



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1176

Appeal by Bluehume Limited care of Dalira Limited of Unit G01, City Enterprise Centre, Waterford Business Park, Cork Road, Waterford against the decision made on the 27th day of October, 2022 by Meath County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for amendments to permitted application reference number 21/1907, which amended planning application reference TA/190634 (ABP-306550-20) which amended planning application reference TT/800019. Planning application reference number 21/1907 had granted permission for a three-storey apartment building containing 12 number apartments, which amended a previously approved apartment block under planning references TA/190634 (ABP-306550-20) and TT/800019, at Emmet Street, Trim, County Meath. The proposed amendments include: (1) the revised location of stairwell window; (2) alterations of window type 2, change of dimension from 3,350 millimetres to 2,530 millimetres wide to facilitate boiler and flue position; (3) the inclusion of a lift shaft to provide the necessary 3,450 millimetres height between the finished second floor level and the underside of the lift eye beam for health and safety purposes; (4) a change to the north facing façade, change from stone effect cladding to

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painted render; (5) the inclusion of a roof AOV - TGD Part B; (6) the inclusion of approximately 48 PV panels in adherence to TGO Part L and BER, and (7) all necessary ancillary and site works. The site is within the curtilage of the Old Town Wall (a Protected Structure under the provision of the Part IV of the Planning and Development Regulations 2001), all at Emmet Street, Trim, County Meath.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 8 and the reason therefor, and AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The proposed change of stone effect cladding to painted render on the north-facing façade shall apply to the ground floor level façade only. A natural stone cladding shall be installed at first and second floor level. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and conservation within an architectural conservation area.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the B1 (Commercial Town or Village Centre) zoning for the site, to the location of the site within the Trim Town Centre and Historic Core Architectural Conservation Area, and to the provisions of the Meath County Development Plan, 2021 – 2027, it is considered, subject to compliance with the conditions set out in the planning authority's decision, and as amended by condition number 2 above, that the architectural character of the site and surrounds would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

It is further considered that although the applicant has referred to a previous condition included by the Board, the applicant has not put forward a strong rationale or justification as to why a cash deposit should not be provided in this instance. Condition number 8 should, therefore, be retained in full.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *17* day of *January*, 2024.