



An
Coimisiún
Pleanála

Commission Order
PL-500460-MH-25

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 25/61035

Appeal by Dan O'Sullivan and Mooretown Residents against the decision made on the 21st day of November 2025 by Meath County Council to grant subject to conditions a permission to Joe Mulvany in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of agricultural store and permission to reduce the height of the agricultural store and modify the existing entrance along with all ancillary site works, all at Mooretown, Ratoath, County Meath.

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 nature and use of the store proposed to be retained, to the pre-existing store it replaces, to the existing and long-established vehicular entrance to the application site and the proposed upgrades to this entrance which will improve upon traffic safety conditions, to the policies and objectives of the Meath County Development Plan 2021-2027, as varied, to the pattern of existing development in the area, the Planning System and Flood Risk Management Guidelines (including the associated Technical Appendices) (2009), and the report and recommendation of the Inspector, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of use, to house and repair agricultural machinery, would be acceptable in terms of pedestrian and traffic safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within six months of the date of this Order, the developer shall reduce the height of the structure hereby permitted to that indicated on the plans submitted to the planning authority as part of the planning application. Documentary evidence in this regard shall be submitted to the planning authority.

Reason: In the interest of orderly development.

3. The use of the store hereby permitted shall be as stated in the plans and particulars submitted with the application and shall not be used for any business/commercial use. Home-based economic activities that involve visiting members of the public, including customers or potential customers, shall not be permitted, unless a separate permission for a change of use is obtained.

Reason: In the interest of proper planning and sustainable development.

4. The structure hereby permitted shall not be leased, sold or otherwise disposed of except as part of the sale of the site and all other structures in its entirety.

Reason: In the interest of development control.

5. (a) The external design, external finish, height (subject to condition number 2 above) and roof materials of the development shall be as shown on the plans submitted to the planning authority, unless otherwise agreed in writing with the planning authority prior to commencement of development.
- (b) The colour of the agricultural building shall be dark grey, grass or dark green, dark brown, dark red or finished concrete (walls). The

roof colours shall be darker than the wall colours, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

6. The developer shall comply with all requirements of the planning authority in relation to roads, access and parking arrangements. In particular:
- (a) The developer shall provide and maintain unobstructed sightlines of 90 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with Transport Infrastructure Ireland document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.
 - (b) The entrance gates shall be set back to accommodate the largest vehicle, including trailer or attachment, that will use the entrance and in any case be at least 12 metres from the edge of the road.

Reason: In the interest of traffic safety.

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

Reason: In the interest of public health and surface water management.

8. Artificial light sources relating to the development shall be designed to avoid light nuisance at sensitive sources. Lighting shall be positioned and fixed to be directed downwards and inwards to the site.

Reason: To protect the residential amenities of property in the vicinity and to minimise light pollution.

9. The development shall be maintained and operated such that no pollution of any watercourse will take place and that there will be no emissions or malodours, fumes, gases, dust or other deleterious matter such as would give reasonable cause for annoyance to any person in any residence in the vicinity.

Reason: In the interest of public health.

10. 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 or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 24th day of Sept. 2026