

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: Matthew & Iseult Leonard
Jonathan Janssens
plattenbaustudio GbR
Müllenhoffstrasse 18
10967 Berlin

REFUSAL

PLANNING REGISTER NUMBER: 26/60650
APPLICATION RECEIPT DATE: 29/05/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 21/07/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the development will consist of 1) Construction of 1no. single storey dwelling. 2) New vehicular site entrance to public road. 3) New wastewater treatment system & soil polishing filter, private well, and all associated site works - at Silverstream,, Balloy,, Stamullen,, Co. Meath for the 5 reasons set out in the Schedule hereto.

DATE: 21/07/2026



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 accessed off the L-16182, where sightlines of 90 metres in both directions are required for safe vehicular entry/exit. It is a policy (RD POL 38) of the Meath County Development Plan 2021 – 2027, *“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”*. The applicant has not satisfactorily indicated unobstructed forward visibility stopping sightlines in both directions and has therefore failed to demonstrate the required sightlines from the proposed site entrance. The proposed development would be injurious to public safety by reason of a traffic hazard and would establish an undesirable future precedent which would be contrary to the proper planning and sustainable development of the area.
2. It is the policy (RD POL 9) of the Meath County Development 2021 – 2027, to require *“all applications for rural houses to comply with the ‘Meath Rural House Design Guide’*. Whilst the design of the proposed dwelling is generally acceptable to the Planning Authority, the proposed development by reason of its siting and lack of a robust landscaping and planting scheme fails to integrate with the character of the 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 be contrary 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.
3. It is an objective (HER OBJ 33) of the Meath County Development Plan 2021 - 2027, *‘ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC)’*.

Having regard to the location of the site adjacent to the Delvin River (Delvin_040), which flows north-easterly along the eastern boundary of the subject site and which provides a hydrological connection to the North-West Irish Sea SPA (Site Code: 004236), the Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on a European site. In the absence of sufficient information to enable the Planning Authority to undertake an Appropriate Assessment, and having regard to the potential for impacts arising from surface water pollution, habitat disturbance and the spread of invasive species, the proposed development would be contrary to HER OBJ 33 of the Meath County Development Plan 2021–2027 and the proper planning and sustainable development of the area.

4. It is an objective (INF OBJ 14) of the Meath County Development Plan 2021 – 2027, *“To co-operate with the EPA and other authorities in the continued implementation of the EU Water Framework Directive”*.

The subject site is adjacent to the Delvin River (Delvin_040), which is classified by the EPA as an ‘At Risk’ water body with a ‘Poor’ Ecological Status and is located within the Nanny-Delvin hydrometric area (IE_EA_08D010400). Having regard to the absence of a hydrological assessment and the inadequacy of the surface water management proposals submitted, the Planning Authority is not satisfied that the proposed development would not result in a deterioration of the ecological status of the water body or impede the achievement of the Water Framework Directive objective of attaining ‘Good Status’. The proposed development would therefore be contrary to INF OBJ 14 of the Meath County Development Plan 2021–2027 and would be prejudicial to the proper planning and sustainable development of the area.

5. It is a policy (RD POL 48) of the Meath County Development Plan 2021 – 2027, “*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 Site Characterisation Report submitted for the proposed wastewater treatment system has failed to identify the location of a waterbody (Delvin_040) flowing along the eastern boundary of the application site in addition to a wetland area indicated as comprising sediment (Alluvium) which is also located on the eastern boundary of the development. As such, the applicant has failed to demonstrate that wastewater generated by the proposed development can be treated on site and would not be compliant with the 2021 EPA Code of Practice for Domestic Wastewater Treatment Systems (PE ≤ 10). The development would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!