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meath county council

Planners Report

To: Sandra Carrie, Senior Executive Planner

From: Oisín Kerr, Assistant Planner

File Number: 26/60924

Applicant: Ion Turcu

Development Address: 25 The Close, Silverbanks, Stamullen, Co Meath

Application Type: RETENTION PERMISSION

Development Description: Retention planning permission for a Detached single storey Garden room and storage to rear of existing house all with associated ancillary works.

Date of Site Inspection: 18/08/2026

Date of Report: 10/09/2026

Date Decision Due: 15/09/2026

1.0 Site Location & Description:

The site measures 0.045 ha and is located at No. 25 The Close housing scheme, approximately 750 m northeast of Stamullen village centre. The existing dwelling is a two-storey detached.

The area is zoned A1 Existing Residential in the CDP.

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





2.0 Proposed Development:

The proposed development seeks permission to retain a garden/storage type structure to the rear of the dwelling.

3.0 Planning History:

There is no recent planning history for the site.

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

5.0 Submissions/Observations:

No submissions/observations have been made in respect of the application within the statutory timeframe.

6.0 Representations

No representations received.

7.0 Prescribed Bodies:

There has been no formal consultation undertaken.

8.0 Internal Referrals:

There has been no formal consultation undertaken.

9.0 Pre-Planning Consultation:

There has been no pre-planning consultation in relation to this proposal.

10.0 Planning Assessment

10.1 Planning Considerations:

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

- Principle of Development
- Design
- AA & EIA

10.2 Principle of Development

The application site is subject to the A1 zoning in the Meath County Development Plan 2021-2027, where the objective is “*to protect and enhance the amenity and character of existing residential communities*”. Residential use is permitted in this zoning.

The retention development consists of retaining a garden room and/or storage room, which is considered ancillary to the enjoyment of a dwelling and is considered acceptable in this context, subject to a full assessment of the proposal. The principle of this development is acceptable.

10.3 Design

The existing dwelling is 166 sq. m., whilst the proposed works and permission are in relation to a domestic garage to the rear of 27 sq. m. It is noted that the flat roof is 2.8 metres high and would not negatively affect any neighbouring property.

Overall, the proposed development is considered acceptable in the context of the Meath County Development Plan. It must be noted that the proposed material finish will not match the existing dwelling, but given that the garden room/storage will be to the rear and not visible from the roadside or footpath, the proposal will not unduly impact the visual or residential amenities of the vicinity and is therefore, on balance, acceptable.

10.4 Impact on Neighbouring Properties:

No negative effects anticipated (given the height is 2.8 m).

10.5 Transportation:

N/A

10.6 Wastewater:

N/A

10.7 Water Services:

N/A

10.8 Flooding Matters:

N/A

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.

- *North-West Irish Sea SPA (Site Code 4236)*, 6 km east of the site.
- *River Nanny Estuary (Site Code 4158)*, 7.3 km north of the site.
- *Rogerstown Estuary SAC (Site Code 208)*, 15 km south or east of the site.
- *Rogerstown Estuary SPA (Site Code 4015)*, 15 km south or east of the site.
- *Skerries Islands SPA (Site Code 4122)*, 12 km east of the site.
- *Boyne Coast and Estuary SAC (Site Code 1957)*, 12 km north of the site.
- *Boyne Estuary SPA (Site Code 4080)*, 12 km north of the site.
- *River Boyne And River Blackwater SAC (Site Code 2299)*, 12 km north of the site.
- *River Boyne And River Blackwater SPA (Site Code 4232)*, 12 km north 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. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIS/EIAR is not required.

13.0 Development Contributions

Development contributions are calculated using the Meath County Council Development Contribution Scheme 2024-2029.

Contributions are not attributable to a domestic store/garden room.

14.0 Conclusion:

In conclusion, it is considered, subject to compliance with the conditions set out below, that the design of the development is on balance acceptable and would not have a harmful impact on the visual amenity of the surrounding area. The retention proposal is in accordance with the policies outlined in the Meath County Development Plan 2021 – 2027; the proper planning and sustainable development of the area and as such it is recommended permission be granted subject to conditions.

15.0 Recommendation:

The retention development received on 22/07/2026 is considered acceptable in the context of the Meath County Development Plan 2021-2027. It is recommended that retention planning permission be **granted** subject to compliance with the conditions set out below:

1. The development shall be retained in accordance with the plans and particulars lodged with the application on 22/07/2026, 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. The store/ garden room shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of development control.

3. The store/ garden room and principle dwelling shall be jointly occupied as a single residential unit. The garden room/store 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 interest of development control.

4.

- a) All surface water from roofs, entrances, paved areas, footpaths, and surface areas shall be collected and disposed of within the site to the surface water drainage system and under no circumstances shall discharge to the public foul sewer.
- b) 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 collection, treatment and disposal of surface water and in the interests of road safety and environmental health.

GRANT



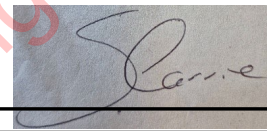
Oisín Kerr
Assistant Planner

RECOMMENDATION

ACCEPTED

14 September 2026

SIGNED:



Sandra Carrie
A/Senior Executive Planner