



An
Coimisiún
Pleanála

Commission Direction
CD-000462
PL-500559-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 April 2026.

The Commission decided to remove condition number 2 , for the following reasons and considerations.

Planning Commissioner:

Mary Henchy

Date:

24th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

~~Having regard to the juxtaposition~~

The Commission considered the design of the proposed semi independent living unit mitigated against the possibility of it being subdivided from the main house. In particular the relationship between the proposed fenestration (to the kitchen, living/ dining area), and the rear of the existing dwelling. In addition having regard

to the specifics of this case, the Commission considered; that the proposed entrance to the front of the property, noting its design, setback and connectivity to the main property could be used as a secondary entrance to serve the main house and, that to amend the layout to provide a side access would detract from the residential amenity of the proposed accommodation.

The Commission noted objective DM OBJ49 of the Meath County Development Plan, which requires that a family flat shall not have a separate access provided to the front elevation of the dwelling, and that the proposed development contravened this objective but, having regard to the specifics of this case and for the reasons set out in the paragraph above, the Commission considered it appropriate to contravene the Plan.

In deciding not to accept the Inspectors recommendation, the Commission considered the redesign of the layout was not warranted as the design and layout of the proposed semi independent unit in itself mitigated against it being used as a fully independent property.