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meath county council

## Meath County Council

### Planning Report

**To:** Lisa Carroll A/ Senior Executive Planner

**From:** Shoaib Khan Executive Planner

**File Number:** 2660405

**Applicant:** Darius Pele

**Development Address:** 12 Willow Grove  
Dunshaughlin Co Meath

**Application Type:** Permission

**Date of Site Inspection:** 21/05/2026

**Date of Report:** 02/06/2026

**Date Decision Due:** 05/06/2026

**Development Description:** A new single storey ground floor rear & side extension, (57.m), relocation of existing side access gate. Extension and relocation of existing 2m high boundary walls and associated site works.

## 1.0 Site Location & Description

The site is located at No. 12 Willow Grove, within The Willows residential development in Dunshaughlin, Co. Meath. The Willows is a modern, planned housing estate situated on the outskirts of Dunshaughlin village, approximately 1 km from the main street.

The subject property forms part of a recent suburban residential development characterised by two-storey semi-detached and terraced dwellings with associated private rear gardens and off-street parking. The scheme includes internal estate roads, footpaths, landscaped open spaces and a neighbourhood playground.

The surrounding area is predominantly residential in character, with similar housing estates adjoining or nearby with some large scale commercial/industrial type buildings in the vicinity. Dunshaughlin town centre provides a range of local services and amenities, including retail shops, supermarkets, schools, cafés, and community facilities, all within a short walking and driving distance. The property does not appear to be affected by any immediately evident protected structures, conservation areas, or designated ecological sites.





### Site visit

The site was inspected on 21<sup>st</sup> May 2026. The Site Notice was erected and displayed in accordance with the Article 19 of the Planning and Development Regulations as amended.





Figure 1 Similar Boundary wall extension nearby

## **2.0 Proposed Development**

The application requests approval to construct ground floor extension to an existing house within an established residential area.

## **3.0 Planning History**

None on the site, planning details related to the overall housing development as listed below

2561019                      Rockture 1 Limited                      Grant Conditional  
Large-Scale Residential Development - planning permission for a Large-scale Residential Development consisting of modifications to the Strategic Housing Development permitted under ACP Ref.: 303433-19, as amended by ACP Ref.: 307946-20, MCC Reg. Ref.: 22/1594, MCC Reg. Ref.: 23/60181, and MCC Reg. Ref.: 24/60950,

## **4.0 Policy Context**

- 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)

- Local Policy.

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

## **5.0 Submissions**

None.

## **6.0 Representations**

None.

## **7.0 Prescribed Bodies**

None.

## **8.0 Internal Referrals**

None.

## **9.0 Pre-Application Consultation**

None.

## **10.0 Planning Assessment**

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout

- Impact on Amenities
- Services

### 10.1 Principle of Development

The site is in an area is zoned lands and is identified as A1 Existing Residential where the zoning objective is “*To protect and enhance the existing residential amenities*”

The development seeks permission to construct a domestic extension associated with an existing house. Therefore, the proposal is acceptable in principle subject to relevant assessment criteria.

### 10.2 Layout & Design

The application site is a 330-square-metre residential plot in an established estate of modern two-storey homes. The existing house, about 8.5 meters tall, sits among similar properties with shared access and clear building lines.



The proposed development comprises a single-storey, flat-roof extension to the rear of the dwelling. It will provide a playroom, home office and gym, with a total floor area of 57 square metres. The extension will have an overall height of 3 metres, rising to 3.4 metres at parapet level, and will be finished in materials to match the existing house.

To facilitate the extension, the existing side boundary wall will be removed and rebuilt further outward along the edge of the open space beside the house. The revised boundary treatment will remain within the overall site boundaries and has been confirmed by Land Registry as being within the applicant's landholding.

The extension respects the architectural character of the existing house and integrates appropriately with the streetscape. Its external finishes will match or complement the existing

dwelling, ensuring a coherent and visually consistent addition. A similar extension has also been constructed at Nos. 1–2 Willow Grove.

The existing house retains the level of private open space originally approved as part of the wider scheme. While the proposed extension will reduce this open space, the exact remaining area is not stated in the application. However, based on the submitted plans, more than 25 square metres of private open space will remain. The proposal is therefore considered acceptable in this regard.



Figure 2 contextual view existing and proposed

### 10.3 Impact on Amenities

The proposed development has been assessed having regard to the amenities of adjoining residential properties. Owing to its side and rear extension nature, orientation, and separation distances, the development will not give rise to unacceptable overlooking, overshadowing or loss of daylight to neighbouring dwellings. The proposal therefore complies with Development Plan objectives relating to the protection of residential amenity.

### 10.4 Access

Vehicular and pedestrian access is unchanged, utilising the existing driveway and turning areas within the site. Surface water drainage is accommodated via an existing soakaway within the site. No additional services or infrastructure works are proposed as part of this application.

### 10.5 Flooding

The application site is in a Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and, therefore at low risk of flooding.

## 10.6 Water Services

### Water Supply

Existing connection to be maintained.

### Wastewater

Existing connection to be maintained.

### Surface Water

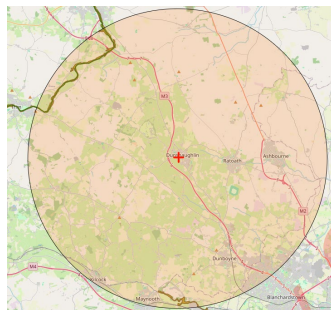
Existing connection to be maintained.

## 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.

The nearest Natura 2000 sites with 15 km is:



- River Boyne and River Blackwater SAC 002299 and SPA 004232
- Rye water valley/carton SAC 001398

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**

The proposed development constitutes a project in the context of the EIA directive. The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001-2026, nor is it considered a sub-threshold development for the purposes of Schedule 7 Planning & Development Regulations 2001-2025 and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

### **13.0 Development Contributions**

Development contributions are established according to the Meath County Development Contribution Scheme for the period of 2024-2029.

Not applicable for extensions less than 100 square metres.

### **14.0 Conclusion**

The proposed development is considered to be acceptable in principle, is consistent with the relevant policies and objectives of the Development Plan and is not considered to give rise to unacceptable impacts in terms of residential amenity, visual impact, traffic safety, drainage, or environmental considerations.

### **15.0 Recommendation**

Accordingly, it is recommended that planning PERMISSION be **GRANTED**, subject to the conditions set out below

#### **Schedule of Conditions**

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on 11/04/2026, except as may otherwise be required in order to comply with the following conditions. 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. The dwelling and the extension shall be jointly occupied as a single residential unit. The extension shall not be let, sold, or otherwise transferred or conveyed save as part of the dwelling. The principal use of the application site shall remain in private residential use.

**Reason: In the interests of the proper planning and development of the area**

3. The general design, external finish, height and roof materials of the development shall be as shown on the plans submitted on 11/04/2026 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

**Reason: In the interest of visual amenity.**

4. 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: To safeguard the amenities of adjoining residential occupiers**

**GRANT**

**RECOMMENDATION**

**ACCEPTED**

**05 June 2026**

SIGNED: \_\_\_\_\_

  
**Shoaib Khan**  
**Executive Planner**  
**Date: 02/06/2026**

  
**Lisa Carroll**  
**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.

Planning Compliance must be submitted (hard copies not required) by email to [planningcompliance@meathcoco.ie](mailto: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