



Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/201495

APPEAL by Yewu Wu care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 9th day of December, 2020 by Meath County Council to refuse permission.

Proposed Development: Change of use of existing first floor restaurant to one number two bedroom apartment using existing front entrance/stairs from Main Street with rear fire escape stairs. Alterations at first floor to allow for courtyard garden, replacement of existing windows front and rear and all associated site works to allow for change of use. Total floor area of works is 151.5 square metres, all at Unit 2, First Floor, Main Street, Dunboyne, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 design and layout of the proposed development, which is for the change of use of part of an existing restaurant unit to a two bedroom apartment unit, the Board considered that the proposed development would give rise to substandard residential amenities for future occupants, due to the relationship of the apartment unit with the restaurant, take-away and retail use also accommodated within the envelope of this building; the lack of adequate natural light and ventilation to the interior spaces of the proposed apartment unit; the lack of measures to mitigate and attenuate nuisances that would arise, particularly from the restaurant and take-away use through to the lack of adequate amenities including a qualitative private amenity space and access to off-street car parking, external waste storage and bicycle storage. The Board therefore considered that the proposed development would constitute a substandard form of development which would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde

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

Dated this 28th day of April 2021.