



Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

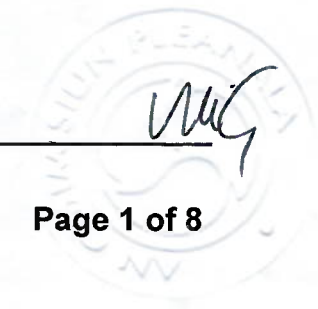
Planning Register Reference Number: 2460722

Appeal by Des Gaffney against the decision made on the 30th day of May 2025, by Meath County Council to refuse permission for the proposed development.

Proposed Development: The development consists of the retention for the change of use from domestic residence to short stay holiday home, and the construction of six short stay holiday homes, landscaping and boundary treatments, new wastewater treatment plant and percolation area and all associated site works all at “Sheephouse Country Courtyard”, Sheephouse, Donore, County Meath, as revised by the further public notices received by the planning authority on the 7th day of May, 2025.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.



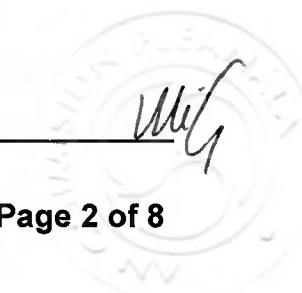
Reasons and Considerations

Having regard to the established and previously permitted short-stay tourist accommodation on the subject site, the Commission is satisfied that, the proposed development represents an appropriate extension of the existing tourism enterprise which is consistent with the relevant policies and objectives of the Meath County Development Plan 2021–2027, in particular the tourism and rural enterprise policies, and with the objectives of the Boyne Valley Tourism Strategy 2024–2030, and that, subject to compliance with the conditions as set out below, it is considered that the proposed development would 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 plans and particulars received by the planning authority on the 22nd day of April, 2025 and the plans and particulars lodged with the Commission on the 3rd day of February 2026, 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) The proposed short-stay holiday homes shall be used for short-term tourist accommodation only and shall not be used as permanent places of residence.
- (b) The established short-stay holiday self-catering development and proposed new short-stay holiday homes shall be jointly owned and operated as a single planning unit and the proposed new short-stay holiday homes shall not be used, sold, let or otherwise transferred or conveyed, save as part of the overall planning unit.

Reason: To regulate the use of the development.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. All landscaping works shall be completed, within the first planting season following commencement of development, in accordance with landscape drawings numbers PP399-01 and PP399-02 submitted to the planning authority on the 9th day of September, 2024. Any trees and 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 interests of biodiversity and the visual and residential amenity of the area.

5. (a) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with the proposed development.
- (b) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation.
- (c) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.
- (d) Following the completion of all archaeological monitoring and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required.
- (e) All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation, either in situ or by record, of sites, features or other objects of archaeological interest.

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply.

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

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

8. (a) Both on-site wastewater treatment systems shall be constructed and laid out in strict accordance with the recommendations contained within the site characterisation report and plans and documentation submitted to the Commission on the 3rd day February, 2026 and shall be in accordance with the standards set out in the document entitled "Wastewater Treatment Systems for Small Communities, Business, Leisure Centres and Hotels" – Environmental Protection Agency, 1999.
- (b) Within three months of completion of the development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment systems and associated works are constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

- (c) The developer shall enter into a maintenance contract with the provider of the wastewater treatment systems.

Reason: In the interest of public health and to prevent water pollution.

9. Parking for the development shall be provided in accordance with a detailed parking layout which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The layout shall provide for 16 number car parking spaces shall be provided within the site. The location and layout of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: To ensure adequate off-street parking provision is available to serve the proposed development and in the interest of orderly development.

10. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

11. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

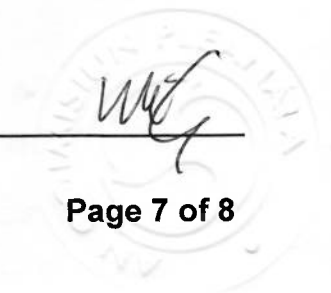
Reason: In the interests of public safety and amenity.

12. 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. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of safeguarding the residential amenities of property in the vicinity.

13. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.



14. 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.

The image shows a handwritten signature in black ink over a circular official seal. The seal features a stylized 'S' logo in the center and the text 'AN COIMISIÚN PLEANÁLA' around the perimeter.

Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18TH day of June 2026.