

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

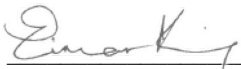
Planning & Development Act 2000 – 2023
NOTIFICATION OF FINAL GRANT

TO: Medguard Professional Healthcare Supplies

Unit 6/7, Block 4,
Ashbourne Business Park,
Ashbourne, Co. Meath
A84 PD74

Planning Register Number: 25/61163
Application Receipt Date: 30/10/2025
Further Information Received Date: 09/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 06/07/2026 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- the development comprises a four-storey office and staff facilities area (1,301sqm) and a medical equipment area (4,061sqm), with an internal clear height of 12m and an overall height of 16.65m. The external area includes HGV/vans access/egress and marshalling yard, independent car parking access/egress with 37No. car parking spaces, including disabled and EV spaces, a covered bike park area, pedestrian accesses, and associated landscape & civil works at Site D, Ashbourne Business Park, Co. Meath., **subject to the 19 conditions set out in the Schedule attached.**



On behalf of Meath County Council.

DATE: 24/08/2026

NOTE: (Outline Permission Applications Only)

OUTLINE PERMISSION is subject to the subsequent Application for Permission consequent on the grant of Outline Permission of the Planning Authority. Outline Permission is for 3 Years only. Until such has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

NOTE:

- (1) In accordance with, Section 251 (1) of the Planning & Development Act of 2000 – 2023, where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, the period between the 24th day of December and the first day of January, both days inclusive, shall be disregarded.
- (2) The permission herein granted shall, on the expiration of 5 years (unless otherwise conditioned / Outline Permission) beginning on the date of the granting of permission, cease to have effect as regards: -
 - a) In case the development to which the permission relates is not commenced during the period, the entire development and
 - b) In case such development is so commenced, so much thereof as is not completed within that period.

*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed within 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 1 week of the date of this Notification. Photographic ID (Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

Schedule of Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on 30/10/2025 and 09/06/2026 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To ensure a satisfactory standard of development in accordance with the approved plans.

2. The design and external finishes of the structure hereby permitted shall be as shown on the drawings date received 30/10/2025 and 09/06/2026 unless otherwise agreed in writing with the Planning Authority and prior to commencement of development.

Reason: In the interests of visual amenity.

3. The use of the proposed unit hereby permitted shall be restricted to that of High Technology / Light Industrial Building (Class 4) building and for no other class of use specified in Article 4 of Schedule 2 of the Planning and Development Regulations 2001-2026, unless authorised by a further grant of permission. The office floor areas shall be ancillary to the permitted use.

Reason: In the interests of clarity and to prohibit an unacceptable change of use.

4. The applicant shall provide a 2-metre-wide concrete footpath and a grass verge along the eastern roadside boundary of the site. Tactile paving shall be provided in accordance with the "Traffic Management Guidelines".

- (i) The applicant shall submit a draft Mobility Management Plan for agreement, prior to commencement.
- (ii) The applicant shall include the provision of necessary infrastructure to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.
- (iii) The applicant shall ensure that the main access points to the site, including visibility and geometry, comply with the requirements of DMURS.

Reason: In the interest of traffic safety and orderly development.

5. Prior to commencement of development, precise details of signage (both affixed to the permitted structure and to be erected at the site entrance) to include text, size, logos, position, colour, materials and the level of illumination (lux) of the signage shall be submitted for the written agreement of the Planning Authority.

- (i) No advertisements signs (including any such signage visible through windows), advertisement structures including freestanding structures, banners, canopies, flags or other projecting element shall be displayed or erected on the building or within its curtilage or attached to glazing without a prior grant of permission.

Reason: In the interests of visual amenity.

6. Mitigation measures contained in the Ecological Impact Assessment received by the Planning Authority as part of the application shall be implemented in full.

Reason: In the interests of biodiversity and protection of bats.

7. The public lighting design received by the Planning Authority with the application shall be constructed as per “Meath County Councils; Public Lighting Technical Specification & Requirements” document.

Reason: In the interests of the proper planning of the area.

8. Prior to commencement of any of the proposed development, the applicant shall revise the proposed surface water system to the written agreement of the planning authority to agree minor elements in the surface water design as follows;
 - (i) The applicant shall agree in writing the proposed culvert diversion. The applicant shall also provide a CCTV survey of the existing culvert that passes through the subject site.
 - (ii) Any existing connections shall be identified/located and their source confirmed by the applicant.
 - (iii) The applicant shall engage with and secure the written permission of the Municipal District Engineer for access to any surface water drain. The applicant shall undertake any remedial works to the existing surface water drainage network which the Municipal District Engineer considers necessary to facilitate the discharge from the proposed development. The applicant may have to investigate and prove the existence, catchment area, and capacity of the existing surface water drainage network if the Municipal District Engineer deems necessary.
 - (iv) Prior to the commencement of any of the proposed development, the applicant shall ensure that the proposed services are coordinated and agreed in writing with the planning authority to avoid any impact on access and maintenance to the culvert.
 - (v) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDS) Regional Drainage Policies Volume 2, for New Developments.
 - (vi) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.
 - (iv) Prior to the commencement of development, the Applicant/developer shall submit a Mobility Management Plan for written agreement with the Planning Authority.

Reason: In the interest of environmental protection.

9. The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing at the site.
 - (i) No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department of Housing Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
 - (ii) The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.
 - (iii) The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans.

- (iv) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage for consideration.
- (v) Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required and the Department of Housing, Local Government and Heritage will advise the Applicant/Developer with regard to these matters.
- (vi) No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the Planning Authority in consultation with the Department of Housing, Local Government and Heritage.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10. Precise details including samples of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

11. Prior to commencement of development, the applicant shall submit for written agreement with the Planning Authority a Construction and Demolition Waste Management Plan (CDWMP).

Reason: In the interest of environmental protection, public health and safety, sustainable waste management and residential amenity.

12. The construction of the subject development shall be managed in accordance with the Construction and Environmental Management Plan (CEMP), submitted on 09/06/2026. The CEMP shall be treated as a live document and communicated to all relevant personnel.

Reason: In the interest of environmental protection, public health and safety and residential amenity.

13. The applicant shall comply with the following requirements during the construction stage:

- (a) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
- (b) Prior to commencement of development, the applicant shall submit a dust monitoring programme for the written agreement of the Planning Authority.
- (c) The applicant shall ensure adequate supply of spill kits and absorbent pads are stocked on site.
- (d) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.
- (e) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time.
- (f) Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
- (g) The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.
- (h) Prior to commencement, a noise monitoring programme shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of environmental protection, public health and safety and residential amenity.

14. All service cables associated with the proposed development (such as electrical, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

15. Landscaping shall be carried out in accordance with the Landscape Plan and particulars submitted to the Planning Authority on 30/10/2025 and 09/06/2026.

- (i) Landscaping shall commence no later than the first planting season following commencement of development on site.
- (ii) Any trees or hedging which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

16. Construction Hours of Operation - the developer shall comply in full with the following:

- a. The hours of construction shall be restricted to between 7.00 a.m. to 6.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays.
- b. No activities shall take place on-site on Sundays, bank or public holidays.
- c. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

Reason: In the interests of residential amenity.

17. The developer shall pay the sum of **€13,566.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of **social infrastructure** (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

18. The developer shall pay the sum of **€43,647.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

19. The developer shall pay the sum of **€1769.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices – Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

Advice Notes

1. The Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.
2. It should be clearly understood that a grant of permission does not relieve the Applicant/ Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
3. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.

4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner
6. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
7. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
8. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
9. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
10. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
11. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.
12. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
13. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme. All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater. Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.
14. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.

15. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
16. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.
17. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
18. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

19. Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.