

An  
Coimisiún  
Pleanála

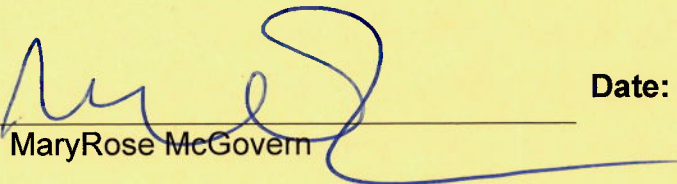
**Direction**  
**CD-021278-25**  
**ACP-323181-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 14/11/2025.

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

**Planning**

**Commissioner:**

  
Mary Rose McGovern

**Date:** 14/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the zoning of the site, 'A1 – Existing Residential' with the objective to 'To protect and enhance the amenity and character of existing residential communities', to the planning policies, objectives and development standards of the Meath County Development Plan 2021-2027, and to the nature, scale and design of the proposed development relative to the existing pattern and character of development in the neighbouring Milltown Estate and wider area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, and would not seriously impact the residential amenity of the area. The additional traffic associated with the proposal would not give rise to a traffic hazard or negatively impact on the mobility or

safety of pedestrians. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received by the planning authority on the 11<sup>th</sup> day of June 2025, 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of the visual amenities of the area.</p>
3.	<p>Prior to the commencement of development, the applicant shall submit a landscape plan carried out by a suitably qualified person, for the written agreement of the planning authority. This landscape plan shall provide details of all proposed site boundaries and shall include details on the nature and extent of the existing and proposed party boundary shared with the existing property to the south.</p> <p><b>Reason:</b> To protect the amenities of the area.</p>
4.	<p>Prior to commencement of development, the detail and layout of the junction between the new driveway and the existing public realm in the Milltown Estate shall be agreed in writing with the planning authority. The details to be agreed shall include elevational details of the proposed boundary and vehicular entrance to the north of the site, to include consideration of the</p>



	<p>impact on the existing public lighting pole, which shall be relocated at the applicant's cost, to a new location to be agreed with the planning authority.</p> <p><b>Reason:</b> To protect the amenities of the area.</p>
5.	<p>Prior to the commencement of development, the applicant shall apply to the local authority for a road opening license in respect of the works proposed to the public carriageway in the Milltown Estate.</p> <p><b>Reason:</b> In the interests of the proper planning and sustainable development of the area.</p>
6.	<p>Prior to the commencement of development, the applicant shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.</p> <p><b>Reason:</b> In the interest of public health and to ensure adequate water and wastewater facilities.</p>
7.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p><b>Reason:</b> To prevent flooding and in the interests of sustainable drainage.</p>
8.	<p>Prior to commencement of works, the applicant 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 noise and dust management measures, construction traffic management and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interest of public safety and amenity.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 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.</p> <p><b>Reason:</b> To safeguard the amenity of property in the vicinity.</p>

10.	<p>All service cables associated with the proposed development (such as electrical, public lighting, telecommunications and communal television) shall be located underground.</p> <p><b>Reason:</b> In the interests of visual amenity and orderly development.</p>
11.	<p>The developer shall pay to the planning authority a financial contribution 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> 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.</p>