

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

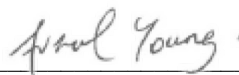
TO: Dde Bridgestreet Ltd.,
Sean Boyle
Unit 3,
Second Floor,
Donohoe Building, Kennedy Centre,
Kennedy Road, Navan, Co. Meath.
C15F89K

REFUSAL

PLANNING REGISTER NUMBER: 26/60936
APPLICATION RECEIPT DATE: 24/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 17/09/2026 decided to **REFUSE** RETENTION PERMISSION to the above named for development of land in accordance with the documents submitted namely: the retention of 3 No. one bedroom, tourism short term stay units with entrance via walkway and steps and associated car parking. This application is for a temporary period of 5 years - at Mill Lane, Blackcastle Avenue, Navan, Co. Meath., for the 4 reasons set out in the Schedule hereto.

DATE: 17/09/2026


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.

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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 application site is located in an area zoned as '*H1 – High Amenity*' as per the Meath County Development Plan 2021-2027, for which the objective aims '*to protect and improve areas of high amenity*'. The use of H1-zoned lands for residential purposes is not a permitted or open for consideration use on this zoning designation.

Therefore, the proposed development, if permitted, would materially contravene the relevant land use zoning objective of H1 zoned lands, as per Meath County Development Plan 2021-2027, would set an undesirable precedent for similar forms of development and would be contrary to the proper planning and sustainable development of the area.

2. The accommodation units to be retained, by reason of their inadequate floor areas and insufficient provision of private amenity space, fail to comply with the minimum quantitative and qualitative residential standards set out in Table 11.1 and Section 11.5.12 of the Meath County Development Plan 2021-2027, SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and Section 5.3.2 of the Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities (2007).

It is considered that the accommodation to be retained fails to comply with these standards and guidelines and represents a substandard form of development that fails to offer an adequate level of residential amenity for current and future occupants. As such, the development constitutes an unacceptable and substandard form of residential development, would seriously injure the residential amenities of occupiers, would set an undesirable precedent for similar development, and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located within the River Boyne and River Blackwater SAC (Site Code 002299), which would require the submission of, at minimum, an Appropriate Assessment Screening report, which has not been submitted. It is policy (HER POL 32) of the Meath County Development Plan 2021 – 2027, "*to only permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process*" and HER OBJ 33, "*to ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s).*"

Having regard to the lack of information submitted in regard to Appropriate Assessment, the Planning Authority is unable to fully assess proposals with regard to the potential for effects on the designated sites in the vicinity and cannot say beyond a reasonable scientific doubt that

the proposed development either individually, or in combination with other plans or projects, would not be likely to have a significant effect on the River Boyne and River Blackwater SAC, or any other European site, in view of the site's conservation objectives.

The proposed development would, therefore, be contrary to the policies and objectives of the Meath County Development Plan 2021-2027, and the Section 28 Ministerial Guidelines 'Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009' and the proper planning and sustainable development of the area.

4. The proposed development lies partially within an area designated as Flood Zone A as per Meath County Council's MapInfo flood mapping, the OPW CFRAMS and NIFM flood mapping for the relevant area.

It is the policy (INF POL 18) of Meath County Council *'to implement the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan'* and (INF POL 20) *'to require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.'*

The applicant has not submitted a Site-Specific Flood Risk Assessment (SSFRA) sufficient to assess the flood risk implications of the proposed development. In the absence of such information, the Planning Authority is unable to determine the potential impact of the development on flood risk, assess whether the proposal can satisfy the requirements of the Justification Test, or make a fully informed assessment of the proposal. Having regard to the site's location on the River Boyne, adjacent to the confluence of the River Boyne and River Blackwater, in an area sensitive to flooding, the Planning Authority considers that the proposal has not adequately demonstrated that it would not be at risk of flooding or contribute to flood risk elsewhere.

The proposed development, if permitted, would be contrary to the aforementioned Ministerial Guidelines, would materially contravene the policies INF POL 18 and INF POL 20 of the Meath County Development Plan 2021-2027, would be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.