



An
Coimisiún
Pleanála

Inspector's Report

PL-501024-MH-26

Development	Construction of a new dwelling and detached garage.
Location	Haystown & Carnuff Little , Navan , Co. Meath
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2560971
Applicant(s)	Darren Sheehy
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Adrian, Elaine, and Fiona Crowe
Observer(s)	None
Date of Site Inspection	26 th June 2026
Inspector	Aisling MacNamara

1.0 Site Location and Description

- 1.1. The site is located within the rural area at Haystown and Carnuff Little, Navan in County Meath. The site is located at the cul de sac end of the L16008 Local Tertiary Road located c 4.6km to the east of Navan.
- 1.2. The site forms part of an agricultural field. There are existing single residential properties in the vicinity along the eastern side of the public road and to the south. Agricultural buildings adjoin to the southern boundary and this boundary is in natural hedgerow and trees.

2.0 Proposed Development

Permission is sought for the following:

- new dwelling and detached garage
- new domestic entrance
- wastewater treatment system with percolation area
- landscaping and all associated site works

The area of the site is 0.382ha. The proposed works are 238sqm.

3.0 Planning Authority Decision

3.1. Decision

By order dated 25th February 2026, the planning authority decided to grant permission subject to 14 conditions.

Condition 2 relates to section 47 occupancy.

Condition 3 states that the permission relates exclusively to the development as described in the statutory development description and as presented on the submitted plans and particulars on 12/09/2025 and revised particulars on 29/01/2026. The subject development does not otherwise relate to any other existing buildings or services on site. Reason – in the interest of clarity.

Condition 4 relates to finishes.

Condition 5 relates to the use of the garage.

Condition 6 relates to sightlines, roadside boundary and road drainage.

Condition 7 relates to landscaping and planting.

Condition 8 relates to onsite waste water treatment system.

Condition 9 relates to surface water.

Condition 10 relates to hours of construction.

Condition 11 relates to service cables.

Conditions 12, 13 and 14 relate to section 48 contributions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The report of the Case Planner dated 31st October 2025 recommends further information in relation to 5 items.
- Further Information was requested on 4th November 2025 as follows:
 - (1) There is extant permission on the site Ref AA202077 relating to dwelling with expiry of 21/03/2028. Clarify the status of this permission and confirm that this permission will be implemented.
 - (2) (a) Submit updated Site Suitability Assessment compliant with separation distances as per EPA Code of Practice or Domestic Wastewater Treatment Systems 2021 including revised trial holes and figures, (b) confirm location of private well and separation distances.
 - (3) Submit landscape plan.
 - (4) Review third party submissions and submit response to issues raised.
 - (5) Significant response requires new public notices.
- Response to Further Information received 29th January 2026.
- Report of the Case Planner dated 20th February 2026 recommends grant of permission.

3.2.2. Other Technical Reports

- Environment Wastewater Section – Request further information in relation to site characterisation form (based on 2009 EPA Code of Practice – outdated).
- Transportation Department (03/11/2025) – submit further information in relation to sightlines and entrance.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

Two valid submissions received from residents of the area, raising concerns in relation to the proposed development.

4.0 Planning History

Site:

PA AA202077, ABP310428 (ABP310157 Leave to appeal dismissed by JR) – Carol McDermott - granted – permission for development will consist of construction of a single storey style dwelling with detached domestic garage, install a proprietary sewage treatment system and form new entrance from public road

Other:

Existing dwelling at Seneschalstown, Navan:

SA100904 – Darren Sheehy – grant 2011 – permission for construction of a dormer style dwelling with detached domestic garage, install proprietary sewage treatment and form new entrance to public road. Significant further information/revised plans submitted on this application

5.0 Policy Context

5.1. Development Plan

Meath County Development Plan 2021-2027 (including variations 1,2, 3, 4 and 5)

Note:

The original Meath County Development Plan 2021-2027 (adopted on 22nd September, 2021) has been superseded by a Consolidated version of the Meath County Development Plan 2021-2027 (includes Variations 1 & 2 adopted on the 13th May 2024, Variation 3 adopted on the 27th January 2025 and Variation 4 adopted on 7th July 2025).

Variation no.4 relates to the adopted Maynooth joint LAP 2025-2031. Variation no.5 was adopted 8th June 2026 (NPF Implementation: Housing Growth Requirement Guidelines for planning authorities – revised housing growth targets and settlement plan boundaries / zonings).

The site is located in the Rural Area where the objective is *‘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.’* The guidance is as follows: *“The primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted.”*

Rural types are identified on Map 9.1. The site is located within ‘Area 1 Rural Areas under Strong Urban Influence’.

Appendix 5 Landscape Character Assessment - The site is located in the ‘central lowlands’ landscape. This is of ‘moderate’ sensitivity.

Chapter 9 Rural Development Strategy

9.2 Rural Area Types

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.

9.5 All Areas

9.5.1 Development Assessment Criteria

9.5.2 Ribbon Development

9.5.3 Occupancy Conditions

9.6 Rural Residential Development: Design and Siting Considerations

RD POL 9 To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.

9.8 Agricultural Development

9.18 Technical Requirements

9.18.1 One-Off Houses: Sight Distances and Stopping Sight Distances Policy

RD POL 43 To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when assessing individual planning applications for individual houses in the countryside.

9.18.2 Groundwater Protection and the Planning System

RD POL 44 To ensure that new development meets the highest standards in terms of environmental protection.

RD POL 45 To utilise a "Groundwater Protection Response Matrix" to assist in deciding the appropriateness of various categories of development to areas that have different levels of vulnerability in terms of groundwater contamination. This approach will support the proper input of information into planning decision-making processes.

9.18.3 Wastewater Disposal

RD POL 46 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high

water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.

RD POL 47 To ensure that the site area is large enough to adequately accommodate an on- site treatment plant and percolation area.

RD POL 48 To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.

RD POL 49 To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 50 To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 51 To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

- Sustainable Rural Housing Guidelines for Planning Authorities 2005.

(note the Government is in the process of making new National Planning Statement for Sustainable Rural and Gaeltacht Housing – a draft has been published, however 2005 guidelines continue to apply)

- Development Management Guidelines for Planning Authorities, 2007
- National Planning Framework First Revision, April 2025

National Policy Objective 24 Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas

that are under strong urban influence to avoid over development, while sustaining vibrant rural communities.

National Policy Objective 28 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

The site is located:

- c 2.2km from River Boyne and River Blackwater SAC
- c 2.3km from Boyne Woods pNHA
- c 2.4km from River Boyne and River Blackwater SPA

6.0 EIA Screening

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). 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

A third party appeal has been received by owner / occupiers of the farm / dwelling adjoining the southern boundary. The key issues raised are summarised as follows:

Requests ACP to refuse permission.

Invalid planning application – Fails to comply with Article 22 of Planning and Development Regulations 2001 – Failure to identify full landholding and wayleaves (does not delineate right of way on drawings), ownership deficiencies (fails to identify second registered owner), absence of valid wastewater information (does not include valid current site specific wastewater assessment, nor adequate evidence of site suitability as required under Article 22(2)I).

Failure of site suitability assessment – Reliance on historic testing (carried out Nov 2020), failure to correlate test locations (no revised site layout drawings showing second set of percolation tests), reuse of photographs, internal inconsistency in test data (any duplication of data from previous application would undermine data).

Unacceptable groundwater and environmental risk – Failure to comply with EPA Code Requirements (hydrogeologically sensitive site – locally important aquifer, karst features in vicinity and no evidence that groundwater flow is in easterly direction as per site assessment report – assumptions in relation to migration of emissions may be incorrect, enhanced hydrogeological assessment is not provided, need to demonstrate adequate subsoil attenuation – fails to protect groundwater.

Failure to demonstrate functional wastewater system – absence of engineering design drawings and construction details, minimal separation distance to water table, no evidence to demonstrate wastewater can flow by gravity or that pumped system is proposed.

Procedural deficiencies and fair procedures – material changes submitted at further information stage however no re-notification of submission – submission of unsolicited additional information outside of the statutory time limits.

Incompatibility with established agricultural use (reverse sensitivity) – Appellants land comprise established commercial free range egg enterprise and associated farmyard operations (18.46ha), residential use is incompatible with the operation of the farm – risks constraining the operation of the farm – the existing poultry farm gives rise to odour exposure, airborne particulars, noise and disturbance – as supported by veterinary evidence, such exposure may have health implications for future occupants.

Failure to satisfy rural housing policy – no evidence provided of genuine local need, the applicant has previously obtained and disposed of a rural dwelling,

Inadequate water supply provision – proposed private well however no well drilled or water quality assessment provided.

Road safety and access – proposed entrance located close to appellants boundary, does not demonstrate adequate sightlines, not supported by sufficient design detail.

Unsustainable pattern of development – Contributes to unsustainable linear ribbon development, elongated cul de sac, reliance on private car travel, fails to align with settlement strategy and accessibility principles of NPF.

In support of appeal – Case law references set out.

Appendices attached

A, B: Planning submission letters of acknowledgement.

C: letter from veterinary surgeon.

D: evidence demonstrating registration of egg production establishment.

E: copy of correspondence addressed to planner outside of 5 week public consultation period, accepted by Council.

F, G: copies of documentation relating to site assessment.

H: Wind Rose derived from Irish Wind Atlas for appellant's farmyard.

7.2. Applicant Response in the case of a 3rd Party Appeal

The applicant has responded to the grounds of appeal. The key issues raised are as follows:

- Urge ACP grant as per decision of Council.

- Grounds of appeal are false and unsubstantiated.
- The appellant's site does not form any part of the appellants landholding.
- Is familiar with rural living.
- Application and grant of permission complies with statutory requirements, environmental safety, properly assessed groundwater and waste water impacts, complies with CDP and NPF, is sustainable development.
- In relation to airborne contaminants – no basis, no tests or readings carried out, not clear that Veterinary surgeon has any qualification in airborne contaminants.
- Does not result in ribbon development.
- Applicant meets rural housing need qualification criteria – complies with rural housing policy.
- Dwelling design ensures no overlooking.
- Council's Transport Department approved entrance.
- Residents of the area support proposal.
- No validity to claim that operation of farm commercial activity would be impacted.

7.3. **Planning Authority Response**

The planning authority has submitted a response to the appeal. The appeal issues are noted. The planning authority is satisfied that the subject proposal was appropriately considered throughout the course of the assessment of the planning application as detailed in the respective planning officer's report. The planning authority request ACP uphold the decision of the planning authority and grant permission.

7.4. **Observations**

None

8.0 **Assessment**

- 8.1. Having examined the application details and other documentation on file, including all submissions received in relation to the appeal and inspected the site, and having regard to

relevant policies and guidance, I consider that the main issues in the appeal are as follows:

- qualification for rural house
- compatibility of proposed dwelling and existing commercial poultry farm
- pattern of development
- waste water treatment and disposal
- surface water runoff and well water supply
- road safety and access
- procedural matters

8.2. Qualification for rural house

8.2.1. Under the Meath County Development Plan (CDP) 2021-2027, the proposed development is located within 'Area 1 - rural area under strong urban influence'. Proposals for a rural house are considered under RD POL1. RDPOL1 is 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 normal planning criteria. Section 9.4 sets out criteria for 'persons who are an intrinsic part of the rural community'.

8.2.2. The applicant's case is summarised as follows:

- Applicant was raised in family home Hayestown c 1km from site up until marriage,
- From 2012 to 2024 resided at marital home in Seeschalstown (rural house granted permission to applicant under SA100904). This marital home is in process of being sold following divorce.
- Since 2024 following divorce, is residing back in parents family home.
- Has three children.
- Works locally.
- In need of new home.

- Has social links to the area (family members residing in proximity to the subject site, involved in local community sports, attended primary school locally).

8.2.3. Documentary evidence including solicitors letters are submitted in support of the application.

8.2.4. The planning authority considered that the applicant qualifies for a rural house under Section 9.4. Section 9.4 states the following:

The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include:

- *Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;*
- *Persons who were originally from rural areas and who are in substandard or unacceptable housing scenario's and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long established member of the rural community being a person resident rurally for at least ten years*

Where an applicant for a one-off house in the countryside can demonstrate, by the submission of documentary evidence, that their original dwelling was sold due to unavoidable financial circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a one-off house.

8.2.5. Based on the information provided, the applicant has spent a substantial period of time living in this rural area and does not have possession of a dwelling as the original dwelling has been sold due to unavoidable circumstances.

8.2.6. I agree with the planning authority that the applicant qualifies for a rural house under the CDP rural housing policies.

8.3. Compatibility of proposed dwelling and existing commercial poultry farm

- 8.3.1. The site of the proposed new dwelling adjoins the site of the appellants existing commercial poultry farm enterprise (c 18.5ha). The appellant raises concerns regarding the compatibility of the two uses located in close proximity, raising that the activities of the poultry farm (noise, odour, dust particles, bacteria etc) may negatively impact on the residential amenity of the future residents of the house (including information regarding wind direction and letter from veterinary surgeon raising health concerns regarding air borne emissions) with potential knock on negative impacts for the operation of the farm which may impact on the viability of the business.
- 8.3.2. In this regard, I note the location of the site on lands zoned in the CDP as Rural Area where the objective is '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'. Under the CDP, both 'agriculture' and 'residential (subject to compliance with rural settlement strategy)' are uses that are permitted in principle.
- 8.3.3. I am satisfied that the objective is to allow for a mix of uses in the rural area and that these uses include agriculture and residential uses. In principle, these uses are compatible.
- 8.3.4. I am not aware of any objective in the CDP that would restrict locating a new dwelling any distance from an existing farm or poultry operation.
- 8.3.5. The operation of the poultry farm and control of emissions within the relevant standards is a matter for the operators of the farm.
- 8.3.6. I am satisfied that in principle, the siting of the proposed house near an existing farm enterprise is acceptable and is in accordance with the RU zoning objective of the CDP.

8.4. Pattern of development

- 8.4.1. The appellants argue that the proposed rural house results in an unsustainable pattern of rural development that is contrary to national strategic objectives to locate houses at accessible locations which discourage car use and that the siting results in an unsustainable form of 'ribbon' development.
- 8.4.2. It is national planning policy as set out in the Rural Housing Guidelines to direct urban generated development in 'areas under strong urban influence' into zoned land in settlements whilst also allowing for rural generated housing within rural areas subject to

criteria. Objective RDPOL2 of the CDP is to direct urban generated housing into settlements whilst also facilitating the housing needs of people from the rural community. Under the National Planning Framework, it is a policy objective no.28 to facilitate the provision of single housing in areas under urban influence based on the core consideration of demonstrable economic and social need. The applicant has demonstrated a 'need' to live in this area and therefore the proposal to construct a rural house within the rural area is an acceptable form of development 'in principle' under the provisions of the national and local planning policy.

8.4.3. Policy RDPOL3 of the CDP is to protect against ribbon development in rural areas under strong urban influence. The site is located at the end of a cul de sac local tertiary road. There is a row of single houses located along the eastern side of the road, a cluster of single dwellings and agricultural structures to the south and an existing dwelling c 215m to the north. Section 9.5.2 of the CDP sets out provisions in relation to 'ribbon development'. Ribbon development is considered to be *"a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage"*. I am satisfied that the proposal to construct a new house would not result in 'ribbon development' and the proposal is in accordance with RDPOL3.

8.4.4. The proposed house is a single storey dwelling of traditional architectural form with ground to ridge height of 5.3m finished in slate and render. The dwelling is located in a 'moderately' sensitive landscape. The siting and design is acceptable and in accordance with the CDP Rural House Design Guide.

8.4.5. In principle, I am satisfied that proposed development is an acceptable form of development that can be integrated into the surrounding area. I am satisfied that the proposed form of development would not adversely impact on the character or visual amenity of the surrounding area.

8.5. Waste water treatment and disposal

8.5.1. It is proposed to dispose of foul wastewater from the house to a proposed on site wastewater treatment system with percolation area.

8.5.2. The appellant argues that the applicant has not shown that waste water can be collected and disposed on site in an acceptable manner and that there is a risk to the environment and public health.

- 8.5.3. Article 22 of the Planning and Development Regulations 2001 (as amended) sets out statutory requirements in relation to ‘content of planning applications generally’. Article 22(2)(c) states that a planning application shall be accompanied by information on the on site treatment system proposed and evidence as to the suitability of the site for the system proposed. At further information stage, the applicant submitted a Site Characterisation and Site Suitability Assessment Report in accordance with EPA Code of Practice Wastewater Treatment and Disposal Systems serving single houses 2021. The Site Layout Plan submitted at further information stage 29/01/2026 shows the location of the proposed house, proposed effluent treatment system and percolation area. The information provided is in accordance with Article 22(2)(c) requirements. The assessor has submitted a copy of his technical qualification for carrying out assessments for on site wastewater treatment systems.
- 8.5.4. Section 9.18.3 of the CDP sets out objectives relating to on site domestic wastewater disposal including RDPOL46, RDPOL48, RDPOL49, RDPOL50, RDPOL51 of the CDP.
- 8.5.5. Under the Geological Survey of Ireland database, the site is at a location with a ‘high’ national groundwater vulnerability. It is not located in an ‘extreme’ or ‘x karst/rock near surface’ category, whilst these areas are to the southwest of the site. The main part of the site is located in a resource protection area with a ‘poor aquifer – bedrock which is generally unproductive except for local zones’. The EPA CoP Table EI Groundwater Protection Response Matrix indicates that the site falls within the ‘R1’ category which indicates that the site is acceptable subject to normal good practice (i.e. system selection, construction, operation and maintenance in accordance with CoP).
- 8.5.6. The trial hole was dug to 2.1m. The location of the test holes is identified on the map included in the site characterisation report. The test holes were dug at an acceptable location close to where the system is proposed to be located. The tests were carried out in November 2020 and there is no change in ground conditions on the site since the carrying out of the tests. Photographs are provided to show evidence of testing and these photographs are acceptable.
- 8.5.7. The water table was found at a depth of 1.8m and no bedrock was encountered. Winter ground water level is expected to be at a depth of 0.8m. Silt/ clay was found to depth of 0.3m and clay intermixed with stone was found to depth of 0.8m. A sub surface percolation rate of 72.40min/25mm was recorded (modified method) and a surface percolation rate of

60.21min/25mm was recorded (modified method). The site was deemed suitable for the installation of an on site system. It is proposed to install a secondary treatment system and polishing filter with discharge via gravity to groundwater. The proposed treatment system is a Oakstown BAF with PE of 8.

- 8.5.8. Table 6.3 sets out minimum unsaturated soil depth requirements. In the R1 GWPR there is a requirement for 0.9m of unsaturated soil to meet the requirements of DWWTS discharge to ground. A purpose built polishing filter is to be constructed to achieve the required 0.9m of unsaturated soil for percolation (proposed invert level is 0.4m above existing ground level). The percolation area is 120sqm (12 x 10m trenches). The area of percolation is in accordance with the requirements of Table 10.1 (gravity discharge into trenches for 4 bed house requires 114m).
- 8.5.9. The required minimum separation distances to receptors are set out in Table 6.2. These separation distances take account of gradient and soil type which relate to ground water flow. The location of the proposed well is identified including ground levels indicating that this is a relatively flat site. Table 6.2 states that the proposed system should be a minimum of 25m from 'alongside domestic well'. This applies to relatively flat topography. The proposed treatment system and percolation area is located further than 25m from the proposed well. I am unclear as to the location of any other domestic wells. The appellants indicate that they are served by a well. Adjoining dwellings are likely to also be served by wells. The percolation area is located c 15m from the shared southern boundary. There is space on the site to move the proposed percolation area in a more northerly direction. Should permission be granted, it is recommended that a condition be attached so that the system is located a minimum 25m from the southern boundary. This will ensure that there is acceptable separation to any potential adjoining wells. The system is to be located in accordance with the required minimum separation distances of Table 6.2 including karst feature, the house, soakaways and site boundary. If the system is relocated slightly north acceptable separation distances can also be maintained.
- 8.5.10. The site characterisation form provided design details and drawings for the construction of the system and sets out proposals for the maintenance of the system.
- 8.5.11. Having regard to the above, I am satisfied that the information supplied by the applicant for the assessment of the proposed system is acceptable and is reliable for assessment and that the proposed wastewater treatment and disposal system is in accordance with the

EPA Code of Practice 2021. The proposal is in accordance with RDPOL46, RDPOL48, RDPOL49, RDPOL50, RDPOL51 of the CDP. I am satisfied that there will be no adverse impact on ground water quality and that the system is acceptable in terms of public health.

8.6. Surface water runoff and well water supply

- 8.6.1. Surface water from the proposed house is to be disposed of to on site soakaways. The planning authority attached a condition relating to the design of soakaways and should permission be granted it is recommended that a similar condition be attached, requiring soakaway design to be in accordance with BRE Digest 365 standards. I am satisfied that the proposal to drain storm water from the new dwelling is acceptable and that the development is not likely to result in any adverse flood or drainage issues for adjoining properties.
- 8.6.2. The appellants raise that the proposed house is served by inadequate water supply. In this regard, I consider that well drilling and water quality testing in accordance with the Drinking Water Regulations is a matter for the applicant. The well is located an acceptable distance from wastewater treatment systems.

8.7. Road safety and access

- 8.7.1. The applicant has proposed the construction of a new vehicular entrance from the public road to the site.
- 8.7.2. The appellant raise concerns in relation to the location of the entrance, sightlines and the adequacy of the design information provided.
- 8.7.3. Policy RDPOL43 of the CDP is to ensure that sight distances are in compliance with NRA Design Manual for Roads and Bridges. The DMRB standards are replaced with TII Geometric Design of Junctions DN-GEO-03060. Table 5.4 states that accesses on lightly trafficked local roads can be provided with a relaxed 'x' sightline of 2m to the nearside edge of the road with 'y' visibility of 90m for design speed of 60km/hr, 70m for 50km/hr and 50m for 42km/hr.
- 8.7.4. The existing roadside hedge is to be replaced with a new setback hedge to allow for sightlines from 2.4m setback of 90m to northwest and a sightline to the southeast to the end of the cul de sac. This is a lightly trafficked road where speeds are low, due to location near the end of the cul de sac. It is reasonable to apply the relaxed 2m 'x' setback distance for sightlines. I consider that sightlines can be provided in accordance with the standards

and that the location of the entrance is acceptable. The proposal would not result in traffic hazard and the proposal is in accordance with RDPOL43.

- 8.7.5. No elevation drawings are provided of the entrance and roadside. I am satisfied that the construction and design of the entrance and roadside boundary is a matter that can be addressed by standard condition.

8.8. Procedural matters

- 8.8.1. The requirements for the lodgement and processing of a planning application are set out in the Planning and Development Act 2000 (as amended) and Planning and Development Regulations 2001 (as amended). I note the Development Management Guidelines sets out guidance in relation to processing a planning application.

8.8.2. Compliance with statutory requirements

- 8.8.3. The appellants raise that the application is invalid and fails to comply with the statutory requirements for the submission of an application. In this regard, I am satisfied that the application was validated by the planning authority in accordance with the Regulations.

- 8.8.4. The submitted site layout shows the site outlined in red. All proposed works are within the red site boundary and there are no works on third party lands. The right of way referred to on the drawings is indicated to be outside of the site and not impacted. The site is owned by third parties and the consent of one of the third party owners for the application is submitted. The applicant has proven that they have third party consent for the application.

- 8.8.5. I am satisfied that the application documentation is acceptable for the purpose of assessing the proposed development.

8.8.6. Submission of unsolicited further information

- 8.8.7. The appellants raise that information was submitted during the application process by the applicant which was significant and that they were not provided with the opportunity for submit observations on the information and that this has infringed their rights to fairly participate in the application process.

- 8.8.8. The application was submitted 12th September 2025. The appellants submitted third party observations (10th October 2025) which were considered in the first report of the case planner dated 31st October 2025. Further information was requested on 4th November 2025 with respect to five items. The applicant submitted a response on the 29th January

2026 which contained a response letter, updated site characterisation form, updated site layout and landscape plan and a photo. The response was not deemed 'significant' (refer case planner's report). The second report of the case planner considering the FI response is dated 20th February 2026.

- 8.8.9. The application documentation was made available to the public and notices were advertised in accordance with the statutory requirements.
- 8.8.10. Unsolicited information was submitted by the applicant both at initial application stage and at further information stage before the preparation of the case planner's report.
- 8.8.11. At initial application stage, the applicant submitted letters dated 15th October and 27th October. The case planner's assessment is based on the original application documentation made available to the public.
- 8.8.12. At further information stage, the applicant submitted a letter dated 19th February (solicitors letter dated April 2023 and emails confirming that the previous applicant no longer have an interest in the site). This relates to item 1 of the FI request, which the applicant responded to in their FI submission of 29th January. The case planner's assessment report of 20th February refers to solicitors letter dated April 2023 stating they will not be proceeding. I am satisfied the unsolicited information is non contentious and that the information was an additional clarification of the details already submitted in the official FI response letter of 29th January. The permission contains condition 3 which states that in the interest of clarity, the permission relates to the statutory description and particulars submitted 12/09/2025 and revised 29/01/2026. It is clear that the decision is based on the information submitted 12/09/2025 and 29/01/2026.
- 8.8.13. Having regard to the above, I am satisfied that the rights of third parties have not been infringed.

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 site is located c 2.2km to River Boyne and River Blackwater SAC and c 2.4km to River Boyne and River Blackwater SPA.

- 9.3. Having considered the nature, scale and location of the proposed development 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:
- the small scale and domestic nature of the proposed development,
 - the lack of any ecological or hydrological pathways between the proposed development and the Natura 2000 site network,
 - the distance to the Natura 2000 site network.
- 9.4. I conclude that on the basis of the information provided, 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.
- 9.5. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000 as amended) is not required.

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive, together with relevant guidance published by the Environmental Protection Agency (Ireland), including applicable codes of practice for the protection of water quality.
- 10.2. The site is located in the WFD Boyne catchment and Boyne subcatchment. The site is located c 340m from the Boyne_160 river water body (good status, not at risk). The site overlays the Trim groundwater body (good status, at risk).
- 10.3. The proposed on site wastewater collection and disposal system is designed in accordance with EPA code of practice. Surface water is to be disposed to soakaways and a condition is recommended for the construction of the soakaway in accordance with the BRE365 standard. Appropriate measures are incorporated to prevent pollution and protect groundwater. Due to distance to surface water bodies, there will be no impact on these rivers. During construction there would be no adverse impact on water bodies subject to normal best construction.
- 10.4. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any

water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

- 10.5. The development will not adversely affect the achievement of established environmental objectives, including the maintenance or attainment of Good Ecological Status/Potential and Good Chemical Status, as required under the Directive. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

I recommend that permission be granted.

12.0 Reasons and Considerations

Having regard to the nature of the proposed development, its siting and design including the proposed on site wastewater treatment system and drainage measures , it is considered that subject to compliance with the conditions set out below, the proposed dwelling is an acceptable form of ‘rural generated’ development in this rural area, would not adversely impact on the environment, would not seriously injure the visual amenities of the rural area, would not be prejudicial to public health and is acceptable in terms of 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 carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on 29 th January 2026, 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.
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	Reason: In the interest of clarity.
2.	(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 to meeting essential local need in the interest of the proper planning and sustainable development of the area.
3.	(a) Full visibility shall be made available for 90 metres on either side of the entrance from a point 2 metres back in from the edge of the road carriageway. (b) The area between the road carriageway and the revised boundary shall be finished 200-300mm above carriageway level and finished in grass. (c) The revised boundary shall match the existing roadside boundary.

	(d) The entrance gates to the proposed house shall be set back not less than four metres and not more than six metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height. Reason: In the interest of traffic safety and visual amenity.
4.	(a) The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof. (b) The external walls shall be finished in neutral colours such as grey or off-white. Any stone detailing shall be natural stone only. Reason: In the interest of visual amenity.
5.	(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage. Reason: In the interest of traffic safety and to prevent flooding or pollution.
6.	(a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 29th January 2026 and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021. (b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

	(c) There shall be a minimum separation distance of 25metres between the treatment plant and infiltration area and (i) the southern boundary of the site and (ii) the proposed well. The system shall be located in accordance with all other minimum separation distances to features as set out in Table 6.2 of the EPA Code of Practice 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above. Reason: In the interest of public health and to prevent water pollution.
7.	The landscaping scheme shown on the proposed layout and landscape plan drawing submitted to the planning authority on the 29th January 2026 shall be carried out within the first planting season following substantial completion of external construction works. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.
8.	The garage shall not be used for human habitation or for commercial purposes or for any purposes other than for purposes incidental to the enjoyment of the dwelling. Reason: To protect the residential amenities of the area.
9.	All surface water from the proposed development shall discharge to a suitably sized soakaway within the site and this shall be in accordance with the

	requirements of BRE 365. No surface water shall be discharged directly to an existing drainage ditch / watercourse. Soakaways shall not be constructed within 5 metres of the foundations of the buildings or under a road. Reason: In the interest of public health and to prevent water pollution.
10.	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Reason: In the interests of visual amenity.
11.	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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aisling Mac Namara
Planning Inspector

6th July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	501024
Proposed Development Summary	Construction of a new dwelling and detached garage. New entrance On site wastewater treatment system and percolation area Associated works
Development Address	Haystown & Carnuff Little , 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?	☒ 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 be requested. Discuss with ADP.	State the Class here
☒ 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	
☒ 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)	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units
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 ☐	Screening Determination required (Complete Form 3
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	501024
Proposed Development Summary	Construction of a new dwelling and detached garage. New entrance On site wastewater treatment system and percolation area Associated works
Development Address	Haystown & Carnuff Little , Navan , Co. Meath
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 development has a modest footprint, comes forward as a standalone project, does not require demolition works, 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, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal	The development is situated in a rural area on improved agricultural land which is abundant in the area. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan.

zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
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 modest 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.

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	501024	Townland, address	Haystown and Carnuff Little, Navan, Co.Meath
Description of project		Single rural house	
Brief site description, relevant to WFD Screening		Flat site, no streams on site.	
Proposed surface water details		On site soakaway	
Proposed water supply source & available capacity		well	
Proposed wastewater treatment system & available capacity		On site wastewater treatment and disposal system	
Other issues		located c 400m from HAYSTOWN 07 Located c 340m from DOLLARDSTOWN	
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection			

Identified water body	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) Consider all phases	Mitigation measures proposed	Is mitigation sufficient? Will there be any residual impacts?
River	BOYNE_160	Good	Not at risk	-	None due to distance	n/a	n/a
Ground	Trim	Good	At risk	Agriculture Anthropogenic Domestic wastewater	On site wastewater treatment and disposal	Wastewater treatment and disposal to EPA Code of Practice 2021	No residual impact
					on site surface water disposal	BRE365 (condition)	No residual impact
					Construction	standard best construction	No residual impact