

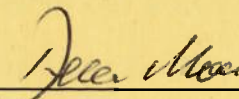
An
Coimisiún
Pleanála

Commission Direction
CD-000808
PL-500688-MH-26

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

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date:

30th day of June 2026

DRAFT WORDING FOR ORDER

Having regard to the nature, scale, and extent of the proposed development comprised of alterations, demolitions, and additions to The Maple Clinic; to the nature of the site and surrounding area; and to the intensification of use proposed, it is considered that the proposed development contravenes Section 11.14.2 of the Meath County Development Plan 2021-2027, including the 'A1 – Existing Residential' land use zoning objective for the area, and would not therefore accord with the proper planning and sustainable development of the area.

The site is zoned 'A1 Existing Residential' in the Meath County Development Plan 2021-2027 (Meath CDP) for which the land use zoning objective is: "*To protect and enhance the amenity and character of existing residential communities*".

Within this zone 'Healthcare Practitioner' is included as 'Open for Consideration Uses', but Section 11.14.6 'Land Use Zoning Categories' (Meath CDP) states that: "*A Healthcare Practitioner is a practice operated by the owner/occupier of a dwelling and which is ancillary to the primary use of the dwelling as a normal place of residence*". Given the nature of the development proposed, the Commission is satisfied that the proposed development is not a 'Healthcare Practitioner' use as defined in the Development Plan.

The Commission notes that medical clinic and health centre are not permissible or open for consideration uses in the subject A1 zoning, but Section 11.14.2 of the Meath CDP 'Permissible and Non-Permissible Uses' states that "*Any use not listed in the permissible or open for consideration categories is deemed not to be acceptable in principle. Such uses will be considered on their individual merits and will only be permitted if they enhance, complement, are ancillary to, or neutral to the zoning objective*". It also states that: "*There are instances across the County of established uses that do not conform to the zoning objective for the particular location. Any proposals for the expansion, improvement, or alteration of such uses will be considered on their individual merits*".

Given the proposed significant increases in floor space and patient population (and therefore patient attendances on site), the reduction in car parking spaces on site while both staff and patient numbers are proposed to increase, the intensification of vehicular, cyclist and pedestrian traffic reasonably anticipated into and out of the site, the hours of operation into the late evening (albeit in the absence of patients), the proximity of the proposed two storey flat roofed

centre to the northern boundary leading to overbearance (bulk and mass), and also to the level of overshadowing and negative impact on daylight/sunlight on the adjoining property to the north; the Commission determined that the proposed development does not enhance or complement the zoning objective, is not ancillary to the objective and (as described above) it is not neutral to the zoning objective "*To protect and enhance the amenity and character of existing residential communities*", it would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had specific regard to Section 11.14.2 of the Meath CDP and the negative impacts that the proposed development would have on the existing residential community, contrary to the zoning objective, as described in the Reasons and Considerations (above).