



An
Coimisiún
Pleanála

Commission Direction
CD-000867
PL-501026-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 July 2026.

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

Planning Commissioner:

Patricia Calleary.

Patricia Calleary

Date:

10th day of July 2026

DRAFT WORDING FOR ORDER

The Commission had regard to the provisions of the Meath County Development Plan 2021 -2027, including RD POL 31 which allows the development of a replacement house in limited cases. The Commission considered the planning history of the site which includes an extant permission for a two-storey replacement dwelling under Meath Planning Register Reference Number 2460069 (with a similar house design) capable of being implemented and An Coimisiún Pleanála Reference ABP-321846-25 (with the same house design as that

currently before the Commission) which was a refusal of permission on a very specific issue that centred on the proposal to retain the existing cottage on site for agricultural use and which was deemed by the Commission in its deliberations not to qualify for a replacement house accordingly.

In arriving at its decision on the current proposal, the Commission considered that the proposed development involving a replacement house whereby the cottage and outbuilding would be demolished, addresses the issue raised in the ABP321846 refusal and thereby the Commission considered it is reasonable to grant permission for the replacement dwelling.

Furthermore, the Commission was satisfied that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and visual amenity. 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, the Commission considered that the proposed development involving a replacement house whereby the cottage and outbuilding would be demolished, overcomes the refusal reason in the ABP321846 refusal and thereby the Commission considered it is reasonable to grant permission for the replacement dwelling for this reason and having regard to Policy RDPOL31 of the Meath County Development Plan 2021-2027.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Details of the materials, colours and textures of all external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of orderly development and the visual amenities of the area.

3. Insert Model Condition for WWTP

4. The existing shed shall not be used for habitable or commercial purposes or any other purpose other than those uses incidental to the enjoyment of the dwelling house.

Reason: In the interest of adjoining residential amenities.

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

Reason: In the interest of public health.

- 6.
- (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the vehicular access and visibility splays.
 - (b) insert model condition requiring the submission of a landscape plan and implementation of same.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

8. Insert condition requiring the recording of the existing cottage and outbuildings.

Reason: In the interests of architectural heritage

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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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.