

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: Michael McGroary
c/o Adrian King
50 North Road
Drogheda
Co. Louth
A92 W725

GRANT

PLANNING REGISTER NUMBER: 25/60126
APPLICATION RECEIPT DATE: 11/02/2025
FURTHER INFORMATION DATE: 29/10/2025

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 25/11/2025 decided to **GRANT** PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- the development will consist of the following: 1. Construction of a new detached, 2-storey dwelling. 2. Construction of a new 1.5-storey garage & carport. 3. Existing agricultural entrance to be relocated and construction of proposed new vehicular entrance gates and piers. 4. New proprietary wastewater treatment system & percolation area. 5. All associated site works. Significant further information/revised plans submitted on this application at Coolfore, Ashbourne, Co. Meath, subject to the 11 conditions set out in the Schedule attached.

DATE: 25/11/2025



On behalf of MEATH COUNTY COUNCIL

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of six weeks.

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED

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.**

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 – 2023 Acts, as amended, 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(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 2001-2025 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 – 8722684E-mail: bord@pleanala.ie

Web: www.pleanala.ie

Schedule of Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the Planning Authority on 11/02/2025 and subsequent further information received on 13/10/2025 and public notices received on 29/10/2025, except where conditions hereunder specify otherwise. 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 the 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. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant and shall remain so occupied for a period of at least seven years thereafter. The applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, (as amended) to this effect.
- (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the Planning Authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.
- (c) This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. The final design detail and external finish of the dwelling shall be in accordance with the plans submitted on 13/10/2025 or otherwise agreed in writing with the Planning Authority prior to commencement of the development.

Reason: In the interest of visual amenity

4. (a) Landscaping shall be carried out as detailed on the site plan received on 13/10/2025 unless otherwise agreed. Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the entrance. New site boundaries shall consist of timber fencing backplanted with hedgerow of species native to the area.
- (b) The access driveway shall be grassed and planted with a line of evenly spaced semi-mature trees that do not obstruct any vision lines.
- (c) 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: In the interest of visual amenity.

5. The garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of development control.

6. The applicant shall comply with the following transportation requirements:
 - (a) The applicant shall provide and maintain unobstructed sightlines of 160 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.
 - (b) Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interest of traffic safety.

7.
 - (a) Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto the public road or adjoining property. It shall not be discharged to the wastewater treatment system or percolation area.
 - (b) Existing surface water drainage for adjoining properties shall not be adversely affected by the development hereby permitted. All soak pits shall be designed to BRE Digest 365 standards.
 - (c) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.

Reason: To ensure orderly disposal of surface water and in the interests of road safety and environmental protection.

8.
 - (a) The onsite DWWTS proposed shall be constructed in accordance with the recommendations provided in Sections 4, 5 and 6 of the Site Characterisation Form submitted with the application and contained in the Environmental Protection Agency Code of Practice for Domestic Wastewater Treatment Systems (2021). Certification from an appropriately trained and qualified person, as well as the manufacturer or supplier in the case of secondary packaged wastewater treatment system, that the complete DWWTS has been satisfactorily installed and commissioned to accord with the provisions of the EPA Code of Practice, Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10), 2021 and the Site Characterisation Form submitted on 11/02/25, shall be submitted to the Planning Authority prior to occupation of the house. The certification shall include an as constructed cross-sectional drawing through the installed DWWTS, including any associated infiltration/treatment area.
 - (b) The installation and maintenance of this DWWTS shall be such as to not give rise to any polluting matter entering any waters, tidal waters or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial, or any contiguous to those mentioned which for the time being is dry. In this, all minimum separation distances to receptors, as outlined in Table 6.2 of the EPA Code of Practice (2021) must be adhered to.

- (c) The applicant shall provide and arrange for the continuous and indefinite maintenance of the entire DWWTS installed, which shall be maintained in accordance with the manufacturer's instructions and in line with Table 12.1 of the EPA Code of Practice (2021).

Reason: In the interests of public health and to provide for the protection of the environment.

9. The applicant shall pay the sum of €6,050.00 to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

10. The applicant shall pay the sum of €4,400.00 to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

11. The applicant shall pay the sum of **€550.00** to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000-2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the planning authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

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. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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/>.
13. 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. 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/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
18. 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.
19. 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 should arrange for vehicles leaving the site to be kept clean.
20. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
21. 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.

22. 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.