

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 1310/26

Reference Number: 26/158

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Paul O'Leary

Address: c/o M.H.M Design,
Clearview,
Ballykea Road,
Loughshinny,
Skerries, Co. Dublin.

REFUSAL

Nature of Application: PERMISSION for planning permission for: A. Single shed/Storage facility, B. All associated site works on site to rear of existing bungalow

Location of Development: Site To Rear Of Bungalow, Piecietown, Dunboyne, Co. Meath
A86T656

Recommendation: **REFUSE PERMISSION** for the above mentioned development for the 4 reasons set out on the Schedule attached hereto.

ORDER:

Being satisfied that all requirements relating to the Application have been complied with and considering the proper Planning and Development of the County Meath Health District and having regard to the provisions in the Development Plan for the area, IT IS HEREBY DECIDED, in pursuance of the above Act to REFUSE PERMISSION for the said development in accordance with documents submitted, for the 4 reasons set out in the Schedule attached hereto.

Signed: Scarrie
On behalf of Meath County Council

Date: 07/08/2026

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Reasons for Refusal

1. The proposed storage facility/shed, by reason of its scale, design and commercial appearance, would constitute an inappropriate and incompatible form of development within lands zoned A1 "Existing Residential", the primary objective of which is to protect and enhance the amenity of established residential communities. The proposed development would adversely affect the residential amenities of adjoining properties and the wider area by reason of increased traffic generation, noise, disturbance, and associated commercial activity. The proposed development would therefore be contrary to the zoning objectives of the Meath County Development Plan 2021-2027 and contrary to the proper planning and sustainable development of the area.
2. The proposed development, which includes the subdivision of the residential curtilage and the construction of a storage facility/shed, by reason of its excessive scale, massing and footprint relative to the existing dwelling, would not be considered subordinate or ancillary to the principal dwelling house and would be visually dominant within the site. Furthermore, the proposed timber boundary fence, located forward of the front building line, by reason of its height, design and prominent location, would be visually intrusive, would fail to integrate with the character of the area and would not constitute an acceptable form of boundary treatment.

The proposed subdivision of the site, together with the scale of the structure and the proposed boundary treatment, would be out of keeping with the established pattern of development in the area and would seriously injure the visual amenities and residential character of the area. The proposed development would therefore be contrary to the provisions of the Meath County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

3. It is a policy (RD POL 48) of the Meath County Development Plan 2021 – 2027, *"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"*.

Having regard to the location of the proposed structure which is sited within 7m of the existing wastewater treatment system, the applicant has failed to demonstrate that the development meets the minimum standards as set out in '2021 Environmental Protection Agency Code of Practice'. The Planning Authority is not satisfied that the subject site can cater for the safe and effective treatment and disposal of effluent in accordance with the necessary standards and therefore would be prejudicial to public health.

4. The independent vehicular entrance serving the rear portion of the site and this shed/storage facility, would facilitate the creation of a separate access to a subdivided area of a residential curtilage and would result in a form of development that is not ancillary to the established residential use of the site.

The applicant has failed to demonstrate that the proposed access can provide adequate sightlines and safe access and egress for vehicles. By reason of its location and the intensification of vehicular movements associated with the proposed development, the

entrance would give rise to a traffic hazard and endanger public safety for road users, pedestrians and cyclists. The proposed development would therefore be contrary to the interests of traffic safety and the proper planning and sustainable development of the area.

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