



An
Coimisiún
Pleanála

Commission Direction
CD-000863
PL-501041-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 09 July 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

10th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The subject site is located in a rural area which is identified by the Meath County Development Plan 2021-2027 (as varied) as being under strong urban influence. In such areas, National Policy Objective 28 of the National Planning Framework (First Revision, 2025) outlines that in such areas, single housing proposals shall be facilitated based on the core consideration of demonstrable

economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, and Policy RD POL 1 of the development plan also requires that individual house developments shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that they are an intrinsic part of the rural community in which the development is located. The development proposed to be retained, would, therefore, be contrary to the National Policy Objective 28 of the National Planning Framework (First Revision, 2025), materially contravenes the rural housing policies of the Meath County Development 2021-2027 (as varied) and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Insufficient information has been provided to demonstrate the suitability of the site to accommodate the development proposed to be retained and how the existing on-site wastewater treatment system would comply with the Environmental Protection Agency's Code of Practice for Domestic Wastewater Treatment Systems Single Houses (PE $\leq$ 10) (2021). In the absence of this information, the proposal is considered to be contrary to Policy RD POL 49, Section 6.9 (Wastewater) and Appendix 13 (Rural Design Guide) (more specifically Section 2.1.2 therein (Wastewater Treatment)) of the Meath County Development Plan 2021-2027 (as varied). Therefore, to permit the said development could be prejudicial to public health due to risk of pollution and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Applicant has not provided a Flood Risk Assessment in accordance with the requirements of Policy INF POL 20 of the Meath County Development

Plan 2021-2027 (as varied). In the absence of same and having regard to the location of the application site within an area identified as being at risk of flooding, in the Office of Public Works' Preliminary Flood Risk Assessment (OPW PFRA) Mapping/Strategic Flood Risk Assessment for County Meath carried out for the Meath County Development Plan 2021-2027 (as varied), it is considered that the applicant has not demonstrated that the development proposed to be retained would not be at risk of flooding or result in flooding elsewhere. The development proposed to be retained would, therefore, be contrary to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities (DoECLG and Office of Public Works (OPW) 2009)' and to the proper planning and sustainable development of the area.

4. Having regard to the nature, scale, and location of the development proposed to be retained, in particular its location proximate to the Ward River (IE_EA_08w010300) which is deemed to be 'at risk' of not achieving WFD Objectives, in the absence of information pertaining to the wastewater treatment system on site regarding compliance with the provisions of the Environmental Protection Agency's Code of Practice for Domestic Waste Water Treatment Systems (PE < 10)(EPA 2021), the Commission is not satisfied that the development proposed to be retained would not give rise to a risk of deterioration in the ecological and/or chemical status of ground or surface waters. The development proposed to be retained would, therefore, be contrary to the requirements of Article 4 of the Water Framework Directive and would, therefore, be contrary to the proper planning and sustainable development of the area.