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Meath County Council

Planning Report

To: Gerard Kellet, A/Senior Executive Planner

From: Oisín Kerr/Assistant Planner

File Number: 2660258

Applicant: Martina Noone

Development Address: Garadice Kilcock Co Meath W23 WKV7

Application Type: PERMISSION

Date of Site Inspection: 27/04/2026

Date of Report: 28/04/2026

Date Decision Due: 29/04/2026

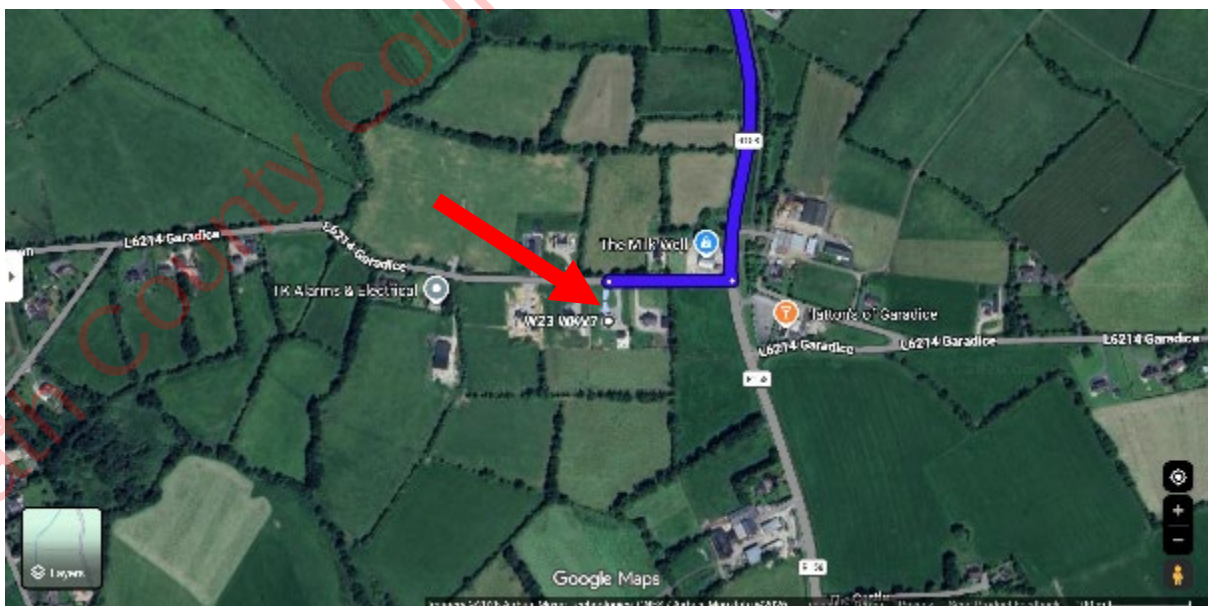
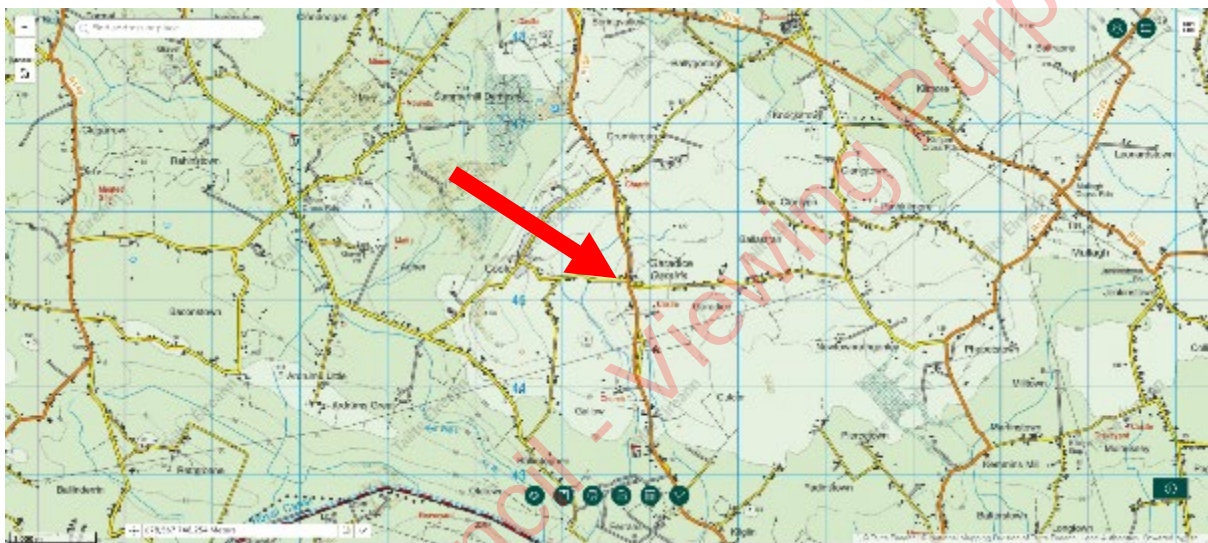
Development Description: The development will consist of a proposed single-storey extension to the side of an existing two-storey style dwelling, and all associated site works.

1.0 Site Location & Description:

1.1 Site Description:

The site measures 0.4 ha and is located in the townlands of Garadice, approximately 7 km northwest of Kilcock. The site is located on a county road of L-6214, 100m west of the R-158, which is listed as a *Future Access Strategic Corridor*. The site's boundary consists of established planting, some shrubs and small trees. The area is zoned RA, rural area and is designated a *rural area under strong urban influence*. The Landscape Character Type is No. 12, *Tarra Hills Skryne*, *Landscape Value: Exceptional*, with the Landscape Sensitivity considered *High* in the LCA.

There are no Protected Structures, National Monuments or Protected Views within or around the application site.





2.0 Proposed Development

The subject application seeks permission for a single-story extension to the side of a two-story dwelling.

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

- **TA201043**, Martina Noone, "a two-storey style dwelling with a detached domestic garage, a domestic wastewater disposal system, new site entrance and all associated site works". **Granted** on 09/11/2020.
- **211022**, Martina Noone, "the installation of 40m² of Solar PV panels on the roof of a house under construction, under a previously granted application with planning Reg Ref TA201043 and all associated site works". **Granted** on 26/08/2021.

4.0 National and Local Planning Policy

- Project Ireland 2040, The National Planning Framework (NPF)
- The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031.
- Meath County Development Plan 2021-2027.
Development Management Standards
- Chapter 11 of the Meath County Development Plan 2021-2027 sets out the development management standards.
 - Section 11.5.25 of the Development Plan relates to extensions in urban and rural areas. The following objectives are relevant:
 - DM OBJ 50: All applications for residential extensions in urban and rural areas shall comply with the following criteria:
 - High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc;
 - The quantity and quality of private open space that would remain to serve the house
 - Flat roof extensions, in a contemporary design context, will be considered on their individual merits;
 - Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy;
 - Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted;
 - Dormer extensions shall not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof;
 - Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection, etc.
 - Ability to provide adequate car parking within the curtilage of the dwelling house
 - In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.
- 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

None.

8.0 Internal Referrals

None.

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

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

- Principle of Development
- Design
- Site Services
- Any archaeological concerns
- AA & EIA

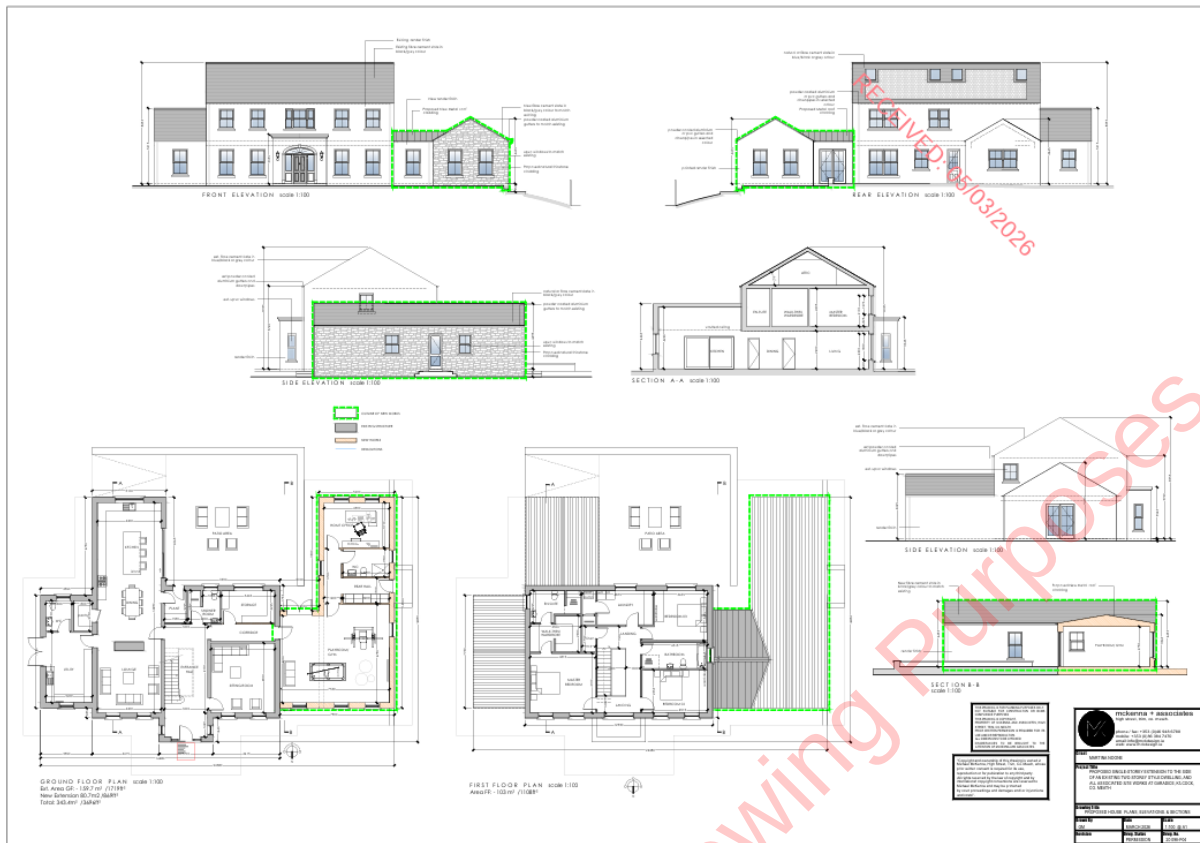
10.1 Principle of Development

The application site has an RA, Rural Area land use zoning objective which states as follows: *'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 use is permitted in the RA zoning, subject to compliance with the rural settlement strategy. The proposed development relates to a single-story extension to the side. Having regard to this, the principle of the proposal is considered acceptable subject to a full planning assessment.

10.2 Design

The existing dwelling is 311 sq. m., whilst the proposed extension permission is in relation to a ground floor extension to the side and rear of 80.7 sq. m. The extension is mainly located along the western portion of the site. The internal layout is acceptable, i.e., the home office, gym and playroom.



Overall, the proposed development is considered acceptable in the context of Objective DM OBJ 50 of the Meath County Development Plan, materials are consistent with the existing house, and the proposal will not unduly impact the visual or residential amenities of the vicinity.

10.3 Site Services

As outlined in the application form submitted by the applicant, the extension will be serviced by an existing water supply to a private well.

Wastewater

Existing.

Surface Water

The applicant is proposing a soak pit to deal with surface water.

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 located within 15km are as follows;

- *River Boyne and River Blackwater SAC (Site Code 2299), 10 km northwest of the site.*
- *River Boyne and River Blackwater SPA (Site Code 4232), 10 km northwest of the site.*
- *Rye Water Valley/Cartron SAC (Site Code 1398), 11.3 km southeast of the site.*

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.

12.0 Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). A single dwelling or extension to the same are not listed in Schedule 5; therefore, a mandatory EIA is not required.

The Planning Authority must also determine if a sub-threshold EIS is required. The proposed development is significantly below the relevant threshold for such residential development and will not, by itself, or in combination with other developments, exceed the said threshold. Therefore, the Planning Authority is satisfied that a sub-threshold EIS is not required.

13.0 Development Contributions

Development contributions are calculated using the Meath County Development Contribution Scheme 2024-2029. Domestic extensions less than 100sqm (cumulative) are exempt.

The proposed floor area of the new extension is 80.7 sq. m.

14.0 Conclusion

The applicant has submitted sufficient information with respect to extending their existing dwelling and is on balance acceptable. It is recommended that permission be granted.

15.0 Recommendation

The proposed development received on 05/03/2026 is considered acceptable in the context of the Meath County Development Plan 2021-2027. It is recommended that planning permission be **granted** subject to compliance with the conditions set out below:

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on 05/03/2026, 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 the 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 extension shall be reduced in overall width and shall be set back from the front elevation, unless otherwise agreed in writing with the Planning Authority.
- (b) Prior to the commencement of development revised elevations plans and sections in accordance with Condition No.2 (a) shall be submitted to the Planning Authority for written agreement.
- (c) Development shall not commence without the prior written agreement of the Planning Authority and shall there after only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of visual amenity,

3. The general design, external finish, height, and roof materials of the proposed development shall be as shown on the plans submitted on 05/03/2026 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. The extension shall be used ancillary to the main dwelling unit and shall not be used for residential use independent to the main dwelling, or for any commercial or industrial use.

Reason: In the interest of orderly development.

5. Surface Water

- (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) Existing surface water drainage for adjoining properties shall not be adversely affected by the development hereby permitted. All soak pits shall be designed to BRE Digest 365 standards.
- (c) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (d) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.

Reason: To ensure orderly disposal of surface water and in the interests of road safety and environmental protection.

6. The developer shall comply in full with the following:
 - a) The hours of construction shall be restricted to between 8.00 a.m. to 7.00 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 protect the amenities of the area.

GRANT



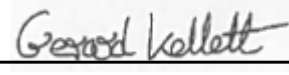
Oisín Kerr
Assistant Planner

RECOMMENDATION

ACCEPTED

28 April 2026

SIGNED:



Gerard Kellett
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.

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