



The submissions on this file and the Inspector's report were considered at a Board meeting held on September 13th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

Reasons and Considerations

1. The development to be retained would, by reason of providing residential accommodation within the garage structure, contravene materially a condition attached to an existing permission for development namely, condition number 10 attached to the permission granted by Meath County Council on the 1st day of September 2003 under planning register reference number TA/30190.
2. The development does not comply with the provisions for family flats set out in Section 11.2.3 of the Meath County Development Plan 2013-2019, which require such flats to be an integral part of the main dwelling and not detached. The development would result in the creation of an additional detached residential unit on a restricted site in an unserviced rural area which is designated in the Meath County Development Plan 2013-2019 as being a rural area under strong urban influence. The development is out of character with the pattern of development in the vicinity, would set an undesirable precedent

for other similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied based on the information provided with the planning application and appeal that the development would not be prejudicial to public health given the lack of clarity regarding the design and capacity of the existing wastewater treatment system and associated percolation area and its potential to cater for the additional effluent arising from the change of use from a domestic garage to a residential unit. It is therefore considered that the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 13.09.16