

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: Ian Howard
Keith Ludlow
Carrick House
Station Road
Duleek Co Meath
A92 XP08

REFUSAL

PLANNING REGISTER NUMBER: 25/61330
APPLICATION RECEIPT DATE: 05/12/2025
FURTHER INFORMATION DATE: 04/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 31/08/2026 decided to **REFUSE RETENTION PERMISSION** to the above named for development of land in accordance with the documents submitted namely: The development consists of the retention: 1. Revised site boundary from approved planning ref 24/60126; 2. Extension of agricultural yard area beyond approved planning ref 24/60126; 3. As constructed mesh fencing. to include all associated site works - at Platin, Duleek, Co. Meath, for the 3 reasons set out in the Schedule hereto.

DATE: 31/08/2026



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.

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 considered that the development by virtue of its dual agricultural and commercial usage on site that is located in an area zoned RA 'Rural Area' in the Meath County Development Plan 2021-2027, would materially contravene the zoning objective for RA 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.'* Commercial use is not listed as a permitted or an open for consideration under the RA Zoning Objective. The proposed development would therefore materially contravene a zoning objective outlined in the Meath County Development Plan 2021-2027, would set an undesirable precedent for other similar type future developments, and would not be in the interest of the proper planning and sustainable development of the area.
2. The subject site is located within the Central Lowlands Landscape Character Area as identified in the Meath County Development Plan 2021-2027, which is categorised as having a High Landscape Value and Moderate Landscape Sensitivity. It is an objective of the Planning Authority under Policy HER POL 52 *"To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design."*

The existing commercial activity on site, which comprises the storage of haulage vehicles would introduce visually intrusive commercial activity into a rural landscape setting. Having regard to the scale, nature and visibility of the development, it is considered that the development would adversely affect the rural character and visual amenities of the area and would detract from the landscape character of the Central Lowlands Landscape Character Area. The proposed development would therefore be contrary to Policy HER POL 52 of the Meath County Development Plan 2021-2027, would devalue property in the vicinity of the site and would be contrary to the proper planning and sustainable development of the area.

3. The Planning Authority is not satisfied that the applicant has demonstrated that the local road network can safely accommodate the traffic generated by the existing dual usage on site. The Traffic Impact Assessment submitted fails to account for traffic associated with the existing commercial activities on the site and does not assess the cumulative impact of the combined agricultural and commercial uses. As the volume and nature of vehicular movements to and from the site is unknown, the Planning Authority is not satisfied that the existing and proposed development would not prejudice the safety and convenience of road users or adversely affect the carrying capacity of the local road network. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.