

Meath County Council

Planning Report

To:	Gerard Kellett, Senior Executive Planner
From:	Nathan Cooney, Executive Planner
File Number:	26/60728
Applicant:	Paul and Sarah Farrell
Development Address:	Kilcarty, Dunsany, Co. Meath
Application Type:	Permission
Date of Site Inspection:	06/07/2026
Date of Report:	30/07/2026
Date Decision Due:	06/08/2026
Development Description:	the construction of a two storey residence, proprietary waste water treatment system, domestic garage, new entrance and all associated site development works

1.0 Site Location & Description:

The subject site is located within the rural townland of Kilcarty, Dunsany, Co. Meath. The subject site is accessed via local road Lamberston road. The surrounding area is characterised by agricultural lands and a dispersed pattern of rural dwellings. The site is rectangular in shape. It has a stated site area of 0.249 ha.

The subject site is zoned 'RA' Rural Area under the Meath County Development Plan 2021-2027. The subject site is located within a Rural Area under Strong Urban Influence. There are no Protected Structures or National Monument within or adjoining the application site. The site is not located within a Flood Zone. The site is located within the lowland character area, the character area is noted as high value and moderately sensitive to development changes



Figure 1.0: Aerial image of the subject site (red star) in the context of the immediate surrounding area.





Figure 2.0: Images of subject site and surrounding area.

2.0 Proposed Development

The development essentially consists of the construction of a two storey residence, proprietary waste water treatment system, domestic garage, new entrance and all associated site development works.

3.0 Planning History

Subject Site:

RA160020 Permission REFUSED for the development consists of the construction of three one and a half storey type dwelling houses with garages and new single entrance onto slip road with access to each site, including modification to front boundary and associated site works. Applicant: Pat Curtis.

Reasons for Refusal

1. The site for the 3 no. houses is located in a rural area outside any designated settlement as defined in the Meath County Development Plan 2013 where development which is not rurally-generated should be more properly located in settlement centres. It is the policy of the County Development Plan 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. It is considered, based on the information submitted, that the applicant has not established a rural generated housing need for three dwellings in this location and that the proposed dwellings constitute speculative development. The proposed development would, therefore, be contrary to RD POL 1 and RD POL 2 of the Meath County Development Plan 2013 and the proper planning and sustainable development of the area.
2. It is considered that taken in conjunction with existing development along a 250 metre stretch of country road in the immediate vicinity, the proposed development would constitute undesirable and unsightly ribbon development in a rural area, contrary to the provisions of Policy RD POL 3 of the Meath County Development Plan 2013 and the 'Sustainable Rural Housing-Guidelines 2005'. The proposed development by itself and by the precedent it would establish for other relevant development, would therefore be contrary to the proper planning and sustainable development of the area.
3. The Planning Authority is not satisfied on the basis of the information submitted in relation to this application that the ground would be suitable for the adequate treatment and disposal of effluent from the proposed development. The proposed development would therefore be prejudicial to public health and the environment which would be contrary to the proper planning and sustainable development of the area.
4. The proposed development would set an undesirable precedent for the provision of what is essentially a small scale housing estate in an unserviced rural area where the proposal would result in a demand for public lighting and services which are out of character and inappropriate to a rural area.

4.0 National and Local Planning Policy

4.1 Project Ireland 2040, National Planning Framework

Project Ireland 2040, The National Planning Framework (NPF) was formally adopted on 29/05/2018 (Circular FPS06/2018). The NPF sets out the national planning policy context.

4.2 Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These Guidelines seek to:

1. Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated,
2. Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

They distinguish between different types of rural area, with differing policy responses identified for each. They also distinguish between rural generated housing and urban generated housing and set out development plan policy guidance for both.

4.3 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assemblies (EMRA) for the period 2019-2031 is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

It highlights the importance of tailoring planning responses in rural areas to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

4.4 Meath County Development Plan 2021-2027

Zoning

The site is zoned 'RA' (Rural Area) where the objective is *"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 is a permitted use, subject to compliance with the Rural Settlement Strategy.

Chapter 9 Rural Settlement Strategy

Chapter 9 of the Development Plan sets out the rural development strategy. The strategic aim of the settlement strategy is set out in following objectives:

RUR DEV SP 1 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.

RUR DEV SP 2 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 8 Section 8.6.1 UNESCO World Heritage Site of Brú na Bóinne

The application site is situated within a Rural Area Under Strong Urban Influence, which has the following relevant policies:

RD POL 1: To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

RD POL 2: To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

RD POL 3: To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

Section 9.4 of the Development Plan outlines the criteria by which applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas. Section 9.18 outlines the technical requirements for new housing.

Design

The Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan. Policy RD POL 9 requires that all applications comply with the Meath Rural Design Guide.

Infrastructure

INF POL 5 To require that in the case of all developments where public watermain are available or likely to be available and have sufficient capacity, that such development shall connect to them.

INF POL 16 To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS.

INF OBJ 15 To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).

INF OBJ 16 To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

INF OBJ 18 To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.

INF OBJ 25 To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF OBJ 26 To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites.

Wastewater

INF OBJ 13 To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.

RD POL 46 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.

RD POL 47 To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.

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.

RD POL 49 To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 50 To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 51 To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.

RD POL 52 To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.

RD POL 53 To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.

Transport

RD POL 38 To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.

RD POL 40 To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No 9.2.) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.

Boundaries

HER POL 37 To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.

HER POL 53 To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.

RD POL 41 To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new

entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).

DM OBJ 11: Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible

Flooding

INF POL 18 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.

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.

INF OBJ 20 To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.

4.5 Section 28 Guidelines

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5.0 Submissions

None.

6.0 Representations

None.

7.0 External Referrals

None.

8.0 Internal Referrals

The application was referred to the following Internal Sections/Departments:

Transportation	Report received; No objection subject to conditions.
Environment (Wastewater)	No response at the time of writing.

9.0 Pre-Planning Consultation

Section 19 of the planning application form confirms that a pre-application consultation was undertaken in relation to the proposed development.

10.0 Planning Assessment

In summary, the main planning considerations in the determination of this application are:

- Principle of Development
- Design, Layout & Impact on Amenities
- Flood Risk
- Transportation
- Water Services

Each item for consideration will be expanded on in further detail below.

10.1 Principle of Development

The application site is zoned 'RA' (Rural Area) in the Meath County Development Plan where residential use is permitted subject to compliance with the Rural Settlement Strategy.

The goal of rural settlement strategy is to ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access, drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

A tailored approach is taken to rural housing in the county, in which 3 types of rural area are identified with corresponding policies for each. In accordance with strategic policy RUR DEV SP 2, applications for individual house developments in rural areas must satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

The application site is situated within a Rural Area under Strong Urban Influence, which has the following relevant policies:

RD POL 1: To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

RD POL 2: To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

RD POL 3: To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

Based on the information submitted it appears that the applicant is seeking to demonstrate compliance with the rural settlement strategy on the basis of;

"Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess

a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;”.

Section 9.4 of the Development Plan outlines the criteria by which applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas. Section 9.18 outlines the technical requirements for new housing.

The submitted documentation with this application also includes details about a member of their family's health circumstance. The Planning Officer believes that the applicant is also seeking to demonstrate compliance with the rural settlement strategy on the basis of;

“The Planning Authority also recognises that exceptional health circumstances may require a person to live in a particular environment or close to family support. In such cases, the exceptional health circumstances would require supporting documentation from a registered medical practitioner and a disability organisation supporting a planning application. In the absence of any significant environmental, access or traffic reasons for refusal and the proposal adheres to sensitive design and siting criteria, the Planning Authority will consider granting planning permission, subject where appropriate to conditions regarding occupancy.”

Section 9.4 of the Development Plan outlines the criteria by which applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas. Section 9.18 outlines the technical requirements for new housing.

Local Needs

A review of the submitted particulars indicates the applicant has submitted the following in support of local need:

- Completed local need form.
- The applicant is currently living in the family home within the urban settlement of Kilmessan, Co. Meath. It appears that applicant was also raised in the urban settlement of Kilmessan.
- The applicant previously rented in Co. Dublin.
- Credit Union statement addressed to applicants at the family home. Dated 2026
- Bank Statement addressed to applicants at family home. Dated 2026.
- Bank Statement addressed to applicant at their previous address in Co. Dublin. Dated 2019 - 2025.
- Letter from medical professional for speech and language therapy in relation applicant's family member.
- Letter from medical professional in relation applicant's family member.
- Map illustrating location of subject site and distance from family home (850m as the crow flies). The family home is located within the urban settlement of Kilmessan.
- Letter from applicant's outlining their need circumstances.
- Letters of support from local sporting clubs.
- School records of one applicant, and the family member with health circumstances.

With regard to the Local Need Form and supplementary documentation outlining the applicant's intrinsic links to the local rural area, the main basis of the submission relates to a need to live at the proposed site based on residency in the local area for a substantial period of time. The applicant has also provided some details in relation to a family members health circumstances.

Section 9.4: Persons who are an Intrinsic Part of the Rural Community of the Meath County Development Plan 2021-2027 is relevant to the subject application. The Development Plan indicates that the Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to persons who have spent substantial periods of their lives living in rural areas as members of the established rural community.

On the submitted Local Needs Form, the applicant states that they do not own a house. The submitted local needs form outlines that the applicants are living in one of the applicant's family home since August 2025, and that they lived in Co. Dublin from 2020 to August 2025.

The family home is located within the urban settlement of Kilmessan. Therefore, this would be considered urban generated housing. From a review of the submitted documentation with this application, it is evident that the applicant is from the urban area. The applicant has also submitted 2 no. letters from health practitioners in relation to their family members health circumstances. However, it is considered that this is not sufficient to demonstrate that the applicant's family member has exceptional health circumstances that would require them to build a new rural house in the rural area.

It is considered that the applicant has submitted insufficient documentation to comply with the Meath Rural Settlement Strategy, and furthermore, the applicant is not from the rural area. Therefore it is recommended that permission should be refused.

Ribbon Development

According to Section 9.5.2 'Ribbon Development' of the Meath County Development Plan 2021-2027 *'Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage'*. Section 9.5.2 'Ribbon Development' of the Meath County

Development Plan 2021-2027 also states that *'Meath County Council will endeavour to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures'*.

The following statement outlined within the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005:

"Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- *The type of rural area and circumstances of the applicant;*
- *The degree to which the proposal might be considered infill development, and*
- *The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development."*

As noted, the proposed development is located in a rural area under strong urban influence. as defined in the Meath County Development Plan 2021 – 2027.

It is considered that the proposed dwelling would constitute Ribbon development. Therefore, it is considered that the proposed development is unacceptable.

10.2 Siting, Design & Layout

With respect to the Design Standards for Rural Housing, the Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan and Policy RD POL 9 requires that all applications comply with it. Section 9.18 of the Meath County Development Plan 2021-2027 outlines the technical requirements for new housing.

The applicant is proposing a two storey dwelling with a floor area of c. 223sq.m. The proposed dwelling would have an overall width of c.12.81m and an overall depth of c. 13.363m. The submitted drawings do not detail the proposed height of the dwelling. And the scale identified on the drawings appears to be incorrect. Therefore, the Planning Officer is unable to be assess the exact height of the proposed dwelling. The dwelling is set back approximately c.27m from the local road. This set back is not consistent with the existing building line in the area. The proposed dwelling includes a porch to the front, which would be finished in natural stone.

The applicant has submitted a landscape plan. The landscape plan outlines the removal of some hedgerow to the eastern boundary to facilitate the proposed entrance. The landscape plan will retain the existing western boundary, plant a new native hedge as the southern boundary and construct a fence as the northern boundary. The Planning Authority would recommend that the applicant also include planting to the northern boundary.

The proposed detached garage has a floor area of 29.2sq.m and a height of 4.5m.

The Planning Authority consider that the proposed sitting would break the existing building line in the area. It is considered that the area is characterised by mostly single storey and storey and half dwellings. Furthermore, the proposed height was not clearly identified. It is therefore considered that the proposed dwelling would not fully comply with the Meath Rural Design Guidelines, and therefore would impact on the visual amenity of the countryside.

The proposed dwelling would have minimal impact on residential amenity.

10.3 Flooding

The subject site is not located within a flood zone.

10.4 Transportation

The Transportation Department have reviewed the submitted application and have no objection subject to conditions.

10.5 Water Services

Water Supply

With regard to water supply, Section 20 of the submitted Application Form indicates that water supply is a new connection via public mains.

Surface Water Management

Section 20 of the submitted Application Form indicates that surface water drainage is proposed by discharge via soakpit.

Wastewater Treatment

Section 20 of the submitted Application Form indicates that wastewater drainage is proposed by a new Secondary Treatment System and soil polishing filter. The applicant has submitted a Site Characterisation Report prepared by Robert Meehan. This report outlines that the subject site is suitable for development and will discharge to groundwater. This report recommends to install Secondary Treatment System and soil polishing filter.

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 application site is not within or directly adjoining any designated Natura 2000 site. The following Natura 2000 sites are located within 15km of the application site:

- River Boyne And River Blackwater SAC (Site Code 002299)
- River Boyne and River Blackwater SPA (Site Code 004232)

The Planning Authority considered the 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). This determination is based on the requirements set

out in Schedule 5 of the Planning & Development Regulations, 2001 to 2026, that does not exceed the stated threshold (as per Article 92). A single dwelling is 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 Recommendation

It is considered that the proposed development is not in keeping with the policies of the Meath County Development Plan 2021-2027 and is therefore recommended that permission for this development be **REFUSED** for the following reasons:

1. The site is located in a rural area outside any designated settlement as defined in the Meath County Development Plan 2021-2027 where development which is not rurally generated should be more properly located in settlement centres. It is policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community and do not currently own a property or who have an occupation predominantly based in the rural community. It is considered, based on the information submitted, that the applicant has not established a rural generated housing need for a dwelling in this location. The local need details submitted do not show the applicant's continuous connection to the rural area over a significant period of time, and the location of the family home in relation to the site. Due to the applicant's home location within the urban settlement, it is considered that the proposed dwelling would be urban generated housing. The Planning Authority is also not satisfied that there are "exceptional health circumstances" that would require a person to live in a particular environment. The proposed development would be contrary to the policy of the Meath County Development Plan 2021 – 2027 and the Sustainable Rural Housing Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area and would establish a very undesirable future precedent.
2. The site of the proposed development is within 'an Area under Strong Urban Influence' as identified in the Sustainable Rural Housing Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, 2005) and in a 'Rural Area under Strong Urban Influence', which is demonstrating pressure for individual dwellings, and where housing is restricted in accordance with the policies set out in the Meath County Development Plan 2021-2027 (as varied).

The proposed development, if permitted, would add to the pattern of linear housing along this section of public road and exacerbate the existing ribbon of development to the extent that it would represent an excessive concentration and density of residential development and in doing so create additional development opportunities that would further exacerbate the situation. Bearing in mind the extent of development already permitted in this area, it is considered that the proposed development, if permitted, would be contrary to the aforementioned Ministerial Guidelines and contravene the Meath County Development Plan 2021-2027 RD POL 3, which seek to maintain the

identity of surrounding towns, villages and rural settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is a policy (RD POL 9) of the Meath County Development Plan 2021-2027, "To require all applications for rural houses to comply with the 'Meath Rural House Design Guide". The proposed development by reason of its size, sitting and massing is considered would be out of keeping and fails to integrate with the character of the immediate surrounding rural area and would form a visually obtrusive feature, which would not respect and integrate with the surrounding landscape. Accordingly, to permit the proposed development would materially contravene the aforementioned policy provisions of the Meath County Development Plan 2021-2027 and thereby contrary to the proper planning and sustainable development of the area.

REFUSAL



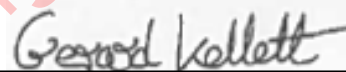
Nathan Cooney
Executive Planner
Date: 30/07/2026

RECOMMENDATION

ACCEPTED

06 August 2026

SIGNED:



Gerard Kellett
Senior Executive Planner