

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning & Development Act 2000 – 2023
NOTIFICATION OF DECISION

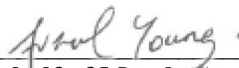
TO: Declan Gannon
Gordon Mitchell
Greatdown, The Downs,
Mullingar
Co. Westmeath
N91FW61

REFUSAL

PLANNING REGISTER NUMBER: 26/60940
APPLICATION RECEIPT DATE: 27/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 18/09/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: permission to construct a new single storey type dwelling, new domestic vehicular entrance, proprietary wastewater treatment plant & soil polishing filter area and all associated ancillary site services - at Mulphedder, Clonard, Co. Meath, for the 4 reasons set out in the Schedule hereto.

DATE: 18/09/2026


On behalf of Meath County Council

The Planning Authority in deciding this application in accordance with Section 34(3) of the Planning and Development Act 2000-2023, has regard to submissions or observations received in accordance with the Planning and Development Regulations 2001-2025, as amended.

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2023 may be made to An Coimisiún Pleanála. Any person may appeal **WITHIN FOUR WEEKS** beginning on the date of the decision.
2. Appeals should be addressed to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed after 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 1 month of the date of this Notification. Photographic ID (Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

Guide to Fees payable to the Board

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development¹ made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R / NIS involved².
- b. Appeal against a decision of a planning authority on a planning application relating to commercial development¹, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA (R) / NIS involved².
- c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.
- d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)³ is € 220
- e. Application for leave to appeal is € 110.
- f. Appeal following a grant of leave to appeal € 110.
- g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 Acts 2000 - 2023, attracts a fee of €220 irrespective of the nature of the application

An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.

Submissions or observations to An Coimisiún Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Coimisiún Pleanála and must be accompanied by a fee of € 50.

Footnote

¹ Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.

² The higher fee applies where an Environmental Impact Assessment Report Statement (EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 – 2023 Planning Act or article 103(1) of the 2001-2026 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above).

³ Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.

For more information on Appeals you can contact An Coimisiún Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 – 8722684

Email: appeals@pleanala.ie

Web: www.pleanala.ie

Reasons for Refusal

1. The proposed development is situated in a rural area outside any designated settlement and in a Strong Rural Area as defined in the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021 – 2027. It is the policy of the County Development Plan (RD POL 4 and RD POL 5) to restrict housing in this area to those who are intrinsically part of the rural community or who have an occupation predominantly based in the rural community. The applicant has not satisfactorily established a site-specific rural generated housing need for the development at this location based on Local Needs Qualifying Criteria set out in Sections 9.4 and 9.5 of the Development Plan. The proposed development would therefore be contrary to the policy of the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan.

The Planning Authority has had regard to information submitted in support of the applicant's rural housing need and has established that given the applicant's residency within an urban area during the period 2021-2024 (as per completed Local Need Form), the proposed development would constitute urban generated housing and be contrary to RUR DEV SP 1 which aims to *"adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types"*.

2. It is the policy of the Council under the current development plan 2021-27; *RD POL 48 To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes*. The Applicant has not submitted a fully complete and coherent Site Characterisation Form in accordance with the current EPA (2021) Code of Practice. Insufficient information has been submitted regarding the suitability of the site to accommodate the proposed development to enable the Planning Authority to make an informed decision on the planning application. Information submitted includes discrepancies in relation to the number of bedrooms, subsequent occupants, and reference to the EPA (2009) Code of Practice, to inform the proposed method of treatment. In the absence of this correct information in order to properly assess the impact on the local environment, permitting the said development would be prejudicial to public health due to risk of pollution and would not be in accordance with the proper planning and sustainable development of the area.
3. Having consideration to the nature of the proposed development as indicated on the plans and particulars submitted including the construction of a domestic entrance located on a regional road which is identified as a Strategic Corridor on Map 9.2 of the Meath County Development Plan 2021-2027, the proposal is considered to materially contravene policy *RD POL 40* of said plan and the associated section *9.15.2 and 9.15.3 Development Assessment Criteria* as the required documentation to comply with the above policy was not submitted. Accordingly to grant the proposed development by itself, or by the precedent which the grant of permission would represent, could lead to a proliferation of similar type developments, would reduce the capacity of the road, and would interfere with the safety and free-flowing nature of traffic on the road, would adversely affect the use of the Strategic Corridor and would therefore be contrary to the above policy in the Meath County Development Plan 2021-2027 and contrary to the proper planning and sustainable development of the area.
4. It is the policy of the Meath County Development 2021-2027 (as varied) "To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'" which inter alia seeks to "avoid the removal of large sections of hedgerow" (RD POL 9 and HER POL 37). Together with the extensive removal of mature trees and hedgerow necessary to achieve the vehicular access and unobstructed sightlines, the

Planning Authority considers that the proposed dwelling design would represent a visually obtrusive feature, which would not respect and integrate with surrounding landscape. It would be incapable of being satisfactorily assimilated into its surroundings and would injure the amenities of the area. Consequently, it is considered that the proposed development would conflict with this policy and with the provisions of the Meath Rural House Design Guide, establish an undesirable future precedent and would be contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!

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