

An
Bord
Pleanála

Board Order
ABP-313923-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/59

Appeal by Terence and Rita Malone of 1 Cooksland, Dunshaughlin, County Meath against the decision made on the 3rd day of June, 2022 by Meath County Council to grant subject to conditions a permission to John Bedford care of G Davenport Architecture and Design of Mooretown, Ratoath, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing detached garage and shed. A new two-storey extension to front, side and rear of existing single storey dwelling. Replacement of existing pitched roof with new raised pitched roof for new first floor bedroom to include front and rear dormer style windows. Amended door and window openings to existing dwelling and all associated site works, all at Dunlin, Drumree Road, Dunshaughlin, County Meath, as revised by the further public notices received by the planning authority on the 12th day of May, 2022.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, for demolition of structures on site to accommodate a part single, part two-storey extension to an existing house, together with the inclusion of front and rear dormer window and associated works, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable within the context of the site and the pattern of development in the vicinity, would not result in a negative impact on the residential amenities of adjoining properties or on the visual amenity of the area, and would be in accordance with the policies and objectives of the Meath County Development Plan 2021-2027. The proposed development 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 27th day of April, 2022, 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. Prior to commencement of development, the developer shall submit exact details for the written agreement of the planning authority of the timber louvres to be installed on bedroom number 3 window and shall submit details that include measures that prevent access from this window and the landing window of the first-floor rear extension from accessing the roof structure over the rear single storey extension.

Reason: In the interest of protecting residential amenities.

3. The flat roof structure over the single storey extension shall not be used as amenity space by the occupants of the dwelling, and access to this roof structure shall be strictly for maintenance purposes.

Reason: In the interest of protecting residential amenities.

4. The external finishes of the proposed extension (including roof tiles/slates/dormer treatment) shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the entrance and extension.

- (b) The site shall be landscaped using only indigenous deciduous trees and hedging species in accordance with a scheme that shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (c) Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of 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: To protect the visual amenity and natural heritage of the area.

- 6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

- 7. 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.

- 8. The developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann prior to commencement of development.

Reason: In the interest of public health.

9. All services to the proposed development, including telephone and electrical cables and associated equipment, shall be located underground throughout the site. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of residential and visual amenity of the area.

10. The construction of the proposed development shall be managed in accordance with a Construction Management Plan which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide a demolition management plan, together with details of intended construction practice for the proposed development, including a detailed traffic management plan, noise management measures and off-site disposal of construction and demolition waste, and protection measures for the adjacent open space and trees.

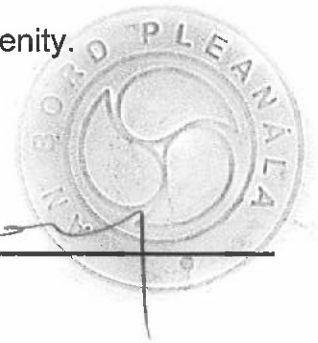
Reason: In the interest of public safety and residential amenity.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 22nd day of August 2023.