

**Comhairle Chontae na Mí**

Roinn Pleanáil,  
Teach Buvinda, Bóthar Átha Cliath,  
An Uaimh, Contae na Mí, C15 Y291  
Fón: 046 – 9097500/Fax: 046 – 9097001  
R-phost: [planning@meathcoco.ie](mailto:planning@meathcoco.ie)  
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**Meath County Council**

Planning Department  
Buvinda House, Dublin Road,  
Navan, Co. Meath, C15 Y291  
Tel: 046 – 9097500/Fax: 046 – 9097001  
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**Planning & Development Act 2000 – 2022**  
**NOTIFICATION OF DECISION**

**TO:** Fiachra Reilly,  
McKenna + Associates  
High Street  
Trim, Co Meath

**GRANT**

PLANNING REGISTER NUMBER: 23/227  
APPLICATION RECEIPT DATE: 03/03/2023  
FURTHER INFORMATION DATE: 15/05/2023

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 07/06/2023 decided to **GRANT** PERMISSION to the above named for development of land, in accordance with the documents submitted namely:- the construction of a two storey dwelling, detached domestic garage, a domestic wastewater disposal system, new site entrance and all associated site works at Kilcooly, Trim, Co Meath, subject to the 16 conditions set out in the Schedule attached.

DATE: 07/06/2023

  
On behalf of MEATH COUNTY COUNCIL

Provided there is no appeal against this DECISION a grant of planning permission will issue at the end of six weeks.

**THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL GRANT OF PLANNING PERMISSION HAS ISSUED**

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2022 may be made to An Bord Pleanála. Any person may appeal **WITHIN FOUR WEEKS** beginning on the date of the decision.
2. Appeals should be addressed to An Bord Pleanála, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. **In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.**

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### **Guide to Fees payable to the Board**

- a. Appeal against a decision of a planning authority on a planning application relating to commercial development<sup>1</sup> made by the person by whom the planning application was made, where the application included the retention of development is € 4,500 or € 9,000 if EIA R/ NIS involved<sup>2</sup>.
- b. Appeal against a decision of a planning authority on a planning application relating to commercial development<sup>1</sup>, made by the person by whom the planning application was made, other than an appeal mentioned at (a) is € 1,500 or € 3,000 if EIA R / NIS involved<sup>2</sup>.
- c. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application included the retention of development, other than an appeal mentioned at (a) or (b) is € 660.
- d. Appeal other than an appeal mentioned at (a), (b), (c) or (f)<sup>3</sup> is € 220
- e. Application for leave to appeal is € 110.
- f. Appeal following a grant of leave to appeal € 110.
- g. Any first party appeal solely against contribution conditions under section 48 or 49 of the 2000 – 2022 Acts, as amended, attracts a fee of €220 irrespective of the nature of the application

**An appeal will be invalid unless accompanied by the appropriate fee and evidence of payment of submission fee to the Planning Authority.**

Submissions or observations to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be submitted within four weeks of receipt of the appeal by An Bord Pleanála and must be accompanied by a fee of € 50.

#### Footnote

<sup>1</sup> Commercial development includes 2 or more dwellings. See Board's order determining fees and its appeal guide.

<sup>2</sup> The higher fee applies where an Environmental Impact Assessment Report(EIA R) or Natura Impact Statement (NIS) was submitted to the planning authority under section 172(1) and / or 177T of the 2000 - 2022 Planning Act or article 103(1) of the 2001-2022 Planning Regulations, as amended except where the appeal relates solely to a section 48 / 49 development / supplementary development contribution scheme and/or a special financial contribution. (refer to (g) above.

<sup>3</sup> Applies to:- (i) All third party appeals except where the appeal follows a grant of leave to appeal; (ii) First party normal planning appeals (section 37) not involving commercial or unauthorised development, or an EIA R; (iii) All other appeals (non-section 37).

**While every care has been taken to ensure the accuracy and completeness of this information, it is the responsibility of any person / body making an appeal to ensure that their appeal is accompanied by the correct fee.**

**For more information on Appeals you can contact An Bord Pleanála at:**

Tel: 01 - 8588100 or LoCall: 1890 275 175

Fax: 01 – 8722684

E-mail: [bord@pleanala.ie](mailto:bord@pleanala.ie)

Web: [www.pleanala.ie](http://www.pleanala.ie)

**Schedule of Conditions:**

1. The development shall be constructed and completed in accordance with the plans and particulars lodged with the Planning Authority on '03/03/23' and further information received on '15/05/23', where conditions hereunder specify otherwise. 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 interests of the proper planning and development of the area.

2. (a) The onsite DWWTS proposed shall be constructed in accordance with the recommendations provided in Sections 4, 5 and 6 of the Site Characterisation Form submitted with the application and contained in the Environmental Protection Agency Code of Practice for Domestic Wastewater Treatment Systems (2021). Certification from an appropriately trained and qualified person, as well as the manufacturer or supplier in the case of secondary packaged wastewater treatment system, that the complete DWWTS has been satisfactorily installed and commissioned to accord with the provisions of the EPA Code of Practice, Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ), 2021 and the Site Characterisation Form submitted on '03/03/23', shall be submitted to the Planning Authority prior to occupation of the house. The certification shall include an as constructed cross-sectional drawing through the installed DWWTS, including any associated infiltration/treatment area.

b) The installation and maintenance of this DWWTS shall be such as to not give rise to any polluting matter entering any waters, tidal waters or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial, or any contiguous to those mentioned which for the time being is dry. In this, all minimum separation distances to receptors, as outlined in Table 6.2 of the EPA Code of Practice (2021) must be adhered to.

c) The applicant shall provide and arrange for the continuous and indefinite maintenance of the entire DWWTS installed, which shall be maintained in accordance with the manufacturer's instructions and in line with Table 12.1 of the EPA Code of Practice (2021).

**Reason:** In the interests of public health and to provide for the protection of the environment. (Environment)

2. The external finish of the proposed dwelling shall be nap plaster, natural stone or wet dash finish. The use of brick or reconstituted stone shall not be permitted.

**Reason:** In the interest of visual amenity.

4. The applicant/developer shall provide and maintain unobstructed sightlines of 90 metres to the north and 64.1 meters to the south at the proposed entrance from a setback of 2.4 metres. The entire nearside edge of the road shall be visible over the entire sightline.

**No development work shall commence on site until the visibility splays have been provided.**

**Reason:** In the interest of traffic safety

5. (a) The entrance shall comply with the following.
  - i. The entrance layout shall be in compliance with Figure 3.3 of the Meath Rural Design Guide.
  - ii. The face of the entrance piers shall be at least 3 meters from the edge of the road.
  - iii. The entrance gate shall be recessed at least 7 meters from the edge of the road to allow a vehicle to pull in fully off the road prior to opening the gate.
  - iv. The entrance driveway should be no more than +/- 2.5% for the first 5 meters.
- (b) The applicant shall remove the roadside boundary hedge and set it back 3 meters from the edge of the road.
- (c) The boundary treatment shall be constructed to TII Standards and back planted with a hedge. All planting shall be done a minimum of 1 metre behind the fence.
- (d) The applicant shall provide a grass verge between the edge of the road and the site boundaries.

**Reason:** In the interest of traffic safety

6. Road drainage across the entrance to the site and along the adjacent public road shall not be impeded and/or be interrupted in any way.

In this regard, the applicant shall be requested to install a 300mm (minimum size) diameter twin wall corrugated uPVC pipe or similarly approved drainage pipe across the full width of the proposed entrance. The pipe shall be drained to an existing roadside gully/field drain, if present. In the event of a drain not being present, the applicant must drain the pipe to a soakaway located within the site boundaries.

Road gullies must be installed at the entrance to the proposed development and at appropriate locations along the length of the site. The road gullies shall be connected to the 300mm pipe by means of a 150mm diameter twin wall corrugated uPVC pipe or similarly approved drainage pipe. All the road gullies must be lockable and be approved to the current IS EN standards for use on a public road.

**Reason:** In the interest of traffic safety

7. The garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

**Reason:** In the interest of development control.

8. No muck, dirt, debris or other material shall be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant shall arrange for vehicles leaving the site to be kept clean.

**Reason:** In the interest of orderly development.

9. During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

**Reason:** In the interest of traffic safety.

**10.** The site and building works required to implement the development shall only be carried out between the hours of 8.00 am to 7.00 pm Monday to Friday and 9.00 am to 1.00 pm on Saturdays. No activity on site Sundays and Bank Holidays. In exceptional circumstances, hours of operation may be extended for a specific period of time subject to written agreement for the Planning Authority.

**Reason:** To safeguard the amenities of adjoining residential occupiers.

**11.** The Applicant/Developer shall be responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and shall make good any such damage forthwith to the satisfaction of Meath County Council.

**Reason:** In the interests of the proper traffic management of the area.

**12.** All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste License or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.

**Reason:** In the interest of public health.

**13.** Prior to the commencement of development, a detailed landscaping scheme carried out by a suitably qualified person for all boundaries of the site shall be submitted to the planning authority for their written agreement. The site shall be landscaped in accordance with the agreed scheme. All planting shall be carried out in the first planting season following the commencement of development and shall be permanently retained thereafter. Any tree which dies, decays or is removed within the first five years of being planted shall be replaced with a tree of similar species and size.

**Reason:** To protect the visual amenity and natural heritage of the area.  
(PLANNING)

**14.** The developer shall pay the sum of **€4,950.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision, refurbishment, upgrading, enlargement or replacement of public roads and public transport infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022. Payment of this sum shall be made prior to commencement of

development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2023 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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

15. The developer shall pay the sum of **€3,600.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2023 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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

16. In respect of the residential development, the developer shall pay the sum of **€450.00** to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision of surface water drainage infrastructure by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 - 2022.

Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December 2023 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1<sup>st</sup> each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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