

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: Cathal and Susan McDonnell

Olive Tree Lodge
Station Road
Gormanston, Co Meath
K32RX47

REFUSAL

PLANNING REGISTER NUMBER: 26/60828
APPLICATION RECEIPT DATE: 02/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 26/08/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the development will consist of a two-storey dwelling, including a single-storey to the sides and rear, a proprietary treatment unit with a soil polishing filter, and alterations to the existing vehicular entrance onto the public road, including all ancillary site works. A Natura Impact Statement has been lodged with this application - at Local Road L-5623 (East of R132), Gormanston, Co. Meath, K32 0000 for the 4 reasons set out in the Schedule hereto.

DATE: 26/08/2026



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 subject site is located on lands zoned 'RA' Rural Area under the Meath County Development Plan 2021-2027, the objective of which 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". The site is also located within a 'Rural Area Under Strong Urban Influence' as defined in the Sustainable Rural Housing Guidelines for Planning Authorities (DoEHLG, 2005). National Policy Objective 19 of the National Planning Framework supports the provision of single houses in such areas only where a demonstrable economic or social need to live in a rural area has been established.

Having regard to the information submitted, the Planning Authority is not satisfied that the applicant has adequately demonstrated a genuine economic or social need to reside at this location. In this regard, it is noted that an application is currently pending with Land Registry in respect of the transfer of the existing family home to the applicant. Furthermore, the applicant's parents retain ownership of two additional residential properties, together with a family flat conversion, all of which are located within the rural area. The applicant has not satisfactorily demonstrated why these existing housing options are unavailable or unsuitable to meet their accommodation needs

Accordingly, the Planning Authority is not satisfied that the proposed development comes within the scope of the rural housing need criteria set out in the Sustainable Rural Housing Guidelines for Planning Authorities, the National Planning Framework, and the Meath County Development Plan 2021-2027. In the absence of a demonstrated rural-generated housing need, the proposed development would represent an inappropriate and unsustainable form of development in the countryside, would undermine the objectives of the Meath Rural Settlement Strategy, and would contribute to an uncoordinated pattern of rural development. The proposed development would therefore be contrary to National Policy Objective 19 of the National Planning Framework, the Sustainable Rural Housing Guidelines for Planning Authorities, the Meath County Development Plan 2021-2027 and the proper planning and sustainable development of the area.

- 2) 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, scale and massing is considered would be out of keeping with the site context 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.
- 3) The application site is identified as being located, either in whole or in part, within Flood Zones A and B, which are areas at high and moderate risk of fluvial flooding. The applicant has failed to satisfactorily demonstrate, by way of an appropriate Site-Specific Flood Risk Assessment and, where required, the application of the Justification Test, that the proposed development would not be at risk of flooding or would not increase flood risk elsewhere. Furthermore, the Planning Authority is not satisfied that a safe means of access to the proposed dwelling can be achieved, having regard to the flood risk affecting the site and its access arrangements. The Planning Authority also considers that the proposal is contrary to Policy INF POL 20 of the Meath County Development Plan 2021-2027, which seeks to ensure that developments are appropriately assessed having regard to the nature and scale of flood risk and the potential impacts of climate change. In the absence of sufficient information to demonstrate compliance with these requirements, the Planning Authority is not satisfied that the proposed development constitutes an appropriate form of development at this location. Accordingly, the proposed development would be contrary to the provisions of *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009), Policy INF POL 20 of the Meath County Development Plan 2021-2027, and the proper planning and sustainable development of the area.
- 4) The Planning Authority is not satisfied that the proposed site access has been designed to provide adequate sightlines and safe vehicular ingress and egress. Having regard to the layout and positioning of the proposed

entrance piers, walls and gates, the applicant has failed to satisfactorily demonstrate that the required visibility splays can be achieved and maintained in the interests of road safety. In the absence of sufficient information demonstrating that the proposed entrance arrangement can provide safe access to and from the public road, the Planning Authority considers that the development would give rise to a traffic hazard and endanger public safety. Accordingly, the proposed development would be contrary to the road safety provisions of the Meath County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!

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