

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Meath County

Planning Register Reference Number: RA/160474

An Bord Pleanála Reference Number: PL 17.247573

APPEAL by Garrett Conway care of planning-appeals.ie of Tirnaneil, Monaghan, County Monaghan against the decision made on the 21st day of October, 2016 by Meath County Council to grant subject to conditions a permission to Martin Daly care of Patrick Harrington Architects of Argus House, Malpas Street, Blackpitts, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The construction of a two-storey extension (153 square metres) to the front, side and rear of the existing single storey dwelling, modification of existing dwelling and demolition of existing shed to facilitate new extension, construction of a detached garage (45 square metres) to rear of existing dwelling, two-metre setback from roadway, widening of existing vehicular access and all associated site and development works. All at "Cois Dara", Killeen Road, Dunsany, 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, to the nature and scale of the proposed extension to an existing house and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not be prejudicial to public health and 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, as amended by the further plans and particulars submitted on the 7th day of September, 2016, 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. Water supply and drainage arrangements, including the attenuation and 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.

3. The external finishes of the proposed extension and the host dwelling, including details of all colours, materials and textures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
 - (a) a plan to scale of not less than 1:500 showing the species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species, and
 - (b) a timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

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

Dated this day of 2017.