

The submissions on this file and the Inspector's report were considered at a meeting held on 02 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript below:

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out below.

3. (a) The lands encompassed by the application site as outlined in red on the plans and particulars received by the planning authority shall be held in single ownership and the proposed 11 bed ancillary accommodation building shall be used in association with the main guesthouse and shall not be, sold, let or otherwise transferred or conveyed, save as part of the main guesthouse.

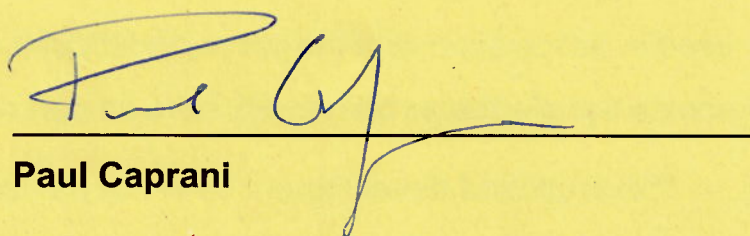
(b) The proposed development shall not be used as a permanent place of residence by any person.

Reason: To regulate the use of the development and in the interest of orderly development.

Reasons and Considerations

Having regard to the residential land use zoning of the site in the Meath County Development Plan 2021-2027, the location of the existing dwelling on the site of an existing permitted bed and breakfast, the nature of the proposal to change the use of the existing dwelling to use as accommodation which is ancillary to the permitted bed and breakfast, and to the small scale of the proposal, it is considered that there is no need to clarify by condition that the development is to be used only for guesthouse accommodation or class 6 use (under the Planning and Development Regulations 2001 as amended). However, it is considered necessary to amend the condition to require that the overall site is kept in single ownership and control and to require that the accommodation is not used on a permanent long term basis as a residence, in the interests of orderly development and to regulate the use of the development.

Planning Commissioner:



Paul Caprani

Date:

2nd day of July 2026