



An
Coimisiún
Pleanála

Inspector's Report

ACP-323647-25

Development

Extension to existing dwelling house and connect existing detached domestic garage to dwelling & convert to use as living space and associated works

Location

Ardsallagh Navan Co. Meath

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

25/60667

Applicant(s)

Joseph Doyle

Type of Application

Permission

Planning Authority Decision

Grant permission with conditions

Type of Appeal

Third Party

Appellant(s)

Michael and Kay Coghlan.

Observer(s)

None.

Date of Site Inspection

18th November 2025.

Inspector

Una Smyth

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1.0 Site Location and Description

1.1 The subject site is located within the townland of Ardsallagh, approximately 4km south-east of Navan town. The site comprises of an existing detached, single-storey dwelling, domestic garage on relatively large site of approximately one third of a hectare set in lawns. The surrounding area is rural in nature with agricultural land to the rear, but the dwelling is in a local cluster, being the middle of a row of 3 dwellings on the northeastern side of the road, opposite a ribbon of over 10 detached dwellings on the southwestern roadside.

The site is located within the Boyne Valley landscape character area which is of exceptional landscape value and high sensitivity.

2.0 Proposed Development

2.1 The development proposed consists of the erection of a single storey flat roof rear extension, a single storey flat roof side extension incorporating the floor area of the existing garage as use as living space, alterations to sunroom on front elevation, internal reconfiguration of rooms and revised elevational treatments of dwelling façade. The extension increases the floor area by 160.sq.m while the reconfiguration of internals has resulted in a decrease in the number of bedrooms from 5 to 4.

3.0 Planning Authority Decision

3.1 Decision

On the 18th of August 2025 Meath County Council issued a decision recommending the granting of permission for the development sought subject to conditions.

3.1.1. Conditions

- 1) The development shall be carried out in accordance with the plans and particulars lodged with the application on 27/06/2025

Reason: In the interests of the proper planning and development of the area.

2) The general design, external finish, height and materials of the development shall be as shown on the plans submitted on 27/06/2025

Reason: In the interest of visual amenity.

3) The dwelling and the extension(s) shall be jointly occupied as a single residential unit.

Reason: In the interest of development control.

4) (a) Surface water from the development shall be disposed of within the boundaries of the site and shall not discharge onto the public road or into adjoining property, and all soakpits shall be designed to BRE Digest 365 standards.

Reason: To ensure orderly disposal of surface water and in the interests of road safety and environmental protection.

5) The developer shall comply in full with the following:

a. The hours of construction shall be restricted

Reason: In the interest of the protection of neighbouring amenities.

6) The developer shall contributions to the Planning Authority for the provision and extension of social infrastructure, the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure and the provision of surface water drainage infrastructure

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

3.2. Planning Authority Reports

3.2.1. Planning Reports. The planning report dated 14/08/2025 forms the basis for the decision by the PA to grant permission. In making this recommendation, the planning officer assessed the information submitted by the applicant against the relevant policy objectives as well as considering the third -party concerns. The planning officers report included the following comments:

- The principle of an extension to the existing residential property is considered acceptable in terms of siting, design, layout, impact on visual and residential amenities, access, traffic and parking.

- No requirement to provide details pertaining to the septic tank on site as no additional loading is foreseen as the extension and reconfiguration of internals proposed results in a decrease in the number of bedrooms from 5 to 4.
- A condition been attached requiring surface water runoff to be disposed off within the boundaries of the site.

3.2.2. Other Technical Reports

None

3.3. Prescribed Bodies

None

3.4. Third Party Observations

One third party submission was received from Michael and Kay Coghlan of Ardsallagh Lane, Navan, the neighbouring property to the southeast of the site. This resident is also the appellant and the issues raised are similar to the grounds of appeal and have been summarised below.

4.0 Planning History

4.1 A review of Meath County Council's planning records indicates the following planning history in relation to the subject site and those immediately adjacent:

- 21/272 Karen Doyle Granted with Conditions but subject to 3rd party appeal ABP-312584-22 and subsequently refused.

A single storey style dwelling with detached domestic garage, install a proprietary sewage treatment system and connect to existing domestic entrance to form combined entrance to public road. To remove existing adjoining house Sewage Treatment System and replace with Proprietary Sewage Treatment System and to demolish existing detached domestic garage to adjoining house.

- 00/1530 Mr. & Mrs. J. Doyle Granted with Conditions

Renovation & extension to house, new domestic garage & widen existing entrance.

- 94/1320 Mr. & Mrs. J. Doyle Granted with Conditions

Renovation and extension to house, new domestic garage and widen existing entrance.

5.0 Policy Context

5.1 Development Plan. The Meath County Development Plan 2021-2027 is the statutory plan for the area. The plan sets the local planning policy context including provision of rural development.

5.1.1 The subject site is located on lands identified as Rural Areas under Strong Urban Influence where the key challenge is to facilitate the housing requirements of the rural community as set out in section 9.3 of Chapter 9 Rural Development Strategy.

5.1.2 The relevant policies for domestic extensions (rural and urban) is set out in Section 11.5.25 of Chapter 11- Development Management Standards and Land Use Zoning Objectives. The relevant policy is DM OBJ 50 which sets out the parameters which all applications for residential extensions in urban and rural areas shall comply.

5.2 Natural Heritage Designations

The River Boyne and River Blackwater SPA is located approximately 220m east while The River Boyne and River Blackwater SAC is located approximately 120m east

6.0 EIA Screening

6.1 The proposed development has been subject to Pre-screening for environmental impact assessment (refer to Form 1 in Appendices of this report). The proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations, 2001. No mandatory requirement for EIA therefore arises and there is no requirement for a screening determination. (Refer to Form 1 in Appendix 1 of report.)

7.0 The Appeal

7.1 Grounds of Appeal

7.1.1 One Third-Party appeal was received from Michael and Kay Coghlan, occupiers of the neighbouring property to the immediate southeast. The appeal against the planning authority's notification of decision to grant permission can be summarised as follows:

- No objection in principle to the development.
- Concerns lie with surface water runoff caused by previous development and an increase in the floor/roof area will result in a decreased in permeable site surface.
- Absence of soakaway design calculations or locations submitted with the application.
- The increase in accommodation (despite reduction in bedroom numbers) will result in an increase in waste water discharge from the property and no proposal to upgrade the existing sewage treatment system.
- Previous application for additional dwelling which included the decommissioning of an existing wastewater treatment system and construction of two new wastewater treatment systems and associated percolation areas refused due to impact on nearby SAC.
- Plans show garage integrated into the new development, but no details of any other sheds or outbuildings. Concerns future development will increase impermeable surface areas will have a further adverse impact on the surface water issues currently experienced.

7.2. Applicant Response

7.2.1 The applicant's response to the grounds of appeal can be summarised as follows:

- Site levels were altered to facilitate previous development, but the natural fall of the land has always been in a southeastern direction.

- A BRE 365 designed soakpit is proposed to be located to the rear of the dwelling to discharge surface water from existing and proposed development.
- Revised site layout map shows location of the proposed soak pit and BRE 365 test carried out which demonstrates adequate infiltration properties to cater for surface water from the increased hardstanding and roof areas proposed. Soakaway Design Report carried out by Trainor Environmental Ltd.
- Increase in floor area to future proof the home, taking account of family needs.
- Trainor Environmental Ltd – Inspection of Existing Envirocare Treatment System Report. Report submitted confirming the existing treatment system is in good condition and will serve the requirements of the family.
- No proposals to construct a garage or outbuildings at this time.

7.3. Planning Authority Response

7.3.1 The Planning Authority's response to the grounds of appeal can be summarised as follows: -

- The proposal was appropriately considered throughout the course of the assessment of the planning application as detailed in the Planning Officers report dated 14th August 2025.
- The Planning Authority respectfully requests that An Coimisiún Pleanála uphold the decision to Grant permission for the said development.

7.4. Observations

None

8.0 Assessment

8.1. I have examined the application details and all other documentation on file, including the submissions received in relation to the appeal and the report of the local authority. The Third-Party references in their submission that they have no

objections to the principle of the development, their concerns lie with matters of surface water runoff, wastewater treatment and the exacerbation of these issues by any further development on the site.

8.1.1 Having also inspected the site I consider the principle and built form of the extension development proposed is compliant with the relevant the policies and guidance as set out in the Meath County Development Plan, 2021-2027. The substantive issues in this appeal to be considered are those raised by the appellant regarding surface water runoff, wastewater treatment and further development on the site. I will deal with each matter in turn.

- Surface water runoff
- Wastewater Treatment
- Additional development

8.2 Surface water runoff –

8.2.1 The appellant raised this matter in correspondence with the PA on the planning application. While not directly referring to this matter in the Planning Officers report, the PA did however attach a condition requiring surface water from the proposed development to be disposed of within the boundaries of the site and not to discharge onto the public road or into the adjoining property. The condition also required soak pits to be constructed to the appropriate BRE 365 Digest Standards for soakaway systems.

8.2.2 The applicant has acknowledged this in his appeal submission and has submitted a revised drawing ref 25-08-P-02 Rev A, which indicates location of a soakpit within the rear garden designed to BRE 365 standards as confirmed by the associated report -Soakaway Design, prepared by Trainor Environmental Ltd. I consider the installation of a suitable method of water dispersal to address any issues with runoff from the new development sufficient to address the concerns of the Third Party and recommend a condition that the proposed soak pit indicated in the report or similar BRE 365 Standard soakaway is installed and regularly maintained.

8.3 Wastewater Treatment-

- 8.3.1 The appellant referred to the potential for an increase in wastewater discharge from the enlarged dwelling house despite the reduction in the number of bedrooms.
- 8.3.2 Their concerns arise from a previous Planning Appeal decision on the appeal site. Application Ref 21/272 was submitted for an additional dwelling on the site which included the installation of a proprietary sewage treatment system, removal of the existing sewage treatment system of the adjoining house and replacement with a Proprietary Sewage Treatment System. The application, which was accompanied by a Natura Impact Statement was recommended for approval by the PA but following a third-party appeal, was subsequently refused on the basis that insufficient information was submitted to determine no cumulative impact from an additional wastewater treatment system.
- 8.3.3 The standards for domestic wastewater treatment systems are set out in the Environmental Protection Agency Code of Practice. Design capacity is based on the size of the dwelling served and calculated by bedroom numbers. The applicant submitted confirmation that the existing Envirocare P6 Treatment System is in good condition in a report submitted by Traynor Environmental Ltd. The proposal for the extension and reconfiguration of the dwelling has resulted in a reduction in bedroom numbers therefore there is not requirement to upgrade the existing treatment system.
- 8.3.4 In the above-mentioned appeal, I note the concerns of the Inspector lay in relation to insufficient information having been submitted to the cumulative impact for an additional wastewater treatment system. This current appeal proposes a reduction in the number of bedrooms and will use the existing system which has been certified as appearing in good condition. I consider the proposal acceptable in this regard.

8.4 Additional development

- 8.4.1 The Third Party has raised concerns regarding surface water runoff from future development and requested a condition requiring future development, including exempted development to require an application. Given the limited size of

exemption provisions for hard surfacing and sheds/outbuildings and the comparative size of the site, I do not consider it necessary to remove exemption rights.

9.0 AA Screening

9.1. I have considered the proposal for the single storey extensions the side and rear of the existing dwelling in light of the requirements of S177U of the Planning and development Act 2000 as amended.

The subject site is not located within, or directly adjoining any designated site however the River Boyne and River Blackwater SPA is located approximately 220m west and the River Boyne and River Blackwater SAC located approximately 120m west.

The proposed works are modest in scale and are domestic in purpose.

No nature conservation concerns were raised in the planning appeal.

Having considered the domestic nature and modest scale of the project, its location and the screening report of the LPA, I can 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.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177 V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located approximately 120m west from the River Boyne and River Blackwater SAC and approximately 220m west and the River Boyne and River Blackwater SPA.

10.2. The proposed development is for two single storey extensions to an existing residential dwelling domestic dwelling in a rural area, one to the rear and one to the side (incorporating existing garage)

10.3. No water deterioration concerns were raised in the planning application or appeal.

10.4 I have assessed the proposal 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. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows

- the modest nature, limited scale and domestic use of the development sought,
- the nil concern from the LPA,

I conclude that 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.

11.0 Recommendation

11.1. I recommend that permission is granted for the development as proposed.

12.0 Reasons and Considerations

12.1. Having regard to the nature and scale of the proposed development which comprises two single storey extensions to an existing residential dwelling, incorporating the existing domestic garage, the reconfiguration of internal floor space resulting in one less bedroom, and the proposed surface water management arrangements outlined, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on the residential amenity of adjoining properties and nor would create an adverse flood risk. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by the planning authority on the 27th day of June 2025.

Reason: In the interest of clarity.

2. Arrangements for surface water drainage shall be carried out to BRE 365 Design or in accordance with the details submitted in the Traynor Environmental Ltd Report and on revised Site Layout Plan Ref No 25-08, P02 Rev A.

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

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. 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.

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.

U. Smyth
Una Smyth

Planning Inspector

27 November 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP323647
Proposed Development Summary	Two single storey extensions, one to rear and one to side connecting existing detached domestic garage to dwelling & convert to use as living space and associated works
Development Address	Ardsallagh Navan Co. Meath
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in <u>Part 1</u> . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q	
3 Is the proposed development of a CLASS specified in <u>Part 2</u>, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed	

road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?

<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.	<p>The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination.</p>
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
<p>1. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Una Smyth

Date: 27 November 2025

Appendix B: Standard AA Screening Determination Template

Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project	The proposed development is the erection of two single storey extensions, one to rear and one to side connecting existing detached domestic garage to dwelling & convert to use as living space and associated works			
Brief description of development site characteristics and potential impact mechanisms	The proposed development site is the residential curtilage of a domestic dwelling, located within the Boyne Valley landscape character area which is of exceptional landscape value and high sensitivity. The host dwelling is a single storey detached dwelling situated predominantly rural in nature. It is located approximately 230m east of the Boyne River. The subject site is located approximately 120m west from the River Boyne and River Blackwater SAC and approximately 220m west and the River Boyne and River Blackwater SPA.			
Screening report	No – Meath County Council screened out the need for an AA			
Natura Impact Statement	No			
Relevant submissions	None			
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
River Boyne and River Blackwater SPA (004232).	Kingfisher (Alcedo atthis) A229	220m	Potential indirect connection via surface or ground water	N
River Boyne and River Blackwater SAC (002299)	Alkaline fens [7230] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] <i>Lampetra fluviatilis</i> (River Lamprey) [1099]	120m	Potential indirect connection via surface or ground water	N

	Salmo salar (Salmon) [1106] Lutra lutra (Otter) [1355]			
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¹ Summary description / cross reference to NPWS website is acceptable at this stage in the report
² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species
³ if no connections: N

Further commentary/discussion

Despite proximity to European sites, due to the modest nature and scale of the project and the screening report of the LPA, I consider, 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.

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
River Boyne and River Blackwater SAC (002299)	Direct: None anticipated	The residential scale and minor nature of the proposed development make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC. There would be no significant disturbance to any species or features of interest. Conservation objectives would not be undermined.
Alkaline fens [7230]		
Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]	[Indirect: Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.	
Lampetra fluviatilis (River Lamprey) [1099]		
Salmo salar (Salmon) [1106]		
Lutra lutra (Otter) [1355]		
River Boyne and River Blackwater SPA (004232). Kingfisher (Alcedo atthis) A229		

River Boyne and River Blackwater (004232). Kingfisher (Alcedo atthis) A229	<p>Direct: None anticipated</p> <p>Indirect: Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p>	<p>The residential scale and minor nature of the proposed development make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA. There would be no significant disturbance to any species or features of interest. Conservation objectives would not be undermined</p>
	<p>Likelihood of significant effects from proposed development (alone): No</p>	
	<p>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</p>	
	<p>Possibility of significant effects (alone) in view of the conservation objectives of the site* No</p>	

Step 4: Conclude if the proposed development could result in likely significant effects on a European site

I conclude that the proposed development (alone) would not result in likely significant effects on the River Boyne and River Blackwater SPA or SAC. The proposed development would have no likely significant effect in combination with other plans and projects on any European sites. No further assessment is required for the project.

No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on The Finn River SAC or any other European site in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The proposed works are modest in scale and are domestic in purpose
- No nature conservation concerns were raised in the planning application or appeal.