

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: Louie Healy
Paul Hand
Dunaree Land
Kingscourt
County Cavan
A82 C8Y9

REFUSAL

PLANNING REGISTER NUMBER: 26/60916
APPLICATION RECEIPT DATE: 18/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 10/09/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: the development consists of: Permission for a storey and a half masonry constructed dwelling, a single storey masonry constructed garage, new site entrance, gates, piers, walls, septic tank, percolation area and all other associated site works - at Rathdrinagh, Navan, County Meath, for the 4 reasons set out in the Schedule hereto.

DATE: 11/09/2026


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(I) 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. The site of the proposed development is located in a Rural Area where housing is restricted in accordance with the policies and objectives set out in the *Sustainable Rural Housing Guidelines for Planning Authorities, 2005*, and the Meath County Development Plan 2021-2027. It is the objective of the Planning Authority (**RUR DEV SP 2**) to ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. The Planning Authority has also had regard to the following policy in assessment of this application;

RD POL 5 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

It is considered, based on the information submitted with the application, that the applicant has not sufficiently demonstrated a rural housing need for a dwelling at this location and the proposed development, if permitted, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. It is considered therefore that the proposed development would be contrary to the aforementioned Ministerial Guidelines and Meath County Development Plan 2021-2027 and contrary to the proper planning and sustainable development in the area.

2. Having regard to the pattern of development in this area which is accessed from the N2 to the east, it is considered that the development, if permitted, would contribute towards suburbanisation and degradation of the rural area, whilst creating potential for ribbon development by creation of a gap site to the west, and would therefore be contrary to Policy **RD POL 3** of the Meath County Development Plan 2021-2027 which states that it is the policy of the Council “*to protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.*” The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. The applicant has failed to demonstrate that adequate sightlines can be achieved at the proposed entrance. In the absence of unobstructed sightlines of 90 metres to the nearside edge of the road, measured from a setback of 2.4 metres in accordance with TII document DN-GEO-03060, and in the absence of an entrance layout demonstrated to be in accordance with the Meath Rural Design Guide, the proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users. The development would therefore be contrary to Policy **RD POL 38** of the Meath County Development Plan where there is a requirement ‘*to ensure that all development accessing off the county’s road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.*’ The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. The Planning Authority is not satisfied that the proposed surface water disposal method (discharge to a proposed soakaway) is appropriate or adequate having regard to the existing site drainage characteristics and hydrological history of the site. The Planning Authority notes the presence of a former water channel traversing the subject site, and in the absence of any information submitted by the applicant confirming whether this water channel has been piped, diverted, or otherwise dealt with, the proposed development would, therefore, be prejudicial to the environment and would be contrary to the proper planning and sustainable development of the area.

Meath County Council - Viewing Purposes Only!