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meath county council

Planners Report

To: Lisa Carroll, Senior Executive Planner

From: Nathan Cooney, Executive Planner

File Number: 26/60919

Applicant: Petrogas Group Ltd

Development Address: Applegreen,, Knocks, Dunshaughlin,, Co. Meath,

Application Type: RETENTION & PERMISSION

Development Description: Planning permission is sought for: o Car Wash and associated works. o Washdown silt separator. • Air and Water Services. Retention permission is sought for:..o 32mm HDPE watermain..o 150mm foul main..o Associated concrete and kerb works

Date of Site Inspection: 27/07/2026

Date of Report: 14/09/2026

Date Decision Due: 14/09/2026

1.0 Site Location & Description:

The application site is located at the existing Applegreen service station at Knocks, Dunshaughlin, Co. Meath. When conducting a site visit, it was evident that the air and water services seeking planning permission have already been installed, and the proposed car wash has also been partially constructed.

The subject site is zoned E2 General Enterprise and Employment with an objective to provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

There are no national monuments or protected structures within subject site. The subject site is not located within a flood zone.

The landscape character type is Hills and Upland Area Landscape Area which has Exceptional value and high sensitivity.



Figure 1.0: Aerial image showing the location of the application site.





Figure 2.0: Images of the subject site to which the application relates.

2.0 Proposed Development:

The development essentially consists of;

Permission:

- Car Wash and associated works.
- Washdown silt separator.
- Air and Water Services.

Retention Permission:

- 32mm HDPE watermain.
- 150mm foul main.
- Associated concrete and kerb works.

3.0 Planning History:

221047 Permission GRANTED for the provision of a Service Area and Electric Vehicle charging hub and all associated works on a site of approximately 3.4 hectares in area. The proposed development includes 36 no. EV charging points (parking spaces) with a canopy over (maximum height of 3.2 metres); 8 no.

general vehicle fuel pumps with a canopy over (maximum height of 5.6 metres) and 2 no. HGV fuel pumps with canopy over (maximum height of 5.6 metres) together with underground fuel storage tanks and ancillary pipe works. Provision is made for an ancillary amenity/services building with a gross floor area of approximately 968 sqm that includes: a retail convenience store with part off-licence (total 100sqm net sales area); 2no food outlets (1 no. with a Drive-Thru function) and a coffee area, ancillary food preparation area, welfare facilities, and a central seating area (166 no. seats). Screened plant (approximately 63 sqm in area) and areas for the fixing of PV panels are proposed at rooftop level. Externally, provision is made for 2 no. picnic areas (100 sqm each); a children's play area (58 sqm); a driver exercise area (54 sqm); 92 no. standard car parking spaces, 4 no. family spaces, 6 no. accessible spaces, 6 no. staff car parking spaces, 1 no. staff EV charging space, 3 no. coach parking spaces, and 12 no. HGV parking spaces (including 2 no. ADR spaces) together with 12 no. bicycle parking spaces. A total of 33 no. signs (both illuminated and non-illuminated) are proposed (with a cumulative area of approximately 168.05 sq,m) to include: 2 no. illuminated totem signs (measuring 8.8m (height) x 1.6m (width) with a combined area of 28.46 sqm); 1 no. illuminated totem sign (measuring 17.5m (height) x 2.5m (width) with an area of 43.75 sqm); wall mounted signage to the services building (37.57 sqm), free-standing (4.76 sqm) and logo and branding signage to all canopies with a total area of (53.49 sqm). Other associated works include the provision of an ESB sub-station (28 sqm); a new left-in and left-out vehicular junction onto the R125 with directional traffic island; raise/fill the site by approximately 0.5 to 1.5 and grading to existing site levels; relocating an approximately 210m long section of an unnamed stream c. 25 metres northwards within the site; and all other ancillary site development, utilities, landscaping, lighting and boundary works/landscaping. The planning application is accompanied by a Natura Impact Statement.

Subsequently, a Third Party Appeal (ABP-317230-23) was lodged and An Coimisiún Pleanála modified the grant of permission.

- RA160148 Permission GRANTED for an Off-line Motorway Service Area (MSA) comprising the creation of a new vehicular entrance to the site from the R125; provision of a 4 no. pump island car/van forecourt with canopy over (maximum height of c.5.8m) and a 1 no. pump island HGV forecourt with canopy over (maximum height of c.6.3m) together with underground fuel storage tanks and ancillary pipe works; an amenity building (1,400sqm total gross floor area) with mezzanine level (maximum height of building c.8.4m) and including a convenience store with off-licence (total 100sqm net sales area), 4 no. food offer cafes/restaurants (including 1 no. restaurant with drive thru facility) with communal seating area; w.c. facilities; ancillary food preparation, storage, management office areas; external picnic and play areas; parking for 158 no. cars, 14 no. HGV's, 7 no. coaches; 3 no. illuminated totem signs (two of which are c.14m and one c.20m in height); signage on the services building and canopy (illuminated and non-illuminated); raising of the central portion of the

site by approximately 0.75 to 1.5m and grading to existing site levels; culverting of approximately 184m of a tributary of the Skane River; and all other ancillary site development, landscaping, lighting and boundary works.

Subsequently, a Third Party Appeal (PL.17.246554) was lodged and An Coimisiún Pleanála REFUSED permission.

4.0 Relevant Planning Policy:

The Meath County Development Plan 2021-2027 is the statutory development plan for the area. The Development Plan sets the local planning policy context including provisions for urban and rural development etc.

Chapter 11 of the Meath County Development Plan 2021-2027 sets out the Development Management Standards and Land Use Zoning Objectives.

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

5.0 Submissions/Observations:

No submissions/observations have been made in respect of the application within the statutory timeframe.

6.0 Representations

No representations received.

7.0 Prescribed Bodies:

There has been no formal consultation undertaken.

8.0 Internal Referrals:

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

Transportation Section – (General)	Report received, No objection subject to condition.
Environment – (Surface Water Drainage)	Report received; No objection subject to conditions.
Environment – (Flooding)	Report received, No objection subject to conditions
Ecology	Report received, No objection subject to conditions

9.0 Pre-Planning Consultation:

There has been no pre-planning consultation in relation to this proposal.

10.0 Planning Considerations:

The main planning considerations in the determination of this application are:

Principle of Development/Land Use Zoning/Development Control Zone:

The subject site is zoned E2 General Enterprise and Employment with an objective to provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

The development essentially consists of;

Permission:

- Car Wash and associated works.
- Washdown silt separator.
- Air and Water Services.

Retention Permission:

- 32mm HDPE watermain.
- 150mm foul main.
- Associated concrete and kerb works.

It is considered that these works are ancillary and form part of the existing Applegreen service station, and therefore it is considered that the principle of the development is acceptable, subject to compliance with normal planning considerations.

However, the applicant has sought planning permission for the car wash, washdown silt separator and air and water services, which have been installed or partially constructed, therefore, it is considered that retention permission should be sought.

Design Layout & Siting & Impact on Visual Amenity:

The site (0.11 hectares) forms part of a service station on the east side of the M3 motorway at Junction 6 (operational). Permission was originally granted under ABP-- 317230-23 (Reg. Ref. 22/1047) for a small staff car parking area containing 7 no. spaces and a HGV driver exercise area. The submitted cover letter outlines that these have not been implemented. Instead, the area has been designed to accommodate a car wash.

The 7 no. car park spaces will be relocated and will replace 7 no. customer spaces. There are 108 customer parking spaces at present which is substantial in its own right.

From a review of the submitted documentation, the Planning Officer considers that the proposed development will not have any significant impacts on the visual amenity of the area due to the nature of the development.

Impact on Neighbouring Properties:

The Planning Officer considers due to the minor nature of the works and the separation distance from residential areas, the development will not result in any undue impacts on residential amenity.

Transportation:

The Transportation Section have reviewed the submitted application and have no objection subject to condition.

Water Services:

The Environment Section (Surface water) have reviewed the submitted application and have no objection subject to conditions.

Flooding Matters:

The Environment Section (Flooding) have reviewed the submitted application and have no objection subject to condition.

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 site is not within or directly adjoining any Natura 2000 site.

The following Natura 2000 sites are located within 15km from the site;

- River Boyne and River Blackwater SPA (Site Code 004232)
- River Boyne and River Blackwater SAC (Site Code 002299)
- Rye Water Valley/Carton SAC (Site Code 001398)

The Meath County Council Ecologist has reviewed the submitted application and has made the following comments;

"The nearest Designated Site is the River Boyne and River Blackwater SAC and SPA, located over 12 km away. Although a very weak surface water link exists between the site and this Designated Site via surface water discharge to the River Skane, having reviewed the submitted drawings and Engineering Services report, I am satisfied that wastewater and surface water are adequately managed to prevent pollution and that due to the very indirect and long pathway to the River Boyne, that should this waterbody be contaminated by the surface water emanating from the site, that it would be so dilute as to be imperceptible on reaching the Designated Site. The wastewater and surface water are connected to existing infrastructure onsite and no further instream works were required to facilitate the carwash. According to the submitted reports, Uisce Eireann have provided Confirmation of Feasibility, indicating they are willing to accept car wash effluent. A review of the Dunshaughlin WWTP 2024 AER indicates that the plant is operating effectively and has hydraulic and organic capacity. In light of the above, I have determined that significant effects to the Qualifying Interests are unlikely to occur as a result of this project, alone or in-combination with other plans and that an NIS is not required".

12.0 Environmental Impact Assessment

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided for under Directive 2014/52/EU and Circular letter PL 1/2017. The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIS/EIAR is not required.

13.0 Water Framework Directive

The EU Water Framework Directive (2000/60/EC) requires all Member States to protect and improve water quality in all waters so that we achieve 'good chemical and ecological status' by at the latest, 2027. It was given legal effect in Ireland by the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003). It applies to rivers, lakes, groundwater, and transitional coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans.

The proposed development is located in Dunshaughlin, Co. Meath, within the '07 River Boyne catchment'.

The ecological status of SKANE_010 (at Dunshaughlin) has been classified as Poor (2019-2024).

The scale and nature of the proposed development should be assessed against potential pathways to the River Skane and its tributaries (surface runoff, stormwater discharge, etc.). If

not carefully managed, there is some risk of contributing to nutrient loading, sediments and altered flow regimes.

The Planning Authority have assessed the Proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

The applicant has submitted an Engineering Report which outlines;

"It is proposed that the additional services & car washing station be connected to the existing internal wastewater network constructed for the existing Applegreen Service Area & EV HUB. The proposed services & car washing station was incorporated during initial engagement with Uisce Éireann, where by Uisce Éireann confirmed via issuing a Confirmation of Feasibility that the expected loading of the services & car washing station can be accommodated subject to upgrades. These upgrades were completed as part of the construction of the Applegreen Service Area & EV Hub. Therefore, further engagement with Uisce Éireann is not deemed necessary in order to provide the connection of the proposed services & car washing station."

Having considered the nature, scale and location of the project, the Planning Authority is satisfied that it can be eliminated from further assessment because there is no conceivable risk to surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is based on:

- The nature of works e.g. small scale and nature of the development
- The location-distance from nearest Water bodies and/or lack of hydrological connections.
- Information provided by the applicant with regard to Surface Water Drainage.
- The report received by the Environment Surface water Section of MCC with regard SUD's proposed for the site.

The Planning Authority on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

14.0 Development Contributions

Development contributions are applicable in accordance with the Meath County Council Development Contribution Scheme 2024–2029. Expansions to existing authorised commercial, industrial and manufacturing operations (Class 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development a Special Development Contribution may apply.

15.0 Conclusion

In conclusion it is considered subject to compliance with the conditions set out below, the design and appearance of the proposed development is acceptable and would not have a harmful impact to the visual amenity of the surrounding area and would not cause any harmful impact to the residential amenity of neighbouring properties, would not create a traffic hazard and would not be likely to have significant effects on the environment or the ecology of the area.

Therefore, the proposal is in accordance with the policies outlined in the Meath County Development Plan 2021 – 2027; the proper planning and sustainable development of the area and as such it is recommended permission be granted subject to conditions.

16.0 Recommendation:

It is recommended that the application for RETENTION & PLANNING PERMISSION be GRANTED subject to the conditions stipulated in the schedule below.

Schedule of Conditions

1. The development shall be retained and carried out in strict accordance with plans and particulars lodged with the Planning Authority on 21st July 2026 except as may otherwise be required to comply with the following conditions. 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: To clarify the plans and particulars for which permission is granted.

2. The external finishes of the development hereby permitted respectively shall be as shown on the plans date received 21st July 2026 unless otherwise agreed in writing with the Planning Authority and prior to commencement of development.

Reason: In the interests of visual amenity

3. The applicant shall enter in to a maintenance agreement with an approved wash-down silt separator provider for the maintenance and cleaning of the wash down and silt to ensure no silt or pollutants can affect the foul network.

Reason: In the interest of environmental protection.

4. The developer shall implement all road safety measures and recommendations identified within the submitted Stage 3 Road Safety Audit and accompanying Designer's Response prior to the operation of the car wash facility, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of traffic safety.

5. The applicant shall comply with the following in relation to surface water;
- Prior to the commencement of any of the proposed development, the applicant shall agree in writing with the planning authority details of the proposed drainage system so that soiled water does not make its way into the surface water network.
 - Prior to the commencement of any of the proposed development, the applicant shall agree in writing with the planning authority details of how to manage the soiled water that will discharge into the foul network. The quantity of discharge should be minimised as much as practical by installing recycling water units or similar.
 - All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - All surface water design/ work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of public health.

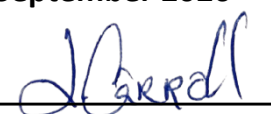
6. The applicant shall ensure regular maintenance of the nearby watercourse and in particular any culverts are completed regularly to reduce the chances of flooding.

Reason: In the interest of flood prevention.



Nathan Cooney
Executive Planner
08/09/2026

GRANT

RECOMMENDATION ACCEPTED 14 September 2026 SIGNED: 
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Lisa Carroll
Senior Executive Planner
14/09/2026

Advice Notes

- An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.
- 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.
- 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.
- 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.
- 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.

6. 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
7. 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).
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.
14. 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.
15. 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.

16. 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.
17. 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.
18. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
19. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

20. Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.