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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: KA/191351**

**Appeal** by Eoin and Olivia Sharkey of Maperath Farm, Maperath, Kells, County Meath against the decision made on the 10<sup>th</sup> day of December, 2020 by Meath County Council to grant subject to conditions a permission to David Cullis Hill care of Michael Hetheron Architectural and Engineering Services Limited of Cogan Street, Oldcastle, County Meath in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Construct first floor extension to existing single storey courtyard building section to the north east of main courtyard to incorporate games room at first floor level together with a study area and sanitary accommodation to ground floor level, (2) construct entrance piers and gates to the existing access driveway to the south of the site and (3) complete all ancillary site works and associated site structures at Maperath, Kells, County Meath, as amended by the further public notice received by the planning authority on the 17<sup>th</sup> day of November, 2020.

## **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, and to the nature and scale of the development proposed for retention and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed for retention and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The development shall be retained, 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 30<sup>th</sup> day of October, 2020, 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 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 use of the development shall be restricted to residential use directly associated with the use of the permitted self-catering accommodation unit within the courtyard.

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



4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.



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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *9<sup>th</sup>* day of *July* 2021

