

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: Daniel Dixon
Leon Delaney
Heathfield
Pollagh
Co. Offaly
R35N282

REFUSAL

PLANNING REGISTER NUMBER: 26/60942
APPLICATION RECEIPT DATE: 25/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 18/09/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the development consists of the change of use, alteration and completion of an existing agricultural shed to a single-storey three-bedroom dwelling with use of the existing steel frame and roof profile, provision of rendered external walls, new entrance, wastewater treatment system and polishing filter/percolation area, connection to existing private well and all associated site development works - at Longwood, Co Meath, for the 3 reasons set out in the Schedule hereto.

DATE: 18/09/2026


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.

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 site is located in a rural area outside any designated settlement and in a Rural Area Under Strong Urban Influence as defined in the Meath County Development Plan 2021-2027 where development which is not rurally generated should be more properly located in settlement centres.

It is policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community and do not currently own a property or who have an occupation predominantly based in the rural community. In such areas, policy RD POL 1 seeks to *‘ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria’*.

It is considered, based on the information submitted, that the applicant has not provided sufficient details or established a rural generated housing need for a dwelling in this location. The local need details submitted do not show the applicant's continuous connection to the rural area over a significant period of time. The proposed development would be contrary to the policy of the Meath County Development Plan 2021 – 2027 and the Sustainable Rural Housing Guidelines for Planning Authorities and would, therefore, be contrary to the proper planning and sustainable development of the area and would establish a very undesirable future precedent.

2. 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 proposed development is accessed on a private road off the local road (L-80313), where sightlines of 90 metres in both directions are required for a safe entrance/exit. The applicant has not demonstrated that unobstructed sightlines of 90 metres to the nearside edge of the road, from a setback of 2.4 metres in accordance with TII document DN-GEO-03060, can be provided from the entrance. The proposed development would result in a traffic hazard. The applicant has not satisfactorily provided the adequate requirements for a safe entrance/exit and therefore has failed to demonstrate the required sightlines and required entrance set back. 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.

3. It is policy(RD POL 34) of the Meath County Development Plan 2021-2027, *“ To ‘respect the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings”*

It is considered that the structure is a relatively recent construction and was not originally designed, constructed or used as a traditional farm building. As such, the proposal does not represent the genuine reuse of an existing traditional rural structure. The proposed development would therefore be contrary to the provisions of the Meath County Development Plan 2021–2027 and the Sustainable Rural Housing Guidelines for Planning Authorities, would be contrary to the proper planning and sustainable development of the area and would set an undesirable precedent for similar development in the rural area.