Slane MHLA00330065

A 2.95 hectare site zoned new/proposed residential (A2 - New Residential), on the 2026 zoned-land tax map, with flood zones not covered for this council. No planning applications on the site and 38 within 300 m are in the national planning dataset.

Meath County Council · 2.95 ha · Boundary from the zoned-land tax map. Open in OpenStreetMap

Report SR-20261125-MHLA00330065, version 1 · 2026-11-25 · Site planning report · Siteline

Sample report. Built automatically from public data on 2026-11-25; a person checks every paid report before it's sent.

At a glance

Some issues

Several things need checking or managing, none of them a stopper on the evidence here.

Site	Homes	Land value	New homes nearby	Council decisions
2.95 ha	**about 43**	**€1.3m**	**€425k**	**15 weeks**
7.3 acres	estimate, range 28–59	an indication; €174k an acre, range −€490k to €3.0m	median incl. VAT, C15 Navan; 260 sales	median; 53% took over 10 weeks

Worth checking

Permission. No permission on the site: a full application is needed.

Flood. Not checked: this council's flood maps aren't openly licensed. Look at floodinfo.ie.

Heritage and archaeology. The site is next to a heritage inventory building.

Protected habitats. River Boyne And River Blackwater SAC is about 117 m away: Appropriate Assessment screening.

Ground and surroundings. High radon area: new homes need a radon membrane and sump, a build cost rather than a planning issue.

Water and services. Water and wastewater capacity isn't public in a re-usable form: ask Uisce Éireann.

Homes and value. Indicative land value about €1.3m, but a 10% fall in prices or rise in costs could wipe it out.

No concerns

Zoning.

Top risks and next steps

1 **Flood.** Check the site on floodinfo.ie (free) before bidding. · You

2 **Heritage and archaeology.** Check the council's Record of Protected Structures. · You

3 **Protected habitats.** Commission an Appropriate Assessment screening report. · You

4 **Homes and value.** Test the numbers with a quantity surveyor and a selling agent before bidding. · You

5 **Permission.** Book a pre-application meeting with the council. · You

18 facts read from public records, 2 estimates, 2 to confirm by hand. The outlook sums up constraints in the public record; it doesn't predict a planning decision. Money figures are indications, not a valuation.

What this means

Housing is the zoned use (A2 - New Residential in the Meath County Development Plan 2021-2027 (As Varied)).

There's no permission on the site, so any scheme needs a full planning application.

The owner pays 3% of the land's value every year while it's on the zoned-land tax map. That cost can make an owner keener to sell or build.

This report doesn't check flood risk: Meath County Council's flood maps aren't published under an open licence yet. Look the site up on floodinfo.ie (OPW) before going further.

A building in the national heritage inventory is next to the site. If it's on the council's Record of Protected Structures, the design will need to respect its setting, which usually means a heritage report with the application.

River Boyne And River Blackwater SAC is about 117 m away. Expect Appropriate Assessment screening; if it can't rule out effects, a Natura Impact Statement is needed.

In Meath County Council, 53% of housing applications take more than ten weeks, usually because of a further-information request. Allow for that in the timeline.

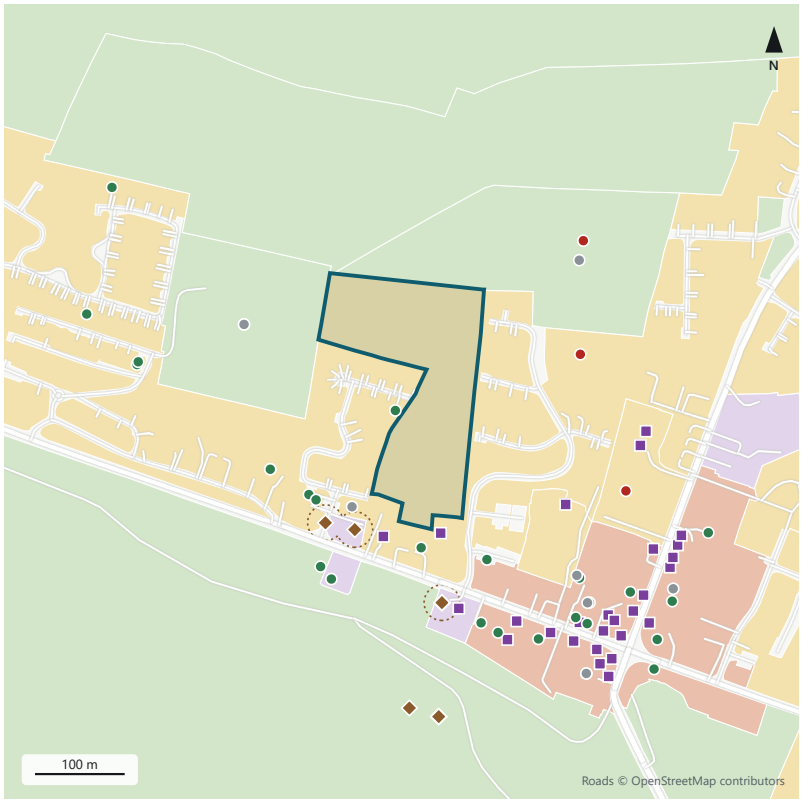
1 housing schemes of 5 or more homes were decided within 2 km in the last 6 years; 0 granted, 1 refused, after 1 appeal. That refusal rate is high: read the reasons.

The site is in a high radon area. New homes need a radon membrane and sump: a modest build cost, not a planning problem.

New homes in C15 Navan sold for a median €425k including VAT over 12 months to September 2026 (260 sales), up 9% on a year earlier.

For about 43 homes, the land value works out at about €1.3m (€174k an acre), but it's fragile: a 10% fall in prices or rise in costs could wipe it out. An indication, not a valuation.

The site and what's around it



Zoning

Plan	Zone in the plan	Type	Share of site	Description
Meath County Development Plan 2021-2027 (As Varied)	A2 - New Residential	New/proposed residential	100%	New Residential

Zoning comes from the Department of Housing's national zoning map (myplan.ie), which puts each council's plan into common types. Meath County Council's own plan is the legal source (plan document); check it, and any later variation, before relying on the zoning.

Planning route

What a housing scheme of the estimated size would go through here.

Which law applies

Applications lodged up to 25 November 2026 are decided under the Planning and Development Act 2000. From 26 November 2026 the Planning and Development Act 2024 applies.

Pre-application consultation

Ask the council for a pre-application meeting before designing the scheme. It's free, and the planner will say what the council expects on density, access and layout.

Part V social and affordable housing

About 9 of the estimated 43 homes (20%) would go to the council for social and affordable housing, at least half of them social. The council pays for them; agree the details before applying.

Environmental impact assessment

Below 250 homes and 5 ha, only a preliminary examination is needed, under the draft 2026 regulations.

Appropriate assessment Applies
A protected habitat is within 2 km, so an Appropriate Assessment screening report is needed; if effects can't be ruled out, a Natura Impact Statement.

Flood risk Check
This council's flood maps aren't openly licensed, so check floodinfo.ie. A site-specific flood risk assessment is needed if any part of the site is near a flood extent.

Architectural heritage Check
A heritage inventory building is next to the site. If it's a protected structure, expect an architectural heritage impact assessment.

Water and wastewater
Make a pre-connection enquiry to Uisce Éireann for a Confirmation of Feasibility. Councils expect it with housing applications, and it's the only reliable check on capacity.

Development contributions
The council charges development contributions under its own scheme; check its current rates. The Department's cost example allows about €13,300 a home for contributions, connection charges and fees.

Housing permissions within 2 km

1 housing schemes of 5 or more homes decided within 2 km in the last 6 years: 0 granted, 1 refused; median decision time 50.7 weeks.

Ref	Received	Homes	Per ha	Proposal	Decision	Weeks		Away
21544	2021-03	15	29.4	the erection of 15 No. Housing Units consisting of 3 No. two storey housing blocks with each block comprising 3 no. one bed terrace ground floor dwell…	Refused Refused on appeal, Feb 2024	50.7	likely FI	0.8 km

Homes are the larger of the recorded number and the number in the description. "Per ha" is homes per hectare of the recorded site area. The decision is the final one: where a scheme was appealed, An Coimisiún Pleanála's.

Planning history on the site

Ref	Received	Proposal	Decision	Weeks	Distance

None found.

Within 300 m

Ref	Received	Proposal	Decision	Weeks	Distance
25163	2025-08-28	the development consists of the retention of the conversion of the attic to a bedroom, the addition of 2 roof windows at the front elevation and one roof window at the rear, and all associated works	CONDITIONAL	7.6	205 m
25105	2025-06-05	the development will consist of proposed external thermal insulation with render finish to external walls of existing single storey dwelling, proposed single storey extensions to side and rear of same, new front porch, r…	CONDITIONAL	7.9	116 m
2460404	2024-06-05	the development consists of: The demolition of an existing two storey extension to the rear of Regina House (approx. 65m2). The construction of a new two storey extension to the rear of the property (approx. 80m2). Resto…	CONDITIONAL	7.9	222 m
2460395	2024-05-30	(Regina House which is a Protected Structure Ref No: MH019-216). The development consists of: The demolition of an existing two storey extension to the rear of Regina House (approx. 65m2). The construction of a new two s…	N/A		222 m
2460218	2024-03-28	The development will consist of change of use at ground floor from use as retail unit to use as a Gym.	CONDITIONAL	6.6	54 m
23913	2023-09-21	retention permission & planning permission to demolition existing sports changing rooms building and detached store, and planning permission to construct proposed detached sports complex including changing rooms, toilets…	CONDITIONAL	7.7	85 m

Ref	Received	Proposal	Decision	Weeks	Distance
23864	2023-09-07	retention permission & planning permission to demolition existing sports changing rooms building and detached store, and planning permission to construct proposed detached sports complex including changing rooms, toilets...	N/A		85 m
2360123	2023-06-28	alterations to an existing mixed use building including change of use of the existing lower ground floor storage areas to a two bed apartment, change of use of sections of the existing ground floor office areas to a one ...	CONDITIONAL	7.9	134 m
23545	2023-05-24	retention of two storey detached dwelling, home office, shed, boundary walls and entrance	CONDITIONAL	7.3	23 m
23531	2023-05-18	retention permission for existing extensions to original dwelling and existing part constructed detached outbuildings/sheds to rear of dwelling and planning permission to convert same into home office/domestic store, inc...	CONDITIONAL	7.6	116 m
23493	2023-05-09	the development will consist of refurbishment of existing stone building and construction of part single part two-storey dwelling house for commercial short term letting and all associated drainage and site works	CONDITIONAL Granted on appeal, Mar 2024	7.4	147 m
23462	2023-04-28	the development will consist of refurbishment of existing stone building and construction of part single part two-storey dwelling house for commercial short term letting and all associated drainage and site works	N/A		143 m

Ref	Received	Proposal	Decision	Weeks	Distance
23314	2023-03-23	the upgrade of the Slane Wastewater Treatment Plant and will comprise the following: the demolition of the existing inlet works and the construction of a new inlet works complete with duty fine screen, manual bypass chan...	CONDITIONAL	7.7	99 m
221601	2022-12-08	the construction of a single storey house and associated site works	CONDITIONAL	9	170 m
221447	2022-11-07	the construction of a single storey house and associated site works	N/A		169 m
22354	2022-03-21	change of use at ground floor from use as retail unit to use as digital hub offices and for internal alterations to existing offices on first floor	CONDITIONAL	7.3	54 m
212128	2021-11-04	the change of use from retail shop at ground floor and office use at first floor to restaurant use for the preparation of hot food for consumption off the premises (home deliveries and collection) with associated interna...	CONDITIONAL	9.1	275 m
21343	2021-02-23	a single-storey extension to the rear and side of existing house, alterations to the existing house and associated site works	CONDITIONAL	7.3	70 m
LB201762	2020-11-20	a single storey extension to the side and rear of the existing dwelling with 1no. flat roof rooflight over and all associated site works.	CONDITIONAL	8.9	260 m
LB201249	2020-09-10	widening of existing vehicular entrance and driveway to front garden, including construction of new footpath crossover and all associated site works	CONDITIONAL	7.6	8 m

Ref	Received	Proposal	Decision	Weeks	Distance
LB200955	2020-07-20	the development will consist of part change of use of shop to use as an off-licence to a Protected Structure I.D. No. MH019-235	CONDITIONAL	7.3	272 m
LB200838	2020-07-02	construction of 43 dwellings comprising five three-storey five-bedroom detached houses; three two storey four bedroom detached houses, five single-storey three bedroom detached houses, twenty-six two storey three bedroom...	REFUSED Refused on appeal, Sep 2021	7.7	123 m
LB200760	2020-06-18	construction of 43 dwellings comprising five three-storey five-bedroom detached houses; three two storey four bedroom detached houses, five single-storey three bedroom detached houses, twenty-six two storey three bedroom...	N/A		111 m
LB200063	2020-01-23	the development will provide for the upgrade of the Slane Wastewater Treatment Plant and will generally comprise the following: construction of a storm water holding tank compete with cleaning system and access stairs; c...	CONDITIONAL	7.6	99 m
LB200035	2020-01-15	planning permission to construct 5 no. parking bays to serve existing childcare facility, including all ancillary site works	N/A		26 m
LB191514	2019-11-13	part change of use from restaurant to guest accommodation at ground floor, change of use of adjoining vacant shed to dinning/lounge space at ground floor and guest accommodation above, small two storey extension to the r...	CONDITIONAL	30.9 likely FI	182 m

Ref	Received	Proposal	Decision	Weeks	Distance
LB191403	2019-10-24	alterations to an existing house including the removal of a wall at ground floor level, the installation of a bathroom at first floor level and the construction of a single storey conservatory extension to the rear. The …	CONDITIONAL	17.1 likely FI	168 m
LB191331	2019-10-09	construction of 55 houses comprising of six three-storey five bedroom detached houses; two two-and-a-half storey five bedroom detached houses, three two-storey four bedroom detached houses, fourteen single-storey three b…	REFUSED	7.7	113 m
LB190258	2019-03-08	EXTENSION OF DURATION OF PLANNING PERMISSION SA140107 - Construction of a single storey extension to the rear of an existing house	UNCONDITIONAL	7.7	118 m
LB181591	2018-12-28	modifications to planning permission ref:SA802585 (An Bord Pleanala PL17.232686), as follows: Revise previoulsy approved (833sqm) two storey block A bulding, from retail and two apartments, to 5 no. two storey(111sqm) to…	CONDITIONAL	15.6 likely FI	252 m

And 8 older applications within 300 m, not listed.

Of the 31 nearby applications with a decision, 28 were granted (90%) and 3 refused. "Likely FI" marks a decision that took more than ten weeks, which almost always means the council asked for further information. Across Meath County Council, 52.9% of housing applications decided in 2022-2025 took more than ten weeks, which usually means a further-information request. 19.8% were refused, and the median decision took 15.0 weeks.

Homes and money

At 15–25 homes a hectare (Village or rural area), and with 65–80% of the site usable for homes once roads and open space are allowed for, the site could take about **28–59 homes**, 43 in the middle. The range comes from the national guidelines' range for this kind of town (Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of Housing, January 2024, Tables 3.1-3.7).

The guidelines set no density for villages and rural areas, so 15–25 a hectare is assumed. Local precedent matters more here.

Local prices

New homes (median, including VAT)	€425k	260 sales; up 9% on a year earlier
Existing homes (median)	€378k	511 sales; up 11% on a year earlier
New homes, Meath (2025)	€450k	existing €365k; 950 new sales

C15 Navan, 12 months to September 2026. Area chosen by: Eircode area most used in Property Price Register addresses for the town. Source: CSO Residential Property Price Index (CC BY 4.0), from stamp duty returns; sales are household purchases (CSO HPM04). A median of fewer than 30 new-home sales isn't used to value land.

Indicative land value

What a builder could pay for the land and still cover costs and a normal profit. This is the "residual" method.

Homes	43	34 sold on the open market, 9 to the council under Part V
Sales value	€15.2m	open-market homes at €374k each without VAT (€425k including 13.5% VAT); Part V homes at cost
Building and development costs	−€11.9m	€276k a home: house, site works, roads and services, contributions and connections, fees, sales and finance
Builder's profit	−€2.0m	15% of all costs, including the land
Stamp duty on the land	−€95k	7.5% of the land price
Land value	**€1.3m**	**€429k a hectare · €174k an acre**

If prices or costs move

	Costs −10%	Costs as above	Costs +10%
Prices −10%	€964k	€237k	−€490k
Prices as above	€2.0m	**€1.3m**	€540k
Prices +10%	€3.0m	€2.3m	€1.6m

An indication for a first look, not a valuation: a quantity surveyor and a valuer should test it before you bid. At these costs a scheme breaks even, with nothing left for the land, when new homes sell for about €373k including VAT. Costs are the Department of Housing's Cork example for a 110 m² three-bed semi (Q1 2025 prices; Insights into Total Development Costs 2025, Department of Housing (prepared by Mitchell McDermott, December 2025; costs at Q1 2025)). Prices are CSO medians for all new homes in the area, houses and apartments, with VAT removed. Part V homes are counted at cost, a simplification.

Constraints checked

Constraint	Result	Nearest
Flood zones	Not covered for this council yet: check floodinfo.ie	
Heritage buildings (national inventory)	27 within 250 m	11 m
Recorded monuments	14 within 250 m	44 m
Monument zone of notification	2 within 100 m	24 m
Special Area of Conservation	1 within 2,000 m River Boyne And River Blackwater SAC	117 m
Special Protection Area (birds)	1 within 2,000 m River Boyne and River Blackwater SPA	213 m

Heritage within 250 m

Type	Ref	Name	Distance
Heritage inventory	14315025	The Anchorage Regional	11 m
Heritage inventory	14315026	Slane Garda Síochána Station Regional	24 m
Recorded monument	ME019-079----	Cross (present location) Slane	44 m
Recorded monument	ME019-022----	Burial Slane	61 m
Recorded monument	ME019-023001-	Tomb - effigial (present location) Slane	83 m
Recorded monument	ME019-023002-	Graveslab (present location) Slane	83 m
Recorded monument	ME019-023003-	Architectural feature Slane	83 m
Recorded monument	ME019-023004-	Armorial plaque (present location) Slane	83 m

Type	Ref	Name	Distance
Recorded monument	ME019-023005-	Graveslab (present location) Slane	83 m
Heritage inventory	14315027	Saint Patrick's Church (Slane) Regional	93 m
Heritage inventory	14315009	Killrian Regional	114 m
Heritage inventory	14315032	T. Meade Regional	130 m
Heritage inventory	14315033	T. Meade Regional	145 m
Heritage inventory	14315035	Conyngham Arms Hotel Regional	161 m
Heritage inventory	14315024	house Regional	175 m
Heritage inventory	14315036	house Regional	185 m
Heritage inventory	14315052	Mount Charles Lodge Regional	190 m
Heritage inventory	14315021	Rock House Regional	195 m
Heritage inventory	14315053	Mount Charles Lodge Regional	195 m
Recorded monument	ME019-026001-	Stone sculpture (present location) Slanecastle Demesne	201 m

And 21 more within 250 m.

The national heritage inventory isn't the legal list of protected structures: each council keeps its own Record of Protected Structures. Ask the council whether a nearby building is on it.

Ground and surroundings

Radon	High radon area	New homes need a radon membrane and sump (Building Regulations, Technical Guidance Document C).
Groundwater vulnerability	Rock at or near Surface or Karst	Matters if the scheme needs its own wastewater treatment; on mains drainage it rarely does.
Landslide susceptibility	Moderately Low	From the GSI's national map, at 1:50,000.

Licensed facilities and closed landfills within 500 m (EPA)

- None within 500 m.

Schools and transport within 2 km

- Nearest schools: Saint Patrick's National School (486 m)
- Bus stops within 500 m: 3 (nearest 131 m)

Water and wastewater

Uisce Éireann publishes capacity registers for every town, but its terms don't allow them to be reproduced, so they aren't summarised here. Look up the town on the capacity registers, and make a pre-connection enquiry for a Confirmation of Feasibility.

Route forward

From now to starting on site takes about **26–55 weeks** (roughly 6–13 months) if there's no appeal. Indicative; each step's range is shown, darker for the quicker end.

Pre-application meeting
Request it early; councils book them weeks ahead.

4–8 wk

Surveys, design and reports
Topographical survey, design, and any reports the route needs.

8–16 wk

Council decision
8 weeks by law; at Meath County Council, 53% of housing decisions took over 10 weeks, usually because of a further-information request.

8–23 wk

Appeal period
Anyone can appeal within 4 weeks of the decision; an appeal adds months.

4 wk

Commencement notice
Lodged at least 14 days before work starts.

2–4 wk

Next steps

1. **You:** Check the site on floodinfo.ie (free) before bidding.
2. **You:** Check the council's Record of Protected Structures.
3. **You:** Commission an Appropriate Assessment screening report.
4. **You:** Test the numbers with a quantity surveyor and a selling agent before bidding.
5. **You:** Book a pre-application meeting with the council.

Re-check before you bid: the planning data (weekly), the zoned-land tax map (each February), and any permission's expiry date in the council's file.

Questions to ask

The vendor or agent

- Can you send the folio and title plan (Tailte Éireann Land Registry, landdirect.ie)? Are there rights of way, wayleaves, or pipes and cables crossing the site?
- Has the owner made a rezoning request or a submission on the zoned-land tax map?

Your architect or engineer

- Does a scheme of 28–59 homes work, given access, open space, Part V and any buffers?
- Is any part of the site at risk of flooding (floodinfo.ie), and will we need a flood risk assessment?
- Is the nearby heritage building a protected structure, and will we need a heritage report?
- Do we need Appropriate Assessment screening, and what will it cost?
- Is radon protection (Technical Guidance Document C) allowed for in the build cost?
- Do our own build costs and sale prices support the indicative land value in this report?

The council

- Would the council support about 43 homes here, and how would it want Part V delivered?
- Can we have a pre-application meeting before we submit?

Uisce Éireann

- Is there water and wastewater capacity for 43 homes? (A pre-connection enquiry gets a Confirmation of Feasibility.)

Sources

- Council boundaries: National Statutory Boundaries 2026 (Tailte Éireann, CC BY 4.0)
- Zoned-land tax: Final Map for 2026 (Department of Housing, CC BY 4.0) (updated 2026-02-06)
- Zoning: Generalised Zoning Types, current plans (Department of Housing, myplan.ie, CC BY-SA 4.0): Meath County Development Plan 2021-2027 (As Varied), uploaded 2026-07-31
- Planning applications: National Planning Applications (Department of Housing, CC BY 4.0) (latest application for this council in the data: 2026-11-18)
- Appeals: cases since 2016 (An Coimisiún Pleanála, CC BY 4.0) (checked 2026-11-25)
- Building started and finished: commencement notices and completion certificates (National Building Control Office, CC BY 4.0) (updated 2026-11-25)
- Heritage buildings: National Inventory of Architectural Heritage (Department of Housing, CC BY 4.0) (updated 2025-04-03)
- Recorded monuments and zones of notification: Sites and Monuments Record (National Monuments Service, CC BY 4.0) (updated 2026-06-04)

- Special Areas of Conservation and Special Protection Areas (EPA, from NPWS boundaries) (checked 2026-11-25)
- Town names: Census 2022 built-up areas (CSO, CC BY 4.0)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, Department of Housing, January 2024, Tables 3.1-3.7
- Prices: CSO Residential Property Price Index, tables HPM08 and HPA05 (CC BY 4.0) (12 months to September 2026)
- Eircode area matching: Property Price Register (Property Services Regulatory Authority, re-used under its terms)
- Build and development costs: Insights into Total Development Costs 2025 (Department of Housing) (Q1 2025 costs)
- Radon: EPA high radon areas (CC BY 4.0)
- Groundwater vulnerability and landslide susceptibility: Geological Survey Ireland (CC BY 4.0)
- Licensed facilities, quarries and closed landfills: EPA (CC BY 4.0) (checked 2026-11-25)
- Roads, schools and stations: OpenStreetMap contributors (ODbL) (retrieved 2026-11-21)

Report SR-20261125-MHLA00330065, version 1. Not yet checked. Prepared by Siteline (hello@sitelineplanning.ie). Siteline is a business name of Nathan Brosnan, sole trader, Cork.

This report compiles public information about the site. It isn't planning, legal or valuation advice and doesn't predict a planning decision. Check anything you rely on with the council and your own professionals. Map data is indicative; boundaries come from published map layers, not a survey.