

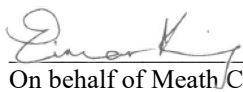
Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning & Development Act 2000 – 2023
NOTIFICATION OF FINAL GRANT

TO: Louth and Meath Education and Training Board
Brian Cashin
96 Baggot Street Lower
Dublin
Ireland D02 T049

Planning Register Number: 26/60164
Application Receipt Date: 13/02/2026
Further Information Received Date: 19/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 14/07/2026 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- the construction of a new 2 and 3 storey 11,405m² extension on the site of 3 no. existing single storey college buildings at the site of Dunshaughlin Community College, Drumree Road, Knock, Dunshaughlin, Co. Meath, A85 TY22. With roof mounted photovoltaic panel arrays, heat pumps and air handling unit; 98 no. new carparking spaces and 5 no. new coach spaces to the east and north of the proposed extension; covered bicycle shelters for 140 no. bicycles; realignment and upgrading of the internal vehicular, cyclist and pedestrian routes serving the existing College and the existing Community Sports Centre to the south, approximately 500m² single storey temporary college accommodation to the south west of the existing college buildings; external store building; 5 no. new hardcourts to the south of the site; new pedestrian and vehicular entrance gates to the existing Drumree Road college entrance; formation of a temporary construction access route through Dunshaughlin & Royal Gaels GAA Club to the west which will be removed upon completion of the proposed development, new site lighting and associated ancillary hard and soft landscaping works. The development will include the demolition of 3 no. existing single storey college buildings on the site, which are currently in use for education only. These will be demolished on a phased basis to accommodate the development at Dunshaughlin Community College,, Drumree Road, Knock,, Dunshaughlin, Co. Meath., A85 TY22 subject to the 16 conditions set out in the Schedule attached.


On behalf of Meath County Council.

DATE: **27/08/2026**

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 13/02/2026 as amended by further information lodged on 19/06/2026, 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: In the interests of the proper planning and development of the area.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001 - 2025, other than the external signage hereby permitted, no advertisement or advertisement structure, internal/ external illumination (signage), shall be erected or displayed on the buildings or within the curtilage of the site in such a manner as to be visible from outside the building, whether or not such development would otherwise constitute exempted development, unless authorised by a separate grant of permission.

Reason: In the interest of visual and residential amenity.

3. The school and the extensions shall be jointly occupied as a single educational unit. The proposed extensions shall not be let, sold or otherwise transferred or conveyed save as part of the school. The principal use of the application site shall remain in educational/ religious/ community use.

Reason: In the interest of development control.

4. (i) The general design, external finish, height and roof materials of the proposed development shall be as shown on the plans submitted on 13/02/2026 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

(ii) The precise details of the material finishes shall be agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. Within 3 months of the date of occupation of the permanent school extension structure or prior to the expiry date of this permission, whichever occurs first, the temporary prefabricated classroom structure, as hereby permitted under this planning permission, shall cease operation and the structure shall be removed from the site and the site reinstated to its former condition unless its continued use or a revised structure is permitted by a future planning application/permission. The applicant shall confirm in writing to the Planning Authority that such works have been carried out and this shall be subject to the written satisfaction of the Planning Authority.

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

6.
 - (i) The applicant shall employ a qualified archaeologist to monitor under licence all groundworks associated with the development.
 - (ii) The scope of archaeological monitoring shall be agreed in writing with the National Monuments Service, prior to the commencement of any development on site.
 - (iii) Should archaeological material be found during the course of monitoring, the archaeologist shall 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 Dept. 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.
 - (iv) The Planning Authority and the Dept. of Housing, Local Government and Heritage (National Monuments Service) shall be furnished with a report describing the results of the monitoring.

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

7.
 - (i) Prior to the commencement of any development on site, a detailed landscaping plan for the site shall be submitted for the written agreement of the Planning Authority.
 - (ii) Planting shall commence no later than the first planting season following commencement of development on site. Any plants which die, are removed or become seriously damaged or diseased, within a period of five 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 protect the visual amenity and natural heritage of the area.

8. Prior to the commencement of any site development works all existing trees to be retained shall be fenced off. This must be at a distance of the crown spread (the outer drip-line of the tree) or half the tree height, whichever is the greater. Fencing shall be at least 1.2m high cleft chestnut pale or chain link, well braced to resist impacts or similar to be agreed in writing with the planning authority. These works shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within these areas shall not be altered, nor shall any excavation be made or any other works carried out, or fires lit without the prior written consent of the planning authority.

Reason: To ensure the protection of trees and other vegetation to be retained and to ensure the continuity of amenity afforded by existing trees.

9.
 - a) Prior to the commencement of any development on site, the applicant shall submit, for the written agreement of the Planning Authority, a revised site layout plan demonstrating compliance with the car parking standards contained in Section 11.9.1 of the Meath County Development Plan. The revised plan shall clearly identify the total number of car parking spaces proposed, including accessible parking spaces.
 - b) Prior to the commencement of any development on site, the applicant shall submit, for the written agreement of the Planning Authority, a revised site layout plan demonstrating

compliance with the cycle parking standards contained in Section 11.9.3 of the Meath County Development Plan. The revised plan shall clearly identify the total number of cycle parking spaces proposed.

c) The applicant shall provide EV charging points and infrastructure in accordance with section 11.9.2 of the CDP. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development on site.

d) The applicant shall obtain a Road Opening Licence from Meath County Council Transportation Department prior to carrying out any works on the public road, outside of the physical site boundary.

e) Pedestrian crossings, including tactile paving, shall comply with the "Traffic Management Guidelines".

f) All signs and road markings shall comply with the "Traffic Signs Manual". Placement of signs shall be in accordance with Chapter 1.

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

10. The applicant shall submit a Construction Stage Traffic Management Plan for the written agreement of the Planning Authority, prior to commencement of any development on site.

Reason: In the interest of orderly development. (Transport)

11. a) Prior to the commencement of development on site, the applicant shall submit for the written agreement of the Planning Authority a revised Mobility Management Plan. The Plan shall include details of staff parking management, student set-down and pick-up procedures, measures to encourage walking and cycling, bicycle parking management, car-sharing initiatives and monitoring arrangements.

b) The agreed Mobility Management Plan shall be implemented in full.

Reason: In the interest of orderly development. (Transport)

12. Prior to the commencement of any development on site the applicant shall submit for the written agreement of the planning authority a revised external lighting design scheme for the site which shall be designed and installed in accordance with the "Meath County Councils; Public Lighting Technical Specification & Requirements" document.

Reason: In the interests of visual amenity of the area. (Transport)

13. a) Prior to the commencement of any demolition or construction works on site, the applicant shall submit to, and agree in writing with the Planning Authority, a Refurbishment/Demolition Asbestos Survey (RDAS) and a detailed management plan for the safe removal and disposal of any asbestos-containing materials (ACMs) identified. The survey shall be carried out by a competent person in accordance with current health and safety legislation.

b) Removal of any Asbestos containing materials (ACM) from the buildings must be carried out by competence person only in accordance with statutory requirements. All asbestos containing materials identified through the survey shall be removed, handled, and stored (prior to off-site disposal) in such a manner so as not to create a risk to public health and the environment.

- c) The Applicant shall submit a Construction Environmental Monitoring Plan (CEMP) prior to the commencement of any site activity. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and

groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.

- d) The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development for the written approval of the Planning Authority prior to the commencement of any site activity. The RWMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures. The WMP shall be prepared in accordance with “Best Practice Guidelines on the Preparation of Resource Waste Management Plans for Construction and Demolition Projects” (2021) and “Guidelines for the Management of Waste from National Road Construction Road Projects” (Rev. 2017 as amended), the WMP shall also take cognisance of the National Waste Management Plan for a Circular Economy 2024-2030 (as may be revised or replaced from time to time) and the National Hazardous Waste Management Plan 2021-2027 (as may be revised or replaced from time to time) in particular the upper tiers of the Waste Hierarchy. All waste generated on site shall be recovered/ disposed of at an authorised facility and transported by an authorised collector. The RWMP shall be treated as a live document and communicated to all relevant personnel.
- e) Dust Emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
- f) Prior to commencement the applicant shall submit a dust monitoring programme for the agreement of the Environment Department.
- g) 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 as amended. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant’s site boundary.
- h) Burning of waste, including green waste, is prohibited on site.
- i) 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. A program of noise monitoring shall be put in place to monitor site activity, and noise levels generated to ensure impact to nearby residential noise sensitive locations are minimized.
- j) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1930 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
- k) During the construction stage arrangements shall be made for the collection, storage and disposal of all foul sewage effluent arising from portable toilets/welfare facilities provided for the construction works and transferred to an authorised facility, if applicable.
- l) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Environmental Management Plan (CEMP). All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 50m from watercourses and capable of storing 110% of the container/tank capacity.
- m) 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.
- n) 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. The production and use of waste derived aggregates shall 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.
 - o) All excavated material stored onsite shall be setback a minimum of 10 metres back from any drainage ditches/watercourses onsite. A silt fence shall also be installed at a minimum of 3 metres from any drainage ditches/watercourses onsite and shall be maintained until vegetation has been re-established.

Reason: In the interest of public health. (Environment)

- 14.
 - a) Prior to commencement of the proposed development, the applicant shall revise the proposed surface water system to the written agreement of the Planning Authority.
 - b) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - c) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interests of environmental protection and surface water management. (Environment)

- 15. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.

Reason: To provide adequate water and wastewater facilities.

- 16. 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 circumstances being set by Meath County Council.

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

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.