

Meath County Council

Planning Report

To:	Sandra Carrie, A/Senior Executive Planner
From:	Ryan Keleghan, Assistant Planner
File Number:	2660787
Applicant:	Ronan Timmons
Development Address:	Girley, Fordstown, Navan, Co. Meath.
Application Type:	Permission
Date of Site Inspection:	21/07/2026
Date of Report:	13/08/2026
Date Decision Due:	19/08/2026
Development Description:	The development will consist of the construction of a domestic garage/store shed to include accommodation for cars and a van together with all other works ancillary to the overall development. The original house planning permission reference is 01/837.

1. Site Location & Description

The site measures 0.274ha. The site is located within the townland of Girley. The subject site is not located within a settlement boundary. The subject site is located 6km north of Athboy and 7.4km south of Kells. The subject site is located within the rural node of Fordstown. The site is located within the grassland to the rear of a residential dwelling. The site is located off the regional road R-164-156. There is an existing detached dwelling located on the site. The site is surrounded by detached residential dwellings and is located adjacent to a shop and commercial premises.

The area is zoned RN as a 'Rural Node'. The subject site is located within a rural area designated as a 'Strong Rural' area. The subject site is not located within an Architectural Conservation Area (ACA). The site does not contain a Protected Structures, Recorded Monument and/or is located within an Archaeological Zone of Notification. The site is located within the 'South West Kells Lowland' lowland landscape character area; this has a moderate landscape value and moderate landscape sensitivity.

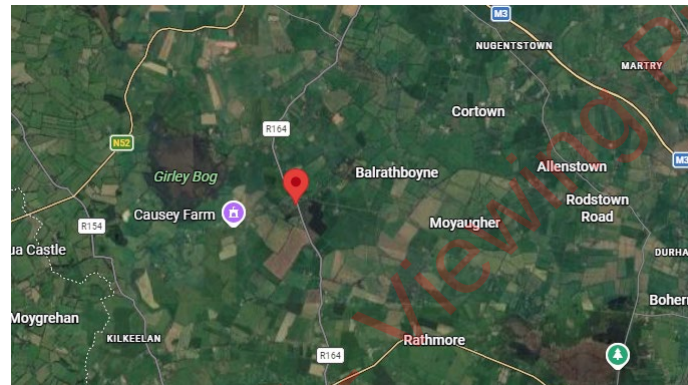


Figure 1: Site Location (Source: Google Maps, 2026)

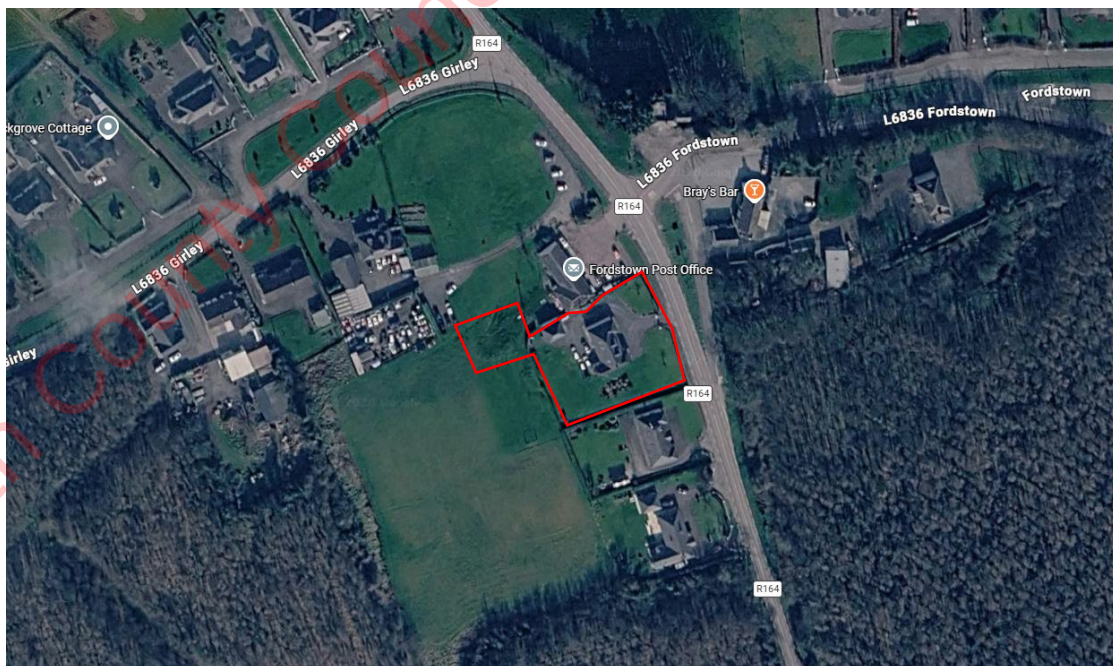


Figure 2: Aerial Photograph of Site Location (Approximate Redline Boundary) (Source: Google Maps. Date of Capture: Aug 2026).

Site Inspection Photographs





2. Proposed Development

The subject application seeks permission for development which *“will consist of the construction of a domestic garage/storage shed to include accommodation for cars and a van together with all other works ancillary to the overall development. The original house planning permission reference is 01/837.”*

3. Planning History

A review of the Meath County Council Planning Register indicates there is relevant or recent planning history at the subject site. The following is noted:

- **Plan Ref No. KA30011:** Planning permission was granted for *“the construction of a dormer style dwelling house, domestic garage, water well, biocycle waste water treatment system with appropriate percolation area and provision of an entrance to the public road (change of house type on existing permission reference 01/837)”*.
- **Plan Ref No. 01837:** Planning permission was granted for *“to erect dormer bungalow with biocycle waste water treatment system, also new entrance”*.

4. National and Local Planning Policy

Project Ireland 2040, The National Planning Framework (NPF)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031

Meath County Development Plan 2021-2027

Infrastructure

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).

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 the development management standards.

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 councillor representations have 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 any the following Internal Department:

- **Transport:** No objection.

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
- Siting, Layout & Design
- Access, Traffic & Parking
- Site Services
- Flooding

- Archaeological Concerns/Built Heritage

10.1 Principle of Development

The application site land zoning is stated as RN – Rural Node, according to the Meath County Development Plan 2021-2027. This zoning objective is as follows; *“To provide for small-scale infill development including community facilities and supporting services serving local needs while maintaining the rural nature of the node”*.

The application site is zoned ‘RN – Rural Node’ in the Meath County Development Plan 2021-2027 where residential use is permitted subject to compliance with the Rural Settlement Strategy.

Based on the description of the proposed development and the nature of the proposed shed, it is not possible to establish if the development is one that will be ancillary to the main domestic use of the existing dwelling. See later note.

10.2 Siting, Layout & Design

The proposed detached ancillary structure/shed is to be located to the rear of the site located within the grassland behind the established rear boundaries. The proposed shed is located 53m from the roadside boundary and 5.4m from the rear established site boundaries of the dwelling. The proposed shed has an internal floor area of 108m². The proposed shed is shown to have an open floor plan and is described to be for a domestic storage shed and accommodation for cars and vans. The subject shed has a gable roof profile with a ridge height of 5.54m. The shed has a length of 12.6m and a width of 9.6m. The external finishes of the shed are proposed as part napped plaster or dash finish and a metal cladding. There are a number of roof lights proposed on the structure. The front elevation has a 2.8m high roller door. The Applicant is also proposing a 4m concrete or paved pathway.

There is an existing domestic shed located within the redline boundary of the site.

The Applicant has not provided any supporting information in relation to the proposed development.

There is an electrical power line which will be required to be altered in the event of a grant of permission.

It was noted during the site inspection there appears to be an unauthorised motor vehicle commercial premises operating in close proximity to the subject site. It is unclear if the proposed development will be related to this commercial premise.

Based on the size of the existing dwelling compared to the proposed development it could result in a grossly oversized development for the rural area without any clear and necessary justification for the development of this scale, with the potential to reduce the residential amenity for the neighbouring dwelling due to additional noise which could result from the proposed development and set an undesirable future precedent for similar developments, while also being located in an overly exposed area.

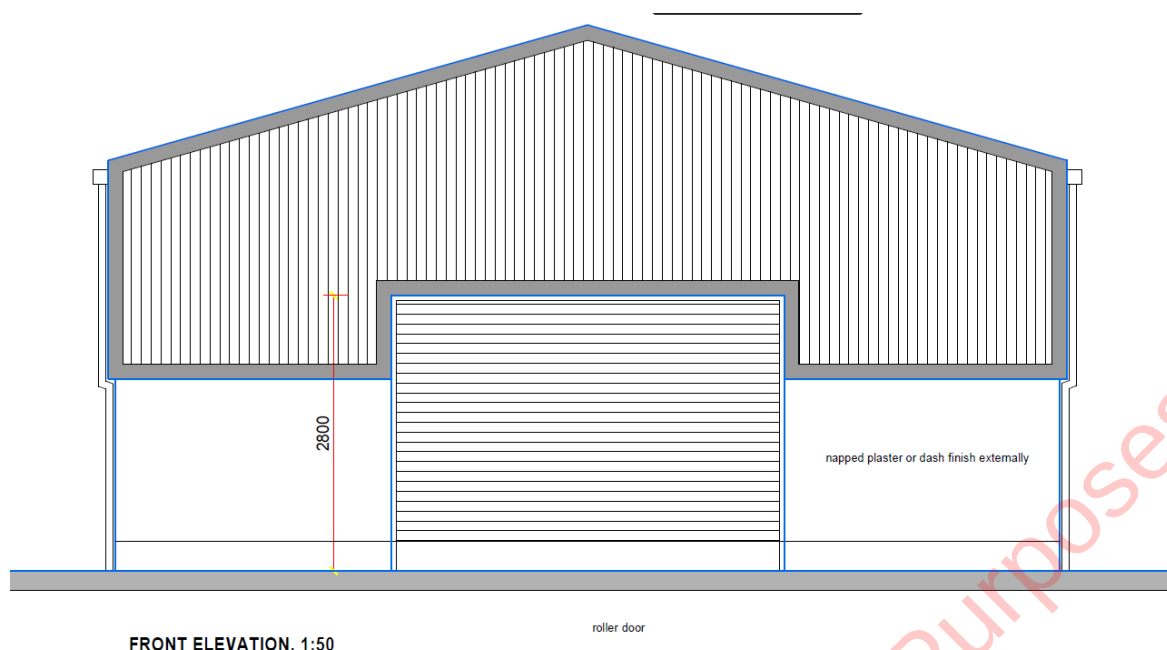


Figure 10: Proposed Floor Plan, as per submitted with the application.

10.3 Transportation/Access

The Applicant is seeking permission for the development of a domestic shed in the rear of the site. There are no proposed changes to the existing site entrance.

10.4 Site Services

As outlined in the Application Form submitted by the Applicant, the proposed development will be serviced by an existing connection to the public mains. The wastewater management has been stated as 'Not Applicable'. Surface water management will be serviced by a soakpit, the location of which has not been detailed.

A proposal for a shed of this size, with associated hardstandings will require a surface water management design that is sufficient to cater for same.

10.5 Flood Risk

The Meath County Development Plan 2021-2027 refers to Flood Risk Management. 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 situated approximately 2,000 metres to the south of the site. This is a Flood Zone A, therefore the zone is defined as an area of highest risk of flooding, a more than 1 in 100 probability of flooding. However, the application site is in a Flood Zone C (fluvial) where the risk of flooding is low.

10.6 Archaeological Concerns/Built Heritage

There are no known Recorded Monuments or Protected Structures within the site. There is a Protected Structure located approximately 860m west of the subject site. This is a 'Church' (LA RPS ID: 90768). This will not be impacted by the proposed development.

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 site is not within or directly adjoining any Natura 2000 site. There are a number of Natura 2000 sites situated within a 15-kilometre (approximate) distance of the application site as set out below. There are no apparent direct hydrological links from the subject site to a Natura 2000 site.

- Girley (Drewstown) Bog SAC (002203)
- River Boyne and River Blackwater SAC (002299)
- Killyconny Bog (Cloghbally) SAC (000006)
- River Boyne and River Blackwater SPA (004232)

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. 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 & Development Regulations, 2001 to 2026, Schedule 5 requirements.

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). The proposed development for retention 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 2026. 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

Not Applicable in this instance.

14. Conclusion & Recommendation

Having regard to the plans and particulars submitted as part of the application, it is considered that the proposed development would be contrary to the strategic policies and objectives of the Meath County Development Plan 2021-2027 (RUR DEV SO 6 and DM OBJ 51), and it is therefore recommended that permission is **REFUSED** for the following reasons:

1. The proposed development is located in a Rural Area, the objective of which is “to encourage the continued sustainable development of rural communities without compromising the physical, environmental, natural and heritage resources of the County”. By virtue of its scale and design, the proposed development is considered to represent an inappropriate and commercial form of construction, which would be detrimental to the visual and residential amenities of the area (RUR DEV SO 6), would set an undesirable precedent for other similar development, depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. The Applicant has failed to demonstrate the full extent and nature of the development in order to justify the proposed construction of a structure of this scale at this rural location, (DM OBJ 51), which would be out of keeping with the established residential nature of the subject site and area. The proposed development would, therefore, establish an undesirable future precedent for developments of this kind and be contrary to the proper planning and sustainable development of the area.



Ryan Keleghan

Assistant Planner

Date: 13/08/2026



Brian Murphy

Senior Executive Officer

Date: 17/08/2026



Lisa Carroll

A/Senior Executive Planner

Date: 17/08/2026

REFUSAL

