

An  
Bord  
Pleanála

Board Order  
ABP-314843-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/886**

**Appeal** by Kieran Walsh and Finola O'Sullivan care of John Callaghan of The Cloisters, Kells, County Meath against the decision made on the 21<sup>st</sup> day of September, 2022 by Meath County Council to grant subject to conditions a permission to Pat Fox care of Brendan English of Castle martin, Navan, County Meath in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The construction of a new two-storey, detached 4 bedroom dwelling, including all associated site development works with vehicular and pedestrian access onto existing estate road, all on site of circa 0.32 hectares located to side (north west) of number 114 Blackcastle Estate, Navan, 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.**

## Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan 2021-2027, the residential zoning of the site, the prevailing pattern and character of existing development in the vicinity and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 30<sup>th</sup> day of August 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 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. The windows at first floor level on the side/north elevation serving Bedroom 3 and Bedroom 4 shall be omitted. Prior to commencement of development, revised floor plans and elevations showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** To protect the residential amenity of adjoining lands.

3. Details of the materials, colors and textures of all the external finishes to the proposed dwelling shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

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

4. All boundary walls shall be rendered on both sides and suitably capped.

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

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

**Reason:** In the interest of public health.

6. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Uisce Eireann.

**Reason:** In the interest of public health.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 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 amenities of property in the vicinity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

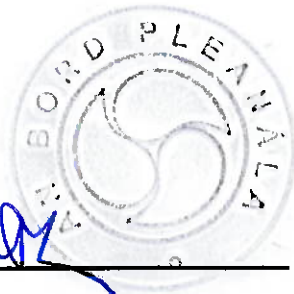
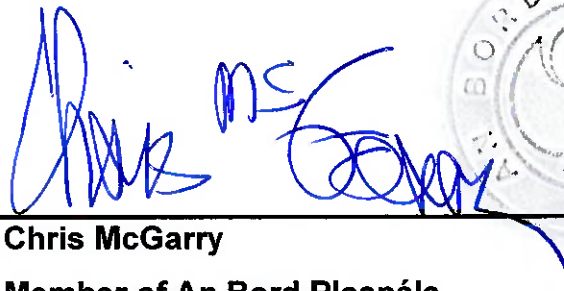
**Reason:** In the interests of visual and residential amenity.

9. Proposals for numbering of the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of urban legibility.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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

Dated this 1<sup>st</sup> day of December 2023.