

Teach Buvinda, Bóthar Átha Cliath, An Uaimh, Contae na Mí. C15 Y291
Buvinda House, Dublin Rd., Navan, Co.Meath. C15 Y291

Planning & Development Act 2000 – 2023
NOTIFICATION OF DECISION

TO: M&J Enterprises
keith Ludlow
Carrick House
Station Road
Duleek Co Meath
A92 XP08

REFUSAL

PLANNING REGISTER NUMBER: 26/60955
APPLICATION RECEIPT DATE: 30/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 22/09/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the Development consists of the construction of an agricultural storage shed, Including new entrance gates, access road and yard, surface water drainage and all associated site works. A Natura impact statement (NIS) will be submitted to the planning authority with this application - at Tubberfin, Donore,, Donore,, Co. Meath, for the 3 reasons set out in the Schedule hereto.

DATE: 22/09/2026



On behalf of Meath County Council

The Planning Authority in deciding this application in accordance with Section 34(3) of the Planning and Development Act 2000-2023, has regard to submissions or observations received in accordance with the Planning and Development Regulations 2001-2025, as amended.

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2023 may be made to An Coimisiún Pleanála. Any person may appeal **WITHIN FOUR WEEKS** beginning on the date of the decision.
2. Appeals should be addressed to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed after 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 1 month of the date of this Notification. Photographic ID (Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

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Guide to Fees payable to the Board

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development¹ made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R / NIS involved².
- b. Appeal against a decision of a planning authority on a planning application relating to commercial development¹, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA (R) / NIS involved².
- c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.
- d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)³ is € 220
- e. Application for leave to appeal is € 110.
- f. Appeal following a grant of leave to appeal € 110.
- g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 Acts 2000 - 2023, attracts a fee of €220 irrespective of the nature of the application

An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.

Submissions or observations to An Coimisiún Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Coimisiún Pleanála and must be accompanied by a fee of € 50.

Footnote

- ¹ Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.
- ² The higher fee applies where an Environmental Impact Assessment Report Statement (EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 – 2023 Planning Act or article 103(1) of the 2001-2026 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above).
- ³ Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.

For more information on Appeals you can contact An Coimisiún Pleanála at:

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 – 8722684

Email: appeals@pleanala.ie

Web: www.pleanala.ie

Reasons for Refusal

1. It is the policy of the Council under Policy RD POL 13 of the Meath County Development Plan 2021–2027 *“to protect agricultural or agri-business uses from unplanned and/or incompatible urban development”* and under Objective DM OBJ 62 to ensure that agricultural development proposals are genuinely required for the purposes of farming and are appropriately justified. The Planning Authority notes that a previous application on the site under Pl. Ref. 25/61110 was refused, in part, due to the failure to demonstrate a clear need for the proposed agricultural building. Having regard to the information submitted with the current application, it is considered that the applicant has failed to provide sufficient evidence to demonstrate a bona fide agricultural requirement for the proposed development or to satisfactorily address the concerns raised in the previous refusal. In particular, no robust information has been submitted regarding the nature and scale of the agricultural enterprise, the operational need for the proposed building, or the functional relationship between the structure and the agricultural activity being carried out on the lands.

Accordingly, the Planning Authority is not satisfied that the proposed development constitutes a genuine agricultural development consistent with the provisions of Policy RD POL 13 and Objective DM OBJ 62 of the Meath County Development Plan 2021–2027. If permitted, the proposed development would establish an undesirable precedent for similar development in the countryside in the absence of a clearly demonstrated agricultural need and would therefore be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the Meath County Development Plan 2021–2027 under HER POL 6 to seek *‘to protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change’* and HER POL 8 *‘to ensure that development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Appendix 8, and the Development Management Guidelines in Chapter 11’*.

There is a presumption against development within the Buffer Zone which is likely to have an adverse impact on the World Heritage Site and landscape within the immediate area. Having regard to the information submitted, and the development assessment criteria outlined in Appendix 8(a), it is considered that the proposed development, by reason of its excessive height, scale and massing, within the Buffer Zone of the UNESCO World Heritage Site of Brú na Bóinne, would result in an unacceptable visual intrusion within this highly sensitive archaeological and cultural landscape.

The proposed development would adversely affect the character, setting and appreciation of the World Heritage Site and its associated heritage assets, thereby undermining the protection of its Outstanding Universal Value. The proposed development would therefore be contrary to Policies HER POL 6 and HER POL 8 of the Meath County Development Plan 2021–2027. Furthermore, if permitted, the development would establish an undesirable precedent for similar forms of development within this sensitive landscape. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

3. Policies HER POL 1 and HER POL 2 of the Meath County Development Plan 2021–2027 seek to protect, conserve and enhance the archaeological heritage of the County and to preserve the character, setting and amenity of archaeological monuments and sites, including their associated views and landscapes. The application site is located in close proximity to Donore Church and Graveyard, a Recorded Monument of significant archaeological and cultural heritage value.

Notwithstanding the sensitive nature of the receiving environment, the applicant has failed to submit an adequate Visual Impact Assessment, photomontages, or other satisfactory evidence demonstrating that the proposed development would not adversely affect the character, setting, or visual amenity of Recorded Monuments Donore Church and Graveyard and its wider archaeological landscape.

In the absence of such information, the Planning Authority is not satisfied that the proposed development would protect the archaeological heritage, character and setting of this monument. The proposed development would therefore be contrary to Policies HER POL 1 and HER POL 2 of the Meath County Development Plan 2021–2027 and contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!