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Meath County Council

Planning Report

To:	Lisa Carroll, A/ Senior Executive Planner
From:	Niall Togher, Executive Planner
File Number:	26/60354
Applicant:	Bill Byrne and Clare Kehoe
Development Address:	'Woodview Stud', Isaacstown, Rathmolyon, Co. Meath
Application Type:	Permission
Date of Site Inspection:	12/05/2026
Date of Report:	21/05/2026
Date Decision Due:	24/05/2026
Development Description:	The proposed development will consist of the construction of a detached single storey dwelling house, detached domestic garage, install septic tank and percolation area, landscaping and all associated site works.

1.0 Site Location & Description:

The subject site is located within the rural townland of Issacstown, Rathmolyon Co. Meath. The subject site is directly accessed via the L6211 local road along the eastern boundary of the site. The subject site is formed part of the landowners farm holding of 27.65ha, known as “Woodview Stud”. The surrounding area is characterised by agricultural lands with dispersed one-off dwellings and is 1.7 km southeast of Rathmolyon and 3.5km west of Summerhill. The site is regular in shape and is currently in use as an agricultural field. It has a stated site area of 0.42ha and is bound by mature hedgerow to the east and no current physical boundary to the remaining sides of the site.

The subject site is zoned ‘RA’ Rural Area under the Meath County Development Plan 2021-2027. There are no Protected Structures or National Monument within or adjoining the application site. The site is not located within a Flood Zone. The site is in an area classified as being a ‘lowland landscape’ and having a high character amenity area and high sensitivity to development changes. The subject site is located in an area designated as Stronger Rural Area.

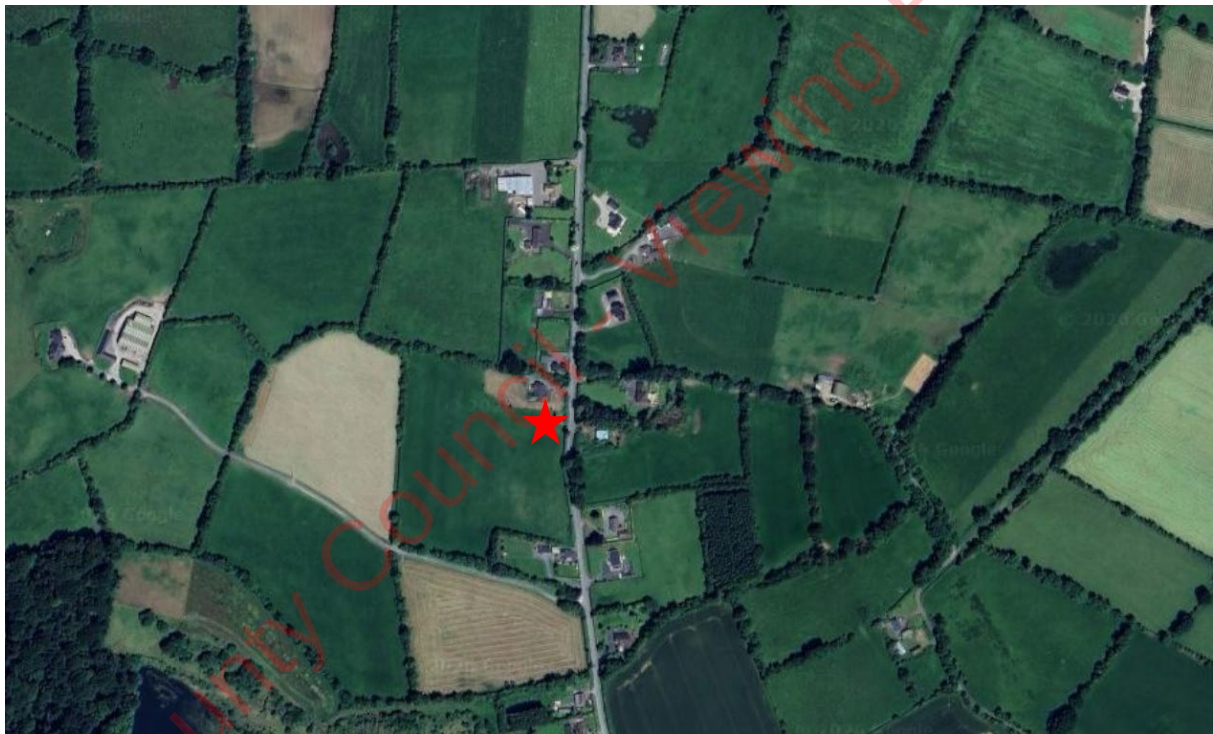


Figure 1.0: Aerial image of the subject site (red star) in the context of the immediate surrounding area.



Figure 2.0: Images of application site and access road.

2.0 Proposed Development

The development will consist of a single storey dwelling and detached domestic garage, new residential entrance onto public road, driveway, septic tank and percolation area, landscaping and all associated works.

3.0 Planning History

No record of planning history on subject site.

4.0 National and Local Planning Policy

4.1 Project Ireland 2040, National Planning Framework

Project Ireland 2040, The National Planning Framework (NPF) was formally adopted on 29/05/2018 (Circular FPS06/2018). The NPF sets out the national planning policy context.

4.2 Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These Guidelines seek to:

1. Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential

- and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated,
2. Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

They distinguish between different types of rural area, with differing policy responses identified for each. They also distinguish between rural generated housing and urban generated housing and set out development plan policy guidance for both.

4.3 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assemblies (EMRA) for the period 2019-2031 is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

It highlights the importance of tailoring planning responses in rural areas to recognise the balance required between managing urban generated demand in the most accessible rural areas, typically in proximity to Dublin and other towns, whilst supporting the sustainable growth of rural communities and economies, including those facing decline.

4.4 Meath County Development Plan 2021-2027

Zoning

The site is zoned 'RA' (Rural Area) where the objective is *"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."*

Residential is a permitted use, subject to compliance with the Rural Settlement Strategy.

Chapter 9 Rural Settlement Strategy

Chapter 9 of the Development Plan sets out the rural development strategy. The strategic aim of the settlement strategy is set out in following objectives:

RUR DEV SP 1 To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.

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. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 8 Section 8.6.1 UNESCO World Heritage Site of Brú na Bóinne

The application site is situated within a Strong Rural Area, which has the following relevant policies:

RD POL 4 To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.

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.

Design

The Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan. Policy RD POL 9 requires that all applications comply with the Meath Rural Design Guide.

Infrastructure

INF POL 5 To require that in the case of all developments where public watermain are available or likely to be available and have sufficient capacity, that such development shall connect to them.

INF POL 16 To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GDSDS.

INF OBJ 15 To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).

INF OBJ 16 To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.

INF OBJ 18 To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.

INF OBJ 25 To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF OBJ 26 To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites.

Wastewater

INF OBJ 13 To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.

RD POL 46 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water

tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.

RD POL 47 To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.

RD POL 48 To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.

RD POL 49 To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 50 To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 51 To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.

RD POL 52 To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.

RD POL 53 To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.

Transport

RD POL 38 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.

RD POL 40 To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No 9.2.) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.

Section 9.15.3 details the exceptions to Policy RD POL 40, stating that these will be considered on their merits in the following circumstances:

- For those who have a location specific rural housing need on family owned lands and cannot provide access onto any other non-identified regional or county road and therefore need to access one of the regional or county roads identified on Map No. 9.2.

In this circumstance, the applicant will be encouraged to maximise the potential of an existing entrance. The onus shall be on the applicant to demonstrate that they have no other access or suitable sites within their landholding, and;

- Where an existing dwelling with a vehicular entrance that is not considered to constitute a traffic hazard is to be demolished and replaced with a new dwelling.

It also details assessment criteria for such proposals.

Boundaries

HER POL 37 To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.

HER POL 53 To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.

RD POL 41 To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).

DM OBJ 11: Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible

Flooding

INF POL 18 To implement the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.

INF POL 20 To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.

INF OBJ 20 To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.

4.5 Section 28 Guidelines

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

5.0 Submissions

None.

6.0 Representations

None.

7.0 External Referrals

None.

8.0 Internal Referrals

The application was referred to the following Internal Sections/Departments:

Transportation	Report received; No objection subject to conditions.
Environment (Wastewater)	No report received at time of writing.

9.0 Pre-Planning Consultation

Section 19 of the planning application form confirms that pre-application consultation has been undertaken in relation to the proposed development.

PP2025/1 took place on the 14th January 2025.

10.0 Planning Assessment

In summary, the main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout
- Impact on Amenities
- Flood Risk
- Transportation
- Water Services

Each item for consideration will be expanded on in further detail below.

10.1 Principle of Development

The subject application relates to the development of a one-off dwelling. The application site is located in the townland of Issasctown, Rathmolyon, Co. Meath. The application site is located outside of a designated settlement boundary and is therefore zoned 'Rural Area'. Within such rural areas, the principle of housing is predicated on local needs subject to normal planning considerations including design, access and services etc.

The Rural Housing Policy therefore applies in the assessment of the application. The goal of rural settlement strategy is to ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access,

drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

A tailored approach is taken to rural housing in the county, in which 3 types of rural areas are identified with corresponding policies for each. In accordance with strategic policy RUR DEV SP 2, applications for individual house developments in rural areas must 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. An assessment of individual rural development proposals including one-off houses shall also have regard to other policies and objectives in the Development Plan.

The application site is situated within a Strong Rural Area, which has the following relevant policies:

RD POL 4 To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.

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.

Section 9.4 of the Development Plan outlines the criteria by which applicants can demonstrate a local housing need. Section 9.5 outlines application criteria which are relevant across all rural areas.

The Applicant has submitted a range of documentation to support the establishment of local needs, these documents include:

- Applicants Cover Letter
- Completed Local Needs Form
- Bank Statements
- Credit Card Statements dated 2021
- Revenue Correspondence 2021, 202, 2022, 2023,
- Correspondence from the Dept of Social Protection dated 2025.
- Addressed letter from Aviva dated 2023.
- Addressed Car Insurance from FBD dated 2024.
- Addressed correspondence from VHI dated 2025.
- Invoice from Alfco Farm Services Ltd dated 2022.
- Addressed letter from Medical Facility
- Addressed letter from Property Management Company
- Addressed letter from Chartered Accountants
- Addressed letter from Black and Company Solicitors dated 2026.
- Addressed correspondence from Sycamore Lodge Equine Hospital, 2022, 2023
- Addressed correspondence from Panda Waste
- Electric Ireland Utility bill dated 2022
- Bord Gais Energy statement dated 2026.

Based on the information submitted by the Applicant to the Planning Authority, that the Applicant has demonstrated many links to the in local area, namely working on the stud farm where the proposed dwelling is to be sited.

With regard to the Local Need Form and supplementary documentation outlining the applicant's intrinsic links to the local rural area, the main basis of the submission relates to a need to live at the proposed site based on residency in the local area for a substantial period of time.

Section 9.4: Persons who are an Intrinsic Part of the Rural Community of the Meath County Development Plan 2021-2027 is relevant to the subject application. The Development Plan indicates that the Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to persons who have spent substantial periods of their lives living in rural areas as members of the established rural community.

On the submitted Local Needs Form, the applicant states that the applicant Mr Willaim Byrne and Ms Clare Kehoe, the applicants, states that they have owned the stud farm for over 24 years and are looking to have a residence more suitable for their needs on health grounds and adjacent to family that are living adjacent.

10.2 Siting, Design & Layout

With respect to the Design Standards for Rural Housing, the Development Plan places a strong emphasis on design standards for new housing in rural areas. In this regard, the Meath Rural House Design Guide is included as an Appendix to the Development Plan and Policy RD POL 9 requires that all applications comply with it. Section 9.18 of the Meath County Development Plan 2021-2027 outlines the technical requirements for new housing.

The Applicant is proposing a single storey contemporary house that follows the traditional form of a rural dwelling with a H shaped footprint. It is comprised of a single storey dwelling with a double pitched roof with gable ends. The dwelling has a maximum ridge height of 5.8m. The floor area of the proposed dwelling is 187.75sqm. The proposed dwelling is to be finished externally with a painted pale render and natural limestone cladding. The proposed dwelling has extensive glazing fenestration to capture views and benefit from passive solar gain. The applicants are proposing a pergola to the southern elevation of the proposed dwelling. The Applicant has a proposed garage as part of this planning application located to the northeast of the dwelling. This garage is 36sqm in floor area and has a ridge height of 5.426m and is also to have the same material external finishes as the main dwelling house.

The proposed dwelling comprises of the following accommodation. From the entrance there is a central hallway. To the southern end of the dwelling, there is an open plan kitchen, dining room and living room. There is a utility room and pantry accessed from this space. To the eastern end of the dwelling there are 2 no. bedrooms, one with walk in wardrobe and ensuite. A separate guest bedroom / study with a wheelchair accessible bathroom opening from the hallway. The submitted site layout provides details of proposed planting and boundary treatments. The site has extensive natural vegetation in the form of hedgerows to the front (eastern elevation) and trees, and this shall remain intact insofar as possible in the event of a grant of permission.

From a review of the submitted drawings it is considered that the proposed development would not have any significant impacts on the residential and visual amenity of the area.

10.3 Flooding

The subject site is located Flood Zone C for fluvial flooding; however it is considered that the probability of flooding is less than 0.1% and therefore at low risk of flooding.

10.4 Transportation

The Transportation Section of the Planning Authority have reviewed and assessed the submitted application. The Transportation Section have made the following comments.

"The proposed development is located on the L-6211 inside the 60 kph speed limits. The applicant has proposed sightlines of 90 metres to the nearside edge of the road from a set back of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The applicant has demonstrated works to achieve desired sightlines."

The Transportation Section continue further and states,

"The applicant has proposed to upgrade an existing agricultural entrance into a domestic entrance. It would appear that the agricultural lands can still be accessed via the Woodview Stud entrance which is part of the landholding. The applicant has demonstrated an entrance layout in accordance with the Meath Rural Design Guide, the applicant shall ensure that the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road."

The Transportation Department have raised no objection to the proposed development subject to the following conditions

- The applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.
- The works required to provide unobstructed sightlines shall be completed prior to any other work commencing on site.
- The entrance driveway should be no more than +/- 2.5% for the first 7 metres.
- The entrance layout shall comply with the Meath Rural Design Guide - the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road.
- Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

In the event of a grant of planning, the above will be conditioned as such.

10.5 Water Services

Water Supply

With regard to water supply, Section 20 of the submitted Application Form indicates that water supply will be served from a new connection to a private well.

Surface Water Management

Section 20 of the submitted Application Form indicates that surface water from the dwelling and site is to be directed to a soakpit.

Wastewater Treatment

Section 20 of the submitted Application Form indicates that wastewater drainage is proposed by an onsite treatment system. The applicant has submitted a site characterisation report prepared by Robert Meehan of AnTalamh (Ireland). This report concludes that the proposed site is suitable for development and wastewater will discharge to a septic tank system with a percolation area. The report recommends a proposed treatment shall be constructed in accordance with EPA guidelines 2021.

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. The application site is not within or directly adjoining any designated Natura 2000 site. The following Natura 2000 sites are located within 15km of the of the application site:

- River Boyne And River Blackwater SAC (Site Code 002299)
- River Boyne and River Blackwater SPA (Site Code 004232)

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

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set out in Schedule 5 of the Planning & Development Regulations, 2001 to 2025, that does not exceed the stated threshold (as per Article 92). A single dwelling is not listed in Schedule 5 therefore a mandatory EIA is not required.

The Planning Authority must also determine if a sub-threshold EIS is required. The proposed development is significantly below the relevant threshold for such residential development and, will not by itself, or in combination with other developments, exceed the said threshold. Therefore, the Planning Authority is satisfied that a sub-threshold EIS is not required.

13.0 Development Contributions

The floor area of the proposed dwelling is 187.75sq.m. Therefore, the following contributions are calculated using the Meath County Development Contribution Scheme 2024-2029.

Surface Water Drainage	€375.00
Roads	€4,125.00
Social Infrastructure	€3,000.00
Development Contribution Total	€7,500.00

14.0 Recommendation

The proposed development is considered to be wholly in accordance with the Meath County Development Plan 2021-2027 and subject to compliance with the conditions set out below would not negatively impact on the visual or residential amenities of the area and would to be in accordance with the proper planning and sustainable development of the area.

It is therefore recommended that planning permission be **GRANTED** for the development subject to the following conditions:

1. The development shall be constructed in accordance with the plans and particulars lodged with the Planning Authority on 30/03/2026 except where conditions hereunder specify otherwise. 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 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. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant and shall remain so occupied for a period of at

least seven years thereafter. The applicant shall enter into a written agreement with the Planning Authority under section 47 of the Planning and Development Acts, 2000-2022 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the Planning Authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. The external finishes of the development hereby permitted shall be as shown on the plans received by the Planning Authority on 30/03/2026 unless otherwise agreed in writing with the Planning Authority and prior to commencement of development.

Reason: In the interests of visual amenity and in order to comply with the Rural Design Guide contained as Appendix 13 in the Meath County Development Plan 2021-2027.

4. The garage hereby permitted shall be used for private and domestic purposes only ancillary to the enjoyment of the parent dwelling house on site and not for any residential, industrial, business or commercial purposes.

Reason: In the interests of the proper planning and development of the area

5. The applicant shall comply with the following in relation to traffic safety and access to the subject site;
 - a) The applicant shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 2.4 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.
 - b) The works required to provide unobstructed sightlines shall be completed prior to any other work commencing on site.
 - c) The entrance driveway should be no more than +/- 2.5% for the first 7 metres.
 - d) The entrance layout shall comply with the Meath Rural Design Guide - the face of the entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 7 metres from the edge of the road.
 - e) Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interests of Traffic Safety

6. The applicant shall comply with the following in relation to landscaping of the subject site;

- (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the vehicular access and visibility splays. New site boundaries shall consist of timber fencing back planted with hedgerow of species native to the area, unless otherwise agreed in writing with the Planning Authority.
- (b) The applicant shall submit a detailed Landscaping Plan and associated planting schedule prepared by a suitably qualified professional for the written agreement of the Planning Authority prior to the commencement of any development on site. The agreed scheme shall commence no later than the first planting season following commencement of development on site.

Reason: In the interest of visual amenity and biodiversity.

7. The applicant shall comply with the following in relation to surface water;

- a) The applicant shall ensure all foul / grey water shall be directed to a foul sewer system.
- b) The applicant shall ensure all rainwater shall be directed to a surface water system.
- c) As per the Greater Dublin Strategic Drainage Study, Volume 3 Environmental Management, soakaways shall not be constructed within 5 metres of the foundations of the buildings or under a road and adequately sized to cater for the site.
- d) All surface water from the proposed development shall discharge to a suitably sized soakaway this shall be in accordance with the requirements of BRE365. No surface water shall be discharged directly to an existing drainage ditch/watercourse.
- e) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.
- f) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of public health.

8. The applicant shall comply with the following in relation to wastewater management and treatment;

- a) All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant's site boundary. The applicant will be required to retain documentation of all wastes removed from the site.
- b) The wastewater treatment system must be constructed and laid out in accordance with the recommendations contained within the site characterisation report as written and submitted in support of this application.

- c) The applicant shall submit a report compiled by a suitably qualified person confirming that the treatment system has been designed, laid out and constructed in accordance with the design proposed by the site assessor.
- d) The applicant shall enter into a maintenance contract with the provider of the wastewater treatment system.

Reason: In the interest of public health.

9. The developer shall comply in full with the following:

- a) The hours of construction shall be restricted to between 7.00 a.m. to 6.00 p.m., Monday to Friday, and 8.00 a.m. to 2.00 p.m. on Saturdays.
- b) No activities shall take place on-site on Sundays, bank or public holidays.
- c) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

Reason: To safeguard the amenities of adjoining residential occupiers.

10. The developer shall pay the sum of **€375.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000- 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such surface water drainage in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

11. The developer shall pay the sum of **€4,125.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000- 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review

thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such roads and public transport infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

12. The developer shall pay the sum of **€3,000.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Act 2000- 2023. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

GRANT

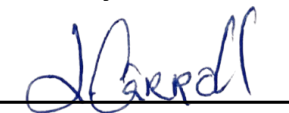


Niall Togher
Executive Planner
Date: 22/05/2026

RECOMMENDATION

ACCEPTED

22 May 2026

SIGNED: 

Lisa Carroll
A/ Senior Executive Planner
Date: 22/05/2026

Advice Notes

1. The Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.
2. It should be clearly understood that a grant of permission does not relieve the Applicant/ Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
3. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner
6. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
7. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
8. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
9. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
10. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
11. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).

12. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011)). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.'
13. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.
All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.
Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.
14. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
15. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
16. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.
17. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
18. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

19. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant should arrange for vehicles leaving the site to be kept clean.
20. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
21. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Meath County Council - Viewing Purposes Only!