



An  
Coimisiún  
Pleanála

Commission Order

ACP-323262-25

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 25/60263**

**Appeal** by Kenneth and Sarah Fay against the decision made on the 10<sup>th</sup> day of July, 2025 by Meath County Council to grant subject to conditions a permission to Pat and Carolyn Kelly in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The development will consist of the erection of a metal shed to rear garden of 86 square metres for use as a double garage and storage and a new Dometric Wastewater Treatment System (DWWTS) to replace the existing septic tank and percolation area at Retaine, Robinstown, Navan, County Meath.

### **Decision**

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

## **Reasons and Considerations**

Having regard to the provisions of the Meath County Development Plan 2021 - 2027, the pattern and character of development in the area, and the design, scale and servicing of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the domestic use of the site, would not detract from the character or amenities of the area or of properties in the vicinity of the site, would be acceptable in terms of traffic safety and convenience, and would not result in any significant environmental or ecological impacts. The proposed development 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 revised by the further plans and particulars received by the planning authority on the 16<sup>th</sup> day of June, 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. The shed hereby permitted shall not be used for human habitation, commercial purposes, or any other purpose other than a purpose incidental to the enjoyment of the dwelling on the site as such.

**Reason:** In the interest of residential amenity.

3. Within one month of completion of the proposed shed, the existing storage structures on site shall be permanently removed.

**Reason:** In the interests of visual amenity and orderly development.

4. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas, or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of traffic safety and to prevent flooding or pollution.

5. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq$  10) " – Environmental Protection Agency, 2021.

- (b) Treated effluent from the wastewater treatment system shall be discharged to a soil polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq$  10)" – Environmental Protection Agency, 2021.

- (c) Within three months of the installation of the wastewater treatment system and soil polishing filter, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.
- (d) The existing septic tank shall be de-commissioned following the connection to the proposed new wastewater treatment system, including de-sludging by a certified contractor. The area shall be chemically sterilised and demolished/backfilled accordingly. Photos of the decommissioning of the tank shall be provided to the planning authority.

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

- 6. (a) The existing trees and hedgerows along the site boundaries shall be retained and protected from damage during construction.
- (b) Detailed proposals for additional landscaping shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

**Reason:** In the interest of visual amenity.

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

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



Declan Moore

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

Dated this 26<sup>th</sup> day of JANUARY 2026.