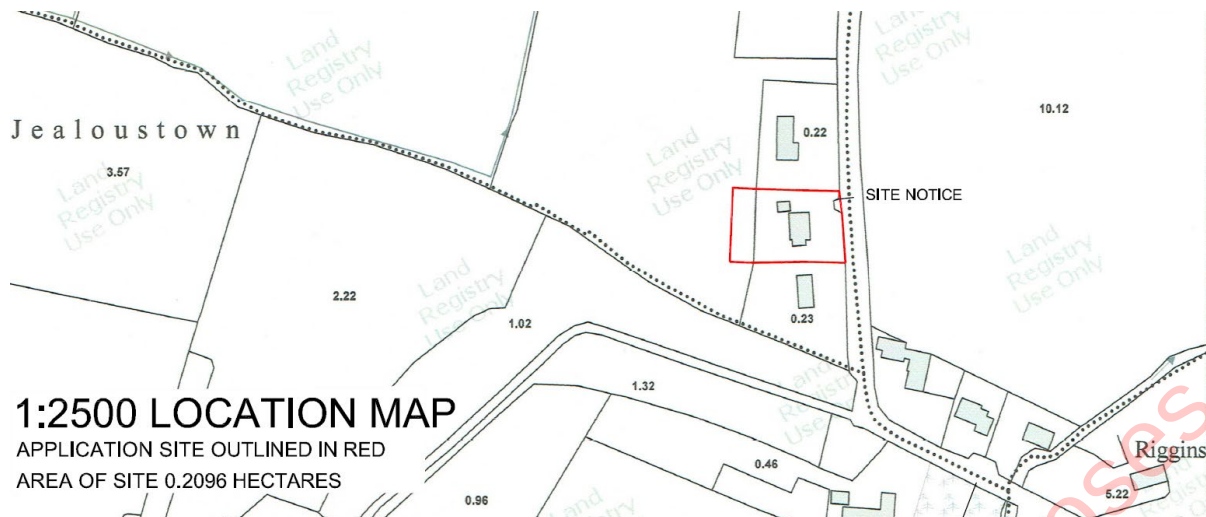
10.1 Principle of Development

The application site has an RA, Rural Area land use zoning objective which states as follows: *'To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.'*

Residential use is permitted in the RA zoning subject to compliance with the rural settlement strategy. The retention development relates to retaining No 3 sheds and a side extension and conservatory to the rear of the existing dwelling. Having regard to this, the principle of the proposal is considered acceptable subject to a full planning assessment.

10.2 Site Layout

The site layout plan submitted on the application does not match that of the boundary of the site on satellite imagery. The site layout plan submitted extends beyond the existing rear site boundary of the site, onto third party lands. Structure no. 4 and no.5 are located on lands outside the ownership of the applicant. A letter of consent from this third party landowner has not been submitted.



10.3 Design

The subject application is seeking retention permission for a garden shed, garden tool shed and domestic garage and conservatory. The floor area of the tool shed is 11 sq.m., the floor area of the garden shed is 8 sq.m and the floor area of the domestic garage is 22 sq.m. The domestic garage is finished in red brick, consistent to that of the existing dwelling. The garden tool shed and garden shed are finished in timber. The garden tool shed and garden shed both have a pitch roof and range in height between 2m and 2.5m. The timber sheds are located to the rear of the site and are not viewable from the public road. The conservatory is finished consistent to that of the dwelling and measures 25 sq.m.

Overall, the proposed development is considered acceptable in the context of the Meath County Development Plan; materials are acceptable, and the proposal will not unduly impact the visual or residential amenities of the vicinity. The applicant

submitted a cover letter which explains the structure's use, and the case planner can confirm this after a site inspection. The sheds are acceptable on balance.

10.4 Site Services

Water Supply

The applicant has indicated N/A.

Wastewater

The site is served by an onsite WWTS. No new bedrooms are proposed.

The applicant has not indicated the Site Layout Map, the location of the existing WWTS or the existing percolation area. It must be noted that any WWTS has to be 7 metres from any structure and any percolation area 10 metres in distance. If any permission is needed to access the WWTS or the percolation area, due to them being outside the red line boundary, then the onus is on the applicant to make these arrangements and obtain the necessary consent from the subject landowner.

Further information is required.

Surface Water

The applicant has indicated N/A.

11.0 Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

'Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities' (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities", states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The nearest Natura 2000 sites located within 15km are as follows;

- *River Boyne and River Blackwater SAC (Site Code 2299), 10 km northwest of the site.*
- *River Boyne and River Blackwater SPA (Site Code 4232), 10 km northwest of the site.*

The Planning Authority considered, 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.

12.0 Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). A single dwelling or extension to the same are not listed in Schedule 5; therefore, a mandatory EIA is not required.

The Planning Authority must also determine if a sub-threshold EIS is required. The proposed development is significantly below the relevant threshold for such residential development 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 EIS is not required.

13.0 Development Contributions

Development contributions are calculated using the Meath County Council Development Contribution Scheme 2024-2029. Contributions are not attributable to a domestic garage.

Domestic extensions less than 100 sq. m. (cumulative) are exempt.

The retention permission for the floor area of the new extension is 25.5 sq. m.

14.0 Conclusion

Further information is required in relation to the red line boundary of the application, consent from neighbouring landowners and the location of the existing wastewater treatment system.

15.0 Recommendation

In accordance with Section 34(8) of the Planning and Development Acts 2000-2023, it is recommended that further information is required to adequately assess the subject development

Schedule of Further Information to be Sought

1. The western red line boundary of the site layout plan submitted appears to extend into third party lands to the west of the subject site. The applicant is therefore requested to submit a revised site layout plan and site location map that accurately depicts the western site boundary of the site and the location of all structures on site.

In the event that the red line boundary extends into third party lands, the applicant should submit a letter of consent from the landowner in this case.

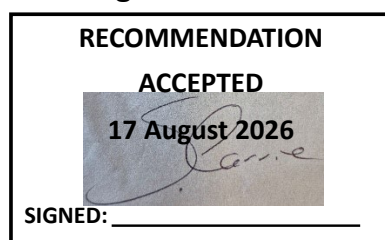
2. The applicant is requested to outline the location of the wastewater treatment system on the revised site layout plan.
3. If any submission resulting from the above requires the submission of additional data which alters your original proposal and the Planning Authority on receipt of the submission consider it to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Act 2000-2023. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

NOTES:

- Any response to a Further Information Request for an Online application should **ONLY** be made Online via the ePlanning Portal.



Oisín Kerr
Assistant Planner



Sandra Carrie
A/Senior Executive Planner
13/08/2026

**FURTHER
INFORMATION**