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Meath County Council

Planning Report

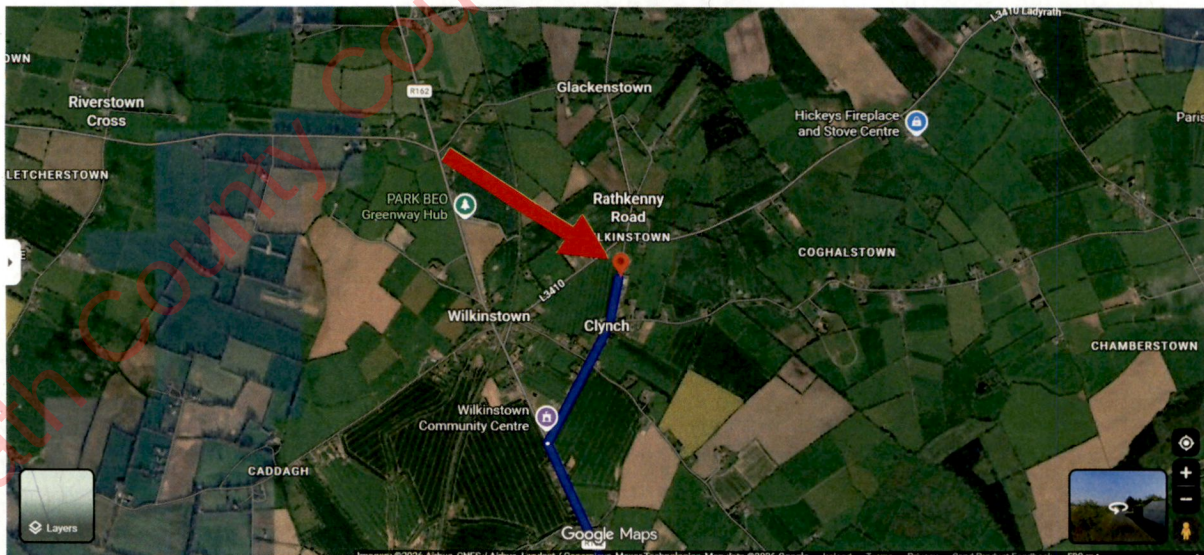
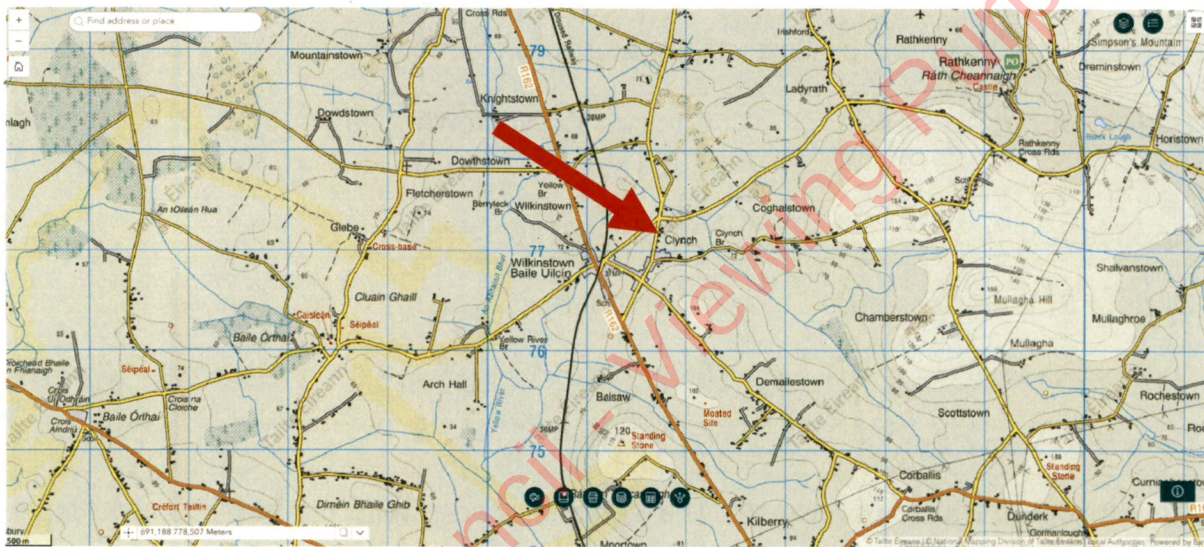
To:	Gerard Kellett, Senior Executive Planner
From:	Oisín Kerr/Assistant Planner
File Number:	26130
Applicant:	Eugene Curran
Development Address:	Clynch, Wilkinstown, Navan, Co. Meath C15 CX34
Application Type:	PERMISSION
Date of Site Inspection:	18/06/2026
Date of Report:	03/07/2026
Date Decision Due:	05/06/2026
Development Description:	<i>The development will consist of: (i) the construction of a new domestic wastewater treatment system, comprising a packaged Secondary Treatment Unit (BAF, certified to EN 12566 Part 3, minimum 3.4 m² primary capacity, 6 PE) and an associated soil polishing filter area of 60 m² (six cells of 5 m x 2 m at 700 mm depth), to serve an existing dwelling on the site (currently derelict and to be refurbished by the applicant); (ii) the disconnection of the existing foul drainage pipe between the said existing dwelling and the existing dwelling and the existing on-site septic tank serving the adjoining existing at this address (the existing on-site septic tank to be retained, unchanged, in service to the said adjoining existing dwelling, also in the ownership of the applicant); and (iii) all associated site development and ancillary works.</i>

1.0 Site Location & Description:

1.1 Site Description:

The site measures 0.15 ha and is located in the townlands of Wilkinstown, approximately 11 km north of Navan Town Centre. The site is located on a county road of L-34072, 1.2 east of the R-162. The site boundary consists of a farm yard. The area is zoned RA rural area and is designated a *rural area under strong urban influence*. The Landscape Character Type is No. 3, *North Navan Lowlands*, *Landscape Value: moderate*, with the Landscape Sensitivity considered *medium* in the LCA.

There are no Protected Structures or National Monuments within or around the subject site and no protected views.





2.0 Proposed Development

The subject application seeks permission for a new domestic wastewater treatment system to serve an existing dwelling on the site, currently derelict and to be refurbished by the applicant.

Permission is sought to disconnect the existing foul drainage pipe between the said existing dwelling and the yet to be refurbished existing dwelling and the existing on-site septic tank serving the adjoining existing at this address. The existing on-site septic tank will be retained in service to the said adjoining existing dwelling, also in the ownership of the applicant, and all associated site development and ancillary works.

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

- **991609**, Eugene Curran, "to construct a two storey extension to rear of existing two storey dwelling & to provide new septic tank & percolation areas (current planning ref. no. 99/1609)". **Granted** on 29/03/2000.
- **95282**, Eugene Curran, "to construct a potato storage warehouse", **Granted** on 20/08/1995.

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.

- 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

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

Environment Section (General)	Report received, no objection
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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 proposed development.

10.0 Planning Assessment

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

- Principle of Development
- 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 proposed development relates to retaining a WWTS and constructing a new WWTS. Having regard to this, the principle of the proposal is considered acceptable subject to a full planning assessment.

10.2 Site Services

Environment have made the following comments

Comments:

I have reviewed the Site characterisation form as submitted by the applicant having regard to the EPA (2021) Code of Practice for Domestic Wastewater Treatment Systems (PE≤10).

The applicant has stated in Section 20. of the Planning Application Form (Part 1) water supply to be an existing public mains connection. Proposal for installation of a new 6PE mechanical aeration system certified to EN 12566, Part 3, and 60m² polishing filter consisting of 6 cells (2m x 5m) to serve an existing derelict dwelling. The pipe to the existing septic tank system serving the house to the south to be decommissioned. Existing on-site septic tank to be retained.

Wastewater Treatment Recommendations

In this regard the Environment section is satisfied and has **no objections** to the proposed development.

The assessment of the environment section is noted, however since no details have been provided of the proposed refurbishment development, and the internal layout of the existing dwelling, the applicant will be required to provide details of the interior, with all associated rooms clearly labelled in order for the case planner to assess the proposal properly and that it is in accordance with the EPA (2021) Code of Practice for Domestic Wastewater Treatment Systems (PE≤10).

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), 8 km south of the site.*
- *River Boyne and River Blackwater SPA (Site Code 4232), 8 km south 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). The proposed development, which involves replacing a garage and does not equal or exceed a threshold or represent a category of project listed in Schedule 5 of the Planning and Development Regulations 2001 to 2026. Having regard to the small scale and nature of the development and the site location, the proposal would not require sub-threshold EIA.

13.0 Development Contributions

Development contributions are calculated using the Meath County Development Contribution Scheme 2024-2029. Domestic extensions less than 100 sq. m. (cumulative) are exempt.

The proposed floor area of the new extension has not been given.

14.0 Conclusion

Insufficient information has been submitted in respect of the internal layout of the proposed refurbishment. It is recommended that this be raised with the applicant.

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

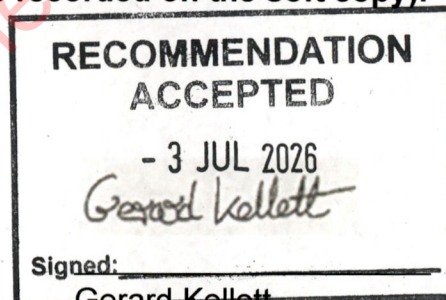
1. The Planning Authority notes that the development description includes refurbishment works to an 'existing derelict dwelling'. However, no details or drawings have been submitted in relation to these works. The applicant is requested to clarify the development description and provide full details of the proposals for the existing derelict dwelling to enable a proper assessment of this aspect of the application.
2. 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:

Please submit 2 x Hard Copies of the Further Information Response for Hard Copy applications ONLY, and email Planning@meathcoco.ie to obtain a ShareFile link, to upload a Soft Copy of the Further Information Response (Personal Data should not be recorded on the soft copy).



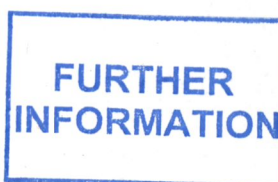
Oisín Kerr
Assistant Planner

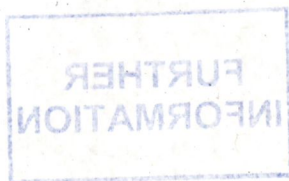
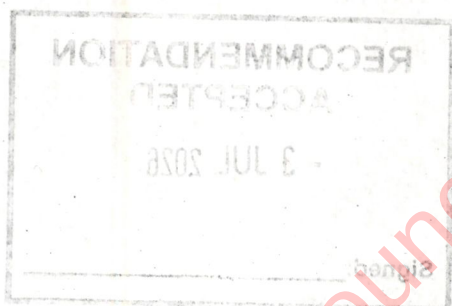


Signed: _____

Gerard Kellett

Senior Executive Planner





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