



An
Coimisiún
Pleanála

Direction
CD-021700-26
ACP-323620-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/01/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Eamonn James Kelly

Date: 12/01/2026

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site on lands zoned 'RN – Rural Node' with the objective 'To provide for small-scale infill development including community facilities and supporting services serving local needs while maintaining the rural nature of the node' and to the planning policies, objectives and development standards of the Meath County Development Plan 2021-2027, and specifically to Section 9.3 (Rural Area Types), Section 9.4 (Persons who are an Intrinsic Part of the Rural Community), Section 9.6 (Rural Residential Development Design and Siting Consideration) and Section 9.16 (Roadside Boundaries), Appendix 13 (Rural Design Guides), Objective RD OBJ 9 (Rural Nodes), and Policies HER POL 37(Woodlands, Hedgerows and Trees) and RD POL 41 (Roadside Boundaries), to the nature, scale

and design of the proposed development relative to adjoining dwellings, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received by the planning authority on the 27th day of July, 2025, except as may otherwise be required in order 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: In the interest of clarity.

2. (a) Existing hedgerows, trees and shrubs on site shall be preserved except where to be removed to facilitate the proposed entrance and to comply with condition three below.
- (b) The applicants shall carry out landscaping and boundary treatments as per the submitted plan received by the planning authority on the 10th day of May ,2025 and the 27th day of July, 2025.
- (c) Landscaping shall commence no later than the first planting season following commencement of development on site.
- (d) Any trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of

the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of biodiversity and the visual amenities of the area.

3. (a) Prior to the commencement of development, details of the proposed boundary to the L-6202 local road and access point shall be submitted for agreement in writing to the planning authority.
- (b) Site access arrangements, and the provision and maintenance of visibility splays, shall comply with the requirements of the planning authority for such works.

Reason: In the interests of road safety.

4. The developer shall ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network within six months of this grant of retention permission.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of public health.

6. (a) Where deemed necessary by the ESB, the existing overhead electrical cable which traverses the site shall be relocated underground at the developer's expense. This work shall be done to the requirements of the relevant utility company.
- (b) All public service cables for the development, including electrical and telecommunications cables and associated equipment, shall be located underground throughout the site.

Reason: In the interest of visual and residential amenity.

7. All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.

Reason: In the interest of amenity.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement

of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

- (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.