



An
Bord
Pleanála

Board Direction
BD-018585-25
ABP-320043-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2025.

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 'RA' rural area zoning which applies to the site under the Meath County Development Plan 2021 – 2027 (as varied), under which the development of agri-tourism, glamping and education is stated to be generally acceptable in principle, subject to the conditions set out below the proposed development would not seriously injure the rural character, environment and visual amenities of the area, by reasons of use, design, height and form, would not seriously injure the amenities of the adjoining residential property in the vicinity by reason of overlooking or disturbance, and would be acceptable in terms of traffic movements and pedestrian safety. 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 additional information submitted on 16th May 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 proposed multi use building hereby permitted shall be used as educational space for the visitors on site for the glamping pods/tents only and shall be maintained as a single planning unit and not give rise to any subdivision or individual sale of units unless otherwise authorised by a separate grant of permission. For the avoidance of doubt this permission does not include uses as permanent residential accommodation.

Reason: In the interests of residential amenity.

3. The proposed 8 glamping pods/tents hereby permitted shall be used as self-catering accommodation (maximum holiday stay period of 1 month), or as Class 6, and for no other class within Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended and shall be maintained as a single planning unit and not give rise to any subdivision or individual sale of units unless otherwise authorised by a separate grant of permission. For the avoidance of doubt this permission does not include uses as permanent residential accommodation.

Reason: In the interests of residential amenity.

4. No amplified music or other specific entertainment noise emissions shall be permitted within the glamping site to the rear of the overall site.

Reason: To protect the residential amenities of property in the vicinity.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of properties in the vicinity.

7. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

8. (a) The Domestic Waste Water Treatment System (DWWTS) hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 01 March 2024 and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.
(b) Treated effluent from the DWWTS shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment

Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the DWWTS and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

(d) The developer shall provide and arrange for the continuous and indefinite maintenance of the entire DWWTS installed, which shall be maintained in accordance with the manufacturer's instructions and in line with Table 12.1 of the EPA Code of Practice (2021).

Reason: In the interest of public health and to prevent water pollution

9. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

10. The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

11. The developer shall pay to the planning authority a financial contribution of in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development

Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member


Marie O'Connor

Date: 07/01/2025