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Meath County Council

Planning Report

To:	Sandra Carrie, A/Senior Executive Planner
From:	Oisín Kerr/Assistant Planner
File Number:	26158
Applicant:	Paul O'Leary
Development Address:	Piercetown, Dunboyne, Co. Meath A86T656
Application Type:	PERMISSION
Date of Site Inspection:	27/07/2026
Date of Report:	07/08/2026
Date Decision Due:	09/08/2026
Development Description:	<i>Planning permission for: A. Single shed/Storage facility, B. All associated site works on site to rear of existing bungalow.</i>

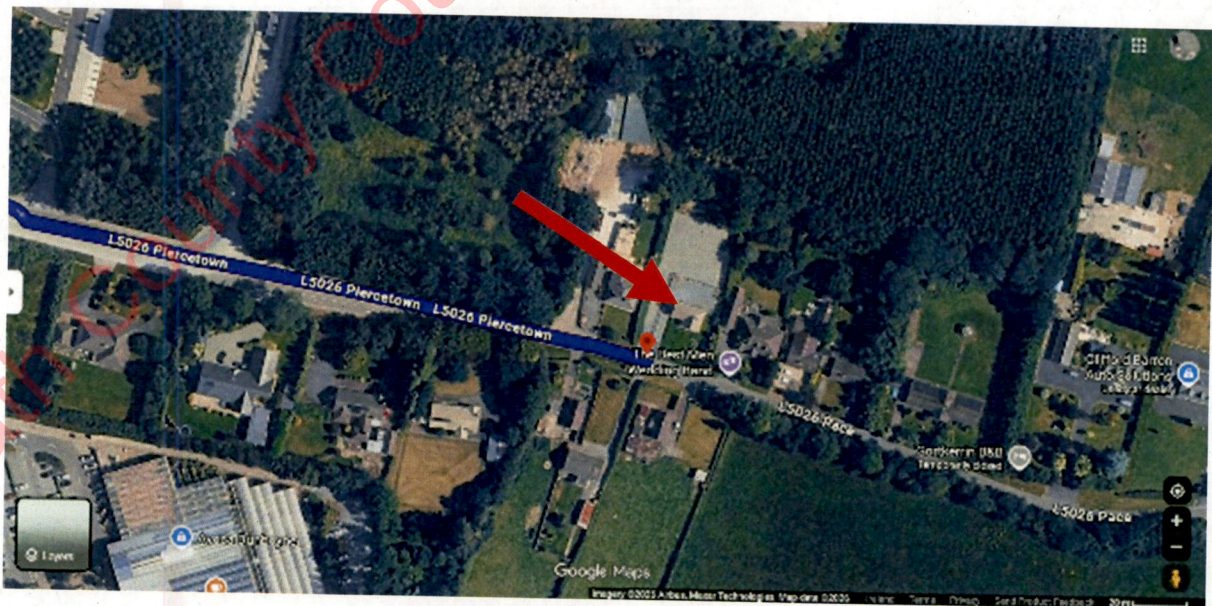
1.0 Site Location & Description:

1.1 Site Description:

The site measures 0.18 ha and is located in the townlands of Piercetown, approximately 4.5 km north of Dunboyne Town Centre. The site is located on a county road, L-5026, 400 east of the R-147 and the M3. The site's boundary consists of a timber post fence to the front. The Landscape Character Type is No. 11, *Southeast Lowlands*, *Landscape Value: very high*, with the Landscape Sensitivity considered *medium* in the LCA.

The area is zoned A1 Existing Residential in the CDP. The site

There are no Protected Structures, National Monuments or Protected Views within or around the application site.





2.0 Proposed Development

The subject application seeks permission for a *single shed/Storage facility on site to the rear of the existing bungalow.*

3.0 Planning History

A review of the Meath County Council Planning Register indicates no recent planning history at the subject site.

UD26041: Warning letter sent regarding potential unauthorised development on site.

Status: Open case.

4.0 National and Local Planning Policy

- Project Ireland 2040, The National Planning Framework (NPF)

- The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031.
- Meath County Development Plan 2021-2027.
- All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5.0 Submissions

Pat Purchell:

1. The applicant's interest in the subject site.
2. Previous works done without planning permission.
3. A separate land holding.
4. A separate site entrance.
5. Concrete slab and a domestic between the observation and subject submission.
6. Changes to the existing WWTS.
7. Size and scale of shed.

All of the issues have been considered in full.

6.0 Representations

No councillor representations have been received.

7.0 Prescribed Bodies

None.

8.0 Internal Referrals

None.

9.0 Pre-Application Consultation

A review of Section 19 of the submitted Application Form indicates that there was no pre-planning consultation held in respect of the proposed development.

10.0 Planning Assessment

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

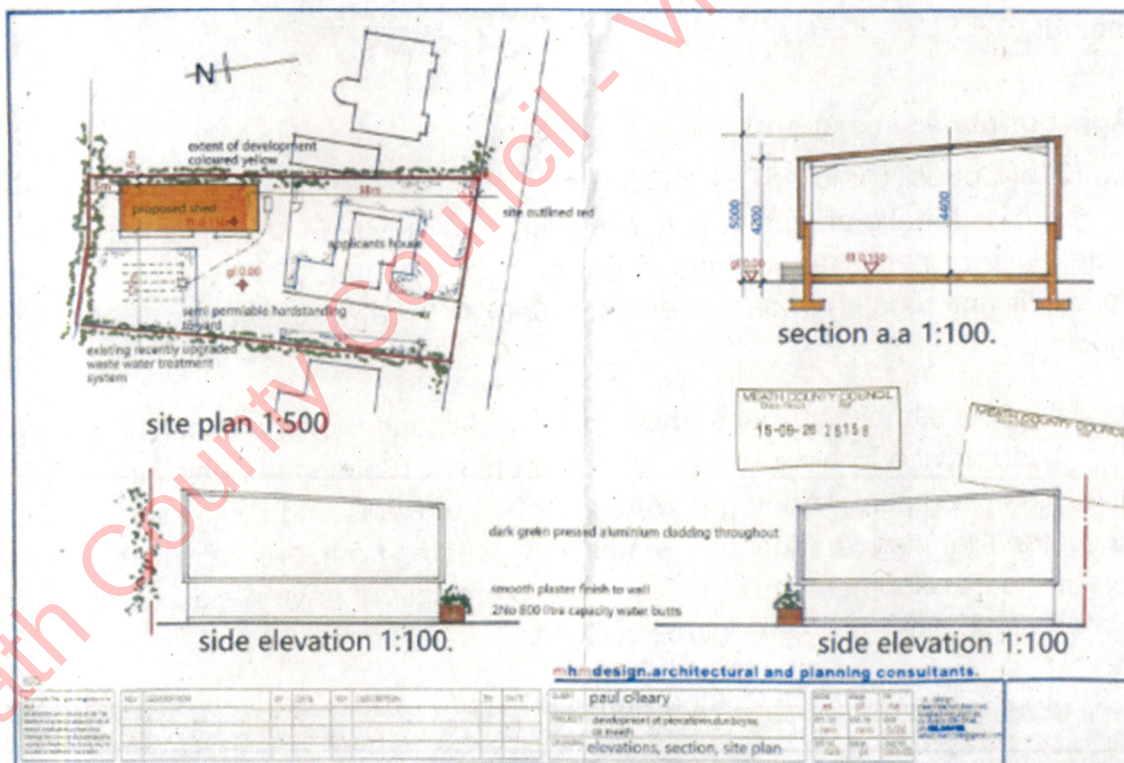
- Principle of Development
- Site Layout & Design
- Site Services
- Access

- ### 10.1 Principle of Development

10.1 Principle of Development

It should be noted that the constructed concrete base under a UD26041 should have been included in the development description and associated public notices and retention permission sought for this element of the application. This should be noted on any future planning applications on the site.

10.2 Site Layout and Design



The applicant has subdivided the site and constructed a timber fence between the dwelling and the area where the structure is to be located. The existing dwelling is 110 sq. m. whilst the proposed shed/storage facility measures 207 sq. m. The proposed development, by virtue of its scale, design, and commercial appearance is considered

to represent an inappropriate form of domestic building which would be detrimental to the residential and visual amenities of the area, would set an inappropriate precedent for other similar development, depreciate the value of property in the vicinity and would be contrary to proper planning and sustainable development.

The previous garage, which was demolished for some unknown reason in the last few years, would have sufficed for the dwelling at this location and the size proposed is, in any event, far too big to serve a domestic dwelling of 110 sq. m. The proposed works would come closer to a commercial unit in size and appearance and given the A1 zoning and the associated 'permitted uses', commercial use is not a permitted use or open for consideration in A1 zoned lands.

10.3 Site Services

A concrete base has been constructed within 7 metres of the wastewater treatment system on site, and this is contrary to the EPA Code of Practice which is unacceptable. Permission should be refused in this regard.

10.4 Access

The applicant has subdivided the site resulting in a new entrance servicing the rear of the site and proposed storage facility. The applicant has not demonstrated that adequate sightlines can be achieved at this location. Permission should be refused in this regard.

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 nearest Natura 2000 sites located within 15km are as follows;

- *Rye Water Valley/Carton SAC (Site Code 1398), 2 north km north of the site.*

The Planning Authority considered, 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). The proposed development, which involves replacing a garage and does not equal or exceed a threshold or represent a category of project listed in Schedule 5 of the Planning and Development Regulations 2001 to 2026. Having regard to the small scale and nature of the development and the site location, the proposal would not require sub-threshold EIA.

13.0 Conclusion

Insufficient information has been submitted in respect of the proposed development. The applicant is proposing to construct a shed/storage facility, the proposed use of which is not clear. The structure is twice the size of the existing dwelling and resembles a structure which would be used for commercial use rather than domestic purposes, which would be contrary to the A1 'Existing Residential' zoning objective for these lands and would negatively impact on the residential and visual amenity of the area.

14.0 Recommendation

It is considered that the proposed development does not accord with the policies of the Meath County Development Plan 2021-2027 and is therefore recommended that permission for this development be refused for the following reason;

1. The proposed storage facility/shed, by reason of its scale, design and commercial appearance, would constitute an inappropriate and incompatible form of development within lands zoned A1 "Existing Residential", the primary objective of which is to protect and enhance the amenity of established residential communities. The proposed development would adversely affect the residential amenities of adjoining properties and the wider area by reason of increased traffic generation, noise, disturbance, and associated commercial

activity. The proposed development would therefore be contrary to the zoning objectives of the Meath County Development Plan 2021-2027 and contrary to the proper planning and sustainable development of the area.

2. The proposed development, which includes the subdivision of the residential curtilage and the construction of a storage facility/shed, by reason of its excessive scale, massing and footprint relative to the existing dwelling, would not be considered subordinate or ancillary to the principal dwelling house and would be visually dominant within the site. Furthermore, the proposed timber boundary fence, located forward of the front building line, by reason of its height, design and prominent location, would be visually intrusive, would fail to integrate with the character of the area and would not constitute an acceptable form of boundary treatment.

The proposed subdivision of the site, together with the scale of the structure and the proposed boundary treatment, would be out of keeping with the established pattern of development in the area and would seriously injure the visual amenities and residential character of the area. The proposed development would therefore be contrary to the provisions of the Meath County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

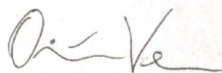
3. It is a policy (RD POL 48) of the Meath County Development Plan 2021 – 2027, *“To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency ‘Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤10)’ (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes”*.

Having regard to the location of the proposed structure which is sited within 7m of the existing wastewater treatment system, the applicant has failed to demonstrate that the development meets the minimum standards as set out in ‘2021 Environmental Protection Agency Code of Practice’. The Planning Authority is not satisfied that the subject site can cater for the safe and effective treatment and disposal of effluent in accordance with the necessary standards and therefore would be prejudicial to public health.

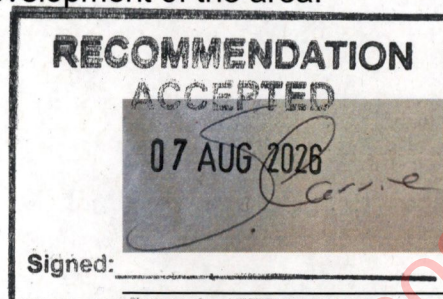
4. The independent vehicular entrance serving the rear portion of the site and this shed/storage facility, would facilitate the creation of a separate access to a subdivided area of a residential curtilage and would result in a form of development that is not ancillary to the established residential use of the site.

The applicant has failed to demonstrate that the proposed access can provide adequate sightlines and safe access and egress for vehicles. By reason of its

location and the intensification of vehicular movements associated with the proposed development, the entrance would give rise to a traffic hazard and endanger public safety for road users, pedestrians and cyclists. The proposed development would therefore be contrary to the interests of traffic safety and the proper planning and sustainable development of the area.

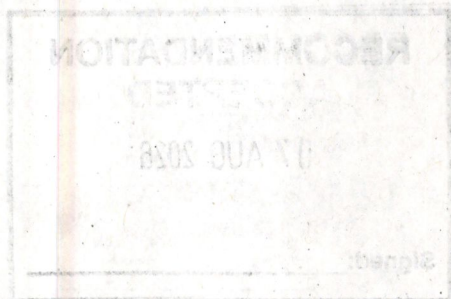


Oisín Kerr
Assistant Planner



Sandra Carrie
A/Senior Executive Planner
07/08/2026

REFUSAL



Meath County Council - Viewing Purposes Only!