

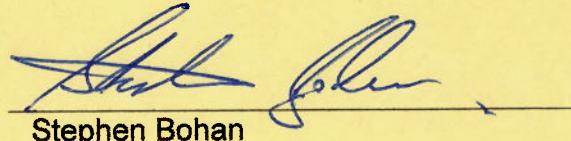
An
Coimisiún
Pleanála

Direction
CD-021566-25
ACP-323647-25

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

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:**



Date: 15/12/2025

Stephen Bohan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the current Meath County Development Plan 2021-2027 in particular Objective DM OBJ 50, to the nature and scale of the proposed development, which comprises of two single storey extensions to an existing residential dwelling, incorporating the existing domestic garage, the reconfiguration of internal floor space resulting in one less bedroom, and the proposed surface water management arrangements outlined, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with the, would not impact on the residential amenity of

adjoining properties and would not create an adverse flood risk. 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 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. Arrangements for surface water drainage shall be carried out to BRE Digest 365 or in accordance with the details submitted in the Traynor Environmental Limited Report, dated the 9th day of October 2025, and on revised Site Layout Plan reference number 25-08, P02 Revision A.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and shall not be subdivided. The extension shall not be used, sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of residential amenity and to ensure that the development remains as a single dwelling unit in accordance with the proper planning and sustainable development of the area.

4. 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.

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.