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meath county council

Meath County Council

Planning Report

To:	Gerard Kellett, Senior Executive Planner
From:	Nathan Cooney, Executive Planner
File Number:	26/163
Applicant:	Peter King
Development Address:	Breemount Hill, Laracor, Trim, Co. Meath
Application Type:	Extension of Duration
Date of Site Inspection:	06/07/2026
Date of Report:	05/08/2026
Date Decision Due:	12/08/2026
Development Description:	EOD for TA201903 - Development will consist of the construction of a two storey dwelling, domestic garage, wastewater disposal system, site entrance and all associated site works

1.0 Forward:

This is an application made under Section 42 of the Planning & Development Amendment Act 2025 for an Extension of the Appropriate Period for the development granted.

2.0 Site Location & Description:

The subject site is located at Breemount Hill, Laracor, Trim Co. Meath. From conducting a site visit it was clear that significant works have not commenced. No works have commenced on site.

The lands are zoned 'RA' Rural Area in the Meath County Development Plan 2021-2027. There are no protected structure or recorded monuments on the subject site.

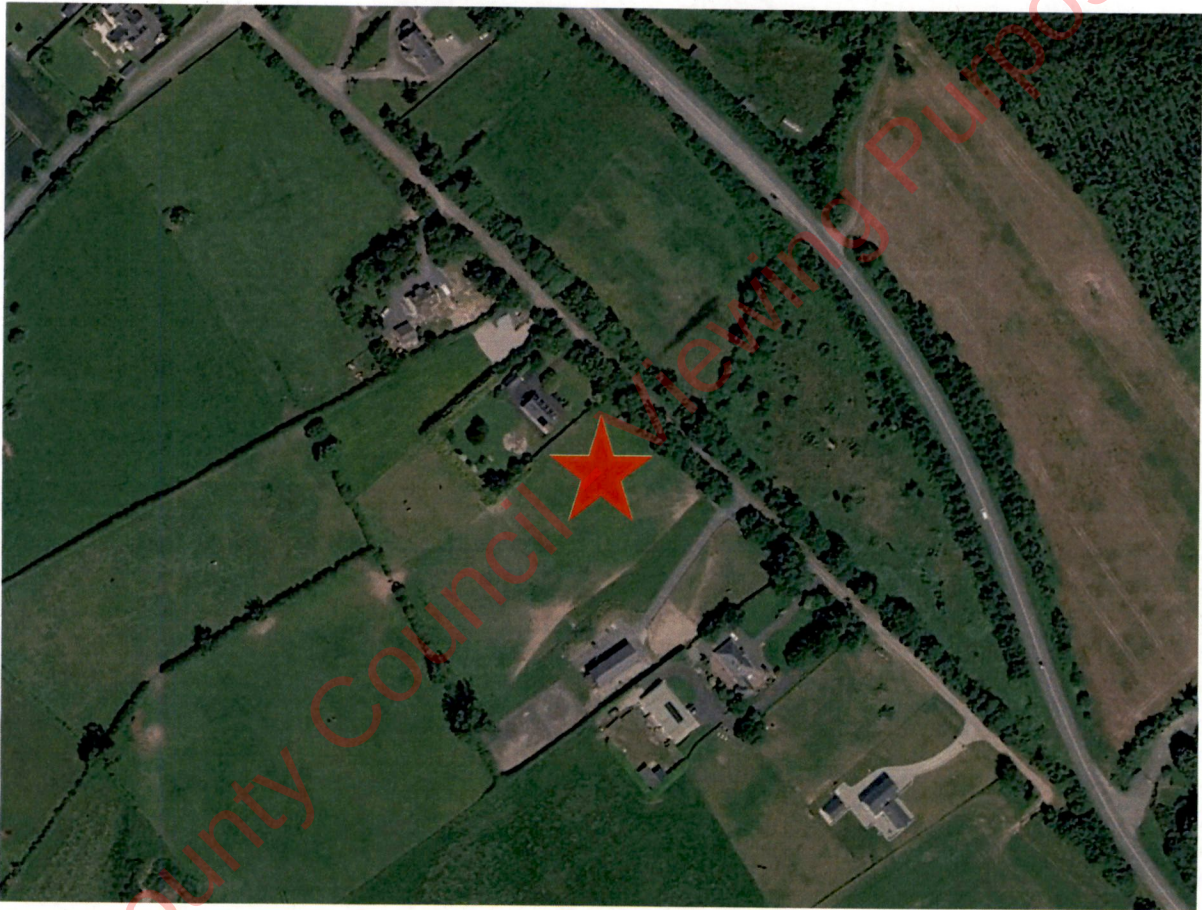


Figure 1.0: Aerial image showing the location of the application site.



Figure 2.0: Image of application site.

3.0 Proposed Development:

This application seeks planning permission Extension of Duration for TA201903 - Development will consist of the construction of a two storey dwelling, domestic garage, wastewater disposal system, site entrance and all associated site works.

4.0 Application Timeframe:

The parent permission ref. NA201820 was granted with an expiry date 21/07/2026.

This application was lodged on 18/06/2026 and is considered the application has been, "*duly made prior to the end of the appropriate period*". It is considered that this is within the appropriate period.

5.0 Period of Extension Sought:

The application form states that the period of extension sought is for 3 years or maximum time allowed.

6.0 Planning History

NA201820 Permission GRANTED for the construction of a two storey dwelling, domestic garage, wastewater disposal system, site entrance and all associated site works.

7.0 Legislative Context:

Planning and Development Act 2000 -2023

Section 42 – Power to extend appropriate period:

(1) On application to it in that behalf, but subject to subsection (8),] a planning authority shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:

(a) (i) the authority is satisfied that—

(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

(II) F360 Deleted (9.09.2021)

(III) substantial works were carried out pursuant to the permission during that period, and

(IV) the development will be completed within a reasonable time,

(b) the application is in accordance with such regulations under this Act as apply to it,

(c) any requirements of, or made under those regulations are complied with as regards the application, and

(d) the application is duly made prior to the end of the appropriate period.

(2) In extending the appropriate period under subsection (1) a planning authority may attach conditions requiring the giving of adequate security for the satisfactory completion of the proposed development, and/or may add to or vary any conditions to which the permission is already subject under section 34(4)(g).

Planning and Development Regulations 2001 -2025

Section 44 (A)(1) – Information requirement for deciding if application to extend or extend further the appropriate period requires environmental impact assessment

(1) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed extension of the appropriate period and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

(2) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the development which is the subject of the extension application and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development which is the subject of the extension application.

44(B) (1) – Screening determination of whether application to extend or extend further the appropriate period requires environmental impact assessment

Where –

(a) an application to extend or extend further the appropriate period as respects a particular permission for development of a class specified in Part 2 of Schedule 5, which proposed extension of the appropriate period does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule, is received by a planning authority, and

(b) is accompanied by the information specified in Schedule 7A and article 44A or where an applicant submits to the planning authority such information pursuant to a notice issued under article 44(2)(b), the planning authority shall carry out an examination of, at the least, the nature, size or location of the proposed extension of the appropriate period for the purposes of a screening determination.

(2) The planning authority shall make a screening determination and—

(a) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed extension of the appropriate period, it shall determine that an EIA would not be required, or

(b) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed extension, it shall determine that the proposed extension of the appropriate period would be likely to have such effects and that an EIA would be required

44(D) (1) – Matters which must be regarded

44D. (1) The planning authority shall, in making its screening determination on an application to extend or extend further the appropriate period as regards a particular permission under this Chapter whether there is no real likelihood of significant effects on the environment arising from the proposed extension or there is a real likelihood of significant effects on the environment arising from the proposed extension, have regard to—

(a) the criteria set out in Schedule 7,

(b) the information submitted pursuant to Schedule 7A,

(c) the further relevant information, if any, referred to in article 44A(1) and the description, if any, referred to in article 44A(2),

(d) the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive, and

(e) in respect of relevant development which is or would be located on, or in, or have the potential to impact on—

(i) a European site,

(ii) an area the subject of a notice under section 16 (2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),

(iii) an area designated as a natural heritage area under section 18 of the Wildlife (Amendment) Act 2000,

(iv) land established or recognised as a nature reserve within the meaning of section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),

(v) land designated as a refuge for flora or as a refuge for fauna under section 17 of the Wildlife Act 1976,

(vi) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed, or

(vii) a place or site which has been included by the Minister in a list of proposed Natural Heritage Areas published on the National Parks and Wildlife Service website, the likely significant effects of such development on such site, area, land, place or feature, as appropriate.

(2) The planning authority shall include, or refer to, in its screening determination made on an application to extend or extend further the appropriate period as regards a particular permission, the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7, on which the determination is based.

44(E) (1) – Features or measures incorporated or envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment

44E. (1) Sub-article (2) applies where the screening determination made on an application to extend or extend further the appropriate period as regards a particular permission is that the proposed extension would not be likely to have significant effects on the environment and the applicant has provided, under article 44A, a description of the features, if any, of such development which is the subject of the extension application and the measures, if any, incorporated or envisaged in the particular permission to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development which is the subject of the extension application.

(2) The planning authority shall specify such features, if any, and such measures, if any, in its screening determination made on an application to extend or extend further the appropriate period as regards a particular permission.

Section 44 (F) – Screening for appropriate assessment

44F. (1) As soon as may be following receipt of an application to extend or extend further the appropriate period as regards a particular permission, in order to ascertain whether an appropriate assessment is required in respect of the proposed extension of the appropriate period, the planning authority shall carry out a screening for appropriate assessment of the proposed extension of the appropriate period to assess, in view of best scientific knowledge, if the proposed extension of the appropriate period, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site.

(2) If on the basis of a screening under sub- article (1) it cannot be excluded, on the basis of objective information, that the proposed extension, individually or in combination with other plans or projects, would have a significant effect on a European site, the planning authority shall determine that an appropriate assessment of the proposed extension would be required.

(3) In carrying out screening for appropriate assessment of a proposed extension, the planning authority may request such information from the applicant as it may consider necessary to enable it to carry out that screening, and may consult with such persons as it considers appropriate and where the applicant does not provide the information within the period specified, or any further period as may be specified by the authority, the application to extend or extend further the appropriate period as regards a particular permission shall be deemed to be withdrawn.

8.0 Prescribed Bodies:

Not applicable

9.0 Internal Referrals:

Not applicable

10.0 Submission

No valid submissions or representations were made on this application.

11.0 Planning Assessment:

Following an inspection of the subject site, it was evident that works have not commenced. The submitted application form and cover letter have set out that works have not commenced due to economic reasons.

It is considered that the applicant is not in compliance, and that substantial works have not commenced. Therefore, it an extension of permission shall not be permitted.

Environmental Impact Assessment:

Section 44 (B) (1) – ‘Screening determination of whether application to extend or extend further the appropriate period requires environmental impact assessment’ of the Planning and Development Regulations 2001 (as amended) states;

Where –

(a) an application to extend or extend further the appropriate period as respects a particular permission for development of a class specified in Part 2 of Schedule 5, which proposed extension of the appropriate period does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule, is received by a planning authority, and

(b) is accompanied by the information specified in Schedule 7A and article 44A or where an applicant submits to the planning authority such information pursuant to a notice issued under article 44(2)(b), the planning authority shall carry out an examination of, at the least, the nature, size or location of the proposed extension of the appropriate period for the purposes of a screening determination.

(2) The planning authority shall make a screening determination and—

(a) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed extension of the appropriate period, it shall determine that an EIA would not be required, or

(b) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed extension, it shall determine that the proposed extension of the appropriate period would be likely to have such effects and that an EIA would be required”.

The Planning Authority consider that 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 7A 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 EIAR is not required.

Appropriate Assessment:

Section 44 (F) – ‘Screening for appropriate assessment’ of the Planning and Development Regulations 2001 (as amended) states;

“44F. (1) As soon as may be following receipt of an application to extend or extend further the appropriate period as regards a particular permission, in order to ascertain whether an appropriate assessment is required in respect of the proposed extension of the appropriate period, the planning authority shall carry out a screening for appropriate assessment of the proposed extension of the appropriate period to assess, in view of best scientific knowledge, if the proposed extension of the appropriate period, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site”.

The site is not within or directly adjoining any Natura 2000 site. The following Natura 2000 sites are located within a 15km radius.

- 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.

Conclusion:

The proposed extension of duration development is considered not to be in accordance with Section 42 (1) of the Planning & Development Act 2000-2023 and as such it is considered that the application to extend the appropriate period be refused.

10.0 Recommendation:

It is recommended that the application to EXTEND THE APPROPRIATE PERIOD be **REFUSED**.

1. Section 42(1) of the Planning and Development Act 2000-2023 states, “On application to it in that behalf, but subject to subsection (8),] a planning authority

shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:

(a) (i) the authority is satisfied that—

(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

(II) F391[...]

(III) substantial works were carried out pursuant to the permission during that period, and

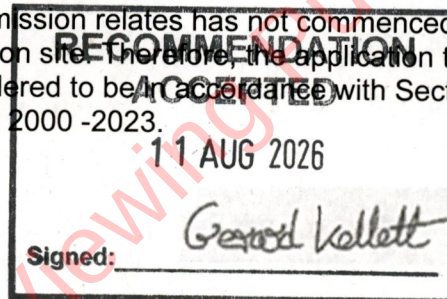
(IV) the development will be completed within a reasonable time

The development to which the permission relates has not commenced nor have substantial works been carried out on site. Therefore, the application to extend the appropriate period is not considered to be in accordance with Section 42 (1) of the Planning & Development Act 2000 -2023.



Nathan Cooney
Executive Planner

05/08/2026



Gerard Kellett
Senior Executive Planner

17/08/2026