

Meath County Council

Planning Report

To:	Gerard Kellett, A/Senior Executive Planner
From:	Ryan Keleghan, Assistant Planner
File Number:	2561140
Applicant:	Kieran Murphy
Development Address:	Leshamstown, Drumree, Co. Meath.
Application Type:	Permission
Date of Site Inspection:	24/11/2025
Date of Report:	05/12/2025
Date Decision Due:	17/12/2025
Development Description:	The development will consist of the following: 1. New detached dwelling with garage. 2. New agricultural entrance. 3. Landscaping & associated site works.

1. Site Location & Description

The site measures 0.226ha and is located within the townlands of Leshemstown, approximately 2.3km west of Dunshaughlin and 18km east of Trim. The site is currently agricultural pasture. The front boundaries of the site consist of a mature hedgerow. The site is located off the local road L-22082-0. The site is immediately surrounded by agricultural lands and detached residential dwellings.

The site is zoned RA - Rural Area and is located within an area designated as a 'Rural Area under Strong Urban Influence', according to the Meath County Development Plan 2021-2027. The site is not located within an Architectural Conservation Area (ACA). There are no Protected Structures, National Monuments or Protected Views within the application site. The site is located at the border of the 'Tara Skryne Hills', Hills and Upland landscape character area, which has an exceptional landscape character value and has a high landscape sensitivity.

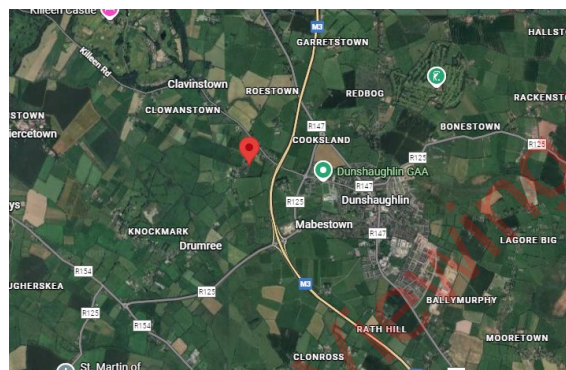


Figure 1: Site Location. (Source: Google Maps, 2025)



Figure 2: Aerial Photograph of Site (Approximate Redline Boundary). (Source: Google Maps, 2025)

1.1 Site Inspection Photography



2. Proposed Development

The Applicant is seeking planning permission for the development which “*will consist of the following: 1. New detached dwelling with garage. 2. New agricultural entrance. 3. Landscaping & associated site works at Leshamstown, Drumree.*”.

3. Planning History

A review of the Meath County Council Planning Register indicates that there is recent and relevant planning history near the subject site:

- **Plan Ref No. 2560103:** Planning permission was granted for “*the development will consist of the following: 1. New detached dwelling and garage. 2. New vehicular entrance. 3. Landscaping & associated site works*”. The Applicant at the time was David Murphy. This permitted dwelling is located within the land parcel.

4. Policy Context

4.1 Project Ireland 2040, National Planning Framework

The NPF sets the national planning policy context for the country. The following National Strategic Outcomes (NSOs) and National Policy Objectives (NPOs) as set out in the NPF are relevant:

NSO 3	Strengthened Rural Economies and Communities
NSO 7	Enhanced Amenities & Heritage
NPO 23	Rural landscape
NPO 24	Supporting sustainable development of rural areas

National Policy Objective 28

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

4.2 Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These Guidelines seek to:

1. Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated,
2. Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

They distinguish between different types of rural area, with differing policy responses identified for each. They also distinguish between rural generated housing and urban generated housing and set out development plan policy guidance for both.

4.3 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assemblies (EMRA) for the period 2019-2031 is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

It highlights the importance of tailoring planning responses in rural areas to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

The following objectives are noted:

RPO 4.77: Prioritisation of rural towns and villages.

RPO 4.79: Contribution of small towns, villages and rural areas to social and economic wellbeing.

RPO 4.80: Management of urban generated growth in Rural Areas Under Strong Urban Influence and Stronger Rural Areas.

RPO 4.18: Management of rural areas outside of Rural Areas under Strong Urban Influence.

4.4 Meath County Development Plan 2021-2027

Zoning

The site is zoned 'RA' (Rural Area) where the objective is *"To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage."*

Residential is a permitted use, subject to compliance with the Rural Settlement Strategy.

Chapter 9 Rural Settlement Strategy

Chapter 9 of the Development Plan sets out the rural development strategy. The strategic aim of the settlement strategy is set out in following objectives:

RUR DEV SP 1 To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.

RUR DEV SP 2 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 8 Section 8.6.1 UNESCO World Heritage Site of Brú na Bóinne

The application site is situated within a Rural Area under Strong Urban Influence area, which has the following relevant policies:

RD POL 1 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

RD POL 2 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

RD POL 3 To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

Section 9.4 of the Development Plan outlines the criteria by which Applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas. Section 9.18 outlines the technical requirements for new housing.

Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage. (Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply). Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the Applicant;
- The degree to which the proposal might be considered infill development, and;
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

Meath County Council will endeavour to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.

Design

The Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan. Policy RD POL 9 requires that all applications comply with the Meath Rural Design Guide.

Infrastructure

INF POL 5 To require that in the case of all developments where public watermain are available or likely to be available and have sufficient capacity, that such development shall connect to them.

INF POL 16 To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS.

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).

INF OBJ 16 To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

INF OBJ 18 To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.

INF OBJ 25 To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF OBJ 26 To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites.

Wastewater

INF OBJ 13 To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.

RD POL 46 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.

RD POL 47 To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.

RD POL 48 To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.

RD POL 49 To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 50 To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the Applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 51 To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.

RD POL 52 To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.

RD POL 53 To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.

Transport

RD POL 38 To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.

Boundaries

HER POL 37 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 53 To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.

RD POL 41 To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).

DM OBJ 11 Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.

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" (DoECLG/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 development management standards.

4.5 Section 28 Guidelines

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 representation has 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 the following Internal Departments:

- **Transport:** No objection subject to condition.

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
- Design & Layout
- Impact on Amenities
- Ribbon Development
- Flood Risk
- Archaeology/Built Heritage
- Transportation
- Site Services

10.1 Principle of Development

The application site is zoned 'RA' (Rural Area) in the Meath County Development Plan where residential use is permitted subject to compliance with the Rural Settlement Strategy.

The goal of rural settlement strategy is to ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access, drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

A tailored approach is taken to rural housing in the county, in which 3 types of rural area are identified with corresponding policies for each. In accordance with strategic policy RUR DEV SP 2, applications for individual house developments in rural areas must satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

Based on the information submitted it appears that the Applicant is seeking to demonstrate compliance with the rural settlement strategy on the basis that:

“Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include: Persons who were originally from rural areas and who are in substandard or unacceptable housing scenario’s and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long-established member of the rural community being a person resident rurally for at least ten years”;

The Applicant has submitted a range of documentation to support the establishment of local needs. These documents include:

- Completed Local Needs Form
- Vehicle Registration
- Motor Tax Letter 2025
- Pension Letter 2018 – 2025
- Letter of involvement in Agriculture from Applicants Father
- Full Agricultural Land Details
- Letter from Local GAA Club
- Letter from Local National School
- Letter from Secondary School
- Uisce Éireann Letter of Feasibility
- Tax Letter 2014, 2018, 2019, 2020, 2021, 2022, 2024
- Credit Union Statement 2021
- Covid – 19 Letter 2021
- Letter from Previous Employer 2014
- Car Insurance Letter 2020, 2021, 2022, 2025
- Dentist Letter 2022
- Polling Card 2025
- Medical Insurance Letter 2024

There has been a significant amount of supporting information received as part of the assessment and there is a clear and distinctive evidence base that the Applicant has lived in the local area for at least the **last 5 years**. The Applicant is intrinsically linked to the local area. Therefore, the principle of development is acceptable, subject to a full planning assessment.

10.2 Design & Layout

The Applicant is proposing a two-storey detached dwelling with a ridge height of 8.2m. The dwelling has an offset rectangular shaped profile and massing with the floor area of 270m². The profile of the main bulk of the dwelling has a total length of approximately 13m, with a total depth of approximately 8.5m. The proposed dwelling has a gable roof profile. The proposed dwelling is shown to have a range of vertical emphasis fenestration proposed. The proposed front porch is finished with a flat roof with a height of 3.15m. There is a side/rear projection also proposed. This will project from the side of the dwelling by 5.77m and be finished with a gable roof profile with a ridge height of 5.1m. The rear element of the projection will be finished with a flat roof with a height of 3.4m and protrude from the rear of the dwelling by 8.15m. The external finish of the dwelling is to be a 'nap render finish', the roof materials are proposed as 'black slates', the side projection is proposed to be finished with a natural stone finish, alongside the porch.

The existing dwellings surrounding the proposed dwellings have a variety of scale and massing. The dwelling to the immediate south has a bulk and massing typical of a traditional bungalow dwelling. The newly permitted dwelling to the north has a bulk and massing similar to the proposed dwelling.

The site is large which can accommodate a larger bulk. There is significant site coverage from the proposed dwelling. The Applicant is proposing the dwelling setback from the roadside boundary by approximately 17.9m. There is an established building line to the south and north of the proposed dwelling. The proposed setback is aligned with this established front building line.

The Applicant has not proposed a garage as part of this application.

The Applicant has provided a brief landscaping plan. This plan has detailed the location of proposed native species of hedgerow screening and a wild flower garden at the front of the site. There are no details of the hedgerow to address the exposed nature of the site in terms of species or quantities.

The dwelling is proposed as a four-bedroom unit, this is supported by a Site Characterisation Report.

The Applicant has provided a letter of consent from the relevant landowner to carry out the subject application. The site is owned by the Applicants father.

The finished floor level of the dwelling is stated as 100.45m, the roadside boundary appears to be shown as 100.3m.

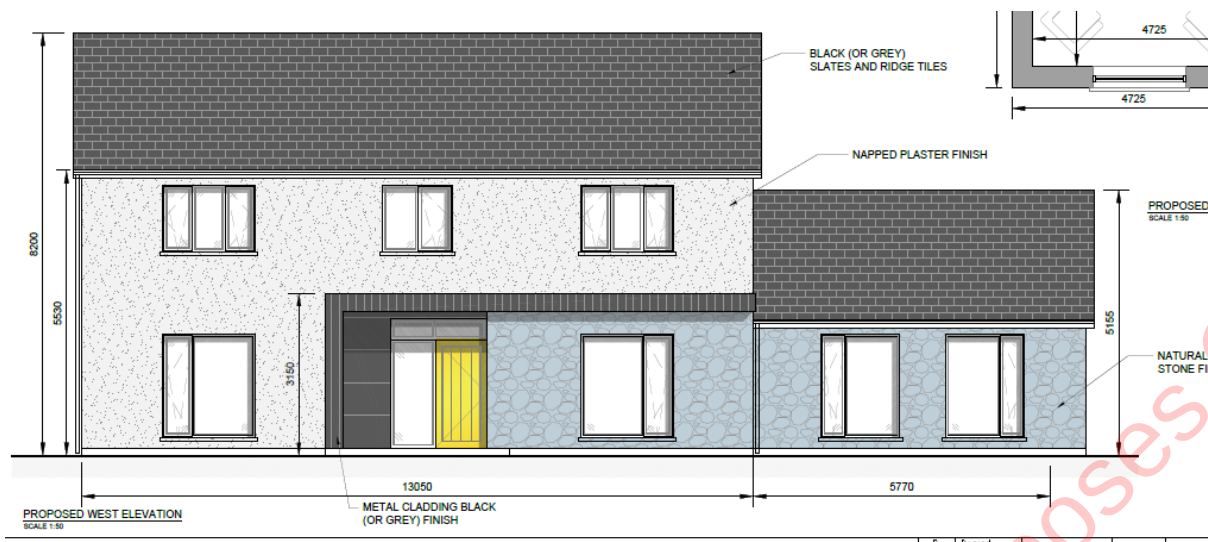


Figure 8: Proposed Front Elevation, as submitted.

10.3 Impact on Amenities

The proposed dwelling is located approximately 7m from the southern site boundary and approximately 20m from the dwelling to the south and approximately 4m from the northern site boundary and 17.2m from the dwelling to the north. This is buffered by an existing mature hedgerow.

10.4 Ribbon Development

Given the existing level of development along east of the L-22082, permitting another dwelling would not exacerbate the ribbon development any further. At present, 9no. dwellings stretch continuously for approximately 270m along the roadway to the north and a further 5no. dwellings in approximately 210m to the south. It is further noted that the subject site is in the ownership of the Applicant's parents (letter of consent included). The proposed development will not extend the ribbon development form and would appear to the final plot available for development within the existing built fabric.

10.5 Flood Risk

The Meath County Development Plan 2021-2027 refers to Flood Risk Management as a key area of assessment. 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 560m metres to the north of the site. This is a Flood Zone A; therefore, the zone is defined as an area of high probability of flooding. However, the application site is in a Flood Zone C (fluvial) where the risk of flooding is low.

10.6 Archaeology/Built Heritage

There are no known Recorded Monuments or Protected Structures within the site or directly adjacent to the proposed development. There is a Recorded Monument situated within close proximity of the site, this is an 'Ringfort - rath' (SMRS: ME044-032), 760m south of the subject site. This is not considered to be an issue in this instance.

10.7 Transportation

The site will be accessed through a proposed entrance off the local road L-22082-0, this road is not a designated strategic corridor. The Applicant has demonstrated sightlines of 90m from the proposed entrance from a setback of 2.4m. The visibility splay is not included within the redline boundary of the site. The Applicant is also detailing an agricultural entrance with a gateway to access to the remaining lands to the north of the site. The Applicant has demonstrated sightlines of 90m from the proposed entrance from a setback of 3m. The visibility splay is not included within the redline boundary of the site. The Applicant has detailed the agricultural gateway to be setback 12m from the roadside boundary. A plan drawing of the site entrance has not been provided. There is ample car parking to service the dwelling. The Applicant is proposing to utilise the existing agricultural entrance to the site.

The Meath County Council Transport Department have provided the following comments to date, *"The proposed development is located on the L-22082 inside the 60kph speed limits. The applicant has demonstrated sightlines of 90 metres to the nearside edge of the road in both directions from a setback of 2.4 metres from the new domestic entrance."*

The proposed development will be accessed by upgrading the existing agricultural entrance to form a new domestic entrance off the local road (L-22082) with the inclusion of a new agricultural entrance to the north of the site. The applicant has demonstrated sightlines of 90 metres to the nearside edge of the road in both directions from a setback of 3 metres from the agricultural entrance. The agricultural gate has been setback 12 metres from the road edge.

The proposed new domestic entrance shall have a minimum 10-meter separation distance with the existing entrance on the opposite side of the road."

10.8 Site Services

As outlined in the Application Form submitted by the Applicant the proposed dwelling will be serviced by a new connection to the public mains, this is supported by a letter from Uisce Éireann. Wastewater will be serviced by a new connection to the public sewer. Surface water is to be managed via the public sewer.

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 following Natura 2000 sites are located within 15km of the subject site:

- River Boyne and River Blackwater SAC (002299)
- Rye Water Valley/Carton SAC (001398)
- River Boyne and River Blackwater SPA (004232)

The Planning Authority considered, 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 and Development Regulations, 2001 to 2025, Schedule 5 requirements.

The Planning Authority is required to determine if the proposed development requires an EIA. The proposed development 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 2025. 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 Contributions

The development of a dwelling on the site, is not exempt from being levied under Section 48 of the Planning and Development Act 2000 to 2023, to provide a development contribution. The proposed development is for a residential dwelling with a floor area of 270m² for the dwelling. In the event of a grant of permission, the development will be levied in the class between 201m² and 300m² at a total charge of **9,000.00 euro**.

As outlined in Section 5 of the Meath County Development Contribution Scheme 2024-2029, the breakdown and allocation of funds are 5% for 'Surface Water Drainage', 55% for 'Roads' and 40% for 'Social Infrastructure'. Therefore, the allocation of each category will be as follows:

- Surface Water Drainage (5%): **450.00 euro**.
- Roads (55%): **4,950.00 euro**.
- Social Infrastructure (40%): **3,600.00 euro**.

14. Recommendation

Having regard to the suitability of the site from a technical perspective, together with the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the development would comply with the provisions of the Meath County Development Plan 2021-2027 and would be in accordance with the proper planning and sustainable development of the area. It is recommended that planning permission be **GRANTED** subject to compliance with the conditions as set out below:

1. The development shall be completed in accordance with the plans and particulars lodged with the Planning Authority on 23/10/2025, 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 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. (a) The boundary treatment and landscape planting shall be carried out in accordance with the site layout plan submitted on the 23/10/2025.
- (b) 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 back planted with hedgerow of species native to the area.
- (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: To protect the visual amenity and natural heritage of the area.

4. The Applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety.

5. The entrance layout shall comply with the Meath Rural Design Guide - the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road.

Reason: In the interest of traffic safety and orderly development.

6. The proposed new domestic entrance shall have a minimum 10-meter separation distance with the existing entrance on the opposite side of the road.

Reason: In the interest of traffic safety and orderly development.

7. The applicant shall obtain a Road Opening Licence from Meath County Council Transportation Department prior to carrying out any works on the public road, outside of the physical site boundary including any works on the footpath to facilitate the new domestic and agricultural entrance.

Reason: In the interest of orderly development.

8. 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 orderly development.

9. 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. The Applicant will be required to retain documentation of all wastes removed from the site.

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

10. All service cables associated with the proposed development (such as electrical and telecommunications cables) shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider.

Reason: In the interest of visual amenity

11. 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) As per the Greater Dublin Strategic Drainage Study, Volume 3 Environmental Management, soakaways shall not be constructed within 5 metres of the foundations of the buildings or under a road and adequately sized to cater for the site.
- (c) Existing surface water drainage for adjoining properties shall not be adversely affected by the development hereby permitted. All soakpits shall be designed to BRE Digest 365 standards.
- (d) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (e) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.
- (f) Permeable paving shall be incorporated into the proposed driveway.

Reason: To ensure orderly disposal of surface water and in the interest of road safety.

12. The developer shall comply in full with the following:

- (a) The hours of construction shall be restricted to between 7.00 a.m. to 6.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays.
- (b) No activities shall take place on-site on Sundays, bank or public holidays.
- (c) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

Reason: In the interest of residential amenities of the area.

13. The developer shall pay the sum of **€ 450.00** 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 Act 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.

14. The developer shall pay the sum of **€4,950.00** 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 Act 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.

15. The developer shall pay the sum of **€3,600.00** 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 Act 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.



Ryan Keleghan

Assistant Planner

Date: 05/12/2025

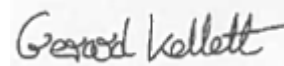
GRANT

RECOMMENDATION

ACCEPTED

16 December 2025

SIGNED:



Gerard Kellett

A/Senior Executive Planner

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. 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.
8. 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.
9. 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.
10. 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).
11. 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/>.

12. 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.
13. 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 is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
18. 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.

19. 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.