

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 25/60697

Appeal by Patrick Dowdall against the decision made on the 3rd day of October, 2025 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Planning permission for (a) retention of alterations to garage, previously granted under planning register reference number: 2460107 and (b) installation of external timber cladding to elevations of existing garage and all ancillary site and other works at Mabestown, The Ward, County Meath.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

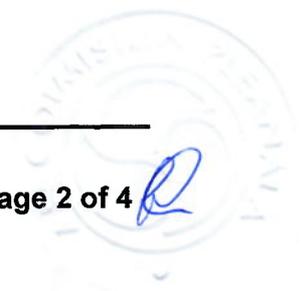
Reasons and Considerations

Having regard to the recent planning history of the subject site, specifically planning register reference number 24/60107, the provisions of the Meath County Development Plan 2021-2027, as it relates to RA Rural Area zoning, the design, layout, scale and intended use of the development proposed to be retained and the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the visual and residential amenities of the area and would not be prejudicial to public health. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars submitted with the application, as amended by the further plans and particulars received by the planning authority on the 8th day of September 2025, except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.



2. (a) The works proposed to be carried out, as shown on the plans and particulars, lodged with the application, shall be implemented within four months of the final grant of planning permission.
- (b) The proposed landscape planting shown directly south of the existing garage structure on drawing titled To Be Retained Site Layout Plan (drawing number A.03.01.5, dated 4th day of July, 2025) and received as further information by the planning authority on the 8th day of September 2025, shall not be implemented and a revised landscaping plan shall be agree with the planning authority within four months of the final grant of planning permission.

Reason: In the interests of clarity and orderly development.

3. The garage shall be used solely for a purpose that is incidental to the enjoyment of the dwelling on site and shall not be used as a self-contained dwelling unit, or for any business, trade, commercial activity or other non-domestic use.

Reason: To regulate the use of the building and to protect residential amenities in the interest of the proper planning and sustainable development of the area.

4. For the avoidance of doubt, no amendments to the existing vehicular entrance or the creation of any additional entrance to the subject site are permitted pursuant to this grant of planning permission.

Reason: In the interest of clarity.

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

Reason: In the interests of public health and surface water management.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 11th day of February 2026.