

An  
Bord  
Pleanála

Board Order  
ABP-314279-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/667**

**Appeal** by Phillip Cantwell care of John Callaghan of 10 The Cloisters, Kells, County Meath against the decision made on the 8<sup>th</sup> day of July, 2021 by Meath County Council to grant subject to conditions a permission to Ray and Roisin Greene 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 change of use of carport to side of dwelling previously granted planning permission under planning register reference number TA/190773 to home office and gym to include modifications to elevations together with all associated site works at Manorlands, Trim, 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.**

3. All external finishes to the proposed development shall harmonise in colour and texture with the existing dwelling on the site.

**Reason:** In the interest of visual amenity.

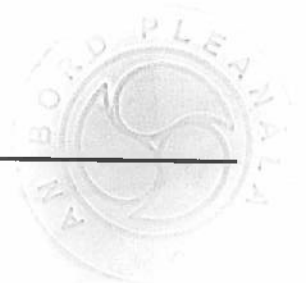
4. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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



Michelle Fagan

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



Dated this 7<sup>th</sup> day of December 2022.

## Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan, 2021-2027, the location of the site within an existing built-up residential area, and to the minor scale, form and design of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The retention of the development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 within three months of the date of this Order and the development shall be retained 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.