

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: Mark Farrelly
Adrian Rourke
No. 7 Maudlin Court
Cherryhill
Kells Co. Meath
A82 W1W0

REFUSAL

PLANNING REGISTER NUMBER: 26/60621
APPLICATION RECEIPT DATE: 25/05/2026
FURTHER INFORMATION DATE:

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 17/07/2026 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely: The development will consist of 1. The sub-division of the proposed site into two separate plots (Plot A & Plot B). 2. The construction of a garage/shed type structure in plot B with a new site entrance 3. The existing hedge to be removed and be replaced with semi mature indigenous planting and to be planted 3m back from the road frontage behind a timber and post fence and 3m grass verge to accommodate the proposed new entrance in plot B and with all ancillary site works - at Calliaghstown, Kells, Co. Meath, A82 XA5F for the 2 reasons set out in the Schedule hereto.

DATE: 17/07/2026



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. The proposed development by virtue of an isolated domestic shed/garage and the creation of a new entrance to serve the structure, which is not associated with a residential dwelling and located in close proximity to a Strategic Corridor (N52) in a rural area (RA 'Rural Area' as defined in the Meath County Development Plan), would materially contravene RD POL 39 which seeks to *'identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road'*.

The principle of the proposed garage/shed structure and use is not acceptable to the Planning Authority in this rural context as it is not ancillary to an existing residential development and would therefore represent a haphazard form of development in the countryside. As the principle of the development is not considered acceptable, proximity of the subject lands and proposed entrance to the Strategic Corridor (N52) would contravene RD POL 39 and set an undesirable precedent for other similar developments, which would in themselves and cumulatively not be in the interest of the proper planning and sustainable development of the area.

2. The proposed development would generate an intensification of traffic onto the N52 which is a protected route and would therefore materially contravene MOV POL 24 which seeks *'safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Governments – 'Spatial Planning and National Roads-Guidelines for Planning Authorities, 2012' to avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed 'exceptional circumstances' included in MOV POL 33'*.

For this reason, it is considered that the proposed development would materially contravene MOV POL 24 and would set an undesirable precedent for other similar developments, which would in themselves and cumulatively not be in the interest of the proper planning and sustainable development of the area.