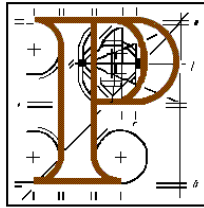


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: LB/150747

An Bord Pleanála Reference Number: PL 17.245579

APPEAL by John, Grainne and Hilda Lynch of Ministown, Laytown, County Meath against the decision made on the 7th day of September, 2015 by Meath County Council to grant subject to conditions a permission to Amanda Manning care of Shay Scanlon Architects of Kilmore, Kilcock, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of the replacement single storey detached dwellinghouse which replaced the existing original single storey detached cottage/dwelling along with retention of all associated ancillary works, services, service connections, landscaping and site development works at Ministown, Laytown, County Meath.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Meath County Development Plan 2013-2019, the planning history of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS:

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water arising from the site shall be collected separately from the wastewater and disposed of on site. It shall not be discharged to the wastewater treatment system or percolation area. Surface water from the site shall be prevented from running onto the surface of the public road by provision of a safety kerb or a concrete grid with a sump drained to the local drain or soakaway.

Reason: In the interests of public and environmental health, traffic and pedestrian safety, flooding prevention and the prevention of damage to the public road.

3. 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 within three months of the date of this order 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.