

Meath County Council

Planning Report

To:	Gerard Kellett, A/Senior Executive Planner
From:	Ryan Keleghan, Assistant Planner
File Number:	2660030
Applicant:	Gerard Bryne
Development Address:	4 Grange, Dunsany, co. meath
Application Type:	Permission
Date of Site Inspection:	17/02/2026
Date of Report:	19/02/2026
Date Decision Due:	24/02/2026
Development Description:	the development will consist of the construction of a dwelling, upgrade agricultural entrance to residential entrance, waste water treatment system, percolation area and all associated services.

1. Site Location & Description

The site measures 0.25ha and is located within the townlands of Derrypatrick Grange, approximately 8.8km west of Dunshaughlin and approximately 6.4km south of Kilmessan. The site is not located within a settlement boundary. The site is currently agricultural pasture/greenfield. The front boundaries of the site consist of a mature hedgerow. The site is located off the regional road R-154-316. This road is designated a strategic corridor. The site is immediately surrounded by agricultural lands and detached residential dwellings.

The site is zoned RA - Rural Area and is located within an area designated as a 'Rural Area under Strong Urban Influence' area, according to the Meath County Development Plan 2021-2027. The site is not located within an Architectural Conservation Area (ACA). There are no Protected Structures, Recorded Monuments or Protected Views within the application site. The site is located within the 'Central Lowlands', lowland landscape character area, which has a high landscape character value and has a moderate landscape sensitivity.

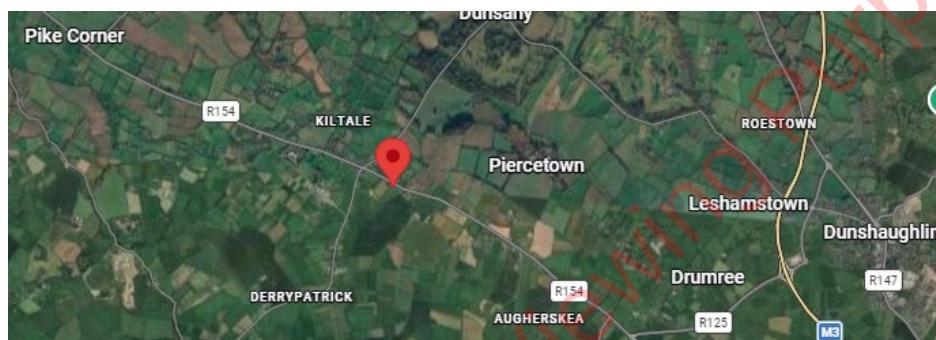


Figure 1: Site Location. (Source: Google Maps, 2026)



Figure 2: Aerial Photograph of Site (Approximate Redline Boundary). (Source: Google Maps, 2026)

Site Inspection Photography



2. Proposed Development

The Applicant is seeking planning permission for the development which “*will consist of the construction of a dwelling, upgrade agricultural entrance to residential entrance, waste water treatment system, percolation area and all associated services.*”

3. Planning History

A review of the Meath County Council Planning Register indicates that there is no recent and relevant planning history on the subject site. However, the following is noted adjacent to the site:

- **Plan Ref No. DA100781:** Planning permission was refused to “*construct a new two storey domestic dwelling together with detached domestic garage, waste water treatment unit and associated site works incorporating site entrance and site boundaries*”. The application was refused for three reasons, which are as follows:

1. In order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads through the creation of excessive levels of individual entrances and to secure the investment in non-national roads, it is the policy of the County Development Plan 2007 – 2013 to restrict new accesses for one-off dwellings where the 80km per hr speed limit currently applies to identified Strategic Corridors. Having regard to the site's location accessed off an identified Strategic Corridor, it is considered that the proposed development would endanger public safety by reason of traffic hazard and be contrary to the policy of the County Development Plan.
2. Having regard to the location of the proposed site in an area defined as being under strong urban influence in the Meath County Development Plan 2007 – 2013, it is considered that the proposed development would consolidate a pattern of undesirable ribbon development in a rural area, would seriously injure the visual amenities of the area and militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The Planning Authority is not satisfied on the basis of the information submitted in relation to this application that the ground would be suitable for the disposal of effluent. The proposed development would therefore be prejudicial to public health.

4. Policy Context

4.1 Project Ireland 2040, National Planning Framework

The NPF sets the national planning policy context for the country. The following National Strategic Outcomes (NSOs) and National Policy Objectives (NPOs) as set out in the NPF are relevant:

NSO 3	Strengthened Rural Economies and Communities
NSO 7	Enhanced Amenities & Heritage
NPO 23	Rural landscape
NPO 24	Supporting sustainable development of rural areas

National Policy Objective 28

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

4.2 Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These Guidelines seek to:

1. Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential

- and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated,
2. Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

They distinguish between different types of rural area, with differing policy responses identified for each. They also distinguish between rural generated housing and urban generated housing and set out development plan policy guidance for both.

4.3 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assemblies (EMRA) for the period 2019-2031 is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

It highlights the importance of tailoring planning responses in rural areas to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

The following objectives are noted:

RPO 4.77: Prioritisation of rural towns and villages.

RPO 4.79: Contribution of small towns, villages and rural areas to social and economic wellbeing.

RPO 4.80: Management of urban generated growth in Rural Areas Under Strong Urban Influence and Stronger Rural Areas.

RPO 4.18: Management of rural areas outside of Rural Areas under Strong Urban Influence.

4.4 Meath County Development Plan 2021-2027

Zoning

The site is zoned 'RA' (Rural Area) where the objective is *"To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage."*

Residential is a permitted use, subject to compliance with the Rural Settlement Strategy.

Chapter 9 Rural Settlement Strategy

Chapter 9 of the Development Plan sets out the rural development strategy. The strategic aim of the settlement strategy is set out in following objectives:

RUR DEV SP 1 To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.

RUR DEV SP 2 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. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and

objectives in this Development Plan, and in particular Chapter 8 Section 8.6.1 UNESCO World Heritage Site of Brú na Bóinne.

The application site is situated within a Rural Area under Strong Urban Influence area, which has the following relevant policies:

RD POL 1 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.

RD POL 2 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

RD POL 3 To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

Section 9.4 of the Development Plan outlines the criteria by which Applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas. Section 9.18 outlines the technical requirements for new housing.

Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage. (Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply). Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the Applicant;
- The degree to which the proposal might be considered infill development, and;
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

Meath County Council will endeavour to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.

Design

The Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan. Policy RD POL 9 requires that all applications comply with the Meath Rural Design Guide.

Infrastructure

INF POL 5 To require that in the case of all developments where public watermain are available or likely to be available and have sufficient capacity, that such development shall connect to them.

INF POL 16 To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS.

INF OBJ 15 To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).

INF OBJ 16 To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

INF OBJ 18 To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.

INF OBJ 25 To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF OBJ 26 To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites.

Wastewater

INF OBJ 13 To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.

RD POL 46 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.

RD POL 47 To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.

RD POL 48 To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.

RD POL 49 To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 50 To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the Applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 51 To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.

RD POL 52 To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.

RD POL 53 To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.

Transport

RD POL 38 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.

RD POL 39 To identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road.

RD POL 40 To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No 9.2.) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.

Boundaries

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 53 To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.

RD POL 41 To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).

DM OBJ 11 Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.

Flooding

INF POL 18 To implement the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.

INF POL 20 To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.

INF OBJ 20 To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.

Development Management Standards

Chapter 11 of the Meath County Development Plan 2021-2027 sets out development management standards.

4.5 Section 28 Guidelines

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5. Submissions

There have been no submissions received on behalf of this application.

6. Representations

No representation has been received on behalf of this application.

7. Prescribed Bodies

The application was not referred to any Prescribed Bodies.

8. Internal Referrals

The application was referred to the following Internal Departments:

- **Transport:** Further Information Required
- **Environment:** No response received to date.

9. Pre-Application Consultation

A review of Section 19 of the submitted Application Form indicates that there was no pre-planning consultation held in respect of the proposed development.

10. Planning Assessment

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout

- Impact on Amenities
- Flood Risk
- Archaeology/Built Heritage
- Transportation
- Site Services

10.1 Principle of Development

The application site is zoned 'RA' (Rural Area) in the Meath County Development Plan where residential use is permitted subject to compliance with the Rural Settlement Strategy.

The goal of rural settlement strategy is to ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access, drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

A tailored approach is taken to rural housing in the county, in which 3 types of rural area are identified with corresponding policies for each. In accordance with strategic policy RUR DEV SP 2, applications for individual house developments in rural areas must 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.

Based on the information submitted it appears that the Applicant is seeking to demonstrate compliance with the rural settlement strategy on the basis that:

"The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to natural resources related employment where the applicant can: Clearly demonstrate a genuine need for a dwelling on the basis that the applicant is significantly involved in agriculture. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the agricultural activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. It is also considered that persons taking over the ownership and running of family farms and/or the sons and daughters of farmers would be considered within this category of local need. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be farming / natural resource related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required;"

The Applicant has submitted a range of documentation to support the establishment of local needs. These documents include:

- Completed Local Needs Form
- Letter from Dunshaughlin Purchasing Group
- Bank Statement 2020, 2022, 2023, 2024, 2025
- AGM letter from the Kiltale Group Water Scheme

- Department of Agriculture Food and the Marine Letter
 - Herd Number Details
- Department of Agriculture Food and the Marine Letter 2024, 2023, 2022, 2021, 2020
- Department of Agriculture Food and the Marine Payslip 2023, 2021
- Farm Inspection Letter
- Tax Letter 2019
- Letter of Support from Employer
- Insurance Letter 2025, 2021, 2020
- Motor Tax Online 2023, 2025, 2020
- Credit Union Letter 2022
- Firearms Letter 2022
- Vet Letter 2021
- Auctioneers Invoice 2020
- Agricultural Invoice 2020, 2018
- Drivers Licence Letter 2023
- Cover Letter
- Letter from National School
- Letter from a Solicitor
- Polling Card
- Payslips

There has been a significant amount of supporting information received as part of the assessment and there is a clear and distinctive evidence base that the Applicant has lived in the local area for at least the **last 5 years and is significant involved in Agriculture**. Therefore, the principle of development is acceptable.

10.2 Design & Layout

The Applicant is proposing a storey and a half-detached dwelling with a ridge height of 7.33m. The main bulk of the dwelling has a rectangular shaped profile and massing with the floor area of 171m². The profile of the main bulk of the dwelling has a total length of approximately 11.3m, with a total depth of approximately 8.5m. The proposed dwelling has a gable roof profile with three dormer windows proposed on the front elevation. The proposed dwelling is shown to have a uniform range of fenestration proposed. There is a front porch proposed with a pitched gable roof profile which will rise to a height of approximately 4m and protrudes from the dwelling by 2.1m, which appears to be finished with a natural stone cladding.

The proposed external finishes of the proposed dwelling are to a napp plaster finish. The colour and finish of the roof have not been detailed.

The existing dwellings surrounding the proposed dwelling to the west have a bulk and massing of a traditional bungalow dwelling and storey and half dwelling to the west of the site. The proposed design will align with the established design in the area in terms of height.

The site is large. There is significant site coverage from the proposed dwelling. The Applicant has not detailed the proposed dwelling setback from the roadside boundary. This appears to be aligned with the front building line established to the west of the site, as per the submitted site layout drawings.

The Applicant has not proposed a garage as part of this application.

The Applicant has not provided a detailed and comprehensive landscaping plan as part of the proposed application. The dwelling will be overly exposed on the eastern boundary of the site.

The dwelling is proposed as a four-bedroom unit, this is supported by a Site Characterisation Report.

The Applicant is the owner of the subject site.

The finished floor level of the dwelling is stated as 90.3m the ground level, which is detailed to be 90m, the roadside boundary appears to be shown as 90.5m.

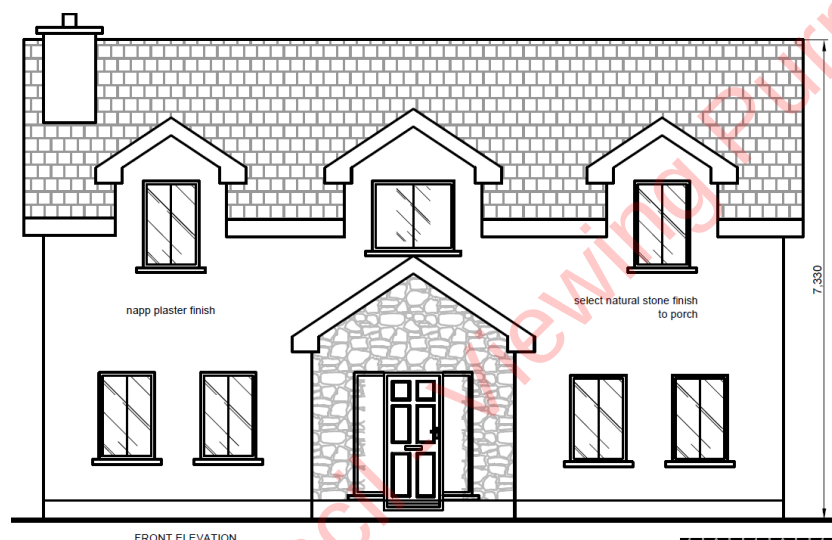


Figure 7: Proposed Front Elevation, as submitted.

10.3 Impact on Amenities

The proposed dwelling is located approximately 20m from the western site boundary, although this isn't called out on the drawings. There is unlikely to be reduction in the residential amenity of these existing dwelling due to the separation distance and the mature hedgerow present on this boundary.

10.4 Flood Risk

The Meath County Development Plan 2021-2027 refers to Flood Risk Management as a key area of assessment. A review of the area indicates that the application site is not located in an identified flood risk zone in the OPW PFRA Mapping/Strategic Flood Risk Assessment for County Meath carried out for the Meath County Development Plan 2021-2027. The nearest flood zone is located approximately 910m northwest of the subject site. This is a Flood Zone A; therefore, the zone is defined as an area of high probability of flooding. However, the application site is in a Flood Zone C (fluvial) where the risk of flooding is low.

10.5 Archaeology/Built Heritage

There are known Recorded Monuments or Protected Structures within the site. There are two Recorded Monuments situated within close proximity of the site, these are a 'Pit-Burial'

(SMRS: ME037-027001) and a 'Barrow-unclassified' (SMRS: ME037-027), which is located approximately 170m northwest of the subject site.

10.6 Transportation

The site will be accessed through an upgraded agricultural entrance off the regional road R-154-316, this road is a designated strategic corridor. The Applicant has demonstrated sightlines of 240m from the proposed entrance from a setback of 2.4m. The visibility splay is not included within the redline boundary of the site. A plan drawing of the site entrance has not been provided. It is unclear how the existing agricultural field will be accessed in the event of a grant of permission. There is ample car parking to service the dwelling.

The development assessment criteria apply to the subject application under Section 9.15.3 of the Meath County Development Plan 2021-2027 and RD POL 40.

The Meath County Council Transport Department have the following comments "*The proposed development is located inside the 100kph speed limits on the R-154 which is identified as a Strategic Corridor in the CDP.*

The applicant has proposed sightlines of 240 metres to the nearside edge of the road in both directions from a set back of 2.5 metres from the entrance.

In accordance with TII document DN-GEO-03060, for a 100kph road, sightlines of 215m to the nearside edge of the road from a set back of 2.4 metres are required. Sightlines submitted are acceptable.

The applicant has proposed to use an existing agricultural entrance, the landholding can still be accessed by another existing agricultural entrance at the south eastern corner of the landholding.

It appears that the proposed boundary wall and entrance gates would result in a hazard being introduced to the Clear Zone. The applicant shall submit a revised layout, demonstrating the entrance is in compliance with TII Publication DN-GEO-03036. There shall not be any hazards within the Clear Zone".

The Meath County Council Transport Department require further information.

10.7 Site Services

As outlined in the Application Form submitted by the Applicant the proposed dwelling will be serviced by a new connection to the public mains. Wastewater will be serviced by a new connection to a domestic wastewater treatment system. The Applicant has provided a completed Site Characterisation Report, this was prepared by Arc Design Services. The report details this proposed wastewater treatment system to be compliant with EPA Code of Practice 2021. The Site Characterisation Report can be summarised as such:

- Trial hole dug to 2.2mBGL
- Trial hole opened on 19/03/2022
- Test holes examined on 22/03/2022
- Test holes pre-soaked on 21/03/2022 at 08:55 and 16:35
- The sub-surface test result is shown at 5.61 (min/25mm)
- The surface test result is shown at 10.39 (min/25mm)

It is noted there is a discrepancy between the proposed water supply method on the submitted application form and the submitted site characterisation report. The number of bedrooms is also incorrect and lower than shown on the proposed plans and particular.

Surface water is to be managed via a soakpit. The location of which has not been detailed

The Meath County Council Environmental Department have provided no comments to date.

11. Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

'Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities' (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities", states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The following Natura 2000 sites are located within 15km of the subject site:

- River Boyne and River Blackwater SAC (002299)
- River Boyne and River Blackwater SPA (004232)

The Planning Authority considered, nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

12. Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning and Development Regulations, 2001 to 2025, Schedule 5 requirements.

The Planning Authority is required to determine if the proposed development requires an EIA. The proposed development does not equal or exceed a threshold or represent a category of

project listed in Schedule 5 of the Planning and Development Regulations 2001 to 2025. Having regard to the small scale and nature of the development and the site location, the proposal would not require sub-threshold EIA.

13. Development Contribution

The development of a dwelling on the site, is not exempt from being levied under Section 48 of the Planning and Development Act 2000 to 2023, to provide a development contribution. The proposed development is for a residential dwelling with a floor area of 171m² for the dwelling. In the event of a grant of permission, the development will be levied in the class between 141m² and 200m² at a total charge of **7,500.00 euro**.

As outlined in Section 5 of the Meath County Development Contribution Scheme 2024-2029, the breakdown and allocation of funds are 5% for 'Surface Water Drainage', 55% for 'Roads' and 40% for 'Social Infrastructure'. Therefore, the allocation of each category will be as follows:

- Surface Water Drainage (5%): **375.00 euro**.
- Roads (55%): **4,125.00 euro**.
- Social Infrastructure (40%): **3,000.00 euro**

14. Recommendation

In accordance with Section 34(8) of the Planning and Development Act 2000 to 2023, it is recommended that **FURTHER INFORMATION** is requested to adequately assess the subject development, as follows:

1. The Planning Authority has serious concerns about the provision of a new access off a heavily trafficked county road, which is designated as a strategic corridor in the Meath County Development Plan 2021-2027.
 - (a) The applicant shall demonstrate how they satisfy the exceptions to Section 9.15.3 of the plan (Protected Roads),
 - (b) The applicant is requested to submit full Land Registry details of all family land in County Meath including the applicant's parents in the form of a full file plan(s) and folio(s) and shall provide a full evaluation of such lands to ensure that there is no other suitable family land to accommodate the proposed development not located on the protected road.
2. Subject to item 1, the Applicant shall submit revised plans and particulars to clearly detail the proposed setback from the roadside boundary within the site.
3. Subject to item 1, The Applicant shall detail how the remaining agricultural fields will be accessed in the event of a grant of permission. This information shall include an appropriate entrance in accordance with the Meath Rural Design Guide and the visibility splay from the proposed agricultural entrance.
4. Subject to item 1, The Applicant shall demonstrate unobstructed sightlines of 215 metres to the nearside edge of the road, in both directions, from a set back of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

5. Subject to item 1, The Applicant shall demonstrate unobstructed forward visibility stopping sightlines of 215 metres, in accordance with TII document DN-GEO-03031.
6. Subject to item 1, The Applicant shall demonstrate an entrance layout in accordance with the Meath Rural Design Guide and that the roadside boundary complies with TII standard DN-GEO-03036. There shall not be any hazards within the Clear Zone as defined in TII Publication DN-GEO-03036.
7. If any submission resulting from the above requires the submission of additional data which alters your original proposal and the Planning Authority on receipt of the submission consider it to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Act 2000-2023. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

Please Note: Any response to a Further Information Request for an Online application should ONLY be made Online via the ePlanning Portal.

FURTHER INFORMATION



Ryan Keleghan

Assistant Planner

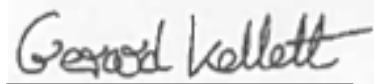
Date: 19/02/2026

RECOMMENDATION

ACCEPTED

24 February 2026

SIGNED:



Gerard Kellett

A/Senior Executive Planner