comhairle chontae na mí
meath county council

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**: Adam Kmet

132 Kilcarn Court
Navan
C15P8D8

REFUSAL

PLANNING REGISTER NUMBER: 26/60971
APPLICATION RECEIPT DATE: 31/07/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 24/09/2026 decided to **REFUSE** PERMISSION to the above named for development of land in accordance with the documents submitted namely: The development will consist of the change of use of agricultural grassland to a private dog exercise and recreation park. The proposed development will include secure perimeter fencing, controlled gated access, a designated parking area, dog waste collection facilities, signage and landscaping. The facility will operate on a pre-booking basis with controlled access and limited visitor numbers to ensure responsible use, safety of users and animals, and proper maintenance of the grounds. Measures will be implemented to minimise noise, manage waste and protect the amenities of neighbouring properties and the surrounding rural area. - at Tullaghanstown, Navan, Co. Meath, for the 1 reasons set out in the Schedule hereto.

**DATE:** 24/09/2026

**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 development[1] 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 involved[2].

**b.** Appeal against a decision of a planning authority on a planning application relating to commercial development[1], 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 involved[2].

**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

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## Reasons for Refusal

**1.** The proposed development would be contrary to the '*Spatial Planning and National Roads – Guidelines for Planning Authorities'*, 2012 document in relation to control of development on national roads as it would result in an intensification of the junction with the N-51 which is designated as a Strategic Corridor in the Meath County Development Plan 2021-2027. Accordingly to grant the proposed development by itself, or by the precedent which the grant of permission would represent, could lead to a proliferation of similar type developments, would constitute a traffic hazard and endanger public safety, would reduce the capacity of the road, would interfere with the free-flowing nature of traffic on the road, would adversely affect the use of the National Road and would therefore be contrary to policy set out in the Development Plan - **RD POL 37** - *"To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document 'Spatial Planning and National Roads - Guidelines for Planning Authorities'.* The proposed development would therefore be contrary to the proper planning and sustainable development in the area

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