

An
Coimisiún
Pleanála

Direction
CD-022004-26
ABP-319247-24

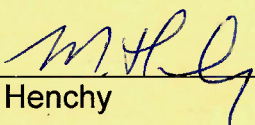
The submissions on this file and the Inspector's report were considered at a meeting held on 11/03/2026.

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

Planning

Commissioner:

Date: 11/03/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located on lands zoned H1 High Amenity in the Meath County Development Plan 2021-2027, the objective of which is, "To protect and improve areas of high amenity" under which zoning residential use is neither permissible nor open for consideration, and sensitive re-use of existing buildings is open for consideration. Having regard to the nature and scale of the proposed development, which comprises substantial removal of the existing built fabric of the existing building on site to facilitate a proposed residential use in the modified structure, the proposed development would not come within the meaning of sensitive re-use of existing buildings. Furthermore, the nature of the proposed use is itself neither a permitted use or an open for

consideration use within this zoning category, the proposed use does not enhance, complement nor is it ancillary to the zoning objective therefore the proposed use both by itself and by the precedent it would set would detract from the visual amenity of this area. Accordingly, the proposed development would materially contravene the H1 High Amenity land use zoning of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

Note: The Commission noted the second reason for refusal recommended by the Inspector. If it was not for the substantive reason for refusal the Commission may have required, the applicant to submit a site-specific flood risk assessment to enable this matter to be considered further.