

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: Niamh Plunkett
Chris Garry
Crossakiel
Kells
Co Meath
A82XY03

REFUSAL

PLANNING REGISTER NUMBER: 26/60699
APPLICATION RECEIPT DATE: 08/06/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 30/07/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the Development consists of a Two Storey Dwelling, Domestic Garage, Sewage Treatment System, New Entrance and all site works - at Ballinrink,, Oldcastle,, Co. Meath, for the 4 reasons set out in the Schedule hereto.

DATE: 30/07/2026



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. 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 applied for permission based on Section 9.4 Persons who are an Intrinsic Part of the Rural Community under the following definition, *“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”*.

It is considered the applicant has failed to provide adequate and verifiable information to establish a rural housing need and hence the Planning Authority is not 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.

2. It is the policy of the Council under RD POL 9 of the Meath County Development Plan 2021-2027 ‘to require all applications for rural houses to comply with the Meath Rural House Design Guide’. Having regard to the elevated nature of the application site and design and appearance of the proposed development in particular the excessive height it is considered that the proposed development by reason of its siting, design, and layout would result in a strident and obtrusive physical development prominent in the landscape when viewed from the public road. In addition, it would set an undesirable precedent of a disorderly form of physical development currently free of development into the host environment in a manner seriously injurious to visual amenity of the rural landscape.
3. The proposed development would involve the creation of a new vehicular entrance onto the L-2807-0 public road where adequate traffic sightlines have not been demonstrated. In particular, the applicant has failed to provide unobstructed sightlines of 90 metres in both directions, measured to the nearside edge of the road from a set-back of 2.4 metres, as required for a road with a 60 km/h speed limit. Furthermore, the entrance layout does not adequately demonstrate compliance with TII document DN-GEO-03060 and the Meath Rural Design Guide, including requirements relating to sight distance, entrance geometry, and the positioning of gates and entrance piers.

In the absence of satisfactory sightlines and a compliant entrance design, the proposed development would endanger public road users by reason of traffic hazard and obstruction of visibility and would therefore be contrary to the proper planning and sustainable development of the area.

4. The proposed development would involve the removal of substantial sections of front boundary/hedgerow to facilitate the domestic entrance. The Planning Authority actively discourages hedgerow removal in accordance with HER POL 37 of the Development Plan. The proposed development would therefore be contrary to policy HER POL 37 of the Meath County Development Plan 2021-2027, would set an undesirable precedent for similar type future development, would mitigate against the preservation of the rural environment, and would be contrary to the proper planning and sustainable development of the area.