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: Pat Kiely
Sean Boyle
Unit 3,
Second Floor,
Donohoe Building, Kennedy Centre,
Kennedy Road, Navan, Co. Meath.
C15F89K

REFUSAL

PLANNING REGISTER NUMBER: 26/61135
APPLICATION RECEIPT DATE: 11/09/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 05/11/2026 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 the Retention and completion of a living unit from converted garage (apartment) to 2 bed family living unit, Air B & B and Planning Permission for extension to dining area and amendments to roof of garage unit. (A Protected Structure No. 90936) - at Athlumney Lodge, Boyne Road, Navan, Co. Meath., for the 5 reasons set out in the Schedule hereto.

DATE: 05/11/2026

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.

Meath County Council - Viewing Purposes Only!

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

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

Meath County Council - Viewing Purposes Only!

Reasons for Refusal

1. It is a policy HER POL 16 of the Meath County Development Plan 2021 – 2027, *"To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate".*

   The proposed development is located within the curtilage of Athlumney Lodge (RPS Ref. 90,936), a Protected Structure. The Planning Authority is not satisfied that the applicant has adequately demonstrated that the proposed development would not adversely affect the character, setting and special interest of the Protected Structure.

   In particular, insufficient information has been submitted in relation to the works proposed to the main house, including any proposed fire compartmentation works, detailed drawings of such works, internal photographic records of the areas affected, and an appropriate Conservation Report assessing the impact of the proposed works on the Protected Structure. Furthermore, the proposed ground-floor and dormer extension to the existing garage, extending towards the River Boyne, is considered unacceptable by reason of its form, scale and relationship with the Protected Structure.

   The proposed development would therefore materially and adversely affect the character, setting and special interest of Athlumney Lodge and would be contrary to aforementioned policy of the Meath County Development Plan 2021–2027 and would, accordingly, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development in the form of the extension and ground floor and dormer windows/balconies by reason of its design would be contrary to the Meath County Development Plan 2021-2027. If permitted, the proposed development would fail to integrate with the existing dwelling by virtue of the proposed design and roof profile, would negatively impact the residential amenities of adjacent residents and can be considered as dominant and overbearing.

   Accordingly, to grant the proposed development would seriously injure residential amenities of adjacent properties in the vicinity and would represent piecemeal development, set a future undesirable precedent for similar developments of this nature and be contrary to the proper planning and sustainable development of the area.

3. Having regard to the Protected Structure status of this building and the lack of information submitted in relation to drainage services and structural upgrade works, the planning authority are satisfied that the proposed development would adversely impact on the fabric and character of the protected structure, and the proposed development would be contrary to the zoning objectives on lands zoned Residential Amenity of the Meath County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.

4. It is a policy HER POL 35 of the Meath County Development Plan 2021 – 2027, *"To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species".*

Meath County Council - Viewing Purposes Only!

The proposed extension to the existing garage is located immediately adjacent to the River Boyne and within an area of established vegetation which has the potential to provide habitat, screening and ecological connectivity for wildlife, including bats. Insufficient information has been submitted to establish the nature and extent of vegetation removal required to facilitate the proposed development or to adequately assess the potential effects of the works, including construction activity and operational lighting, on the River Boyne corridor, associated habitats and protected species.

In the absence of an appropriate ecological assessment prepared by a suitably qualified professional, the Planning Authority cannot be satisfied that the proposed development would not adversely affect areas, habitats, species or ecological networks of biodiversity value.

The proposed development would therefore be contrary to aforementioned policy of the Meath County Development Plan 2021–2027 and would, accordingly, be contrary to the proper planning and sustainable development of the area.

5. The Planning Authority notes the existing conversion of the garage to habitable accommodation. The existing first-floor bedroom has a maximum floor-to-ceiling height of approximately 2.195 metres and, by reason of its restricted internal height and configuration, fails to provide an acceptable standard of residential amenity or to comply with the applicable minimum design standards for bedrooms.

Accordingly, the proposed retention and continued use of this accommodation would result in a substandard residential environment for occupants and would be contrary to the relevant minimum design standards set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities and to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!