

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: AA/201060

Appeal by Grainne O'Neill care of Frank Burke and Associates of Baldara, Trim Road, Navan, County Meath against the decision made on the 20th day of August, 2021 by Meath County Council to grant subject to conditions a permission to Ivan Reynolds care of McKenna and Associates of High Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Partial demolition, alterations, additions and change of use of the existing outbuildings to apartments, as well as the partial demolition, alterations, and additions to convert the existing farmhouse into a pair of semi-detached houses. The proposed development will consist of five number apartments comprising: one of one-bedroom apartment, two of two-bedroom apartments, two of three-bedroom apartments, and two semi-detached houses: one of one-bedroom house and one of two-bedroom house. Permission is also sought for fourteen number carparking spaces, bicycle storage and bin storage areas, wastewater disposal system and all associated site works, all at Gerrardstown, Garlow Cross, Navan, County Meath, as revised by the further public notices received by the planning authority on the 27th day of July, 2021, which included a reduction in the number of proposed

residential units from seven to five (one one-bedroom house, three two-bedroom houses and one three-bedroom house) and changes to the red-line boundary.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Appropriate Assessment Screening.

The Board completed an appropriate assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites taking into account the nature, scale and location of the proposed development, the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the sites' Conservation Objectives, and that a stage 2 appropriate assessment is not, therefore, required.



Reasons and Considerations

Having regard to the existing cluster of buildings on the site and its relationship with surrounding buildings and the overall landscape and, notwithstanding its location within a rural area, it is considered that, subject to compliance with the conditions set out below, the proposed development (restoration of farm buildings to residential use) would be in accordance with the policies of the Meath County Development Plan 2021-2027 and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in April 2005, would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 25th day of June, 2021, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
- (a) House number 2, as identified on the site layout plan received by the planning authority on the 25th day of June, 2021 shall be omitted.
 - (b) The front elevation shall be as per View A drawing number 20-097-PP-006 Rev A received by the planning authority on the 7th day of August, 2020.
 - (c) The rear elevation shall be as per View E drawing number 20-097-PP-006 Rev B received by the planning authority on the 25th day of June, 2021.
 - (d) UPVC shall not be used for windows or rainwater goods.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. A schedule of all materials to be used in the external treatment of the proposed development, to include proposed brick, roofing materials, windows, doors and gates, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

4. A full architectural survey of the structures proposed for demolition shall be carried out and shall be submitted to the planning authority prior to commencement of development. Archive standard drawings and a photographic survey shall be prepared in accordance with the requirements of the planning authority.

Reason: In order to facilitate the conservation, preservation and/or recording of the architectural heritage of the site.

5. The management and maintenance of the proposed development, following completion, shall be the responsibility of a legally constituted management company, which shall be established by the developer. A management scheme, providing adequate measures for the future maintenance of the development, including the external fabric of the buildings, internal common areas, landscaping, roads, paths, parking areas, lighting, waste storage facilities and sanitary services, shall be submitted to, and agreed in writing with, the planning authority prior to the proposed units being made available for occupation.

Reason: To provide for the future maintenance of this private development in the interest of visual amenity.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.


Reason: To ensure adequate servicing of the development, and to prevent pollution.

7. The water supply to serve the proposed dwellings shall have sufficient yield to serve the proposed development, and the water quality shall be suitable for human consumption. Details, demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate water is provided to serve the proposed dwellings, in the interest of public health.

8. A proprietary effluent treatment and disposal system shall be provided. This shall be designed, constructed and maintained in accordance with the requirements of the planning authority. Details of the system to be used, and arrangements in relation to the ongoing maintenance of the system, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Within three months of the first occupation of the dwellings, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner.

Reason: In the interest of public health.


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

Dated this 2nd day of February 2023.