



An
Bord
Pleanála

Board Direction
BD-015599-24
ABP-315943-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2024.

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

Reasons and Considerations

1. Notwithstanding the stated need for a family flat to support the occupants of the main house and the proposal to construct a glass link between the family flat and the main house, the Board, in having regard to the provisions of DM POL 15 and DM OBJ 49 of the Meath County Development Plan 2021-2027 as they pertain to family flats, considered that the family flat by virtue of its size and layout was more akin to a separate dwelling to be occupied by a separate family unit. In coming to this conclusion, the Board considered the compliance criteria set out in DM OBJ 49 and was not satisfied that the proposed development would form an integral part of the structure of the main house or that the layout and design of the family flat, which immediately abuts a large manufacturing shed, would enable the flat to easily fully revert to being part of the original house when no longer occupied by the family members. The Board considered that the proposed development would be contrary to the provisions of the Meath County Development Plan 2021-2027 and would, therefore, not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the siting of the proposed development immediately abutting a large manufacturing shed, the Board was not satisfied that the development would provide a satisfactory standard of residential amenity for occupants by reason of noise arising from manufacturing works. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the lack of clarity in relation to the planning history of the site and to the quantum and configuration of existing residential and commercial structures and uses on the overall site, the Board was not satisfied that the development for which retention is sought, and the proposed development would not further contribute to the haphazard overdevelopment of the site.

NOTE: The Board was not satisfied, based on the information submitted at application and appeal stages, that the development could be satisfactorily serviced by the proposed treatment plant and percolation area, noting, inter alia, that the said treatment plant and percolation area is to be located in an area that is currently occupied by an industrial/commercial use, substantially hard-surfaced and traversed by machinery and vehicles. However, given the substantive reasons for refusal the Board decided not to pursue this matter in this instance.

Board Member



Tom Rabbette

Date: 28/02/2024