



An
Bord
Pleanála

Board Direction
BD-007733-21
ABP-307263-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th November 2020 and following this a Section 137 Notice was issued to the applicant and to all parties. The responses received were circulated under Section 131 and following circulation of the responses to all parties under the Board met and considered the responses received and made a final decision on 23/03/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following

- Meath County Development Plan
- The nature scale and form of the proposed development
- The revised drawings and documentarian received including under S137
- The decision of the planning authority
- The submissions and observations received
- The inspector's report

The Board considered that the subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of adjoining properties and would be acceptable in term of pedestrian and traffic safety.

Furthermore, it would not injure the residential amenities of future occupants. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the single remaining recommended reason for refusal i.e. the issue relating to dual aspect deficiencies in the proposed development had been satisfactory addressed in the response to the Section 137

Conditions.

- 1 Plans and partics.
- 2 Materials and finishes.
- 3 IW Condition
- 4 CMP
- 5 DMURs Covid condition
- 6 Landscaping condition
- 7 S48 Unspecified

Board Member

Date: 23/03/2021

Paul Hyde