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meath county council

Meath County Council

Planning Report

To	Gerard Kellett, Senior Executive Planner
From:	Oisín Kerr, Assistant Planner
File Number:	2660198
Applicant:	Gibney Steel Products Ltd
Development Address:	Moylagh, Oldcastle, Co. Meath
Application Type:	Permission
Date of Site Inspection:	13/04/2026
Date of report:	15/04/2026
Date Decision Due:	16/04/2026
Development Description:	<i>The development consists of retention of amendments and alterations to floor plans and elevations from that previously granted under planning ref. KA191053 and planning ref. KA180262. Full planning permission is also sought to construct single storey extension to front and side of existing workshop area and all ancillary and facilitating site works.</i>

1.0 Site Location & Description:

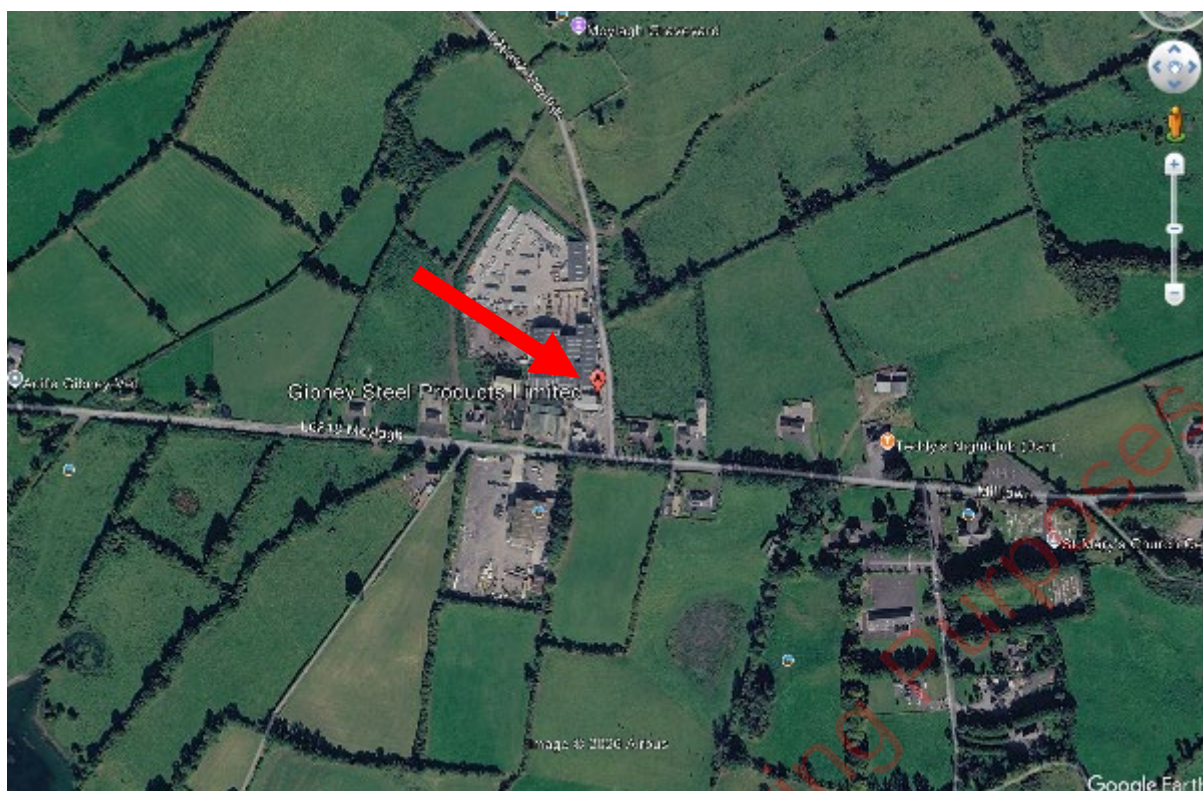
1.1 Site Description:

The site measures 2.080 ha and is located in the townlands of Moylagh, and within Dromone Rural Node and 6.4 km south of Oldcastle Town Centre. The site is located on a county road of L-28092, 1.3 km east of the R-195.

The site is mainly dominated by the existing steel production facility, with other sheds and facilities within the site boundary and wider yard, which facilitates lorries coming and going, forklifts to and fro, etc. It was noted that there are no shrubs or trees within or near the site boundary periphery. The area is zoned RA, rural area and is designated a *low-development pressure area*. The Landscape Character Type is No. 18, *Lough Sheehin Uplands, Landscape Value: high*, with the Landscape Sensitivity considered *high* in the LCA.

Protected structures – Dromone Castle RPS ID 90404 and Recorded Monument R1677047, National Monuments ME00697 & ME00696, located approximately 150 metres north of the subject site boundary.





Facing southwest

Facing south

2.0 Proposed Development

The development description makes reference to floor plan alterations to the previously approved KA191053 and KA180262. Planning permission is being sought to construct a single-storey extension to the front and side of the existing workshop area and all ancillary and facilitating site work.

3.0 Planning History

A review of the Meath County Council Planning Register indicates the following recent planning history at the subject site:

3.1 Subject Site

- **2460246:** Gibney Steel. *“retention of amendments and alterations to plans and elevations from that previously granted under Planning Ref. No. KA 180263”*. Granted on 11/07/2024.
- **KA180263:** Gibney Steel Products Ltd. *“extensions and alterations to existing offices. The development will consist of (1) demolition of existing 2 storey office block, (2) demolition of existing single storey office block, (3) erection of 2 storey office block extension to side of existing structure, (4) erection of single storey office block to front of existing structure, (5) amendments and alterations to existing floor plans and elevations, (6) amendments and alterations to existing roof structure, (7) erection of signage and (8) all ancillary site works”*. Granted on 01/06/2018.
- **KA171017:** Gibney Steel Products Ltd. *“the development consists of (1) to decommission existing sewage and percolation area and (2) to construct new entrance (3) install new proprietary treatment unit and percolation area and (4) and complete all ancillary site works. Significant further information/revised plans submitted on this application”*. Granted on 02/02/2018.
- **KA120549:** Gibney Steel Products Ltd. *“Development consists of 1)to construct new workshop area, extension to rear and side of existing production area 2) and complete all ancillary site works”*. Granted on 13/09/2012.

4.0 National and Local Planning Policy

4.1 Project Ireland 2040 - National Planning Framework

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) for the period 2019-2031 came into force on 28/06/19 and is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

4.2 Regional Spatial and Economic Strategy (RSES)

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

4.3 Meath County Development Plan 2021-2027.

The Meath CDP sets the local planning policy context.

Chapter 2 of the CDP relates to the core strategy.

CS OBJ 14 *To support the economic growth of Meath as set out in the Regional Spatial and Economic Strategy and the Economic Development Strategy for County Meath 2014-2022.*

Chapter 4 of the CDP relates to Economy and Employment Strategy, with section 4.11 including provisions for rural economic development and section 4.11.1 relating to Rural Enterprise.

It is the policy of the Council to support the location of once-off medium to large-scale rural enterprise if it is demonstrated, to the satisfaction of the Council, that the enterprise can be more readily accommodated in a rural setting than provided in a designated settlement centre and subject to standard development management considerations being applied. It is equally accepted that there are certain types of rural enterprises, especially those that involve processing of natural resources, which serve rural communities which have a critical role to play in sustainable rural development. There are already a number of successful enterprises of this nature existing in the County in the food processing and development areas, as well as the extractive industry.

Section 4.11.1 relating to Rural Enterprise.

ED POL 16 *To support the location of a once off medium to large-scale rural enterprise only in instances where it is demonstrated, to the satisfaction of the Council, that the enterprise can be more readily accommodated in a rural setting than in a designated settlement centre and subject to standard development management considerations being applied.*

ED POL 18 *To support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This policy shall not apply to sites accessed from the National Road Network.*

ED POL 26 *Meath County Council shall positively consider and assess development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of the access roads. This policy shall not apply to the National Road Network.*

4.4 Other Strategies, Guidelines, etc.

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

5.0 Submissions

None.

6.0 Representations

No councillor representations have been received.

7.0 Prescribed Bodies

<i>National Environmental Health Service</i>	No report was received at the time of the recommendation.
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8.0 Internal Referrals

The application was referred to the following Internal Sections/Departments:

Environment Section (General)	Report received. <i>Further information required.</i>
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9.0 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.

10.0 Planning Assessment

It is considered that the key planning considerations in the assessment of this application are as follows:

- Principle of development
- Design and layout
- Impact on landscape
- Waste management

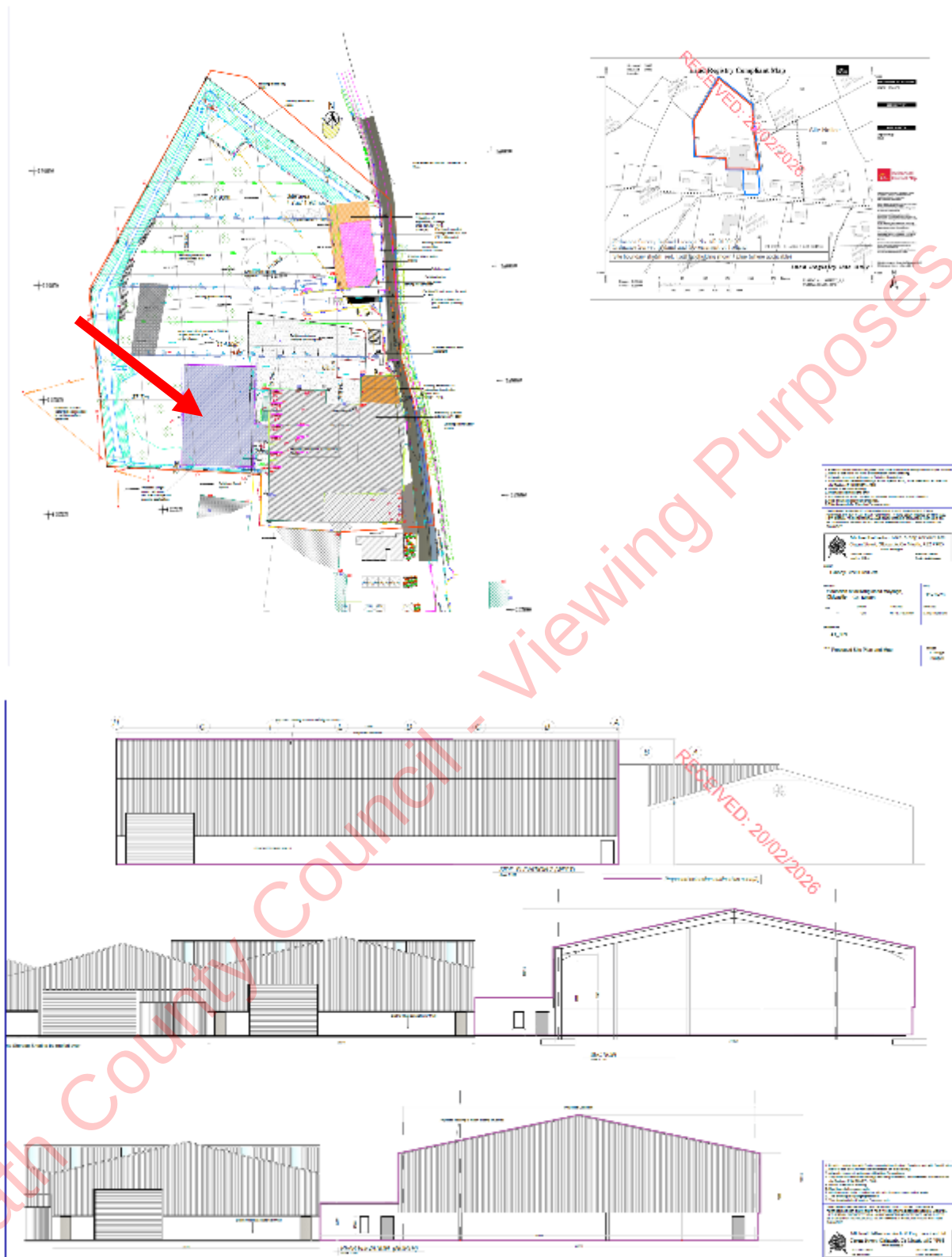
10.1 Principle of Development

The subject site is located on lands zoned RA Rural area with the objective: *'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.'*

It is recognised that there is an existing and established commercial enterprise on site, and the applicant is now seeking planning permission to construct a single-storey extension to the front and side of the existing workshop area, along with alterations to a permitted building. Chapter 4 of the CDP sets out a range of economic policies and objectives which relate to the facilitation and development of employment in the county. Specifically, ED POL 16 relates to business enterprises in the countryside and proposals for the expansion of existing authorised enterprises.

I acknowledge that the development has been set in place for some time and that the proposal is mainly to enlarge the workplace insofar as building another large shed, and thus a larger overall footprint. The proposal is acceptable in principle.

10.2 Design and Layout

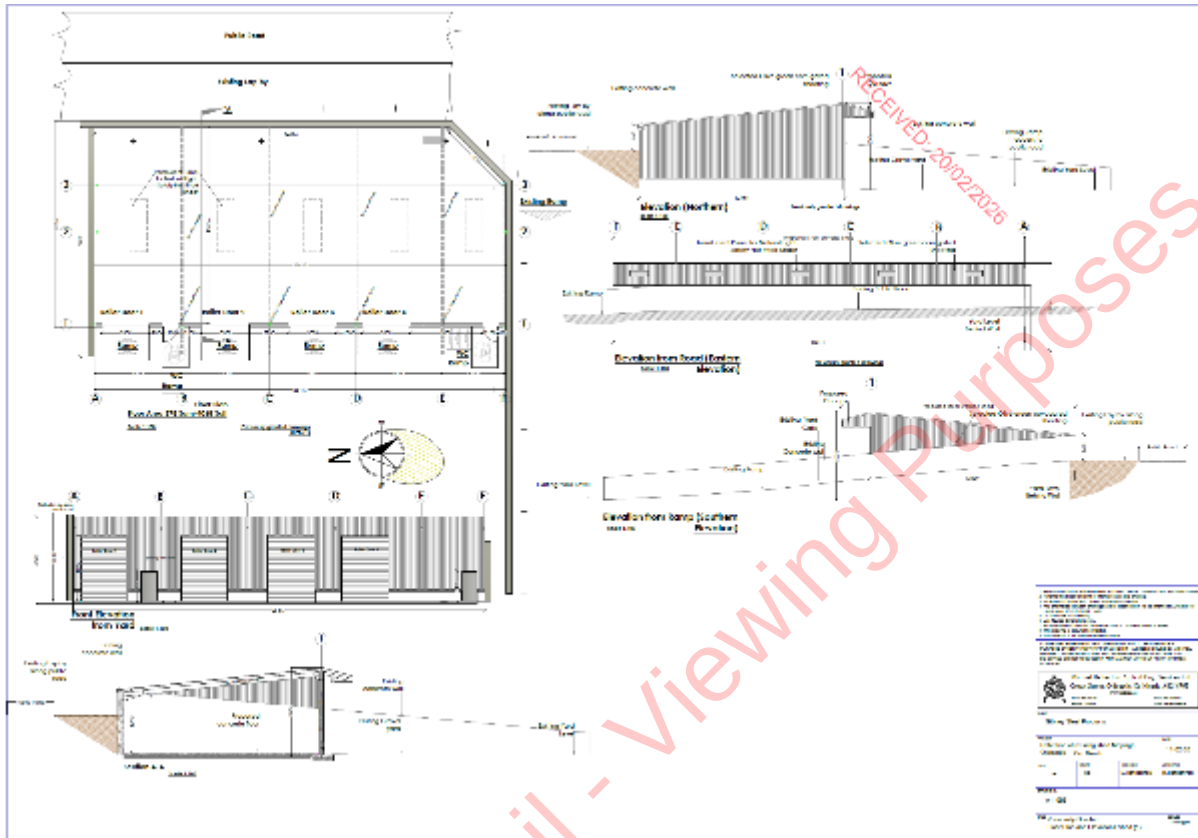


The applicant is seeking to expand the workspace.

10.2.1 Retention permission

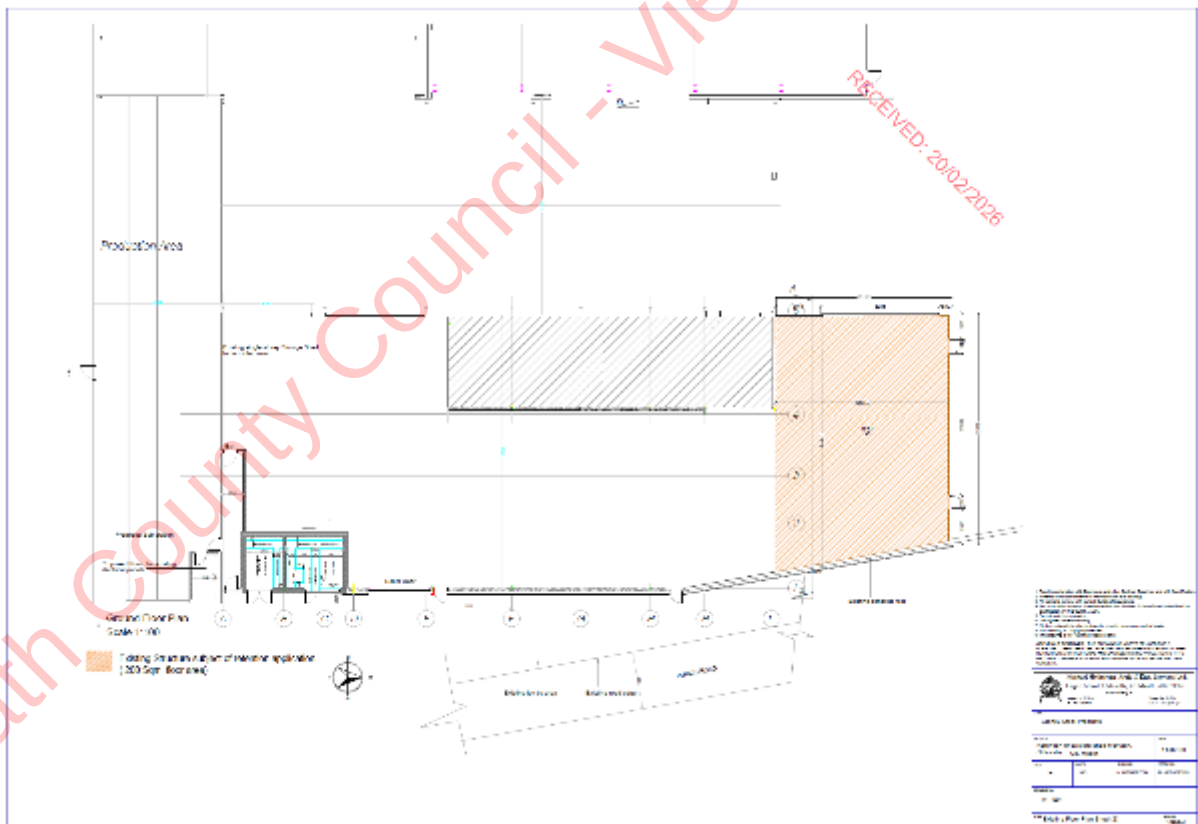
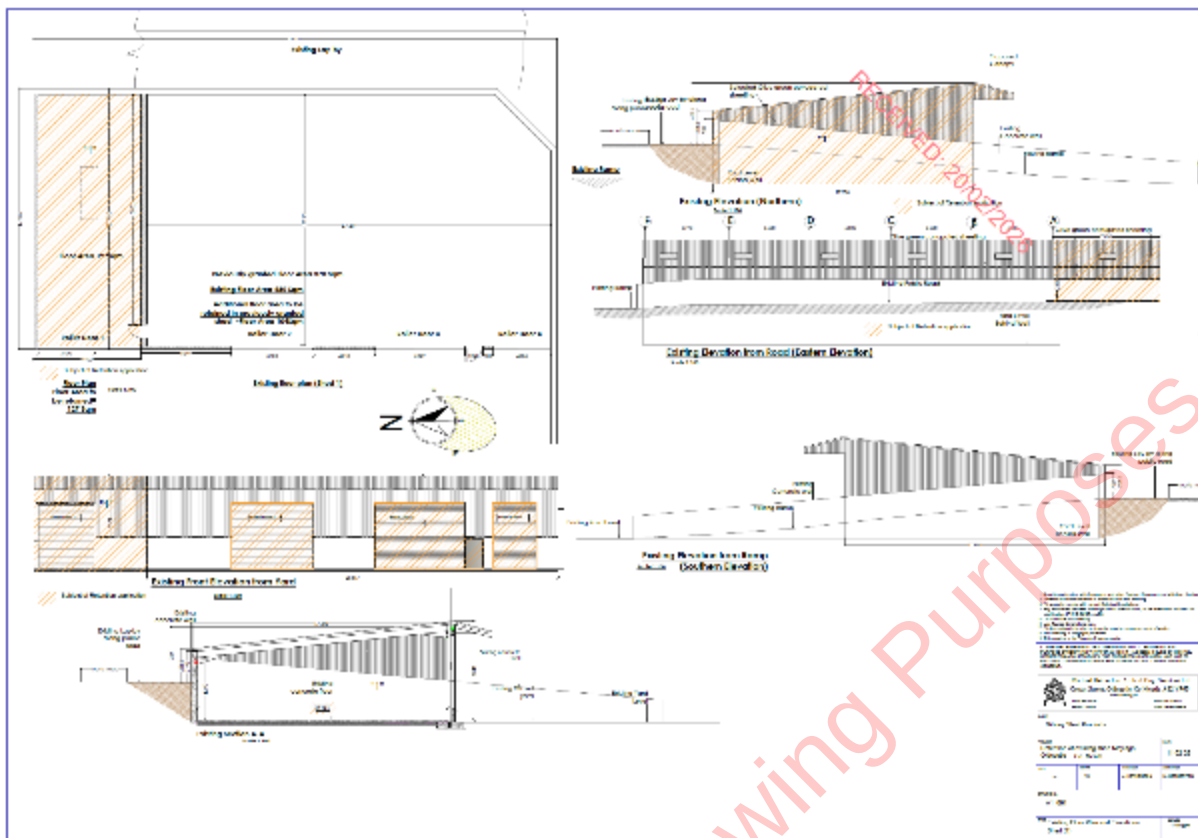
See the previously granted shed 1 below.

378 Sq. m., 6m ridge height, 28.4 m in width.



Alterations and what is now seeking retention permission to shed 1, see below

482 Sq. m., 6.5 m ridge height, and 34.8 m in width.



See the site inspection photo below.



The retention permission is acceptable on balance and is not anticipated to have any negative effects on the surrounding environment.

10.2.2 The proposed works

The proposed workshop will be located in the middle of the site, facing north. The design is basically an extension of the existing building profile. The ridge height will not be altered, and the development itself would, on balance, not have any further negative effect on the landscape.

10.3 Impact on No. 94 Protected View

It should be noted, with respect to the Protected View, specifically No. 94, which states that the protected view is facing towards the subject site, i.e., *southeast*. The subject site is not visible from the Protected View.

94	Moylagh Castle from local road to east of R195	South East	View of Moylagh Castle and Motte.	Local
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10.4 Waste Management

Environment Comments:

I have reviewed the information provided by the applicant for this development. Planning Application Form (Part 1) states there is an existing wastewater treatment system on site. However, the applicant has not provided any information on this system in the proposed planning application. There is no reference to existing staff numbers nor reference to any increase in staff as a result of the proposed development.

Wastewater Treatment Recommendation:

*In this regard the Environment section is seeking **further information**.*

The comments of the Environment are noted, FI is required.

11.0 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.

- *Lough Derravaragh SPA (Site Code 4043)*, 13 km southwest of the site.
- *Killyconny Bog SAC (Site Code 6)*, 14 km northeast of the site.
- *White Lough, Ben Loughs and Lough Doo SAC (Site code 1810)*, 2.6 km southwest of the site.
- *Lough Lene SAC (Site code 2121)*, 6.3 km southwest of the site.
- *Lough Bane and Lough Glass SAC (Site code 2120)*, ___ km north, west, south or east of the site
- *Lough Kinale and Derragh Lough SPA (Site code 4061)*, ___ km north, west, south or east of the site
- *Moneybog and Clareisland Bogs SAC (Site code 2340)*, 11 km northwest of the site.
- *Lough Sheelin SPA, (Site Code 004065)* 11 km northwest of the site.
- *River Boyne And River Blackwater SAC (Site Code 2299)*, 8 km south of the site.
- *River Boyne And River Blackwater SPA (Site Code 4232)*, 8 km south of the site.
- *Girly Bog Drewstown (Site Code 2203)*, 15 km east 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.

12.0 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 (as amended) nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR.

13.0 Development Contributions

Development contributions are based on the Meath County Council Development Contributions Scheme (DCS) 2024-2029.

Development contributions are calculated using the Meath County Development Contribution Scheme 2024-2029. Expansions to existing authorised commercial, industrial and manufacturing operations (Class 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development, a Special Development Contribution may apply.

14.0 Recommendation

It is considered that the proposed development received on 20/02/2026 requires further information to address the existing capacity of the WWTS and to ensure the proposal is consistent with the policies and objectives of the Meath County Development Plan 2021-2027. It is recommended that **FURTHER INFORMATION** be requested, as set out below:

1. A). The applicant will be required to confirm the existing staffing numbers for this site and to confirm if the proposed development will result in any increase in staff numbers.
- B). The applicant will be required to submit a report clearly demonstrating that the existing wastewater treatment system is adequately sized to accommodate any effluent generated and also that it is functioning correctly to ensure its suitability to cater for any potential increased loading which is placed on it as a result of the operation of the facility.

In the event that the existing wastewater treatment system does not comply with the EPA (2021) Code of Practice for Domestic Waste Water Treatment Systems (PE≤10) and EPA (1999) Wastewater Treatment Manuals: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, the applicant will submit a proposal for the replacement of same. This shall take the form of the site characterisation report completed by a fully qualified site assessor.

Please contact Siobhan Johnston, Assistant Scientist, Environment Section, Meath County Council for queries in relation to this request. Notes:

2. If any submission resulting from the above request alters your original proposal requiring the submission of additional data which the Planning Authority on receipt of the submission consider to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Acts 2000-2023. You should not submit public and/or publish notices until such time as the Planning Authority issues you with a notification to submit such notices pursuant to the Planning & Development Acts 2000- 2023.

Note: Please note the response to Further Information for Online applications should be made online on the EPlan Portal.



Oisín Kerr
Assistant Planner

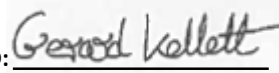
**FURTHER
INFORMATION**

RECOMMENDATION

ACCEPTED

16 April 2026

SIGNED:



Gerard Kellett
Senior Executive Planner