

Meath County Council

Planning Report

To: Wendy Bagnall Senior Executive Planner

From: Shoaib Khan Executive Planner

File Number: 2560633

Applicant: Tadhg Eivers

Development Address: Roristown, Trim, Co. Meath C15 WV10

Application Type: Permission

Date of Site Inspection: 07/08/2025

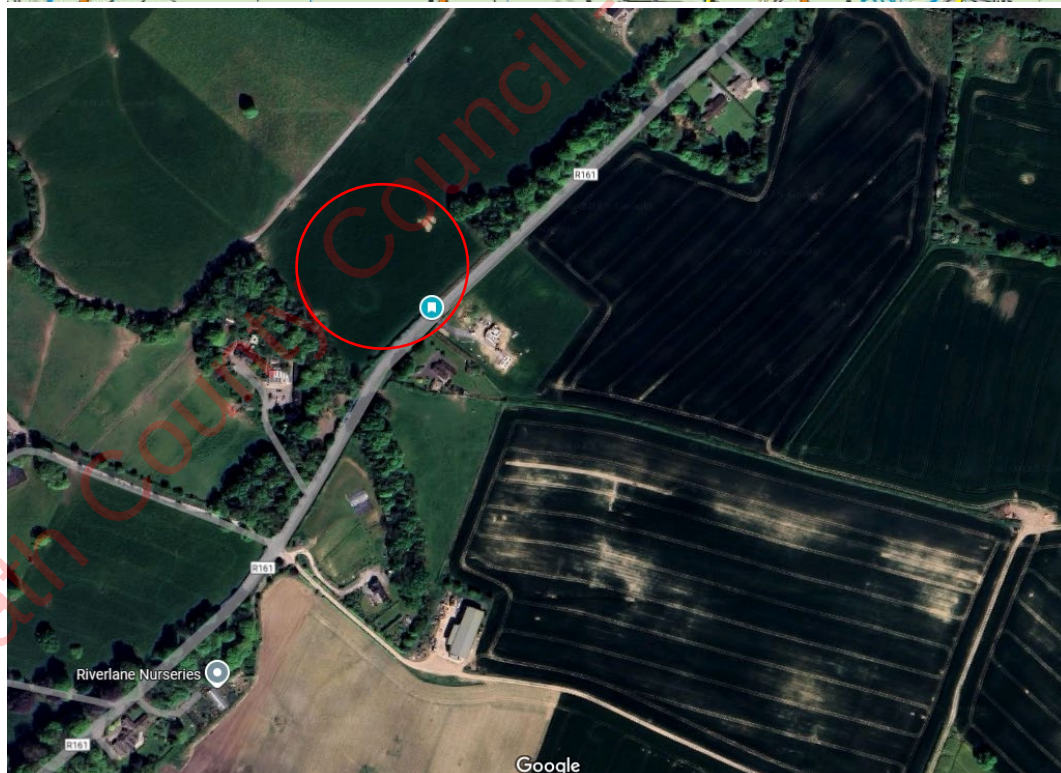
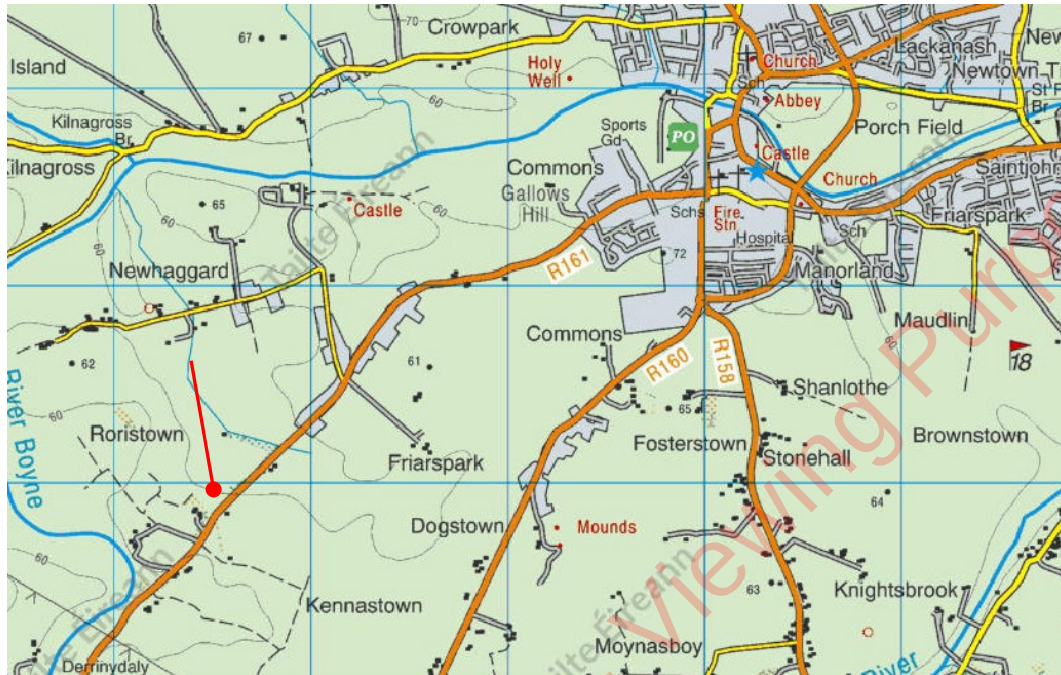
Date of Report: 08/08/2025

Date Decision Due: 14/08/2025

Development Description: the development will consist of the construction of a two storey type dwelling, detached domestic garage, a waste water treatment system, new entrance arrangement and all associated site works on this site.

1.0 Site Location & Description:

The application site is situated in the townland of Roristown, approximately 2.7 km to the southwest of Trim town centre, the site is identified as rural area under strong urban influence. The site consists of an unoccupied plot taken out of the larger landholding, it is positioned in the eastern corner and along a regional road R161. the application site lies within the Boyne Valley River corridor and estuary character area, which is noted for its exceptional value landscape value and high sensitivity to development. There are no Protected Structures or National Monuments present within the application site.



Site Visit Photos 7th August 2025





2.0 Proposed Development

The application seeks permission to construct a house, and with associated works.

3.0 Planning History

None on the site. history nearby as below.

North

21634	Roisin Eivers	Conditional Grant
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The development will consist of revisions to an existing grant of permission, ref. no. ta/1917025 and will include the following: (1) change of house type and design to entirely single storied. (2) minor revisions to the site layout to include reposition.

TA191702	Roisin Eivers	Conditional Grant
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(1) to construct a part single, part two storied dwelling house and a detached domestic garage.(2)to install a wastewater treatment unit and percolation area. (3) to construct a stables building, dungstead and effluent collection tank. (4) to make a new...

South, opposite the site

211858	Yvette Eivers	Conditional Grant
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The development will consist of single storey dwelling, detached domestic garage, installation of a proprietary waste water treatment system and polishing filter. the development also includes new internal entrance & driveway off entrance previously granted

TA200978	Dervela & Eamonn Kelly	Conditional Grant
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The construction of a detached two storey dwelling, domestic garage, a bored well, entrance, wastewater treatment system and designed percolation area. significant further information/revised plans submitted on this application.

4.0 National and Local Planning Policy

- **National Policy**

Project Ireland 2040, The National Planning Framework (NPF) was formally adopted on 29/05/2018 (Circular FPS06/2018). The NPF sets out the national planning policy context.

- **Regional Policy**

The Regional Spatial and Economic Strategy (RSES)

- **Local Policy.**

Chapter 9 of the Meath County Development Plan 2021-2027 sets out the Rural Development Strategy.

Chapter 11 of the Meath County Development Plan 2021-2027 sets out the Development Management Standards and Land Use Zoning Objectives.

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

5.0 Submissions

None.

6.0 Representations

None.

7.0 External Referrals

None.

8.0 Internal Referrals

Transport Further information requested.

9.0 Pre-Planning Consultation

None.

10.0 Planning Assessment

In summary, the main planning considerations in the determination of this application are:

- Principle of Development.
- Rural Housing Need
- Layout & Design.
- Access
- Site Services.
- Flooding
- AA screening
- EIA

Each item for consideration will be expanded on in further detail below.

10.1 Principle of Development

The site is in an area zoned as rural area where the zoning objective is *“To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.”*

The proposed development for the residential dwelling is permissible in this zone, therefore the proposal is acceptable in principle.

10.2 Rural Housing Need (Local needs Section 9.4,9.5)

It is the policy of the Council:

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.

The application site is located in a rural area. As outlined previously, the planning policy framework for housing in rural areas requires a demonstration of a location-specific rural housing need. Section 9.4 of the Meath County Development Plan 2021 – 2027 outlines several means by which this can be done.

Based on the information submitted, it appears that the applicant is seeking permission based on the following criteria:

“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.

A local need form has been submitted, verifying that the applicant lives in the family home few meters south to the site in the family home and has been since birth. The site is owned by parents, and a letter of consent has been provided. At present, the applicant does not possess any residential property. The applicant is employed in agriculture on full time basis. The following documents have been submitted to meet the local needs assessment and to confirm residence.

- A completed local needs form signed and dated 19/06/25
- Bank statements Aug 2018, April 2025

- Insurance letters dated 2018 - 2025

The documents provided are deemed sufficient; the applicant has supplied substantial documentation to verify residency in the local area and the necessity to build on the selected site. The land register and planning history affirm that the applicant possesses strong intrinsic connections. The applicant fulfils the local needs criteria as specified in the relevant assessment standards.

10.3 Layout

The subject site is located on the side of a regional road with some frontage onto the same. The area designated for the application marked by the red line, covers 1.2 hectares. The proposed residence is located approximately 50 meters from the front boundary. A side garage is also proposed rear of the house. Arrangements for wastewater management and a percolation area have been designated in the rear open space. The site is bordered by established mature vegetation on one side and at the front, which will be improved by additional landscaping within the site. There is one other established residence located on the same side of the road, with only one family member's home situated/approved to the northeast of the subject site in the next field. There are two residences located across the road, one of which is nearing completion. As a result, the proposed layout is regarded as acceptable in principle; however, the suggested entrance onto a strategic corridor, which runs parallel to the regional road, is not deemed acceptable. This matter is discussed in greater detail below and may necessitate additional information.

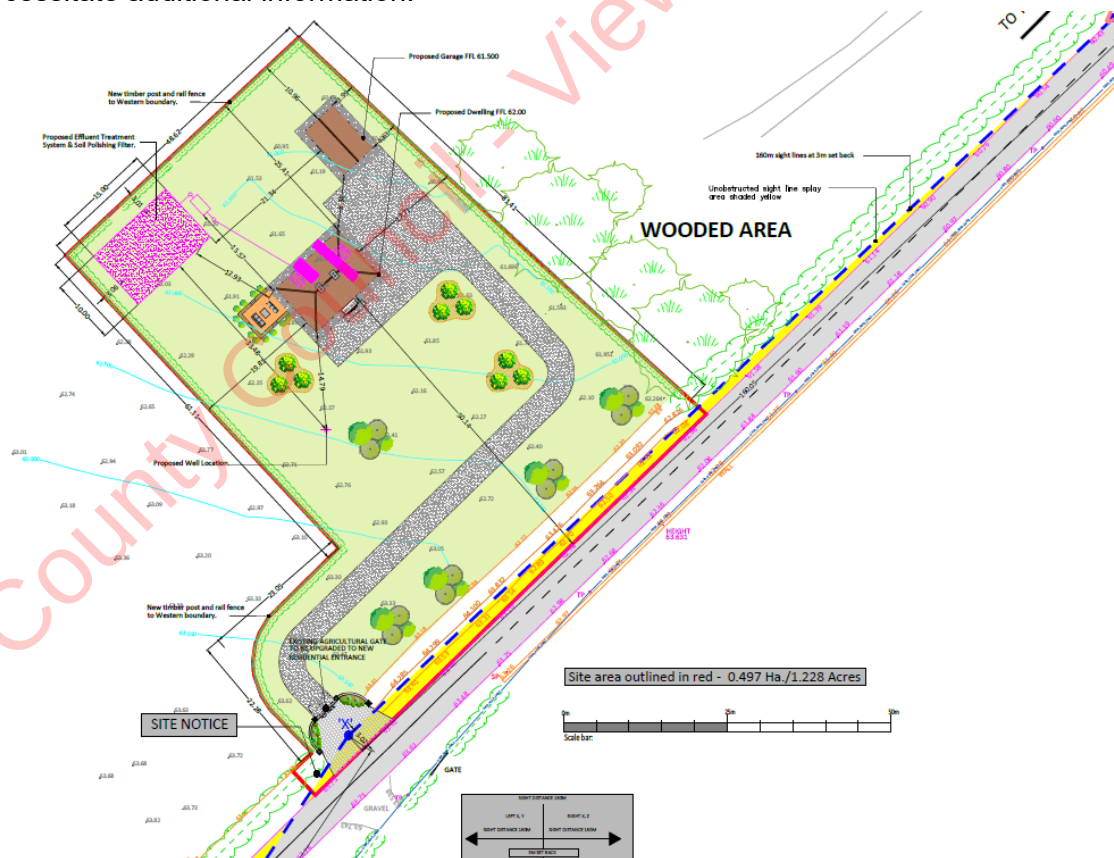


Figure 1 Proposed Layout 2560633

10.4 Design

The architectural design currently under review features a contemporary two-storey residence structured in a standard block-shaped floor plan. The maximum roof ridge height is 8.2 meters. Its interior layout comprises 3 bedrooms along with associated spaces, resulting in a total floor area of 215 square meters.

The exterior will be adorned with standard dark-hued roof tiles, complemented by a smooth render finish on throughout the house. The front elevation will display a harmonious arrangement of standard-sized glazed panels and a small porch feature providing main entrance.

The selected finishes and materials are considered suitable and embody a modern interpretation of a rural dwelling within a countryside setting. The proposed design is acceptable subject to conditions.

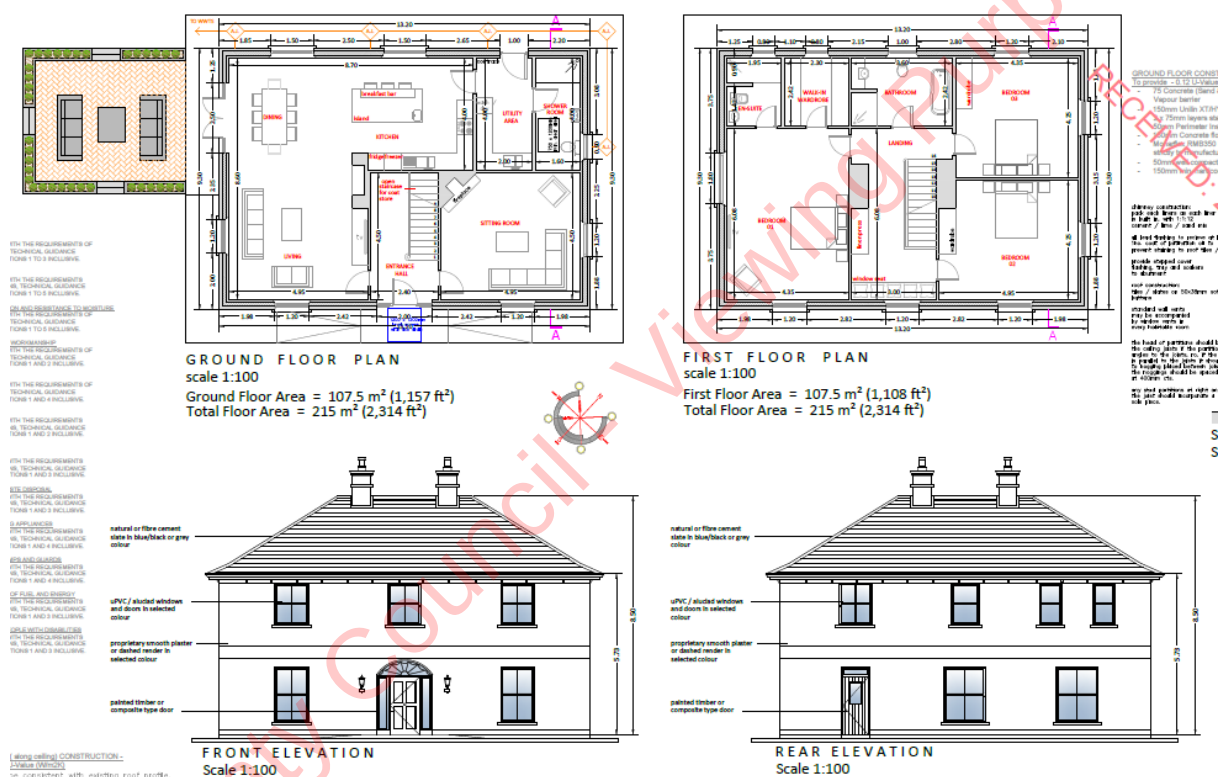


Figure 2 Proposed house design 2560633

10.5 Garage

The application requests a domestic garage that is divided into storage and garage space on the ground floor, offering 45 square meters of floor area with a height of 5.2 meters. The exterior design aligns with that of the house and is typical of a domestic garage. This is considered acceptable subject to its use conditions.

10.6 Access

The property is situated adjacent to a regional road, which is enhanced by well-maintained hedges at the front. The planned domestic entrance will be placed on a straight section of the

road. However, this route has been designated as a strategic transport corridor, where the overarching policy aims to prevent the creation of new access points.

It is the policy of the Council:

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.

However, the development plan further provides exceptions under section 9.5.13 of the development plan. the applicant has not submitted any documents to warrant this exception at present.

In addition, the design of the access located directly opposite the house and running parallel to another domestic entrance is unacceptable, a fact highlighted in the referral report received from the transport section. The report concludes with the request for further information as below.

Comments: *the proposed development is located on the R-161 which is identified as a Strategic Corridor in the CDP.*

The proposed entrance is opposite an existing entrance. This is unacceptable and the entrance should be moved to the north-east by 25 metres approximately. The entrance driveway runs parallel to the public road. This is undesirable.

The proposed entrance would result in a Hazard being introduced to the Clear Zone as defined in TII publication DN-GEO-03036.

Recommendation:

If the application is being considered further, then the applicant should be requested to submit the following further information:

The applicant will be asked for additional information concerning the access arrangements.

10.7 Flooding

The application site is in a Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and, therefore at low risk of flooding. In the event of a permission grant, surface water-related conditions may be applied.

10.8 Services

Water Supply

With regard to water supply, Section 20 of the submitted Application Form indicates that water supply is by private well.

Surface Water Management

Section 20 of the submitted Application Form indicates that surface water drainage is proposed by discharge via soak pit.

Wastewater Treatment

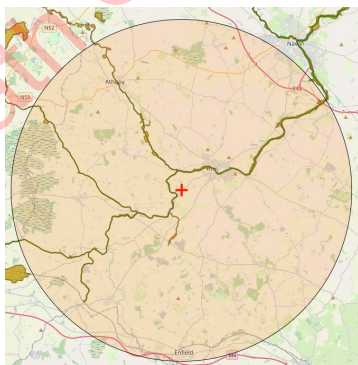
The permission includes the installation of an on-site wastewater treatment system suitable for a 3-bedroom maximum of 5 residents. The site characterization report provided an outline of the assessment conducted on March 19th and March 19th, 2025. The results of the percolation tests indicated values of 43.94 min/25mm for the sub-surface and 10.64 min/25mm for the surface, demonstrating suitable conditions for a tertiary treatment system with associated works.

Based on the information submitted, it is considered that the proposal for a wastewater treatment system (secondary treatment system and percolation area) would likely be acceptable subject to being constructed and commissioned in accordance with the submitted site characterization report having taken into consideration the ground conditions and the EPA Code of Practice for Domestic Wastewater Treatment Systems, 2021.

11.0 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 application site is not within any designated Natura 2000 site. However, the nearest sites located within 15km of the subject site are somewhat proximate and are listed as follows:



- River Boyne and River Blackwater SAC 002299 and SPA 004232

The nearest designated site is located 557 meters to the southwest; however, there is no hydrological connection present. The applicant has provided a stage 1 appropriate assessment, which has been completed by a qualified individual. This assessment has been reviewed and concludes that the proposed development can be excluded, indicating that it will not significantly impact European sites.

The Planning Authority considered the 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.

12.0 Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001-2025, nor is it considered a sub-threshold development for the purposes of Schedule 7 Planning & Development Regulations 2001-2025 and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

13.0 Development Contributions

Development contributions shall be calculated and submitted in accordance with the DCS 2024-2029. A residential dwelling 215 square meters.

14.0 Conclusion

After examining the submitted documentation from a technical perspective, insufficient information is submitted to evaluate whether the development complies with the requirements of the Meath County Development Plan 2021-2027 or if it is consistent with the principles of proper planning and sustainable development for the area.

It is recommended that FURTHER INFORMATION be requested on the application as below.

1. The proposal is situated adjacent to a regional road, recognized as a strategic transport corridor, where the overarching policy aims to prevent the creation of new access

points. It is the policy of the Council, as set out in the Meath County Development Plan, 2021-2027:

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.'

Exceptions are set out in section 9.5.13 of the CDP. The applicant is requested to submit additional documentation to address the requirements of the CDP in this regard. If the applicant is unable to provide the Planning Authority with sufficient planning justification, an alternative site within the landholding should be considered.

2.

(a) The proposed entrance is directly opposite an existing entrance. This is unacceptable and the entrance location should be revised. The applicant is required to submit a revised site layout demonstrating the relocation of the proposed domestic entrance, the entrance shall be located at least 25 metres north-east of the initially proposed location.

(b) The entrance layout should be revised such that a Hazard is not introduced into the Clear Zone as defined in TII publication DN-GEO-03036.

(c) The entrance driveway should not run parallel to the public road but run straight from the entrance to the dwelling.

(d) The existing roadside boundary hedge should be removed for the full width of the site. A new boundary fence consisting of timber post and tensioned wire mesh should be provided at least 4 metres from the edge of the road. A new hedge shall be planted at least 1 metre behind the fence.

2. If any submission resulting from the above request alters your original proposal requiring the submission of additional data that the Planning Authority on receipt of the submission considers 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 Acts 2000-2023. You should not submit public and/or publish notices until such time as the Planning Authority issues you with a notification to submit such notices pursuant to the Planning & Development Acts 2000-2023.

Please note the response to Further Information for Online applications should be made online on the EPlan Portal.

**FURTHER
INFORMATION**

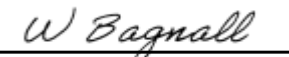


Shoaib Khan
Executive Planner
Date: 08/08/2025

RECOMMENDATION

ACCEPTED

12 August 2025

SIGNED: 

Wendy Bagnall
Senior Executive Planner

Meath County Council - Viewing Purposes Only!