

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: David & Elizabeth Andrew
Kerley Ferreira
153 Millbrook, Johnstown, Navan
Johnstown,
Navan
C15 Y6W2

REFUSAL

PLANNING REGISTER NUMBER: 26/60658
APPLICATION RECEIPT DATE: 02/06/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 27/07/2026 decided to **REFUSE** RETENTION PERMISSION to the above named for development of land in accordance with the documents submitted namely: the development will consist of : • 1) The removal of existing front boundary hedging and replacement with a fence boundary treatment. Replacing the existing red brick of the piers and wall of the entrance gate with a stone finish; • 2) Replacing the existing red brick finish with a stone finish of the external wall; • 3) Retention for two existing sheds located within the rear garden used for domestic storage and an art room. Together with all associated site works - at Taterstown, Donaghpatrick,, Navan,, Co-Meath, C15 E4C6 for the 4 reasons set out in the Schedule hereto.

DATE: 27/07/2026



On behalf of Meath County Council

The Planning Authority in deciding this application in accordance with Section 34(3) of the Planning and Development Act 2000-2023, has regard to submissions or observations received in accordance with the Planning and Development Regulations 2001-2025, as amended.

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.**

***Personal Data/ Information –** If you have submitted personal data relating to your application, this will be destroyed after 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 1 month of the date of this Notification. Photographic ID (Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

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 Acts 2000 - 2023, 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 Statement (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 2001-2026 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 – 8722684

Email: appeals@pleanala.ie

Web: www.pleanala.ie

Reasons for Refusal

1. It is an objective (DM OBJ 11) of the Meath County Plan 2021 – 2027 to require *“Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible”* and a policy (RD POL 9) *“To require all applications for rural houses to comply with the ‘Meath Rural House Design Guide’”*.

The proposed boundary fence and by reason of its design, appearance and siting along the adjoining road would be out of keeping with the rural character of the surrounding area and would have a harmful impact on the visual amenity of the surrounding area and would establish an undesirable precedent for similar types of developments.

It is considered that the proposed development would conflict with the policies and objectives of the Meath County Development Plan 2021-2027 and with the provisions of the Meath Rural House Design Guide, would establish an undesirable future precedent and would be contrary to the proper planning and sustainable development of the area.

2. It is a policy of the Meath County Development Plan 2021-2027, *“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 37) and *“To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments”*. (HER POL 53).

The proposed removal of c. 60m of hedgerow and the erection of a 2.1m fence is considered to be in contrast to the aforementioned policy and will result in fragmentation of hedges and trees. To permit the proposed development would contravene the policy and objective of the Meath County Development Plan 2021 – 2027 and would thereby establish an undesirable future precedent and would be contrary to the proper planning and sustainable development of the area.

3. It is a policy of the Meath County Development Plan 2021-2027, *“To require all applications for rural houses to comply with the ‘Meath Rural House Design Guide’”*. (RD POL 9). The applicant has not provided suitable detail relating to the proposed finish of the existing dwelling by way of a sample of the proposed stone finish.

It is therefore considered that to permit the proposed development would contravene the aforementioned policy of the Meath County Development Plan 2021 - 2027 and seriously injure the amenities in the vicinity and would thereby be contrary to the proper planning and sustainable development of the area.

4. The applicant has not demonstrated that unobstructed sightlines in accordance with TII document DN-GEO-03060 can be provided from the existing entrance following the proposed works. The development, if permitted, would endanger public safety by reason of traffic hazard, would set an undesirable precedent and would therefore, be contrary to the proper planning and sustainable development of the area.