



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020562-25**  
**ABP-322615-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 29/08/2025.

The Commission decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Attach condition numbers 22, 23 and 24

Amend condition number 25 to read as follows

**Condition 25**

The developer shall lodge with the Planning Authority a cash deposit of €9,400.00 as a security for the satisfactory completion and maintenance until taken in charge by the Council of surface water drains required with the development. In the event of the non-completion or maintenance of these services the Planning Authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

**Reason:** To ensure that the development is carried out and completed to an acceptable construction standard.

**Planning**

**Commissioner:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 29/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having considered all of the documentation on file, including the documentation submitted with the appeal including confirmation of payment of contributions for a development granted permission under Meath County Council Planning Permission reference number SA20192 and SA40482, the Commission was not satisfied that it has been demonstrated through documentary evidence that development contributions have been previously paid in respect of permitted office development on the current appeal site. Accordingly, the Commission concluded that the Planning Authority correctly applied the terms of the Meath County Council Development Contribution Scheme 2024 – 2029 by including conditions no. 22, 23 and 24 for the provision of social infrastructure/ amenity provision, road/ transport works and surface water drainage infrastructure. Specifically, the Commission concluded that Section 7.2 of the Contribution scheme that allows for exemptions from contributions where 'changes of use' from existing permitted residential or non-residential use occurs and where contributions have been paid in full for the existing use.

The Commission agreed with the inspector's assessment, conclusion and recommendation on the application of Condition 25 with an amended amount to include a bond in respect of surface water.

In disagreeing with the inspector's recommendation to remove conditions 22, 23 and 24, while the appellant furnished documentary evidence of previous contributions paid under Planning Permission reference number SA20192 and SA40482, on a review of the this referenced planning history, the Commission noted that these permissions relate to development on lands to the west of the current appeal site

and therefore do not demonstrate that the development contributions in respect of previously permitted office development on the current appeal site have been paid.