



An
Coimisiún
Pleanála

Commission Direction
CD-000174
PL-500087-MH

The submissions on this file and the Inspector's report were considered at a meeting held on 26 February 2026.

The Commission decided, in a 2:1 majority decision to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Emer Maughan

Date:

26th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the zoning objective A1 Existing Residential, the provisions of the Meath County Development Plan 2021-2027 including inter alia Section 11.5.19 (Infill Development) 11.5.21 (Corner / Side Garden Sites) and DM OBJ 42 (Infill Development), relevant National Guidelines, the location of the site in an established residential area and to the nature, form, scale and density of

the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential, visual or environmental amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission had regard to the totality of documentation on file, including the submissions from all parties. The Commission noted that the Inspector considered the proposed development to be acceptable in principle, that it would not be visually intrusive, that it would be in keeping with the character of the area and that there would be no undue effects on the residential amenity of any neighbouring property by reason of overlooking, overbearance or overshadowing. In relation to the one specific issue raised in the Inspector's recommended refusal reason, that being the potential of the proposed development to impact on the integrity or operation of existing foul sewers serving adjacent properties in this location, the Commission was satisfied that, subject to conditions outlined below, that the location, protection and if necessary diversion of existing pipes can be agreed and implemented to avoid any physical impact by the proposed development on the integrity or operation of the existing sewerage system.

Furthermore, the Commission was not satisfied on the basis of the information submitted with the application and appeal that the proposed upgrade of the existing access to a dual entrance to accommodate two additional car parking spaces would not present a traffic hazard, given the narrowness of the existing entrance, restricted area, site levels and proximity to the adjacent T junction. The Commission determined that the provision under 11.5.21 of the development

plan or a relaxation of car parking standards should therefore be enacted in this instance and that off street carparking spaces should not be provided for the proposed development.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 29th day of August 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. **Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:

(a) The 2 no car parking spaces shown on 125-A13-SP01 shall be omitted.

Revised drawings showing compliance with this requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity and traffic safety

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The brick colour to be used shall be the same as that used in the adjoining residential area

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development..

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

6. (a) Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

(b) Prior to the commencement of development, the developer shall liaise with Uisce Eireann and submit to the planning authority a Detailed Design Stage Foul Water Audit.

(c) Certification confirming that the foul water drains have been installed, are working satisfactorily and that there have been no misconnections or damage to the foul water drainage infrastructure shall be submitted for the written approval of the planning authority within three months of the date of completion of the development.

Reason: In the interest of public health.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than 1:500 showing –

(i) Existing trees and shrubs specifying which are proposed for retention as features of the site landscaping

(ii) The measures to be put in place for the protection of these landscape features during the construction period

(iii) The species, variety, number, size and locations of all proposed trees and shrubs

(b) An accurate tree survey of the site, which shall be carried out by an arborist or landscape architect, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The survey shall show the location of each tree on the site, together with the species, height, girth, crown spread and condition of each tree, distinguishing between those which it is proposed to be felled and those which it is proposed to be retained. Measures for the protection of those trees which it is proposed to be retained shall be submitted to, and agreed in writing with, the planning authority before any trees are felled. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

8. Prior to commencement of works, the developer 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 hours of working, noise and dust

management measures and off-site disposal of construction/ demolition waste.

Reason: In the interest of public safety and amenity.

9. 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. **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.