



The submissions on this file and the Inspector's report were considered at a meeting held on 19 August 2026.

The Commission decided to refuse permission generally in accordance with the recommendation of the inspector for the following reasons and considerations.

Reasons and Considerations

1. It is the policy of Meath County Council, as set out in the Meath County Development Plan 2021 – 2027, under Policies RD POL 1 and RD POL 2, to strictly manage the development of one-off housing in rural areas under strong urban influence. In such locations, the onus is on the applicant to clearly demonstrate compliance with the rural housing policy of the Development Plan, including satisfaction of the relevant 'local need' criteria contained in Section 9.4 thereof. Having regard to the documentation submitted with the application, it has not been demonstrated that the applicant's predominant occupation is in the bloodstock and equine industry and that he has a need, on this basis, to live in the rural area in the immediate vicinity as set out in Section 9.4 of the County Development Plan. In the absence of such justification, the proposed development would contravene Policies RD POL 1 and RD POL 2 of the Meath

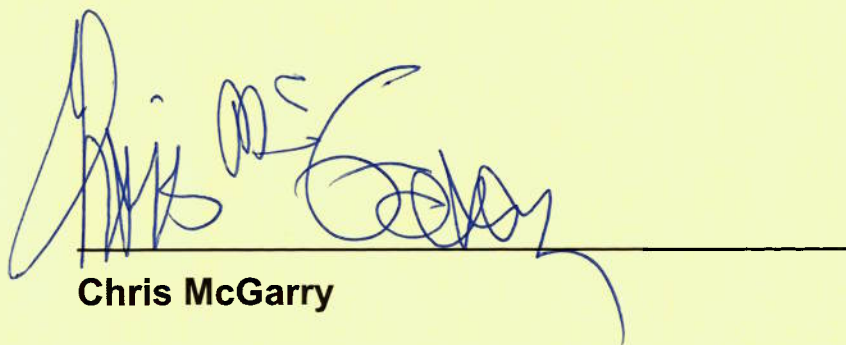
County Development Plan 2021–2027 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the entrance, access road, and elements of the development to the adjacent dwellings north and south of the entrance, and the topography of the site in relation to adjacent properties, whilst there is uncertainty over the frequency of traffic movements and activity from visitors/ employees on site, it is considered that the proposed development would have a negative impact on the residential amenities of nearby dwellings through noise and disturbance which would seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

Note: the Commission and shared the opinion of the inspector that given the RA zoning that applies to the subject lands, there is no objection in principle to the operation of an equestrian business at this location. (para. 8.4.4). Equally the Commission noted the commentary of the inspector that 'there is a lack of detail provided in terms of the rural business and whilst this information may be sought, I consider that concern must be expressed about the scarcity of information included'. (para. 8.8.4). In this context and noting the substantive reasons for refusal set out above, in particular the failure of the applicant to establish a rural housing need at this location, with a consequent refusal of permission to complete a change of use of one of the stable blocks to residential use - and thus it's potential role in any future equestrian use at this location amongst other necessary detail such as numbers, traffic etc, the Commission considered that

any such authorised activity would more properly be subject of a future consent exercise.

Planning Commissioner:



Chris McGarry

Date:

20th day of August 2026