

An  
Bord  
Pleanála

## Board Direction ABP-321043-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2025.

The Board decided, as set out in the following Order, that

**WHEREAS** a question has arisen as to whether the alteration of column at front/side windows from steel to concrete blockwork on four holiday pods at Shanks Mare, Collegelands and Arodstown, Summerhill, County Meath is or is not development or is or is not exempted development:

**AND WHEREAS** the said question was referred to An Bord Pleanála by Meath County Council, on the 10<sup>th</sup> day of October 2024:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3 of the Planning and Development Act, 2000,
- (c) Section 4 of the Planning and Development Act, 2000, as amended,
- (d) articles 6 and 9 of the Planning and Development Regulations, 2001, as amended,
- (e) Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended:
- (f) the planning history of the site,

(g) the pattern of development in the area:


**AND WHEREAS** An Bord Pleanála has concluded that:

- (a) alterations of columns at front/side windows side windows to concrete blockwork is development;
- (b) the construction of the concrete columns form part of an overall development which was authorised by and the subject of a grant of planning permission under P.A. Ref. No. 22/629 subject to conditions and the documentation submitted with the application and the conditions attached to the permission do not preclude the construction of the said concrete columns.
- (c) Notwithstanding the conclusion as set out in (b) the concrete blockwork on four holiday pods is exempted development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act as amended, and

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that, at Shanks Mare, Collegelands and Arodstown, Summerhill, County Meath, the

(i) alteration of column from steel to concrete blockwork at front/side windows on four holiday pods is development and is exempted development.

**Board Member:**

  
Marie O'Connor

**Date:** 13/02/2025