

Meath County Council



Planning Report

To: Wendy Bagnall, Senior Executive Planner

From: Stephen O' Brien, Assistant Planner

File Number: 25/60799

Applicant: Sean Kiernan

Development Address: Arodstown, Moynalvey, Co. Meath

Application Type: PERMISSION

Date of Site Inspection: 15th August 2025

Date of Report: 19th September 2025

Date Decision Due: 23rd September 2025

Development Description: Planning application for PERMISSION for revised house type from that previously granted planning permission under PI. Ref. 22/142.

1. Site Location & Description:

1.1 Site Description:

The subject site measures 0.29ha and is located within the townland of Arodstown approximately 2.7km north of the rural node of 'Moynalvey', 4km to the south of the rural node of 'Kiltale' and 4.3km to the northeast of the settlement of 'Summerhill'. Vehicular access to the site is formed off the local road (L-2207) which is a designated Strategic Route Corridor. There is an existing gated entrance to the site that was closed on the day of site inspection. There is a tree-lined boulevard approximately 185m in length to where the proposed dwelling house will be located that will be located nearby an agricultural shed. The subject site is greenfield at present, generally flat and is used for agricultural purposes. There is a mix of settlement pattern in the area with both clustered developments, linear along with some agricultural developments in the locality.

The area is zoned RA as Rural Area and is not located within a settlement boundary. The site is designated a Rural Area Under Strong Urban Influence, according to the Meath County Development Plan 2021-2027. There are no Protected Structures, National Monuments or Protected Views within the application site. The site is located within a 'Lowland Landscape', namely the 'The Central Lowlands', which has a high character value and a moderate landscape character sensitivity.

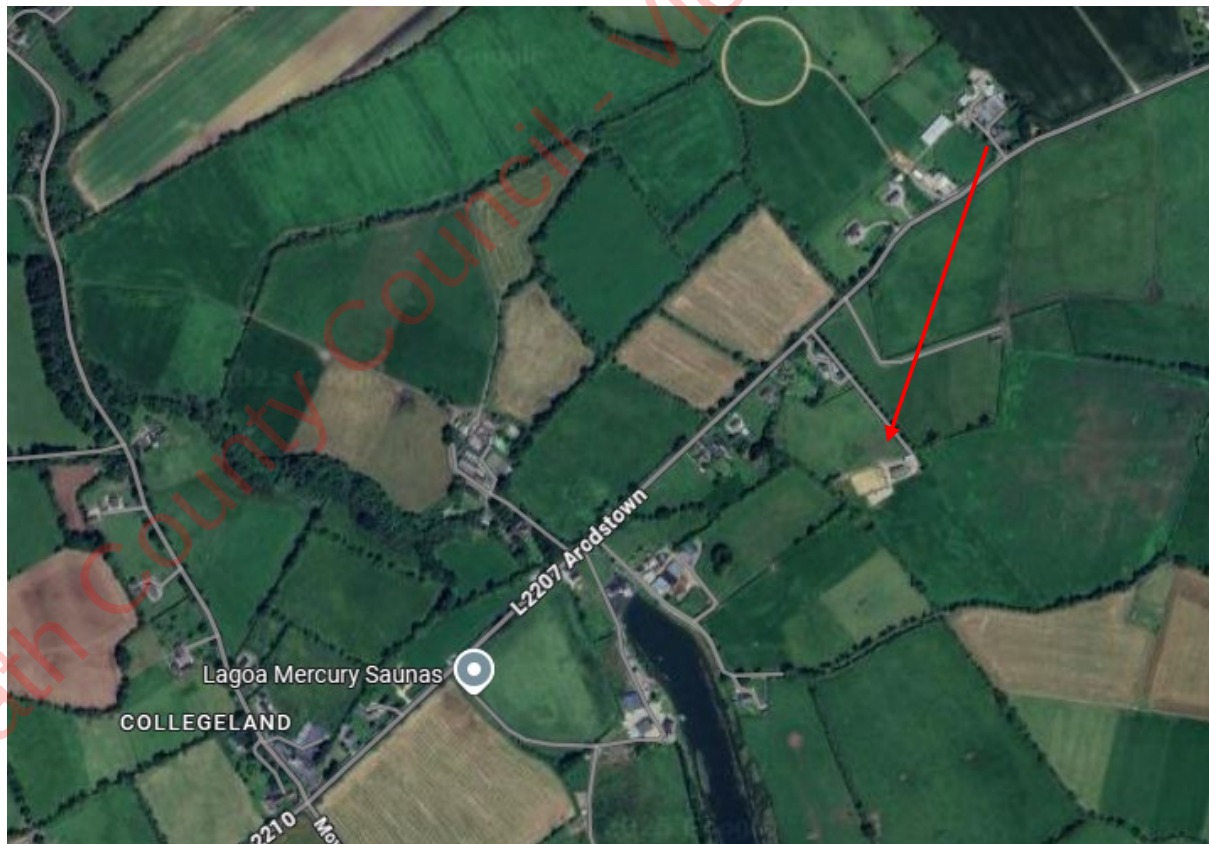


Figure 1: Site Location (Source: Google Maps, August 2025)

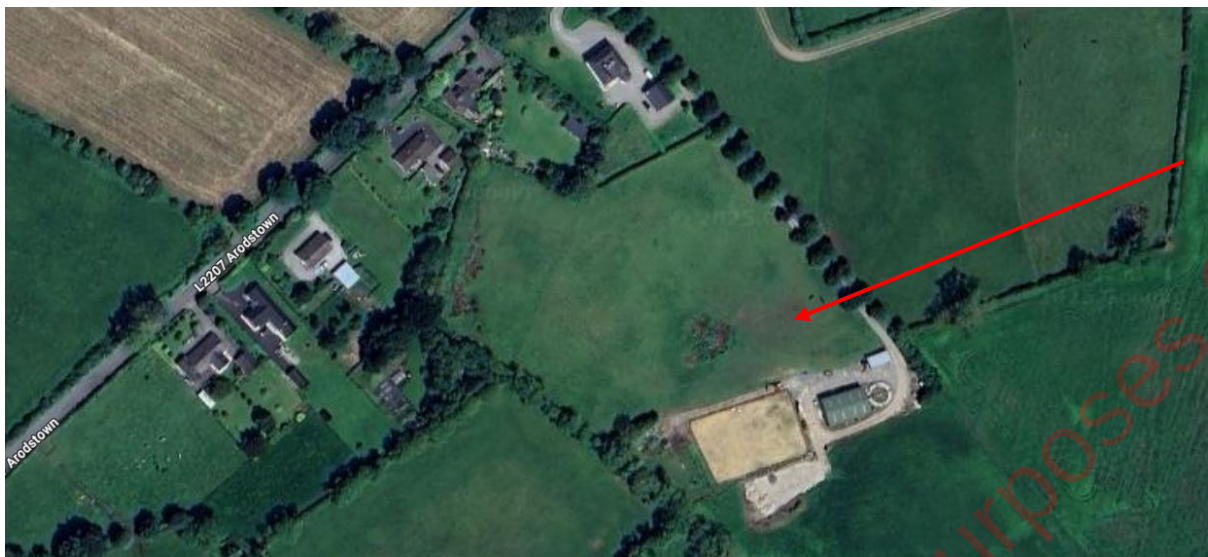


Figure 2: Aerial Photograph of Site Location (Source: Google Maps, August 2025)

Site Photographs





2. Proposed Development:

The subject application seeks permission of development *'for revised house type from that previously granted under Pl. Ref. 22/142'*. The dwelling proposed has a floor area of 213sqm and the garage proposed has a floor area of 56.3sqm.

3. Planning History:

Pl. Ref. DA/40517: James Kiernan **application withdrawn** for a detached tow-storey domestic dwelling, septic tank and percolation area and all associated works (2004).

Pl. Ref. RA/201216: James Kiernan Snr **refused** permission for the construction of a bungalow, domestic garage, proprietary wastewater treatment system, new entrance and all associated site development works (2021).

Reasons for Refusal:

1. The site is located in a rural area outside any designated settlement and in a Rural Area under Strong Urban Influence as defined in the Meath County Development Plan 2013-2019 where development which is not rurally-generated should be more properly located in settlement centres. It is policy of the County Development Plan to restrict housing in this area to those who are intrinsically part of the rural community and do not currently own a property or who have an occupation predominantly based in the rural community. It is considered, based on the information submitted, that the applicant has failed to submit adequate documentation linking him to the area and demonstrating intrinsic links and therefore has not established a rural generated housing need for a dwelling in this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development accessed off the L-2207-44, which is recognised as a strategic corridor in the Meath County Development Plan 2013-2019, would if permitted be contrary to RD POL 38, RD POL 39 and RD POL 40 of the Meath County Development Plan 2013-2019. The proposed development would be injurious to public safety by reason of a traffic hazard and would establish an undesirable future precedent which would be contrary to the proper planning and sustainable development of the area.
3. The proposed development is accessed off the L-2207-44, which is recognised as a strategic route in the Meath County Development Plan 2013-2019 where sightlines of 160 metres in both directions are required for a safe entrance. The applicant has submitted a site layout plan, indicating sightlines of 90 metres in both directions and therefore has failed to demonstrate the required sightlines. The proposed development would be injurious to public safety by reason of a traffic hazard and would establish an undesirable future precedent which would be contrary to the proper planning and sustainable development of the area.

PI. Ref. 21/668: James Kiernan Snr **granted** permission for the construction of a bungalow, domestic garage, proprietary wastewater treatment system, new entrance and all associated site development works (2021).

PI. Ref. 22/142: James Kiernan Snr **granted** permission for the change of style of bungalow type which previously granted PI. Ref. 21/668. The construction of domestic garage, proprietary wastewater treatment system, new entrance and all associated site development works (2024).

PI. Ref. 24/60123: Sean Kiernan **refused** permission for the construction of a two-storey dwelling and domestic garage, installation of proprietary wastewater treatment system, new entrance and all associated site development works (2024).

Reason(s).

1. The proposed development is located within a Rural Area under Strong Urban Influence as defined in the Meath County Development Plan 2021 – 2027 where it is a requirement for applicants to (i) comply with the Local Needs Qualifying Criteria as outlined in Section 9.4 of the Meath County Development Plan 2021-2027 and to (ii) demonstrate a rural housing need. Whilst it is noted that the applicant has submitted documentation with respect to links to the rural area, it is considered, based on the information submitted, that the applicant has not established a rural generated housing need for a dwelling in this location under the relevant assessment criteria. Therefore, the proposed development would be contrary to the policy of the Sustainable Rural Housing Guidelines for Planning Authorities and the Meath County Development Plan 2021-2027 and would therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is accessed off the L-2207, which is recognised as a strategic corridor in the Meath County Development Plan 2021-2027, would if permitted be contrary to Policies RD POL 38, RD POL 39 and RD POL 40 of the Meath County Development Plan 2021-2027. The proposed development would be injurious to public safety by reason of a traffic hazard and would establish an undesirable future precedent which would be contrary to the proper planning and sustainable development of the area.
3. The applicant has not demonstrated that unobstructed sightlines of 160 metres to the nearside edge of the road, in accordance with TII document DN-GEO-03060, can be provided from the entrance. The proposed development would be injurious to public safety by reason of a traffic hazard and would establish an undesirable future precedent which would be contrary to the proper planning and sustainable development of the area.

PI. Ref. 25/29: Sean Kiernan **application withdrawn** for revised house type from that previously granted planning permission under PI. Ref. 22/142.

4. National and Local Planning Policy:

National Policy

Project Ireland 2040, The National Planning Framework (NPF) was formally adopted on 29/05/2018 (Circular FPS06/2018). The NPF sets out the national planning policy context.

Regional Policy

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

Local Policy

The Meath County Development Plan 2021-2027 is the statutory development plan for the area. The Development Plan sets the local planning policy context including provisions for urban and rural development etc.

Chapter 9 of the Meath County Development Plan 2021-2027 sets out the Rural Development Strategy.

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.

With respect to the Design Standards for Rural Housing, 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 and Policy RD POL 9 requires that all applications comply with it. Section 9.18 of the Meath County Development Plan 2021-2027 outlines the technical requirements for new housing.

Chapter 11 of the Meath County Development Plan 2021-2027 sets out the Development Management Standards and Land Use Zoning Objectives.

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5. Submissions:

There has been no submissions or observations received on behalf of this application.

6. Representations:

There have been no representations received on behalf of this application

7. Prescribed Bodies:

No referrals to Prescribed Bodies deemed necessary.

8. Internal Referrals:

Transportation Department	Response received 19 th September 2025, no objection.
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9. Pre-Application Consultation:

There has been no pre-planning consultation taken place as indicated on Q19 of the submitted application form.

10. Planning Assessment:

- Planning History
- Principle of Development
- Layout
- Design
- Transportation/Access
- Site Services

10.1 Planning History

It is noted that a different applicant was granted planning permission on site under PI. Ref. 22/142. James Kiernan Snr was **granted** permission for the change of style of bungalow type which previously granted PI. Ref. 21/668. The construction of domestic garage, proprietary wastewater treatment system, new entrance and all associated site development works which was granted in 2021 and due to expire in November 2026. PI. Ref. 22/142 was a change of house type from that which was previously granted on site under PI. Ref. 21/668 which was also James Kiernan Snr and is also due to expire in November 2026. The current applicant was refused on site under PI. Ref. 24/60123 in relation to insufficient housing need documentation and road safety.

10.2 Principle of Development

It is noted that the applicant did not satisfy rural housing need under the previous planning reference on site under **PI. Ref. 24/60123** under which they were previously refused planning permission. The applicant has submitted documentation supporting their rural housing need.

The application site land zoning is stated as RA – Rural Area, according to the Meath County Development Plan 2021-2027. This zoning objective is as follows; *‘To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise,*

biodiversity, the rural landscape, and the built and cultural heritage'. The proposed application is therefore aligned with this objective.

National Policy Objective (NPO) 19 of the NPF seeks to:

"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"

Regional Policy Objective (RPO) 4.80 of the RSES states that:

"Local authorities shall manage urban generated growth in Rural Areas Under Strong Urban Influence (i.e. the commuter catchment of Dublin, large towns and centres of employment) and Stronger Rural Areas by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements."

The application site land zoning is stated as RA – Rural Area, according to the Meath County Development Plan 2021-2027. This zoning objective is as follows; *'To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*'. The proposed application is therefore aligned with this objective.

Section 11.14.3 of the Meath County Development Plan 2021-2027 notes that a *"permissible use"* is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including other policies and objectives outlined in the Meath County Development Plan 2021-2027. Section 9.2 of the Meath County Development Plan 2021-2027 sets out the Rural Settlement Strategy, the policies and objectives relevant to the rural area type are set out in Section 9.3 and the general local needs criteria is set out in Section 9.4 of the Meath County Development Plan 2021-2027.

Section 9.3 of the Meath County Development Plan 2021-2027 notes that the planning authority distinguishes between three different types of rural areas within the county. The site is located within a Rural Area under Strong Urban Influence as per the Development Plan. The key challenge for this area is, *"To facilitate the housing requirements of the rural community while directing urban generated housing development to areas zoned for new housing in towns and villages in the area of the development plan"*.

Section 9.4 of the Meath County Development Plan 2021-2027 notes that the 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 including:

“Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside”.

A review of the submitted particulars indicates the applicant has submitted the following in support of local need. These documents include:

The applicant has submitted the following in support of local need:

- Local needs application form stating the applicant has resided in the family home for the past 5 years.
- The family home is indicated as being within 5km of the subject site. Confirmed by land registry search.
- The applicant has indicated he does not own a property and has never sold a property.

- Letter of support from Kiltale Hurling & Camogie Club.
- Map showing the location of the family home within 5km of the subject site.
- Applicant's passport
- Bank statement fees confirming applicant's address dated 2020-2025.
- Letter from local Credit Union confirming address.
- Letter signed by a solicitor confirming that the lands are to be transferred over to the applicant dated 2024.
- Letter of support from applicant's employer in which he is employed locally.
- Tax certificates for the applicant confirming address dated 2017-2023.
- Letter from An Garda Síochána confirming the applicant is local.
- Letter from NDLS confirming the applicant's address.
- Letter from Kiltale NS confirming attendance.
- Letter from Dunshaughlin Community College confirming attendance and address.

With regard to the Local Need Form and supplementary documentation outlining the applicant's intrinsic links to the local rural area, the main basis of the submission relates to a need to live at the proposed site based on residency in the local area for a substantial period of time.

Section 9.4: Persons who are an Intrinsic Part of the Rural Community of the Meath County Development Plan 2021-2027 is relevant to the subject application. The Development Plan indicates that the Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to persons who have spent substantial periods of their lives living in rural areas as members of the established rural community.

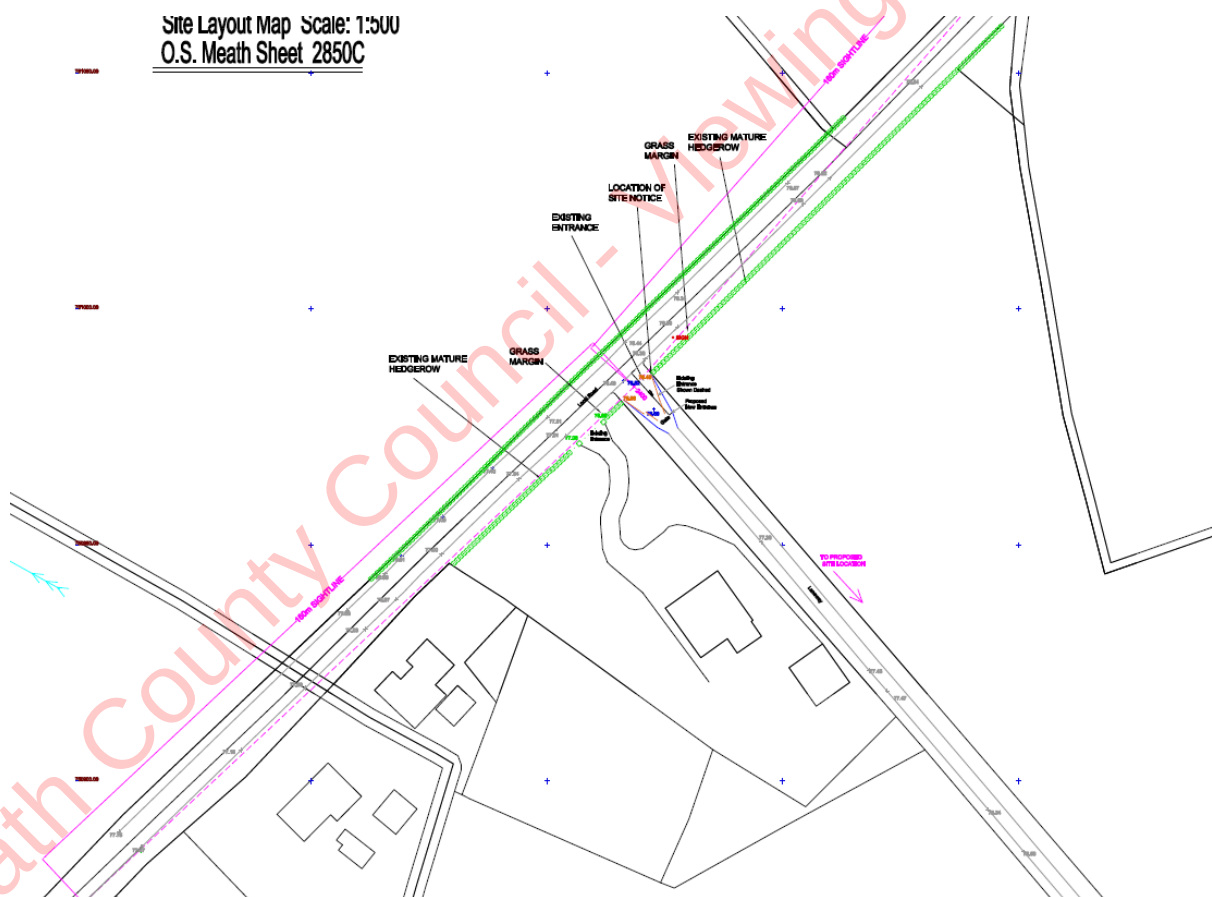
It is noted that the applicant has not provided a Local Needs Form. On the submitted Local Needs Form, the applicant shall submit the form accordingly and provide details that they do not own a house or have owned a house within the last five years.

Based on the documentation submitted, the applicant shall submit a Meath County Council Local Needs Form.

10.3 Layout

The subject site is greenfield and generally flat. The proposed dwelling is set back over 170m from the centre of the public road along a cul-de-sac. The proposed dwelling will be set back 23m from the cul-de-sac and will be set back the approximate same location from that which was granted previously on site. There is a mature hedgerow located to the south (side) and front (east) while a boundary fence is proposed along the north (side) and rear (west) boundary of the site. The applicant has provided a landscaping plan stating the types of plant and hedgerow that will be planted around the perimeter of the site and also within the site.

Overall, the Planning Authority is satisfied that the siting and layout as proposed is acceptable as it has adequate separation distances to the neighbouring dwellings and will not be visually dominant in this landscape. The design and height have changed and shall have minimal impact on residential amenity and is unlikely to have any serious impact on visual amenity based on the development style of dwellings in the area.



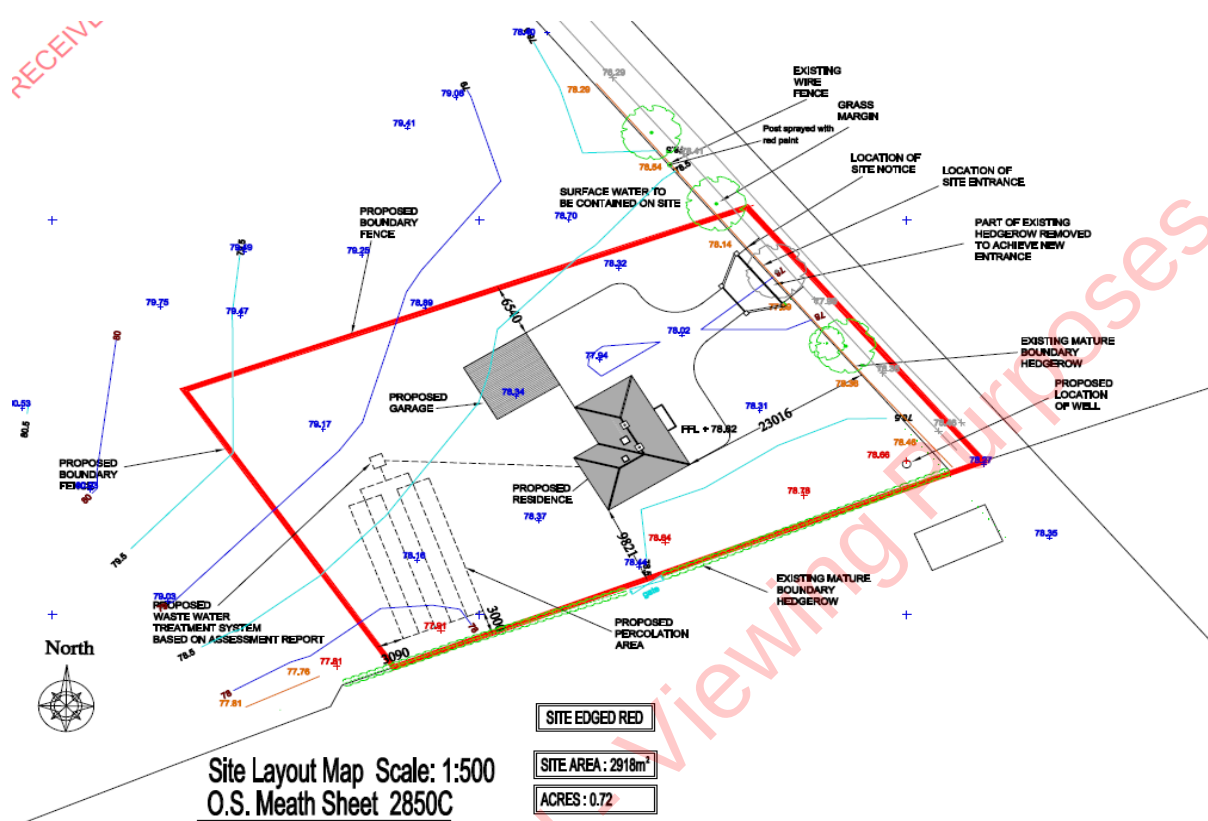


Figure 9: Proposed Site Layout Plan

10.4 Design

The proposed dwelling is a 2-storey development and comprises of a floor area of 212sqm and a ridge height of 8.4m. The dwelling granted on site under Pl. Ref. 22/142 had a floor area of 241.95sqm with a ridge height of 5.6m that was single storey in nature and scale. The dwelling under this application has a higher ridge height and is broadly speaking in the same location as the dwelling previously granted under Pl. Ref. 22/142.

The proposed change in house plan is a four-bedroom dwelling. The ground floor will comprise of an open plan kitchen/dining/living area, utility, bathroom and sitting room. The first floor will contain four bedrooms (one ensuite) and a bathroom that will meet the minimum height requirements for living accommodation. The proposed dwelling will comprise of a smooth render finish with a hipped roof element. It is noted that the proposal is well screened from the local road and due to the flat nature of the site, the proposed dwelling may not be visible at this location. It is proposed to increase the garage ridge height from 5.1 metres to 6.4 metres, increased by 1.3 metres. Given the height of the dwelling, the new height of the garage is on balance acceptable.

10.5 Transportation/Access

25/60799 – Sean Kiernan – Moynalvey

Transportation Department stating no objections. The comments the Roads & Transportation Department stated are set out below:

"The proposed development is located on the L-2207 which has a speed limit of 60kph. The applicant has demonstrated sightlines of 160 metres to the nearside edge of the road. These are in excess of the sightlines currently required.

The application is for a change of house type that was previously permitted.

Recommendation:

No objection to the proposed development subject to the applicant being conditioned to the following:

- The applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 3.0 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".*

10.6 Site Services

Water Supply:

As outlined in the application form submitted by the applicant the proposed dwelling will be serviced by a private well. The location of the bored private well is located on the attached Site Layout Plan.

Wastewater Treatment

The wastewater treatment system is in broadly speaking the same location as that which was granted on site under PI. Ref. 22/142.

Surface Water Management

Q.20 of the submitted Application Form indicates that surface water drainage is proposed by discharge via soakpits.

11. Flooding:

The subject site is not designated in a flood zone and has been checked across on floodmaps.ie. The Applicant has also stated in Section 18 of the application form that the subject site has not flooded in the past. The site is located in a Flood Zone C (fluvial) which is at low risk of flooding.

12. 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 a 15km radius of the proposed development:

- River Boyne and River Blackwater SAC (002299) – c. 7km northwest of the site
- River Boyne and River Blackwater SPA (004232) – c.7km northwest of the site
- Rye Water Valley/Carton SAC (001398) – c. 14km south of the site

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.

13. Environmental Impact Assessment:

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided for under Directive 2014/52/EU and Circular letter PL 1/2017. The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001- 2025 which would require mandatory EIA nor is it considered a sub-threshold development which requires an EIAR having regard to the scale, nature and location. As such an EIA is not required.

14. 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 2000-2023, to provide a development contribution. The development is for a residential dwelling with a floor area of 212m² for the dwelling. The development will be levied at a charge of **9,000 euro**. It is noted that the dwelling that was granted on site under PI. Ref. 22/142 has not commenced and that development contributions were not paid.

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 euro**.
- Roads (55%): **4,950 euro**.
- Social Infrastructure (40%): **3,600 euro**.
- **Total: 9,000 euro**

15. Recommendations:

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 30/07/2025 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 The development shall comply fully with the requirements, conditions, and expiry date set out under the parent planning permission reference 22/142, except where condition hereunder specify otherwise.

Reason: In the interest of clarity.

- 4 The general design, external finish, height, and roof materials of the proposed development shall be as shown on the plans submitted on 30/07/2025 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development. The dwelling and garage shall be positioned on the site as per details lodged with the Planning Authority on 19/06/2025.

Reason: In the interest of visual amenity.

- 5 The applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 3.0 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.

- 6 The applicant 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 Acts 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 2025 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.

- 7 The applicant 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 Acts 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 2025 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.

- 8 The applicant 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 Acts 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 2025 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.

Stephen O'Brien

Stephen O' Brien
Assistant Planner
Date: 19/09/2025

GRANT

RECOMMENDATION

ACCEPTED

22 September 2025

SIGNED: *W Bagnall*

Wendy Bagnall
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. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
8. 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.

9. 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.
10. 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.
11. 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).
12. 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/>.
13. 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.
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/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
18. 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.
19. 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 should arrange for vehicles leaving the site to be kept clean.
20. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
21. 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.

22. 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.
23. An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.