comhairle chontae na mí
meath county council

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**: Billy O'Connor
Michael McKenna
mckenna and associates
High Street, Trim,
Co. Meath
C15FY50

REFUSAL

PLANNING REGISTER NUMBER: 26/60064
APPLICATION RECEIPT DATE: 16/01/2026
FURTHER INFORMATION DATE: 31/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 24/09/2026 decided to **REFUSE** PERMISSION to the above named for development of land in accordance with the documents submitted namely: the development will consist of the construction of a single storey style dwelling, a domestic wastewater disposal system, new site entrance and all associated site works - at Tankardstown, Clonalvy, Co. Meath, for the 1 reasons set out in the Schedule hereto.

**DATE:** 24/09/2026

**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 development[1] 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 involved[2].

**b.** Appeal against a decision of a planning authority on a planning application relating to commercial development[1], 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 involved[2].

**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

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## Reasons for Refusal

**1.** Policy RUR DEV SP 2 of the Meath County Development Plan 2021-2027 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. The applicant has applied for permission based on Section 9.4 of the Rural Development Strategy -

"*Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside".*

The applicant has failed to demonstrate their continuous residency within the rural area, most notably by a lack of proof of address and / or documentation demonstrating intrinsic links with the area in order to establish a rural housing need. The Planning Authority is not therefore satisfied that that a rural housing need in accordance with the above provisions of the plan has been established. The proposed development would be contrary to the policy of the Ministerial Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021 – 2027, and would, therefore, be contrary to the proper planning and sustainable development of the area and would establish a very undesirable future precedent.

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