

Our Ref: 25320

CUNNANE STRATTON REYNOLDS

Meath County Council Ref: 212073

Planning Department
Meath County Council
Buvinda House, Dublin Road
Navan
County Meath
C15 Y291

15th July 2025

Via Email

Re: APPLICATION FOR EXTENSION OF DURATION TO APPLICATION PLANNING REFERENCE: 212073 AT LONGWOOD, CO. MEATH

Dear Sir / Madam,

We, Cunnane Stratton Reynolds (CSR), act on behalf of our client, Elderwood Construction Ltd is seeking an extension of duration for an additional 3 years to the above referenced extant planning application at Longwood, Co. Meath. This letter sets out the relevant planning regulations to the extension of duration process and illustrates in detail how these are achieved to assist Meath County Council (MCC) in granting an extension of duration. The extension of duration application form is also completed and is submitted.

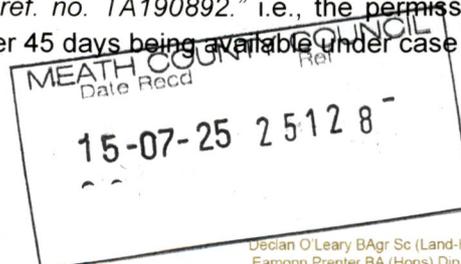
Background

For clarity, the application was submitted under Meath County Council Planning Reference: 212073 for the following development on 27th October 2021.

The proposed development description consisted of:

"an amendment to a previously approved planning application under Reg. Ref. No. TA190892. This will include a reduction in house numbers from 36 down to 35 and the development will now contain 6 no. 4 bed semi-detached and 1 no. 4 bed detached unit, 16 no. 3 bed semi-detached units, 8 no. 2 bed mid-terrace and 4 no. 4 bed end-terrace units, to revise site boundaries and site layout and any ancillary site works. It is also proposed to install a wastewater treatment system to be located on sites 1-6 as a temporary measure for the primary treatment of waste generated by the development. Significant Further information/Revised plans submitted on this application."

The development received a notification of grant from MCC on 8th June 2022. The expiration date of the application is based on the parent permission and as per Condition 5 of the amendment permission i.e., "this permission will cease to have effect on the same expiry date of the parent permission, planning reg. ref. no. TA190892." i.e., the permission expires on 10th September 2025, with potentially further 45 days being available under case law.



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Elderwood Construction Ltd has been acquired by one of our clients Beakonshaw Development Ltd in June 2025 and have control of Elderwood. Elderwood Construction did not have sufficient financial resources to undertake the development and construction has commenced on site by Beakonshaw since acquiring that majority interest in Elderwood.

A Commencement Notice ref: CN0113224MH has been issued by MCC and is attached.

Policy Context

The proposed extension of duration request is sought via Section 42 (S.42) of the Planning and Development Act 2001 (As Amended) (PDA). We have addressed the requirements, of S.42 (1) as set out below.

On application to it in that behalf, but subject to subsection (8),] a planning authority shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:

(a) (i) *the authority is satisfied that—*

(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

(II) F446[...]

(III) substantial works were carried out pursuant to the permission during that period, and

(IV) the development will be completed within a reasonable time,

(b) *the application is in accordance with such regulations under this Act as apply to it,*

(c) *any requirements of, or made under those regulations are complied with as regards the application, and*

(d) *the application is duly made prior to the end of the appropriate period.*

The proposed extension of duration is sought based on the requirements of S.42 as set out above, each of these requirements is set out below.

S.42 Compliance

We have set out each of the requirements of Section 42 below and provide detailed response on each.

1a (i) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

In terms of commencement, we can confirm that the proposed development as set out above has been commenced. Site clearance works have commenced on site.

1a (iii) substantial works were carried out pursuant to the permission during that period,

The said permission expires on 10th September 2025 (without potentially an additional 45 days) where our client will be carrying out substantial works between now and September, and

potentially October. Site clearance works are ongoing. With the implementation of the Insulated Concrete Formwork (ICF) construction method, significant progress is expected on site in the coming weeks. This innovative approach is streamlining operations and accelerating the overall construction timeline. By mid-September, substantial works will have been completed, marking a major milestone in the project and setting the stage for the next phases of development.

1a (iv) the development will be completed within a reasonable time.

Whilst there are substantial works remaining to complete the project, the project is expected to be complete within 3 years.

Planning Policy Review

The amendment application was lodged on 27th October 2021, and granted on 10th September 2022. The parent permission was 5th July 2019, and granted on 11th September 2020. The current Meath County Development Plan 2021-2027 was adopted on 22nd September 2021, and as such the permitted amendment application was assessed under current CDP 2021-2027 and the parent permission was assessed under previous Meath County Development Plan 2013-2019.

Based on the above, there are no changes in policy which would prevent MCC from issuing an extension of duration.

Table 1: Relevant policy review comparison

Policy Area	Meath County Development Plan 2013-2019 (as varied)	Meath County Development Plan 2021-2027 (as varied) and Longwood Written Statement	Consistency Status
Zoning & Land Use	<p>Site located outside the development plan boundary for Longwood, as defined in the Longwood Written Statement which forms part of the Meath County Development Plan 2021-2027.</p> <p>Site zoned as 'RA Rural Area'.</p> <p>Access to the site is via lands zoned as 'G1 Community Infrastructure'.</p>	<p>Under CDP Variation No. 2 (adopted 13/05/2024), the Longwood Site was rezoned to 'A1 – Existing Residential', to reflect the residential development permitted under ref. No. TA/190892.</p> <p>Residential development is acceptable in principle.</p> <p>The site access is via 'G1 lands zoned as – Community Infrastructure</p>	Consistent
Tree Protection	There are no TPO on site.	There are no TPO on site.	Consistent
Protected Structures	There are no Protected Structures on site.	There are no Protected Structures on site.	Consistent

Screening

EIA Screening

The requirement for an EIAR as set out in Schedule 5, Part 1 & Part 2 of the Planning and Development Regulations 2001 (as amended) (PDR), details development types which require a mandatory EIAR and those which require an EIAR if a threshold is reached. Schedule 7 of the PDR outlines the criteria for determining whether a sub-threshold development is likely to have significant effects on the environment and therefore may require EIA.

To assist MCC, the extant development is assessed against these criteria to determine if an EIAR is required in the context of an extension of duration. In this context, the below is noted,

- The development remains **not** of a type listed in Schedule 5, Part 1 (Annex I projects), which includes major industrial, energy, or waste infrastructure require mandatory EIAR.
- In terms of Schedule 5, Part 2, the most relevant class for screening purposes is:
 - Class 10(b)(iv): “Urban development which would involve a new or extended development with more than 500 dwelling units; shopping centres with a gross floor space exceeding 10,000 sq.m; or business districts over 2 hectares.”

The extant development remains below all applicable thresholds and does **not** fall into any other class in Schedule 5, Part 2.

In terms of Schedule 7, the following criteria are set out and assessed in Table 2, for development which does not require a mandatory EIAR and which does not exceed any of the thresholds set out.

Table 2: Schedule 7 Assessment

Criteria	Assessment
Characteristics of the project	No change in scale, emissions, traffic, or waste beyond what is already permitted.
Location of the project	The site has already been assessed for suitability. No sensitive receptors have emerged since the original application granted.
Type and characteristics of potential impacts	Impacts remain unchanged. No new or increased effects anticipated.

We can therefore conclude that the extension of duration does not require the preparation of an EIAR, and that the development is not likely to have significant effects on the environment.

AA Screening

The planning authority determined that “*the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 1 Appropriate Assessment (NIS) is not required in this instance.*”

As no material change to the development is proposed under this extension of duration application, and the site context remains the same, there is no requirement for an AA.

Summary

In summary, we have set out above our client's intention to seek an extension of duration for the extant planning permission granted under ref: 212073 at Longwood, Co. Meath for a further 3 years.

In accordance with Section 42, we have also demonstrated that the development has commenced, that substantial works are underway and will be completed before the expiration date on 10th September 2025 with a further 45 days available, and that the project is capable of being completed within a reasonable timeframe. We have also confirmed that the extension of the duration of the extant consent is consistent with the current Meath County Development Plan 2021-2027. We also confirm that the extension of duration would not trigger an EIAR or an AA, these remain screened out.

In the context of the above, we respectfully request confirmation from Meath County Council that the extension of duration of the extant consent is confirmed without delay to enable our client to continue to progress the works on site.

Yours faithfully,



Eamonn Prenter MIPI MRTPI
Director

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