

An
Bord
Pleanála

Board Direction
BD-015048-24
ABP-315190-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/01/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

- The proposed change of stone effect cladding to painted render on the north facing facade shall apply to the ground floor level façade only. A natural stone cladding shall be installed at first and second floor level. Details of same shall be submitted to the Planning Authority for a written agreement.

Reason: In the interest of visual amenity and conservation within an architectural conservation area.

Retain Condition No. 8 in its entirety.

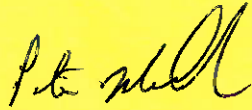
Reasons and Considerations

Having regard to the nature and scale of the proposed development, the B1 (Commercial Town or Village Centre) zoning for the site, the location of the site within the Trim Town Centre and Historic Core Architectural Conservation Area, the provisions of the Meath County Development Plan, 2021-2027 and subject to compliance with conditions, it is considered that, the proposed amendments would be

sympathetic to the architectural character of the site and surrounds, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

It is further considered that although the applicant has referred to a previous condition included by the Board, the applicant has not put forward a strong rationale or justification as to why a cash deposit should not be provided in this instance. Condition number 8 should, therefore, be retained in full.

Board Member:



Peter Mullan

Date: 15/01/2024