



An
Coimisiún
Pleanála

Direction
CD-021449-25
ACP-323362-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/12/2025.

The Commission decided, by a majority 2:1 vote, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 02/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the heritage of Freffans House, and to the information submitted with the application and appeal, it is considered that the applicant has not clearly demonstrated that the demolition of Freffans House as proposed would comply with the provisions of the Meath County Development Plan 2021-2027, including Policy HER POL 21, which seeks to encourage the retention and sustainable re-use of historic buildings; Policy RD POL 32, which seeks to oppose the demolition and replacement of traditional rural houses in order to preserve the rural built heritage; and the 'RA – Rural Area' land use zoning objective for the area which seeks "To protect and promote in a balanced way, the development of agriculture, forestry and

sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage". It is considered that the applicant has not satisfactorily demonstrated that the proposed development accords with these provisions of the development plan, in particular in relation to the demolition of Freffans House. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.