

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

PLANNING AND DEVELOPMENT ACT, 2000 – 2023

Chief Executive Order No: 795/26
Reference Number: 26/60324

Date: 14 May 2026

**FURTHER
INFORMATION**

Adrian and Lavinia Puicar

Eric Stilwell
78 Fairfield
Dunshaughlin
Co. Meath
A85 N729

Nature of Application: PERMISSION for a) removal of existing chimneys and front porch, and b) construction of a new extension to front of existing dwelling, c) change of material finish to existing dwelling, d) construction of a two storey extension to rear of dwelling, with rooflights, e) widening and splaying of existing 2no vehicular entrances to provide safer access, f) new detached shed to rear garden, g) installation of a proprietary sewage treatment system and percolation area, and all associated site works. Existing dwelling: 86.3sqm; Proposed dwelling: 344.8sqm

Location of Development: Culmullin, Drumree, Co. Meath

Dear Sir/Madam,

In considering this application, it has been found necessary to request further information. This information is essential for a full and proper evaluation of the application and is set out on the attached form.

Meanwhile consideration of the application has been suspended pending submission of this information.

The Planning Authority wish to point out that if the information requested is not submitted within Six Months of the date of this letter (Two Months in the case of an LRD Application), the application shall be deemed to be withdrawn.

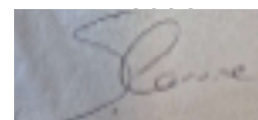
Yours Faithfully,



On behalf of Meath County Council.

**RECOMMENDATION
ACCEPTED**

SIGNED: _____



Further Information Requested

1. The Planning Authority considers that the proposed extension fails to comply with the development criteria set out in DM OBJ 50 of Meath County Development Plan 2021-2027 and the principles of the Meath Rural House Design Guide by way of its design, scale and massing. The applicant is required to submit revised drawings and plans demonstrating a more appropriately designed extension that is subservient to the existing dwelling on site. Particular regard should be given to the criteria as set out in DM OBJ 50, which states the following; *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 applicant should focus on reducing the scale and massing of the proposed extension, with an aim for a more modest and less overbearing effect on the existing vernacular dwelling's character and appearance. The following points should be taken into consideration in preparing a revised design proposal;

- a) The extension should be subservient to the existing vernacular dwelling.
- b) Simplified design proposal that does not negatively impact on the character and appearance of the existing dwelling and accords with the principles of the Meath Rural House Design Guide.
- c) The varying number of roof profiles on the front elevation is not acceptable.
- d) No windows to be provided at first floor level which overlook the private amenity space of neighbouring dwellings.
- e) The stone wall to the front roadside boundary should be retained.
- f) The chimneys should be retained (either as functional or mock chimneys).
- g) Details regarding the proposed garage, elevation and materials proposed.

You are advised to contact the Case Planner, Oisín Kerr for discussion prior to the formal submission of the further information request.

2. (a) The applicant is requested to submit the completed Site Characterisation Form in accordance with EPA (2021) Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), which must be completed by a fully qualified site assessor. A copy of the assessor's qualification, i.e. IQQ Certificate in Site Suitability Assessment for On Site Wastewater Treatment and Disposal and up to date professional indemnity insurance to be submitted.
- (b). The applicant is requested to submit a site layout map clearly indicating the location of the trial hole and percolation test areas, the proposed location of the wastewater treatment system and the location of the private well. The site layout shall also indicate associated separation distances ensuring compliance with Table 6.2 EPA (2021) Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10).
- (c). The applicant should contact Siobhan Johnston, Assistant Scientist, Environment Section, Meath County Council sjohnston@meathcoco.ie prior to submitting FI documentation.

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 2000-2025. 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.