



An
Coimisiún
Pleanála

Inspector's Report ACP-322965-25

Development	Permission Consequent on the Grant of Outline Permission (PA Ref. 21/2133) for detached house, domestic garage, wwts, new road access and all associated site works.
Location	Tatestown, Navan, Co. Meath
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2560397
Applicant(s)	Alan Cahill
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Mary Sadlier
Date of Site Inspection	12 th September 2025
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site contains a rectangular shaped site, with a stated area of 0.304 hectares, located to the south west of the Windtown Road in the townland of Tatestown, Co. Meath. The site is located approximately 4.2km to the north west of Navan town centre. The immediate area is character by agricultural development.
- 1.2. The site contains part of a very large field that is in agricultural use. There is a mature hedgerow and a drainage ditch along the front of the site. The site is relatively flat and there are no features of note on this site. An agricultural entrance and pathway is located to the north west and which adjoins an access to a large, detached house. Low voltage electricity powerlines cross the site on a north west to south east axis.
- 1.3. There is a cluster of approximately ten houses 150m to the south east of the subject site. A number of these appear to be recent builds and include two storey units. The older houses in this cluster are single storey bungalows.

2.0 Proposed Development

- 2.1. Permission Consequent on the Grant of Outline Permission is sought for:
 - A two storey detached house providing for four bedrooms and a floor area of 156sq m.
 - A detached garage with a floor area of 53sq m.
 - A wastewater treatment system.
 - A new site entrance, pruning of exiting hedgerows and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Authority considered that the development complied with the Meath County Development Plan 2021 – 2027 and the RA – Rural zoning that the site is located on. The design was considered to be compliant with the Meath Rural Design Guide. The siting and layout of the house were considered to be acceptable. No concerns about impact on the visual or residential amenity of the area. There were no issues of concern raised in relation to the two storey nature of the house. The proposed garage was considered to be acceptable, and a condition was recommended that it not be used for habitable purposes.

3.2.2. Other Technical Reports

- Environment Wastewater Section: No objection subject to recommended conditions.

3.2.3. Conditions

- The PA conditions are generally standard. Condition no 2. requires a written agreement under Section 47 of the Planning and Development Act 2000 as amended for an occupancy agreement for at least seven years to be put in place. Notification of first occupation to be made within two months of such occupation. This is a standard condition for a development of this nature.

3.3. Prescribed Bodies

None received.

3.4. Third Party Observations

A single third party observation was received, and issues were similar to those raised in the appeal. The following points were raised in summary:

- The proposed house design and the layout differ substantially from that indicated in the grant of outline permission. The outline permission was for a single storey house, and the proposal now is for a two storey unit.
- The dwelling is presented as a two-storey structure, whereas the prevailing rural form in the area is single storey. This would not respect the rural character of the area.

- There is history of pluvial flooding on the site, with poorly draining soils and regular issues with surface water. It is not clear that adequate surface water drainage measures are proposed here.
- The submitted drawings are misleading – indicated structure is not the same dimensions as the propose building.
- Increases the number of units in an area under strong urban pressure.
- Potential traffic safety issues through the opening of a new entrance onto the public road.
- The proposed scheme provides for a greater level of development than what was proposed/ permitted under the outline planning permission. The submitted development should be considered under its own merits.

4.0 Planning History

PA. Ref. 21/2133 refers to an April 2022 decision to grant permission to Alan Cahill for the construction of a new detached residential dwelling with domestic garage, proprietary wastewater treatment system and percolation area, new site entrance, any necessary pruning of existing hedgerows, landscaping and all ancillary site works. Condition no. 2 requires the submission of an application for permission consequent on the grant of outline permission; Condition no. 3 requires occupancy for at least seven years and a Section 47 agreement to be entered into, Condition no. 4 requires the final design to be agreed at permission consequent stage, Condition no. 5 details site entrance and sight line requirements. All other conditions are standard for a development of this nature.

5.0 Policy Context

5.1. Development Plan

The subject is zoned RA – Rural Area in the Meath County Development Plan 2021 – 2027 with an objective, ‘To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.’

As per Map 9.1, the site is located within a 'Rural Area under Strong Urban Influence'.

Residential development is listed in the 'Permitted Uses' category 'Subject to compliance with the Rural Settlement Strategy'. This is provided in Section 9.2 of Chapter 9 of the Development Plan. I note the following Policies:

RUR DEV SP 1: 'To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.'

RUR DEV SP 2: 'To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria...'

The following refer to 'Area 1 – Rural Areas under Strong Urban Influence':

RD POL 1: 'To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.'

RD POL 2: 'To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.'

RD POL 3: 'To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.'

Section 9.4 provides the demonstrable criteria for 'Persons who are an Intrinsic Part of the Rural Community'.

Section 9.5.2 refers to 'Ribbon Development' and Section 9.5.2 refers to 'Occupancy Conditions'.

RD POL 9 states: 'To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'. This guide is provided in Appendix A.13.

Chapter 11 – 'Development Management Standards and Land Use Zoning Objectives' is also noted as relevant to this proposal.

5.2. National Guidance

Sustainable Rural Housing - Guidelines for Planning Authorities (DoEHLG, 2005).

National Planning Framework – Project Ireland 2040 recognises the importance of rural Ireland.

National Policy Objective 19 is relevant to this development:

‘Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements’.

5.3. Natural Heritage Designations

- Jamestown Bog NHA (site code 001324) is approximately 6.3 km to the south west of the subject site.
- The European Sites nearest to the subject site are the River Boyne and River Blackwater SPA (Site Code 004232) and the River Boyne and River Blackwater SAC (Site Code 002299) which are approximately 490m to the south west of the subject site.

5.4. EIA Screening

See Form 1 – Appendix A. The proposed development is of a Class under Schedule 5 and below threshold. Having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Regulations, I have conducted a preliminary examination that there is no real likelihood of

significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A single, third party appeal has been received and the following points, in summary, are made under the headings provided in the appeal statement:

- **Flooding and Drainage Risk:** The site has a history of pluvial flooding, and no hydrological assessment or drainage strategy has been submitted to address these issues. Failing to address these issues would pose a risk to public safety and environmental health.
- **Departure from Outline Permission:** The proposed development is different from that permitted in that this is now a two storey house. This would have a significant impact including on the visual amenity of the area. The issues associated with a two-storey house were not considered in the original outline permission.
- **Inconsistency with Rural Character:** The two storey house is out of character with the mostly single storey houses in the area. The proposed house would contravene the principles of good rural house design.
- **Inaccurate and Misleading Site Layout:** The site layout plan does not accurately reflect the location and scale of the proposed house. This does not reflect the visual and landscape impact of the development and may have resulted in a misleading impression that led to the grant of permission.
- **Proliferation of One-Off Development:** The proposed development would add to the uncoordinated spread of houses in an area under urban pressure. This is contrary to the core principles of the NPF and the Meath County Development Plan.
- **Road Safety and Additional Entrance:** The provision of a new access would give rise to increased risk to road users and would also contribute to the erosion of the rural roadside boundary which is contrary to the Meath County Development Plan.

- **Non-Compliance with Meath County Development Plan Policies:** The development is contrary to a number of provisions of the Meath County Development Plan such as rural housing and design, preservation of visual amenity, management of one-off housing in areas under urban influence and protection of landscape character and water management.
- **Misrepresentation of Site History and Future Development Implications:** The submitted site layout plan suggests that there was a house on this land in the past but that is not the case. This could give rise to a false precedent for further intensification of these lands. This issue has only come to light recently and since their original submission to the Planning Authority. Copies of the relevant site plans raised in their appeal are provided in support of their statement.

The appellant requests that planning permission be refused for this proposed development.

6.2. Applicant Response

- None received.

6.3. Planning Authority Response

- All matters were considered in the original planning report and requests that the decision to grant permission be upheld.

7.0 Assessment

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Nature of the Development
- Rural Housing Policy
- Design and Impact on the Character of the Area
- Impact on Residential Amenity
- Wastewater Treatment and Water Supply
- Access and Transportation

- Other Issues

7.2. Nature of the Development

- 7.2.1. The proposed development consists of an application for Permission Consequent on the Grant of Outline Permission for a detached two storey house, a detached garage, wastewater treatment system and all associated works including a revised entrance onto the public roadway, at a site in Tatestown, Co. Meath. The site is located on lands zoned RA – Rural and is located within one of the County Meath Rural Areas under Strong Urban Influence. Outline Permission was granted for a house under PA. Ref. 21/2133 by Meath County Council subject to appropriate conditions.

7.3. Rural Housing Policy

- 7.3.1. The development of housing on RA zoned lands requires the applicant to demonstrate compliance with the rural settlement strategy as per Chapter 9 of the Meath County Development Plan 2021 – 2027 and this was done and subsequently assessed by the Planning Authority through the submitted outline permission under PA Ref. 21/2133. Outline permission was granted to Alan Cahill, and it is his subsequent application for Permission Consequent on the Grant of Outline Permission that is the subject of this appeal.
- 7.3.2. The issue of compliance with the Rural Housing Policy has therefore been considered and the applicant found to be compliant. This application is for the consideration of the final house location, design, and other matters. As part of the permitted outline permission the applicant submitted a 'Proposed Site Layout' plan with the house, garage and treatment system indicated. The submitted plan clearly states:
- 'Approx. Location of proposed dwelling & garage. Footprint indicative only and full design to be submitted in future full planning application.' Similarly, a landscaping plan and other details are to be fully agreed at the later stage. These details are considered in the next section of my report. I do wish to add though, that issues raised in relation to the layout, house design etc. do not allow for the reconsideration of the applicant's right to a house on these lands. The Planning Authority have considered that matter and no further consideration is required or possible at Permission Consequent stage.

7.4. Design and Impact on the Character of the Area

- 7.4.1. The applicant has provided a short Design Statement in support of their application. The proposal is for a two storey detached house on this site. The front/ north east elevation will address the public road and will be set back by at least 20m from the boundary with the road. The proposed house has a roof ridge height of 8.2m and a stated floor area of 156sq m, with 78sqm on each floor. From the available details, the ground floor elevations will be finished in render, and the upper floor will be finished in cladding as will the roof. This ensure a clear integration between the roof materials and the upper floor of this house. The proposed design and material finishes will present a contemporary design when viewed from the public road.
- 7.4.2. I have no objection to the proposed house design nor to the provision of a two storey unit on this site. The Outline Permission did not limit the house design to a single storey unit and the applicant made clear in their submitted documents that the final design would be agreed at Permission Consequent stage. Good setbacks are provided between the house and the front/ side boundaries. I am satisfied that the proposed house would not an adverse impact on the visual amenity of the area.
- 7.4.3. Impact on the rural character was raised in the appeal. The subject site will only utilise a very small part of a very large field. The only impact on the character of the area is through the provision of the site entrance and the use of post/ chain link fence around the boundary to be augmented with laurel hedgerow. This is welcomed and the proposed hedgerow will support a greater mix of biodiversity in the area. Final details on the front boundary can be agreed with the Planning Authority, but considering the straight nature of the road allowing for sightlines of 90m in either direction, there is no requirement for the removal of entire front boundary.
- 7.4.4. The proposed detached garage which is to be located to the west of the house is also considered to be visually acceptable. The detached nature of this structure and height will ensure that it integrates with its surroundings in addition to the proposed house.
- 7.4.5. In conclusion, the proposed house design is considered to be acceptable and will not have a negative impact on the visual amenity of the area. No issues of concern arise in relation to any perceived differences between the grant of permission under

the Outline Permission and the details of the proposed house submitted under this application.

7.5. Impact on Residential Amenity

- 7.5.1. The proposed house provides for adequate room sizes and floor area and is provided with more than adequate private amenity space. Adequate off-road car parking is clearly available through the garage and driveway areas. The occupants of this house/ property will be provided with good quality room spaces, amenity space and room for car parking.
- 7.5.2. Adequate separation distances are provided between the proposed unit and an existing house to the north west. The side elevations at first floor level are only provided with a single window on either side; that to the west serves a bathroom and that to the east serves an en-suite. No issues of overlooking arise from the windows in the side elevations. A small high level window is provided in the front elevation first floor level and again this design ensures the protection of residential amenity. No issues of overlooking arise from the rear windows having regard to the location of the house on site and the separation distances to the relevant boundaries. The separation distances ensure that there are no issues in relation to overshadowing leading to a loss of daylight to existing houses.
- 7.5.3. In conclusion on residential amenity, the future occupants of this house will be provided with a high quality of residential amenity, and I do not foresee any negative impacts on existing houses in the area.

7.6. Wastewater Treatment and Water Supply

- 7.6.1. A site assessment report was submitted and assessed by the Planning Authority through the Outline Permission Application. This report was dated 25th of August 2021 and the same report has been submitted with the current application/ appeal. No issues of concern were raised by the Planning Authority about the submitted details. Trial hole tests were undertaken on the 21st of August 2021. It is proposed to install a treatment system and soil polishing filter which has adequate capacity for 8 persons. The treatment system is located to the south west of the proposed house. Table 6.2 of the 'EPA Code of Practice for Domestic Waste Water Treatment Systems (2021) sets out minimum separation distances and the proposed development is compliant with this.

- 7.6.2. The site is located in an area identified with an “Moderate” vulnerability classification on the GSI Groundwater maps and is located within an area defined as having a ‘Locally Important’ Aquifer category, representing a Groundwater Protection Response of R1 under the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2021). The R1 Category indicates that a treatment system is ‘Acceptable subject to normal good practice (i.e. system selection, construction, operation and maintenance in accordance with this CoP)’.
- 7.6.3. The trial hole had a depth of 2.1m below ground level and the assessment submitted by the applicant indicates that the water table was reached at 1.4m, with Winer groundwater indicated at 0.8m. The submitted site characterisation records a T-test value (Standard Method) of 47.03 min providing for good percolation. All required separation distances to houses, structures and boundaries are/ can be complied with. An O’Reilly Oakstown Treatment System or similar was considered appropriate to serve the proposed house.
- 7.6.4. I note the submitted details, and I have no objection to the proposed wastewater treatment system to be used here. The development is compliant with the EPA 2021 Code of Practice, and no issues of concern arise here.
- 7.6.5. Water supply to the site is indicated as from the public water supply system and this is acceptable.
- 7.6.6. Concern was raised in the appeal about potential fluvial flooding in the area. The Meath Strategic Flood Risk Assessment (contained with Volume 4 – Environmental Assessments of the Meath County Development Plan) primarily considers the impact of flooding on urban areas, which the subject site is not within. I have consulted the OPW website www.floodinfo.ie and there is no indication of any flood risk in this area. The Planning Authority did not raise any issues in this regard, and I am satisfied that no issues of concern arise. The proposed house is to be located in a predominantly rural area which is primarily in agricultural use and there is no record of flooding here. The finished floor level of the house is given as 41m and the adjoining ground level is given as 40.47m/ 40.65m, therefore raising the house above the established ground level whilst not having a negative impact on the established visual amenity of the area. No issues of concern arise in relation to the ground conditions.

7.7. Access and Transportation

- 7.7.1. Access to the site is via a new entrance onto the local road to the north east of the subject lands. I have no objection to the proposed access arrangement, and the nature of the development and character of the area will ensure that no traffic congestion or safety issues arise. The site is located in a low traffic environment, and good sightlines are available here. I note the comments made in the appeal, but this house would not have an adverse impact on road safety in this area. Sightlines of 90m in either direction are proposed and which are considered to be acceptable.

7.8. Other Issues

- 7.8.1. Concern was raised about the impact of the development on the rural character of the area. The permitted outline permission demonstrated that the applicant complied with the policies and objectives of Meath County Council for a house in this location. These policies and objectives were considered and voted on by the elected members of Meath County Council during the preparation of the development plan and the applicant has demonstrated appropriate compliance. The proposed development has been demonstrated as suitable for this site in terms of impact on the visual amenity of the area.
- 7.8.2. Concern about the nature of the development were expressed and suggest that the development is not in accordance with procedural requirements. As I have reported the applicant made clear in their outline permission that the submitted details were indicative and final details would be submitted for assessment under the Permission Consequent stage. The Planning Authority raised no issues of concern in relation to this and deemed the submitted application to be valid. I have not identified any issues of concern in relation to the validity of this application including the submitted documentation. As I have reported, two storey houses are a feature of the area, and this house would not be out of character with the established form of development in the area.
- 7.8.3. Other issues were raised in the appeal about misleading information including the site plan. I have not found anything that would give rise to uncertainty and I am satisfied that the proposed development is compliant with the Meath County Development Plan 2021 – 2027, its appendices and the proposed development would not have a negative impact on the visual or established residential amenity of the area.

8.0 AA Screening

- 8.1. I have considered the subject development, which comprises the construction of a new dwelling in light of the requirements S177U of the Planning and Development Act 2000 (as amended). The subject development is located in a rural area approximately 490m to the north east of the River Boyne and River Blackwater SAC (Site Code 002299) and the River Boyne and River Blackwater SPA. The subject development comprises a single dwelling and has no direct hydrological or other connection to any European site.
- 8.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment as there is no conceivable risk to any European site. The reason for this conclusion is as follows:
- The scale and nature of the development;
 - The distance to the nearest European site and the lack of connections; and,
 - Taking into account the screening determination of the Planning Authority.
- 8.3. I conclude on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects.

9.0 Water Framework Directive

- 9.1. The subject site is located approximately 543m to the north east of the River Blackwater, but there are no watercourses adjacent to the site, and the subject site overlies the Athboy Ground Waterbody. The proposed development consists of the construction of a new house, garage and associated site works.
- 9.2. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. I have undertaken a WFD Impact Assessment Stage 1: Screening and which is included in Appendix 4 after my report. This assessment considered the impact of the development on:
- Athboy Groundwater Source

- River Blackwater

9.3. The impact from the development was considered in terms of the construction and operational phases. Through the nature of the development, and distance to the relevant waterbodies, all potential impacts can be screened out.

Conclusion

9.4. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

I recommend that Permission Consequent on the Grant of Outline Permission should be granted, subject to conditions, as set out below, for the following reasons and considerations.

11.0 Reasons and Considerations

Having regard to the 'RA' 'Rural' zoning which applies to the subject lands under the Meath County Development Plan 2021 - 2027, under which residential development is acceptable subject to compliance with the requirements of the plan, the applicant has adequately demonstrated through an Outline Permission under PA Ref. 21/2133 that they comply with the criteria outlined under Section 9.4 of the development plan. The proposed house is considered to be visually acceptable, will provide a good quality of residential amenity whilst ensuring that existing residential amenity is protected. A suitable waste water treatment system is proposed, and which will ensure that existing properties are not impacted. No traffic or environmental issues of concern arise from the proposed development.

Therefore, subject to the conditions set out below the proposed development would be an appropriate form of development on this infill site, would align with the policies and objectives of the Meath County Development Plan and National Planning Guidance, would not seriously injure the visual amenities of the area, by reasons of

design, height and form, would not seriously injure the amenities of adjoining residential property in the vicinity by reason of site works, overshadowing or overbearing, and would be acceptable in terms of traffic and pedestrian safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the local authority on the 22nd of April 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. All relevant conditions attached to the grant of outline planning permission associated with the subject site, PA Ref 21/2133 refers, shall be strictly adhered to.

Reason: In the interests of residential amenity.

3. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter unless consent is granted by the Planning Authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first

occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings 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.

5. The proposed garage shall not be used for human habitation or for the keeping of livestock, poultry, pigs, horses or ponies and shall not be used for any purpose other than a purpose incidental to the enjoyment of the house. The finishing of the garage shall match that of the dwelling house.

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

6. The following requirements shall be adhered to in full:

- i) The vehicular access, serving the proposed development, shall comply with the requirements of the Planning Authority for such road works.
- iii) Any gate to be installed shall be inwards opening only and shall not open out onto the public road.

Reason: In the interest of traffic and pedestrian safety.

7. Prior to commencement of development, details of the proposed boundary treatments to all shared site boundaries shall be submitted to and agreed in writing with the planning authority and shall comply with the requirements of the Planning Authority for such works.

Reason: In the interest of visual and residential amenity.

8. Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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 properties in the vicinity.

9. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

10. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 22nd of April 2025, and in accordance with the requirements of the document entitled 'EPA Code of Practice for Domestic Waste Water Treatment Systems (2021). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

(b) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

11. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply network.

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

12. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

13. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

14. The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Paul O'Brien

Inspectorate

12th September 2025

Form 1

EIA Pre-Screening

An Coimisiún Pleanála Case Reference	ACP-322965-25		
Proposed Development Summary	Permission Consequent on Grant of Outline Permission to construct a two storey house, garage, site entrance, wastewater treatment system and all associated site works.		
Development Address	Tatestown, Naven, Co. Meath		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		Proceed to Q3.
No	Tick or leave blank	√	Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
No	√	Class 10, (b), (i) (threshold is 500 dwelling units)	Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			

Yes	√	Threshold is 500 units, the proposal is only for one unit.	Preliminary examination required (Form 2)
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5. Has Schedule 7A information been submitted?		
No	√	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes		

Inspector: _____ **Date:** _____

Form 2

EIA Preliminary Examination

An Coimisiún Pleanála Case Reference	ACP-322965-25
Proposed Development Summary	Permission Consequent on Grant of Outline Permission to construct a two storey house, garage, site entrance, wastewater treatment system and all associated site works.
Development Address	Tatestown, Navan, Co. Meath
The Commission carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The proposal comprises a single development of 1 no. house in a rural area. The size of the house would not be described as exceptional in the context of the existing environment. The proposal will not give rise to the production of significant waste, emissions or pollutants. By virtue of its development type, it does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of	The proposed development is situated in a rural area. The proposed development is removed from sensitive natural habitats, centres of population and sites of

natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	historic/cultural/archaeological importance.	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the limited nature and scale of the proposed development (i.e. a single one-off dwelling), its location removed from sensitive habitats/features, the likely limited magnitude and spatial extent of effects, and the absence of in combination effects; there is no potential for significant effects on the environmental factors listed in section 171A of the Act.	
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes
There is no real likelihood of significant effects on the environment.	EIA is not required.	

Inspector:

Date:

Appendix 3: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	ACP-322965-25	Townland, address	Tatestown, Navan, Co. Meath
Description of project		Permission Consequent on the Grant of Outline Permission (PA Ref. 21/2133) for detached house, domestic garage, wwts, new road access and all associated site works.	
Brief site description, relevant to WFD Screening,		The site is located in a rural location. The subject site area is 0.304 hectares. There are no watercourses on or adjacent to the site.	
Proposed surface water details		Surface water to be disposed on site.	
Proposed water supply source & available capacity		Public supply.	
Proposed wastewater treatment system & available capacity, other issues		WWTS to be provided on site.	

Others?			N/A			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
e.g. lake, river, transitional and coastal waters, groundwater body, artificial (e.g. canal) or heavily modified body.	Underlying site	Ground Waterbody: Athboy (IE_EA_G_001)	Good	Not at Risk	N/A	Discharge to Groundwater
	543m to the north east of the site.	River Blackwater	Poor	At risk.	N/A	Surface water run-off potential.

		(IE_EA_07BO1 1800)					
Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Site clearance & Construction	Ground Waterbody: Athboy (IE_EA_G_001)	Groundwater	Water Pollution Surface water run-off	Disposal on site. Small nature of the development.	No	Screen out at this stage.

2.	Site clearance & Construction	River Blackwater (IE_EA_07B O11800)	None	Water Pollution Surface water run-off	Site is 543 m away. Unlikely impact due to scale of development and distance.	No	Screen out at this stage.
OPERATIONAL PHASE							
3.	Surface Water Run-off	Ground Waterbody: Athboy (IE_EA_G_001)	Indirect impact via Potential hydrological pathway	Water Pollution	Disposal on site. Small nature of the development.	No	Screen out at this stage.
4.	Surface Water Run-off	River Blackwater (IE_EA_07B O11800)	None	Water Pollution	Site is 543 m away. Unlikely impact due to scale of	No	Screen out at this stage.

					development and distance.		
DECOMMISSIONING PHASE							
	N/A	N/A	N/A	N/A	N/A	N/A	N/A