



An
Coimisiún
Pleanála

Commission Direction
CD-001083
PL-501180-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 August 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

Planning Commissioner:



Liam McGree

Date:

18th day of August 2026

Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan 2021-2027 (as varied), the Planning System and Flood Risk Management, including the associated Technical Appendices (2009) and the nature, scale and design of the proposed development, it is considered that the proposed

development would be acceptable within the context of the site and that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, the visual amenities of the area or give rise to an increased risk of flooding on the site or other properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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. The proposed development shall be amended by reducing the height of the proposed garage to no more than 5.279 metres, so as not to exceed the ridge height of the dwelling house on the subject site. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential and visual amenity.

3. All external finishes (including roof tiles/slates, render finish and windows) shall be as proposed in the drawings submitted to the planning authority, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity.

4. The garage shall be used for purposes ancillary to the enjoyment of the dwelling and shall not be used for habitation or for commercial purposes.

Reason: In the interest of clarity and to regulate the use of the site.

5. All external finishes (including roof tiles/slates, render finish and windows) shall be as proposed in the drawings submitted to the planning authority, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the

commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

7. The applicant shall comply with the following in relation to Flooding requirements:

- a) All electrical items in the proposed extension, including sockets shall be sited at least one metre above finished Floor levels so as to be above possible Flood levels.
- b) All foul manhole lids/access junction lids to be sealed so flood water cannot enter the system.
- c) The development shall incorporate a flood resilient design for construction, details of which shall be submitted to the written agreement of the planning authority.

Reason: To mitigate potential flood risk.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interests of residential amenity.