

Meath County Council

Planning Report

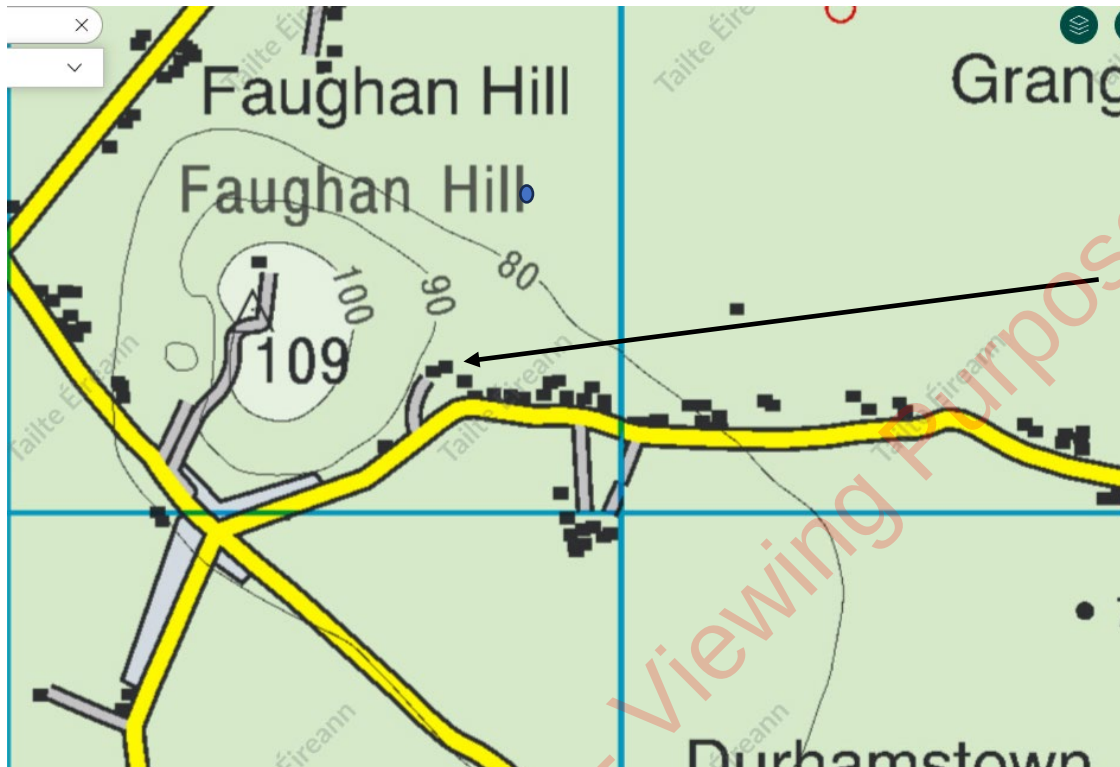
To:	Sandra Carrie, A/ Senior Executive Planner
From:	Shoaib Khan, Executive Planner
File Number:	2660725
Applicant:	Paul Newman & Karin Baggstrom
Development Address:	Faughan Rise, Durhamstown, Bohermeen Navan, Co. Meath C15 E3V9
Application Type:	Permission
Date of Site Inspection:	31/07/2026
Date of Report:	03/08/2026
Date Decision Due:	06/08/2026
Development Description:	the development will consist of planning permission of the following: 1) Construction of single storey wooden structure horse stables and storage area, external waste run off tank, hard standing for skip (3) all ancillary site development works.

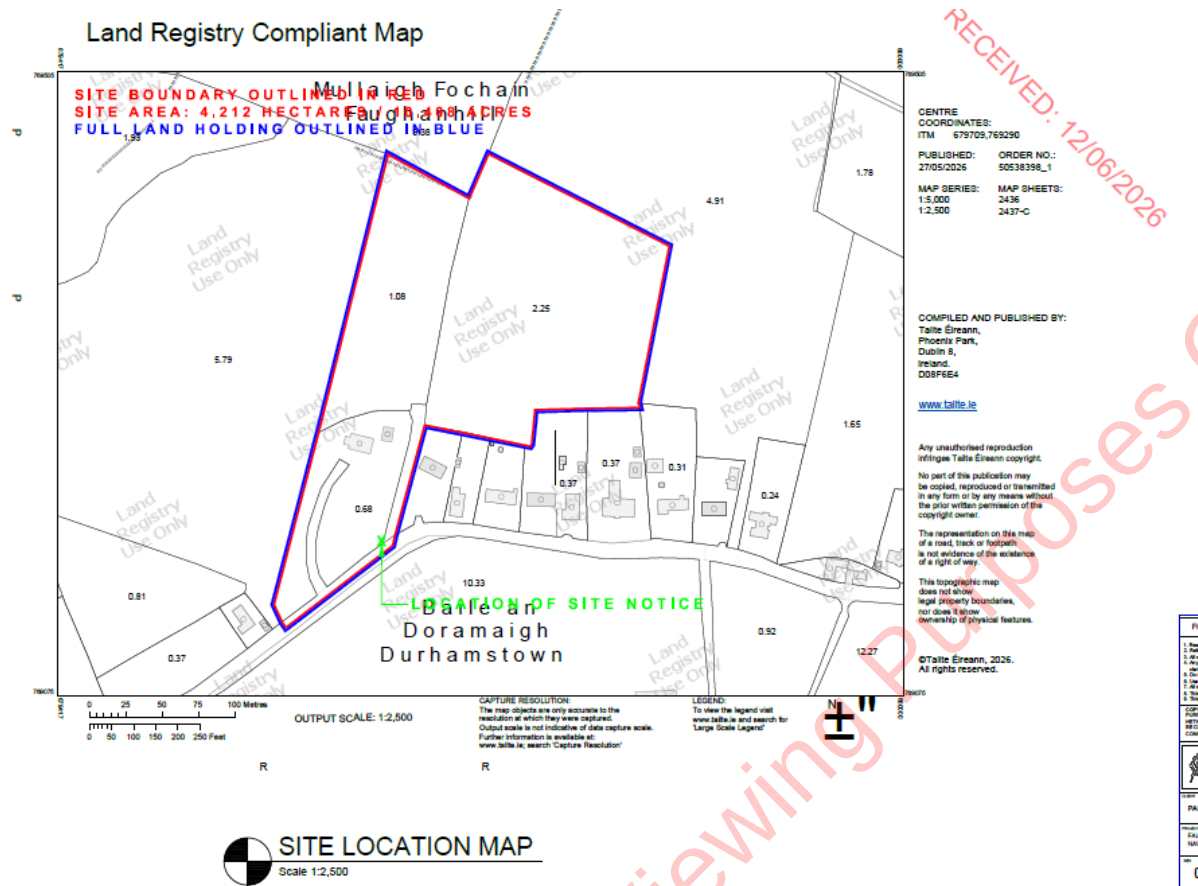
1.0 Site Location & Description:

The subject site is in the rural townlands of Durhamstown, Bohermeen. It is located within a predominantly rural agricultural landscape characterised by roadside rural roadside dwelling agricultural fields, and hedgerow-defined field boundaries.

The land is identified as Rural Area under strong urban influence within the Meath County Council Development Plan 2021-2027 as varied. The site is an existing rural back land landholding with no agricultural structures currently present on the subject site.

Vehicular access is achieved through an existing informal entrance, and the surrounding road network is lightly trafficked and rural in character. The site is not listed as or within the curtilage of an area designated for any conservation orders. The landscape area designated as West Navan Lowlands which is recorded as moderate value landscape character and is moderately sensitive to new developments.





Site visit photos 31st July 2026



Figure 1 sightlines left



Figure 2 sightlines right



2.0 Proposed Development

The application seeks permission to construct a stable building and associated site works.

3.0 Planning History

PI Ref: NA170700 – Mairead Reilly Permission Granted for Retention of the position of residence, domestic garage, entrance and site boundaries from that previously granted planning permission.

PI Ref: 95275 – Donald Rennicks Permission Granted To erect a dwelling house, domestic garage and septic tank.

PI Ref: 901150 – Donald Rennicks Permission Granted for erection of dwellinghouse Enforcement

4.0 National and Local Planning Policy

- National Policy

Project Ireland 2040, National Planning Framework

Project Ireland 2040, National Planning Framework (NPF) recognises that there is a continuing need for housing provision for people to live and work in Ireland's countryside. Careful planning is required to manage demand in the most accessible countryside around cities and towns, focusing on the elements required to support the sustainable growth of rural economies and rural communities.

Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) for the period 2019-2031 came into force on 28/06/19 and is a strategic plan and investment framework to shape the future development of the Region to 2031 and beyond.

Meath County Development Plan 2021-2027

Chapter 9 of the Meath County Development Plan 2021-2027 sets out the Rural Development Strategy.

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.

Section 6.10 Surface Water and flood risk Management

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 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.

5.0 Submissions

None.

6.0 Representations

None.

7.0 External Referrals

None.

8.0 Internal Referrals

None.

9.0 Pre-Planning Consultation

None.

10.0 Planning Assessment

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

- Principle of Development.
- Planning Policy
- Siting, Layout & Design.
- Environmental matters
- Access
- Services
- AA
- EIA

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

10.1 Principle of Development

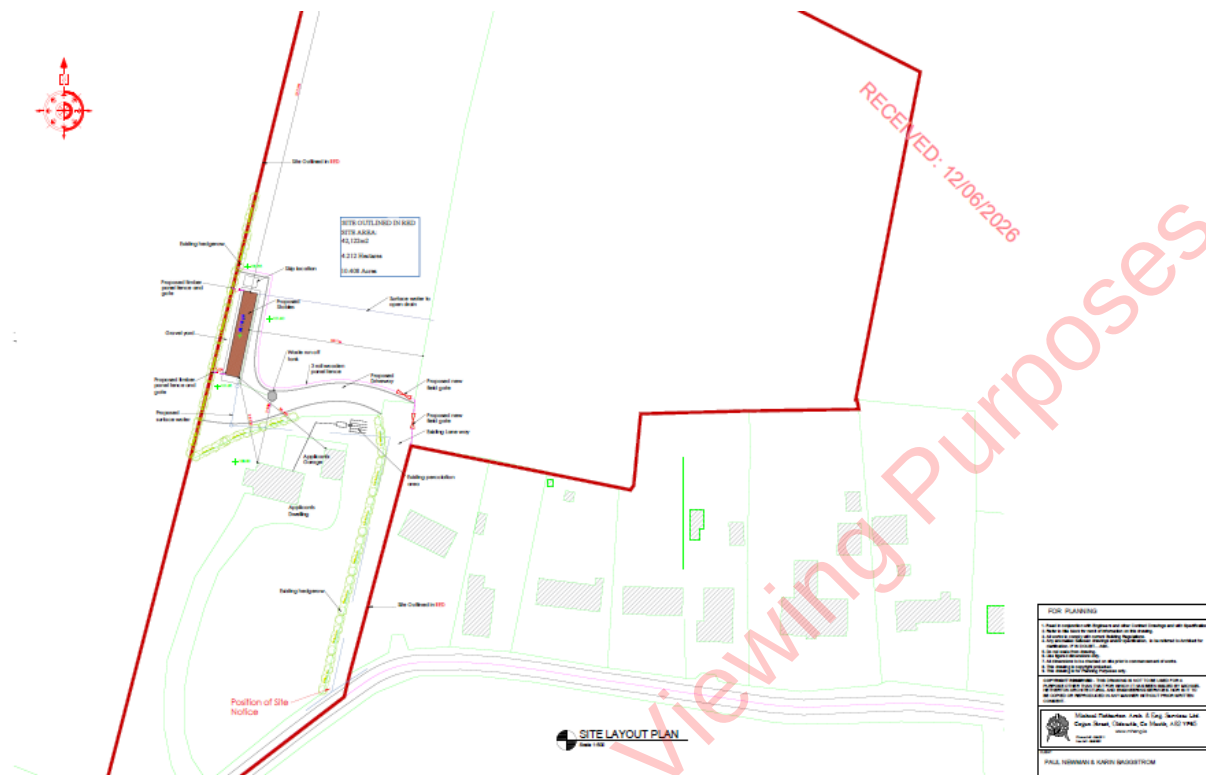
The site is in an area zoned as a rural area where the zoning objective is RA Rural Area, *“To protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.”*

The proposed development for an agricultural development and this use is permissible in this zone; therefore, the proposal is acceptable in principle but is subject to relevant assessment criteria as below.

10.2 Siting, Layout & Design.

The application site extends to approximately 4.21 hectares as identified in the submitted application form. The subject site is located along local road where the lands are accessed

through a field entrance and a laneway leading to the landholding. A thorough visual inspection could not be conducted of the landholding due to access constraints. However, the site location and layout maps submitted do not show any structures within the subject landholding except for the domestic dwelling and the garage to the front.



The application proposes the construction of a small, narrow, standalone building with a floor area of approximately 83 sq.m, finished with brown-painted timber cladding.

The submitted site layout plan does not clearly identify the formal access arrangements to the site, showing only an existing laneway. However, a site inspection confirmed that the laneway gains direct access onto the adjoining local road. This entrance arrangement is not indicated on the submitted drawings and does not form part of the current planning application. Furthermore, a review of the planning history indicates that this entrance has not been regularised through the planning process.

The layout plan also identifies a skip and hard surface within the site, and documentation relating to waste collection permits has been submitted. However, the purpose and relevance of these details to the proposed development have not been explained within the application documentation.

10.3 Planning Policy

DM OBJ 62 states that: *All applications for agricultural buildings and structures shall address the following criteria as part of a planning application:*

- *To require that buildings are sited appropriately in order to minimise obtrusion on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5.*

- *The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.*
- *Developments shall comply with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2014, (GAP Regs 2014).*
- *All planning applications for agricultural development shall be accompanied by comprehensive details of all land holdings and herd number(s), if applicable.*
- *All new and existing agricultural developments will be required to contain sufficient detail which demonstrates that all effluent, including yard run-off, is collected and stored within the confines of the development.*
- *In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc.*

Having regard to the foregoing, it is considered that the application is deficient in a number of key respects. In particular, insufficient information has been provided to demonstrate the necessity for the proposed stable building, including details of the agricultural or equestrian enterprise it is intended to serve and the number of animals to be accommodated. While details relating to effluent storage have been submitted and are acknowledged, the information provided is insufficient to verify compliance with the European Union (Good Agricultural Practice for Protection of Waters) Regulations.

Overall, the application fails to provide adequate information regarding the functional requirement for the stable building, the scale of the proposed operation, and the status of the existing unauthorised entrance serving the site. In the absence of such information, the proposed development would constitute a sporadic and haphazard form of backland development in a rural area. As such, the development would be contrary to the Rural Area zoning objectives, which seek to protect and enhance the rural character, environmental quality, and heritage of the countryside. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

it is recommended that the application be refused in this regard.

10.4 Access

The site is currently served by an existing entrance; however, the application documentation makes no reference to the access arrangements serving the landholding. In this regard, no detailed site access drawing has been submitted demonstrating compliance with the requirements of TII Standard DN-GEO-03060. In particular, the application fails to provide details relating to unobstructed visibility splays, entrance setback, entrance geometry, and overall access design.

Furthermore, a site inspection established that the existing entrance is located in proximity to a bend in the adjoining road network, with visibility to the left significantly restricted by the

prevailing road alignment and boundary features. In the absence of a detailed engineering assessment and supporting design information, the planning authority cannot be satisfied that the existing entrance provides adequate sight distance for the safe movement of vehicles entering and exiting the site.

Having regard to the foregoing, and in the absence of sufficient information demonstrating that the access arrangements can be developed in accordance with the relevant design standards, it is considered that the proposed development would give rise to a potential traffic hazard and would endanger public safety by reason of inadequate visibility and substandard access provisions. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

it is recommended that the application is refused on this basis.

10.5 Flood Risk Assessment

With reference to Meath County Council's MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the development site is situated in Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding.

10.6 Surface Water Treatment & Disposal

The applicant did not submit any drainage design for the proposed yard and access road. In the absence of these details, the development as proposed does not meet the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Meath County Council where applicable requires mandatory details to be assessed by the Environment Flooding-Surface Water Section from the applicant as follows;

- 1. All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
- 2. All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

Permission should therefore 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 application site is not within any designated Natura 2000 site. However, the nearest sites located within 15km of the subject site are somewhat proximate and are listed as follows:

- The River Boyne and River Blackwater SAC 002299 (4.4 km East).

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 proposed development constitutes a project in the context of the EIA directive. The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001-2026, nor is it considered a sub-threshold development for the purposes of Schedule 7 Planning & Development Regulations 2001-2026 and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

13.0 Conclusion

The application, as submitted, lacks sufficient information to demonstrate compliance with DM OBJ 62. In particular, inadequate details have been provided regarding the requirement of the stable building, animal numbers, slurry and soiled water storage capacity and management. In the absence of this information, the Planning Authority is unable to assess the potential environmental impacts of the proposed development and to conclude that it would not adversely impact the existing rural amenities. Furthermore, the applicant has not provided sufficient information relating to the proposed entrance or surface water drainage.

14.0 Recommendation

Accordingly, it is recommended that permission be REFUSED for following reasons;

1. The applicant has failed to submit sufficient information to demonstrate that the proposed agricultural development complies with the requirements of DM OBJ 62 of the Meath County Development Plan 2021-2027. In particular, the applicant has failed to submit adequate details regarding the agricultural need for the proposed structure, farming activities on the holding, livestock numbers, compliance with Good Agricultural Practice Regulations, and the collection and storage of agricultural effluent and yard runoff.

In the absence of this information, the Planning Authority is unable to carry out a comprehensive assessment of the proposal. The proposed development would therefore be contrary to the provisions of DM OBJ 62 the Meath County Development Plan 2021-2027, would establish an undesirable future precedent, would harm the residential amenities of the surrounding area, depreciate value of property in the vicinity of the subject site, and would be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to submit sufficient information in respect of the existing/proposed site entrance serving the development, including detailed drawings, visibility splays and sightline information, to demonstrate that safe access can be provided from the adjoining public road in accordance with the requirements of TII Publication DN-GEO-03060. In the absence of such information, the Planning Authority is not satisfied that the proposed development can be accessed safely or that it would not give rise to a traffic hazard or endanger public safety. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. The applicant has failed to submit adequate details in relation to the collection, treatment and disposal of surface water runoff arising from the proposed development. In the absence of this information, the Planning Authority is not satisfied that the proposed development can be adequately serviced or that it would not adversely affect the receiving environment or public health. The proposed development is therefore contrary to INF POL 16 of the Meath County Development Plan 2021-2027, which seeks to ensure that all planning applications for new development have regard to the surface water management policies set out in the Greater Dublin Strategic Drainage Study (GDSDS). The proposed development would, therefore, result in an unacceptable risk to public health and the environment and would therefore be contrary to the proper planning and sustainable development of the area.

REFUSAL

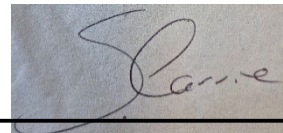


Shoaib Khan
Executive Planner
Date: 03/08/2026

RECOMMENDATION
ACCEPTED

06 August 2026

SIGNED: _____



Sandra Carrie
A/Senior Executive Planner