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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: RA/180861**

**Appeal** by PJ and Maura Cantwell care of Charles Hulgraine Architects of 6 Orchard Avenue, Clonsilla, Dublin against the decision made on the 24<sup>th</sup> day of September, 2018 by Meath County Council to grant subject to conditions a permission to Gerardo Kelly care of Declan Clabby and Associates of Haggard Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of a single-storey detached building with mezzanine floor to rear of existing dwelling as garage, utility area and toilet at ground floor level, and domestic office/storage at mezzanine level for ancillary private use by main dwelling with all services connected to the existing dwelling together with all associated site works. The development also includes permission for the removal and replacement of two number windows on front elevation with garage door, all at Piercetown, Dunboyne, 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 pattern of development in the area, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would not give rise to a traffic hazard. 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 developer shall carry out the following requirements within three months of the date of this order:
  - (a) The stove and flue shall be decommissioned and permanently removed from the structure.
  - (b) The shower and all associated fittings including the shower tray and shower door shall be permanently removed.
  - (c) The internal wall shall be erected between the utility room and garage area as shown on Drawing number 18017- 05.
  - (d) The garage doors shall be fitted on the west elevation.
  - (e) The window at mezzanine level on the east elevation shall be removed permanently.

(f) Partition walls at mezzanine level shall be removed.

**Reason:** In the interests of proper planning and sustainable development, to safeguard the amenities of the area.

3. The mezzanine level shall be used for storage purposes associated with the main dwelling house only.

**Reason:** In the interest of proper planning and orderly development.

4. Water supply and 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 and to ensure a proper standard of development.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to use as a domestic garage ancillary to the main dwelling house (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

**Reason:** To protect the amenities of property in the vicinity

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**Paul Hyde**

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

**Dated this            day of            2018.**