



Meath County Council

ECOLOGIST PLANNING REFERRAL REPORT

PLANNING APPLICATION REF.	26/60495
APPLICANT	Aoife Seymour
LOCATION	Teltown, DonaghPatrick, Navan, Co. Meath

The development will consist of single storey house, detached home gym & domestic store, proprietary effluent treatment system & soil polishing filter area, landscaping, revision of existing vehicle entrance to a double entrance, close up existing agricultural entrance & all ancillary site works.

Ecological Impact Assessment

The proposed development is within an Improved Agricultural Grassland field. The submitted site layout plan states that the existing boundary hedge will be replanted where necessary. Existing hedgerows should be retained and supplemented only. This should be a Condition of planning.

Appropriate Assessment

The proposed development is at the end of a cul de sac of existing housing approximately 300 m from the River Boyne and River Blackwater SAC and SPA. Sufficient screening and distance exists between the proposed site and the SAC and SPA to ensure no visual or noise disturbance impacts occur to Qualifying Interests using the river such as Otter¹ and Kingfisher² and no suitable ex-situ habitats occur on site that will be impacted by the proposed development. Site Characterisation reports have been submitted which demonstrate that surface water and foul water can be treated on site with no discharge to any downstream receptors. An AA Screening Report has been submitted which screens out potential for significant effects to the Qualifying Interests of any Designated Sites, in light of their Conservation Objectives.

I have determined that, in light of best scientific knowledge, that the project is not likely to have a significant effect on the Qualifying Interests of any European sites, either alone or in combination with other plans or projects, in light of their Conservation Objectives. In reaching this determination I have considered the location and scale, distance and lack of surface water

¹ [80359 Badgers](#)

² <https://www.nature.scot/doc/disturbance-distances-selected-scottish-bird-species-naturescot-guidance>

links to any Designated Site and that wastewater will be treated by onsite WWTP in accordance with the submitted Site Characterisation report.

I have no objection to the application subject to the following Conditions;

- A. The recommendations within the Site Characterisation Report shall be implemented in full.

Reason: To ensure the protection of groundwater in the long term.

- B. Trees and hedgerows that exist along the perimeter of the site will be retained and supplementary planting will be utilised to fill in gaps where required.

HER POL 37

To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.

HER POL 40

To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.

Signed: Ecology Department

Date: 10/06/2026