



**An
Bord
Pleanála**

**Board Direction
BD-013939-23
ABP-314106-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

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.

Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan, 2021-2027, the nature of the development to be retained and the pattern of development in the surrounds, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity, is acceptable having regard to the character of the site and surrounds and would constitute an acceptable form of development at this location. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

The development to be retained shall comply with the plans and particulars lodged with the application submitted, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such

details in writing with the planning authority prior to commencement of development and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

The use of the outbuilding shall be restricted to recreational use directly associated with the existing house on the site, shall not be used for human habitation and the structure shall not be subdivided from the existing house, either by way of sale or letting or otherwise. The structure shall not be used for the carrying out of any trade or business.

Reason: In the interest of the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 29/09/2023