



An
Bord
Pleanála

Board Direction
BD-011668-23
ABP-311339-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Appropriate Assessment Screening.

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Reasons and Considerations

Having regard to the existing cluster of building on the site and its relationship with surrounding buildings and the overall landscape, and notwithstanding its location within a rural area, it is considered that subject to the conditions set out below the restoration of farm buildings to residential use would be in accordance with the policies of the Meath County Development Plan and the Sustainable Rural Housing

3. A schedule of all materials to be used in the external treatment of the development to include proposed brick, roofing materials, windows, doors and gates shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

4. A full architectural survey of the structures proposed for demolition shall be carried out and shall be submitted to the planning authority prior to commencement of development. Archive standard drawings and a photographic survey shall be prepared in accordance with the requirements of the planning authority.

Reason: In order to facilitate the conservation, preservation and/or recording of the architectural heritage of the site.

5. The management and maintenance of the proposed development, following completion, shall be the responsibility of a legally constituted management company, which shall be established by the developer. A management scheme, providing adequate measures for the future maintenance of the development; including the external fabric of the buildings, internal common areas, landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services, shall be submitted to and agreed in writing with the planning authority, before the proposed units are made available for occupation.

Reason: To provide for the future maintenance of this private development in the interest of visual amenity.

Reason: In the interest of public health.

Note: In not agreeing with the Inspector's recommended condition regarding the window proportion in the front elevation, it was considered that, the vernacular architectural expression of the historic structure is sufficiently robust to absorb the proposed window openings as shown in the original application submission, they would appropriately read as modern interventions. The proposed design which involves maintaining a similar width dimension to that of the existing openings at first and second floors, and their proposed locations within the façade would add further interest to the existing pattern of openings.

Furthermore, it was considered that the reduction of the proposed window sizes to reflect the proportional ratio of the existing window openings would negatively impact the amenity of future occupants by reducing the level of light to the interior of the proposed apartments.

Board Member


Michelle Fagan

Date: 30/01/2023