



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/572

APPEAL by Alice and Christopher Flynn of 14 Maydenhayes Lane, Donacarney Little, Mornington, County Meath and by the residents of Maydenhayes and Mornington Park care of Siobhan McElearney of 15 Maydenhayes Lane, Maydenhayes, Mornington, County Meath against the decision made on the 5th day of August, 2022 by Meath County Council to grant subject to conditions a permission to Rybo Partnership care of Fewer Harrington and Partners of Studio 14, The Atrium, Maritana Gate, Canada Street, Waterford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to the development previously permitted under planning reference LB180389 consisting of permission for the subdivision of the existing single storey commercial building into three units. Retail unit number 1 - 128 square metres; retail unit number 2 - 132 square metres; and café unit number 3, including takeaway - 167 square metres. Provision of a seven-space car park to the rear of the building with new entrance off Madenhayes Lane for staff parking only. Planning permission is also sought for the indefinite retention of the following alterations: Provision of a new external escape door and the omission of four number windows on rear

elevation. Omission of rooflights. Minor amendments to boundary walls, all at Maydenhayes Road, Donacarney Little, Mornington, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

With respect to the proposed changes to the Public Walkway, the Board considered that the previously permitted permeability, under planning reference LB180389, was preferable.

With respect to the proposed development on the previously conditioned open space, re. An Bord Pleanála Ref. PL.17.220138, in deciding not to accept the Inspector's recommendation to grant permission, the Board were mindful of the wider impacts on the residential amenity of the proposed development.


Liam Bergin

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

Dated this *09th* day of *January* 2024.