comhairle chontae na mí
meath county council

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: Daniel Smyth
Darren McElroy
67 Tubberclaire Meadows
Athlumney
Navan Co. Meath
C15 D8KX

REFUSAL

PLANNING REGISTER NUMBER: 26/61002
APPLICATION RECEIPT DATE: 07/08/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 01/10/2026 decided to **REFUSE** PERMISSION to the above named for development of land in accordance with the documents submitted namely: the development will consist of the construction of a story & half detached dwelling & single storey domestic garage, with proposed O' Reilly Oakstown EN Treatment system and a new site entrance onto public road with all associated site works and landscaping - at Ongenstown, Bohermeen, Co. Meath, for the 1 reasons set out in the Schedule hereto.

DATE: 01/10/2026

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.

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Guide to Fees payable to the Board

a. Appeal against a decision of a planning authority on a planning application relating to commercial development[1] 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 involved[2].

b. Appeal against a decision of a planning authority on a planning application relating to commercial development[1], 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 involved[2].

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

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Reasons for Refusal

1. It is the policy of the Council, as set out in Policies RD POL 1 and RD POL 2 of the Meath County Development Plan 2021–2027, to manage the development of one-off housing in rural areas under strong urban influence. In this regard, the onus is on the applicant to demonstrate compliance with the rural housing policy and the local need qualifying criteria contained in Section 9.4 of the Development Plan.

Having regard to the documentation submitted in support of this application, the Planning Authority is not satisfied that the applicant has sufficiently demonstrated compliance with local need qualifying criteria. In particular, the applicant has failed to demonstrate that they are an intrinsic member of the rural area of Ongenstown, and have resided in this rural area for a continuous period in excess of five years, as required under Section 9.4 of the Meath County Development Plan 2021–2027.

Accordingly, the proposed development would materially contravene Policies RD POL 1 and RD POL 2 and the local need qualifying criteria set out in Section 9.4 of the Meath County Development Plan 2021–2027 and would therefore be contrary to the proper planning and sustainable development of the area.

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