

An
Coimisiún
Pleanála

Commission Order
PL-501179-MH-26

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2660105

Appeal by Eddie Brewer against the decision made on the 24th day of March, 2026 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of the use of this land for equestrian purposes, including the retention of an equine development comprising two stable buildings which, along with rugged animals outside, which have a capacity to accommodate up to 22 horses, along with a sand arena, horse walker, external lighting, the demolition of a detached building which is used as a farm office (and former unapproved dwelling), the retention of existing hardstanding and its use as a parking area, the closure of an existing entrance and associated driveway and the opening of a new vehicular access, which would be served by a new internal driveway, as well as a connection to the mains water system. The application also includes the retention of a third existing stable building and its conversion into a farmhouse containing a single floor level and providing two bedrooms, a combined kitchen/living area and ancillary corridor, utility and wardrobe accommodation, the installation of a secondary wastewater treatment facility with polishing filter, the provision of equine waste storage

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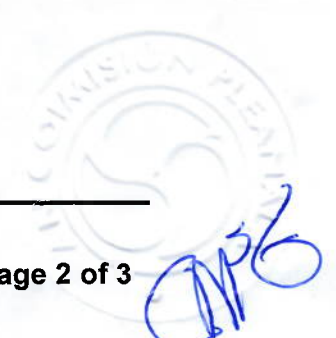
facilities, prior to transfer off-site by an approved waste contractor and all associated site works at Skreen, Tara, County Meath.

Decision

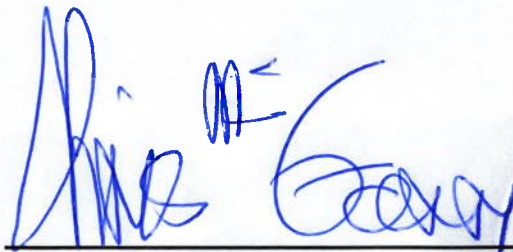
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this

21st

day of

August

2026