

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: AA150717**

An Bord Pleanála Reference Number: PL 17.245696

**APPEAL** by Matthew Conroy and Liam Conroy of 53 Deerpark, Ashbourne, County Meath and by Valerie Tannan and others care of 62 Deerpark, Ashbourne, County Meath and by BCKS Limited care of JFOC Design and Planning Consultants of 11a Greenmount House, Harold's Cross, Dublin against the decision made on the 12<sup>th</sup> day of October, 2015 by Meath County Council to grant subject to conditions a permission to the said BCKS Limited in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of house type to 20 number two-storey four bedroom, detached dwellinghouses approved under planning register reference number DA/801247, An Bord Pleanála reference number PL 17.230636 and extended under planning register reference number DA/130772 and all ancillary and associated site works. Revised house types consist of: eight number house type A, two storey, four bedroom detached, 160 square metres; two number house type A1, two storey, four bedroom detached; 163.6 square metres, four number house type B; two storey four bedroom detached, 153.3 square metres; and six number house type C, two storey, four bedroom detached 180.7 square metres; all at Unicorn Lodge, Milltown, Dublin Road, Ashbourne, County Meath.

## **DECISION**

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board 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 ATTACH condition number 3 and the reason therefor.

## **REASONS AND CONSIDERATIONS**

Having regard to the peripheral nature of some of the open spaces proposed to fulfil the requirement for open space, as set out in both in the application and the further revised plan lodged with the appeal, it is considered that they would not contribute in a satisfactory manner to residential amenity and that the attachment of condition number 3 was necessary in order to ensure a satisfactory level of residential amenity in the proposed estate.

In deciding not to accept the Inspector's recommendation to omit condition 3 the Board had regard to the peripheral nature of some of the open spaces proposed and considered that they would not provide a satisfactory level of residential amenity.

## **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.

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

**Dated this      day of                      2016.**