



An
Coimisiún
Pleanála

Inspector's Report PL-500460-MH-25

Development	Permission to: Retain and reduce the height of the agricultural store. Modify the existing entrance along with all ancillary site works
Location	Mooretown, Ratoath, Co. Meath, A85 WK03
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2561035
Applicant(s)	Joe Mulvany
Type of Application	Retention
Planning Authority Decision	Grant Retention with Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Dan O'Sullivan & Mooretown Residents
Observer(s)	None
Date of Site Inspection	11 th September 2026
Inspector	Fiona Fair

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1.0 Site Location and Description

- 1.1. The subject site is located in the townland of Mooretown, approximately 2.2Km southeast of Dunshaughlin, County Meath. The site, with a stated area of 0.210Ha, is located to the west of the L-5045 narrow local road. It comprises a newly constructed replacement dwelling, an agricultural store and a number of ancillary storage structures. The site is bounded to the north and south by neighbouring dwellings, to the east by the L-5045 local road with a plethora of one-off rural dwellings along its length and by extensive agricultural landholdings in the surrounding area.
- 1.2. The application site is located within the South East Lowlands Landscape Character Area, which is of very high value and moderate sensitivity.
- 1.3. The subject site is not located within a Flood Zone.
- 1.4. The application site is not located within an Architectural Conservation Area.
- 1.5. There are no Protected Structures or National Monuments within the application site.

2.0 Proposed Development

- 2.1. The proposal seeks permission to retain the agricultural store on site, permission to lower the ridge height and modify the existing vehicular entrance, and all associated site development works.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Grant Retention with conditions.
- 3.1.2. Conditions

C1. Standard

C2. Within 6 months of the issuing of a final grant of planning permission, the Applicant shall reduce the height of the structure hereby permitted to that indicated on the plans submitted to the Planning Authority as part of this application.

Documentary evidence shall be submitted to the Planning Authority.

C3. The structure hereby permitted shall be for uses ancillary to the main dwelling house on site 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) are not permitted unless a separate permission for a change of use is obtained.

C4. 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.

C5. (a) The external design, external finish, height and roof materials of the proposed development shall be as shown on the plans submitted on 29/09/2025 unless otherwise agreed in writing with the Planning Authority prior to the 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). Roof colours shall be darker than wall colours unless otherwise agreed in writing with the Planning Authority.

C6. (a) The applicant 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 TII 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.

C7. The development shall be maintained and so 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.

C8. Artificial lighting.

C9. Hours of construction

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The planners report considers, the development to be retained and amended is largely in accordance with the Meath County Development Plan 2021 – 2027 and subject to condition is acceptable.

3.2.2. Other Technical Reports

None on file.

3.3. Prescribed Bodies

None on file.

3.4. Third Party Observations

One number third party submission. The main issues raised in the submission, include:

- The Proposed Development is out of context with the area.
- Commercial nature of activities taking place in the structure.
- Resultant effects on neighbouring properties (loss of value, loss of residential amenity, etc.),
- Endangerment of road safety and human health.

4.0 Planning History

Reg Ref. RA/200502 Permission Refused 04/12/2020

The development will consist of:

1. Retention of agricultural machinery store.
2. Extend and convert existing dwelling to provide dormer accommodation.
3. Construct a family flat extension to rear of existing dwelling.
4. Modify existing entrance along with all ancillary site works.

The reasons for refusal state:

1. Based on the information submitted and in particular the design of the machinery shed, it is not considered that the applicant has demonstrated a justification or a need for the machinery shed at this location. It is also considered that the design and scale of the shed is commercial in nature and may be intended for commercial purposes, therefore the proposed development would materially contravene objective SS OBJ 4 "To focus development on the high-quality integrated growth and consolidation of the identified large growth towns enabling them to act as key employment and service centers in the County, to ensure that all other towns develop at a sustainable rate to facilitate self-sustaining expansion and to protect agricultural and amenity lands for their primary purpose". Therefore, the proposed development would establish an undesirable future precedent for developments of this kind, would negatively impact on the value of neighboring property and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed access geometry onto the L-5045-0 and the works required outside the red line boundary, the planning authority is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users arising from the additional traffic turning movements that would be generated by the proposed development at this location.

Reg. Ref RA/140984 Permission Granted 17/12/2014

Extension of duration of permission. Reg. Ref. DA901116 -

Demolition of existing single storey dwelling, construction of a storey and a half style replacement dwelling, new proprietary effluent treatment system, reconnection to water supply.

Reg. Ref. DA901116 Permission Granted 03/12/2009

Demolition of existing single storey habitable dwelling, construction of a storey and a

half style replacement dwelling, new proprietary effluent treatment system, reconnection to public water supply and all associated site works.

Inspectors Note: The planners report on file does not refer to a history of enforcement. However, I note that in the case of Reg. Reg. RA200502, enforcement history at the site is noted, by way of UD20/011: 'A warning Letter, Possible construction of commercial or industrial shed'.

5.0 Policy Context

5.1 Development Plan

- 5.1. The Meath County Development Plan 2021-2027 is the statutory development plan for the area. The Development Plan sets the local planning policy context including provisions for urban and rural development etc.
- 5.2. Chapter 9 of the Meath County Development Plan 2021-2027 sets out the Rural Development Strategy.
- 5.3. Chapter 11 of the Meath County Development Plan 2021-2027 sets out the Development Management Standards and Land Use Zoning Objectives.
- 5.4. Section 11.6.8 deals specifically with development management standards relating to agricultural buildings and structures.
- 5.5. The application site is located in an area zoned as 'RA – Rural Area' in the Meath County Development Plan, 2021-2027. The 'RA – Rural Area' land use zoning objective states as follows:

'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.'

5.4 Natural Heritage Designations

5.6. The appeal site is not located in or immediately adjacent to a European site, a Natural Heritage Area (NHA) or a proposed NHA (pNHA). The nearest designated sites are:

- River Boyne and River Blackwater SAC (Site Code: 002299) ~ c.14.8Km,
- River Boyne and River Blackwater SPA (Site Code: 002299) ~ c.14.8Km,
- Rye Water Valley/Cartron SAC (Site Code: 001398) ~ c.13.05Km

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report).
- 6.2. 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 Act)
- 6.3. Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

- 7.2. One (1 no.) third-party Appeal was received from Dan O'Sullivan on behalf of Mooretown Residents. It is summarised as follows:
- Do not accept the premise that the building to be retained will be used solely as an agriculture store and for the repair and storage of the applicant's equipment.
 - The Council did not record or refer to carrying out a site inspection.

- The building was constructed without planning permission and has been used for the past 5 years for commercial purposes.
- A key issue in this decision revolves around the use of 'agricultural store'.
- The condition to reduce the height of the building by 3 meters, while improving the visual appearance, will not significantly change its functionality or its visual impact.
- Appeal is accompanied with:
 - A confirmation letter from the p.a. to making of a submission.
 - A chronology of the planning history of the site since it was purchased in December 2019.
 - Appendix 1 – Enforcement Notice issued to the applicant (Aug 2021) UD20/011: 'A warning Letter. The unauthorised development consists of: construction of a metal frame shed, unauthorised roof extension to dwelling, flat extension to rear of dwelling and entrance.
 - Appendix 2: 3 Images, view of the site from the road May 2019, view of the front of the site on the 19th Nov 2020 when (it is alleged) the ESB installed 3 phase electricity to the site, aerial image of the new structure built on the site.

7.3. Applicant Response

7.4. A response was received from the applicant it is summarised as follows:

- The applicant's job is a mobile fitter of agricultural machinery installations and repairs of machines, example mushroom farm, vegetable packing facilities.
- The applicant purchased the property for its location to his work and the sheds which were existing on the site. The original property contained outhouses and a hay shed with lean to either side which the applicant demolished and replaced with a new agricultural store. The new building has a similar footprint as the previous hay shed.
- The house was unoccupied for 20 years and hence a new electrical connection was required. The applicant went for a three phase connection as

it benefits heat pumps, EV charging and also to maintain some mobile equipment used on site and electric forklift charger.

- The Mooretown residents are concerned about how the applicant's surname is spelt, in various applications, this is a clear mistake and there's no deception by the applicant involved.
- The applicant has applied for retention of agricultural store on different occasions and tried to come to an agreement with Meath County Council. On the 21.11.2025 the council granted permission to retain the agricultural store with a reduced height of three meters and to modify the entrance.
- There are no commercial activities conducted on site and the applicant solely uses the building to store his own machinery, equipment and a safe place to store a mobile workshop / van.
- By lowering the roof by three meters it deems the structure unsuitable for commercial use. The shed will be lower in height to any surrounding houses or buildings.
- The applicant had planned to use the previous hayshed for the same purposes but due to storm damage it was beyond repair and needed to be replaced. The applicant considered he did not need permission as it was located in the same footprint.
- Meath County Council requested that the entrance be modified this is a requirement of planning.
- The agricultural store is required to house a lot of expensive equipment.
- The applicant also renovates classic motorbikes and cars as a hobby.
- The applicant has spent a lot of money on planning permission and he's willing to spend a lot more on reducing the height of the shed / store to comply with Meath County Council and Mooretown resident's requirements.
- There have been false reports of a flat/living area built, an extension that exceeded the 40 square meter size allowed without planning permission, a new porch built to the front of the house, alterations to the entrance, all false.

- The applicant submits that they have proven to Meath the County Council that all reports were inaccurate or false.

7.5. Planning Authority Response

- The Planning Authority has nothing further to add and refers the Board to the reports on file.

7.6. Observations

- None

7.7. Further Responses

- None

8.0 Assessment

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

- **Principle of Development / Policy Context**
- **Visual Amenity**
- **Traffic**

8.2. Principle of Development / Policy Context

8.2.1. The subject application seeks to retain an agricultural storage unit, which measures 10.4m(w) x 24m (L) x 7.225m (H), reduce the height of same (by 3m to 4.2m) and alter the existing site entrance. The application site is located in an area zoned as 'RA – Rural Area' in the Meath County Development Plan, 2021-2027. The 'RA – Rural Area' land use zoning objective states as follows:

‘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.’

- 8.2.2. The ‘agricultural store’, as detailed in the cover letter received, is used by the applicant to safely store and repair their own machinery.
- 8.2.3. From the planning history associated with the application site it is evident (see section 4.0 above) that planning permission was previously refused Pl. Ref. RA/200502. However, the Planning Authority is now satisfied that the applicant’s use of the structure is not commercial and merely serves the upkeep of their own machinery. Strict conditions pertaining to height, limiting use to personal use only and ownership / sale are attached to the notification of decision to grant planning permission, see section 3.1 of this report above.
- 8.2.4. Having carried out a site visit and based on the information submitted, in particular;
- (i) The applicant’s job as a mobile fitter of agricultural machinery, installations and repairs of agricultural machines.
 - (ii) the use of the shed being to fix and securely store farm machinery i.e. for private personal use, ancillary to the main dwelling house,
 - (iii) the applicants stated agreement to reduce the height of the agricultural shed (by 3m),
 - (iv) the existence of preexisting sheds of a similar footprint and nature on the site and
 - (v) the precedent set in the surrounding agricultural area for similar footprint agricultural sheds,

I concur with the decision of the planning authority. the applicant has demonstrated a justifiable need for a secure machinery shed, to house a mobile van, classic cars, motorbikes, expensive machinery, machinery parts and tools at this location.

- 8.2.5. I note the third-party concerns with respect to unauthorised commercial use of the shed, planning history and enforcement. However, each application is accessed on merit, on a case-by-case basis, cognisance being had to refusal reason 1 of Pl. Ref. RA/200502 (see section 4.0 of this report above for refusal reasons) I am in

agreement with the PA that subject to condition and compliance, that refusal reason no. 1 can be overcome. The applicant's proposal to lower the height of the shed by 3 m, will render it less suitable for commercial use and gives confidence that it will be used for the said uses (connected with the applicant's employment) which is, in my opinion, reasonable and ancillary to the main dwelling house on site. Should the Commission agree that planning permission should be forthcoming, I recommend that similar conditions to C2, C3 and C4 of the notification of decision to grant, see section 3.1 of this report above for specific details, should be attached to the decision.

- 8.2.6. I have had regard to Section 11.6.8 'Agricultural Buildings and Structures' of the Meath CDP 2021 – 2027 (as varied). Having regard to the location of the shed in a rural area, that it replaces preexisting sheds and it is ancillary to the dwelling house which is occupied by the applicant I believe the applicant has demonstrated evidence for the need for the agricultural shed.
- 8.2.7. Overall, I consider the proposal to retain the agricultural shed, subject to condition, is acceptable in principle and complies with policy on rural development.

8.3. Visual Amenity

- 8.3.1. Concern has been raised in the third party appeal with respect to visual impact. I note that section 11.6.8 'Agricultural Buildings and Structures' of the Meath CDP 2021 – 2027 (as varied) states: 'The design, scale, siting and layout of agricultural buildings should respect, and where possible, enhance the rural environment.'
- 8.3.2. Objective DM OBJ 62: of the Meath CDP 2021 – 2027 (as varied) inter-alia states: 'All applications for agricultural buildings and structures shall address the following criteria as part of a planning application;
- To require that buildings are sited appropriately in order to minimise obtrusion on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5.

- The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.
- In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc.'

8.3.3. The subject proposal seeks permission to retain the agricultural store on site and permission to lower the ridge height. The structure located at the northwestern extent of the site, has a stated GFA of 237.07sq.m. and measures 24.185m in length, 10.41m in width and has a ridge height of 7.225m. It comprises a mix of green Kingspan cladding and brickwork, with nap plaster finish and a roller shutter door on the eastern elevation facing the roadway. The site is well screened on all boundaries with a low wall and fencing along the eastern boundary, behind which lies a hedgerow and tall trees screening the agricultural shed from the public road to the east. It is also well screened from the north and south. This proposal seeks permission to lower the ridge height by 3 m to 4.299m. The PA considered that the ridge height at present is overbearing and considerably out of character with any other structure in the vicinity and that reducing the height by 3 m would be more in keeping with the context of the area and would resemble the existing ridge heights in the vicinity.

8.3.4. Albeit, the existing shed is well screened, I agree that the height at 7.225m, given its mass and scale is incongruous and could set a negative precedent. Lowering the height of the shed to c. 4.2m would reduce the visual mass and scale thus being more respectful of its rural setting and less incongruous.

8.3.5. I recommend that, should the Commission agree, and permission is granted a condition should be attached similar to C.5(a) & (b) as per the notification of decision to grant permission, see section 3.1 of this report above.

8.3.6. With the roof profile reduced by 3 m I consider that the 'agricultural shed' in this rural setting would not be out of context with the rural area. I do not consider that the shed as proposed to be amended would have any resultant effects on neighbouring properties (loss of value, loss of residential amenity, etc.)

8.4. Traffic

- 8.4.1. Third party concern has been expressed with respect to endangerment of road safety and human health. Regard is had to the planning history and refusal reason No. 2 of Reg Ref. RA/200502 (Permission Refused 04/12/2020) by reason of traffic hazard, see section 4.0 of this report above for full refusal reason.
- 8.4.2. The subject proposal seek to amend the existing access arrangement onto the L-5045 to the east. The revised entrance arrangement will comprise a bellmouth design entrance type, set back 12m from the road edge. The existing boundary wall is to be removed and rebuilt behind the required sightlines 3m x 1.05m x 90m. The existing entrance will be widened and an Aco-Channel installed, there is a soakway on site, located to the front of the dwelling house.
- 8.4.3. The planning authority is satisfied that the proposed development is acceptable subject to the following conditions:
- C6. (a) The applicant 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 TII 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.
- 8.4.4. I consider subject to condition that the proposed entrance arrangement would not endanger public safety by reason of traffic hazard and obstruction of road users arising from the additional traffic turning movements that would be generated by an agricultural store at this location.
- 8.4.5. I recommend that should the Commission agree, that planning permission should be forthcoming, said conditions pertaining to the entrance, should be attached to any decision to grant planning permission.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The proposed site is not located within a designated site, the nearest designated sites are River Boyne and River Blackwater SAC (Site Code: 002299) c.14.8Km, River Boyne and River Blackwater SPA (Site Code: 002299) c.14.8Km and Rye Water Valley/Carlton SAC (Site Code: 001398) c.13.05Km distant.
- 9.3. The proposed development comprises retention and reduction in the height of an agricultural store, modify existing entrance and all associated site works. There is no wastewater produced. Water is supplied by a public mains on the public road. No surface water issues are raised. The planning authority have not raised concerns in this regard. I note the proposed soakaway on site to the front of the existing dwelling.
- 9.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature, scale and size of the development,
 - Distance to the nearest European site in excess of 10Km
 - The lack of connections, no drains or streams on or adjoining the site and it is noted the groundwater status (EPAMaps/Water) at the site is good.
- 9.5. 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. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The proposed development comprises of an agricultural shed with no connection to onsite wastewater treatment system. A standard condition with respect to orderly collection, treatment and disposal of surface water should be attached to any decision to grant retention permission. From the information submitted and from EPA

online Maps there are no streams / watercourses / wells/ springs within 100m of the site. The nearest stream (as per the EPA Maps Water Register is the Ratoath Stream_010 located c. 134 m to the east and south from the site it flows south to north. The Water Services Unit of the planning authority did not raise concerns in relation to this matter.

10.2. The site is located within WFD Catchment 08 Named Nanny-Devlin. Groundwater will require protection per R1 protection response. Ditch requires a 10m separation distance per EPA COP 2021.

10.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water body 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 water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- The nature of the proposed development of an agricultural shed to store / house machinery.
- Proposed Soakaway on site.
- The location of the nearest water bodies, the nearest stream is >100m distant to the east
- Lack of hydrological connections.
- No wastewater will be generated by the development to be retained.

11.0 Recommendation

11.1. I recommend that permission be Granted.

12.0 Reasons and Considerations

Having regard to:

- The nature and use of the 'agricultural store'.
- The policies and objectives in the Meath County Development Plan 2021 – 2027 (as varied);
- Pattern of existing development in the area;
- The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') 2009;
- Submissions and observations received; and
- Chief Executives Report.

It is considered that, subject to compliance with the conditions set out below, the development 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), and pedestrian and traffic safety. 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 retained and 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within 6 months of the issuing of a final grant of planning permission, the Applicant shall reduce the height of the structure hereby permitted to that indicated on the plans submitted to the Planning Authority as part of this application. Documentary evidence shall be submitted to the Planning Authority.

Reason: In the interest of orderly development.

3. The structure hereby permitted shall be for uses ancillary to the main dwelling house on site 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) are not 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 and roof materials of the proposed development shall be as shown on the plans submitted to the planning authority on 29/09/2025 unless otherwise agreed in writing with the Planning Authority prior to the 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). Roof colours shall be darker than 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 applicant 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 TII 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. The development shall be maintained and so 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.

9. 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.

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 1600 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 property in the vicinity.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Fiona Fair
Senior Planning Inspector

18/09/2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	ACP-PL-500460MH-25
Proposed Development Summary	Proposals seek permission to retain the agricultural store on site, permission to lower the ridge height and modify the existing vehicular entrance, and all associated site development works.
Development Address	Mooretown, Ratoath, Co. Meath, A85 WK03
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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(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)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to	State the Class here

be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, 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?	
☒ 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. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☐ 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)	State the Class and state the relevant threshold

4. 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)?	
Yes ☐	
No ☒	

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	ACP-PL-500460MH-25
Proposed Development Summary	Proposals seek permission to retain the agricultural store on site, permission to lower the ridge height and modify the existing vehicular entrance, and all associated site development works.
Development Address	Mooretown, Ratoath, Co. Meath, A85 WK03
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).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development comprises the retention of an agricultural store on site, permission to lower the ridge height and modify the existing vehicular entrance, on a site area of 0.21 ha. The development is located in a rural area and comes forward as a stand-alone project, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	Briefly comment on the location of the development, having regard to the criteria listed This is an established residential site within a rural area, heavily dominated with one off rural dwellings. It is

abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	located within the South East Lowlands Landscape Character Area, which is of very high value and moderate sensitivity, as per the Meath CDP 2021 - 2027. There are no other significant sensitivities in the immediate area. The subject site is not located within a natural heritage designated site. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan. It is considered that the proposed development would not be likely to have a significant effect, individually or in-combination with other plans and projects, on a European Site.
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 characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Subject to amendments to reduce the height of the agricultural shed. Its size is not exceptional in the context of a rural environment. The proposal for an agricultural store is fitting in a rural context. Having regard to the nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and 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
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	NO
There is a real likelihood of significant effects on the environment.	No

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)