

An
Bord
Pleanála

Board Direction
BD-019153-25
ABP-319469-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2025.

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 nature and scale of the development, the planning history of the site, the location of the proposed development and the objectives of the current Meath County Development Plan in relation to this area it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would accord substantially with the criteria for 'family flat development' under Objective DM OBJ 49 of the Meath County Development Plan 2021-2027, would not seriously injure the amenities of the area, or of property in the vicinity, would not constitute a traffic hazard and would provide an acceptable standard of amenity for future residents. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 26th of January 2024 and the 20th of February 2024, 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

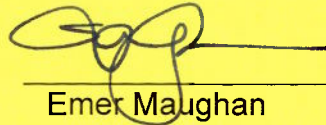
2. The development hereby permitted shall be restricted to that as described in the public notices.

Reason: In the interest of clarity.

3. The converted outbuilding shall be used as an independent family unit for a family member. It shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as an ancillary building serving the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.

Reason: In the interest of residential amenity and to control the density of residential units

Board Member


Emer Maughan

Date: 11/03/2025