

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

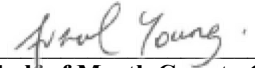
TO: H McLaughlin & Sons Limited
David Mulcahy
67 The Old Mill Race
Athgarvan
Newbridge Co. Kildare
W12 X248

REFUSAL

PLANNING REGISTER NUMBER: 26/60905
APPLICATION RECEIPT DATE: 17/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 10/09/2026 decided to **REFUSE RETENTION PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the development for which retention permission is sought consists of change of use of a two storey dwelling and 2 no. farm buildings (Block 1 and Block 2) into staff accommodation, including all associated internal works. The accommodation consists of 6 no. apartments in the farm buildings (at ground and first floor level) and 7 no. bedrooms in the dwelling. The apartments consist of 1 no.2 bed, 1 no. 3 bed, 1 no. 4 bed, 1 no.5 bed, 1 no.6 bed and 1 no. 8 bed. Also a replacement on-site waste water treatment system and percolation area and all associated site works - at Baytown House, Baytown, The Ward, Co. Meath., D11 DR77 for the 4 reasons set out in the Schedule hereto.

DATE: 10/09/2026


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.

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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 development is located within a Rural Area (RA) where it is objective of the Meath County Development Plan 20021—2027 *‘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 provision of staff accommodation for employees of a private construction company on lands located within an area designated as a Rural Area (RA) is contrary to the objective of the Development Plan. The associated private construction enterprise is not directly associated with agriculture, forestry, rural-based enterprise or any activity requiring a rural location which enhances, complements, is ancillary to, or remains neutral in relation to the Rural Area zoning objective. As such, the development if permitted would be contrary to the zoning objective for Rural Areas as set out in the Meath County Development Plan and contrary to the proper planning and sustainable development of the area.

2. In assessment of this application, the Planning Authority has had regard to minimum design standards set out under *‘The Sustainable Urban Housing: Design Standards for New Apartments (2025), Department of Housing, Local Government and Heritage’*. The development for retention, comprising the conversion of an existing dwelling and associated outbuildings to provide multiple residential accommodation units, constitutes an inappropriate and unjustified form of development in a rural area which would be incompatible with the established rural character and function of the area. Moreover, the development if permitted would result in overdevelopment and intensification of an existing dwelling and outbuildings through the provision of an excessive number of individual residential units of sub-standard floor areas, with inadequate provision for private and communal amenity space. As such, the development, if permitted, would constitute a poor and deficient standard of residential amenity for occupants and set a very undesirable precedent for future development in the area.

3. It is a policy of the Meath County Development Plan (RD POL 44) to ensure that new development meets the highest standards in terms of environmental protection. The applicant has failed to demonstrate that the wastewater treatment and disposal system is suitable to serve the staff accommodation development without risk to public health or the environment. The submitted engineering report refers solely to the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses (P.E. <10) 2021, which is not considered appropriate for a development of this nature and scale. The Planning Authority is not satisfied that the wastewater load arising from the use, or the capacity and suitability of the treatment and disposal system, have been adequately assessed. Accordingly, it has not been demonstrated that the development can be served without risk of pollution to soil and groundwater contrary to the proper planning and sustainable development of the area.

4. It is a policy of the Meath County Development Plan (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. The applicant has failed to submit adequate and satisfactory information to enable a full assessment of the traffic, access,

visibility and parking implications of the proposed development. Insufficient information has been provided in relation to the number and suitability of site accesses, the provision of appropriate sightlines at the site entrance, the management of surface water to prevent discharge onto the public road, and the adequacy of parking and vehicle circulation arrangements having regard to the proposed occupancy levels. Accordingly, the development if permitted, would be contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!