

An  
Bord  
Pleanála

## Board Order ABP-315735-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

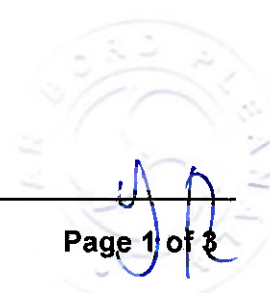
**Planning Register Reference Number: 22/1524**

**Appeal** by David Keating of Cannistown, Navan, County Meath against the decision made on the 13<sup>th</sup> day of January, 2023 by Meath County Council to grant subject to conditions a permission to Gillian and Mark Shannon care of Enda Shiels and Associates of Brownstown, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a proposed domestic garage to the rear of existing dwellinghouse and all ancillaries at Kennanstown (Cannistown), 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, including the zoning objective for the site (RA - Rural Areas Objective), which seeks 'to protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage', it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential 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.

## Conditions

1. The proposed development shall be carried out 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 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. The proposed garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse.

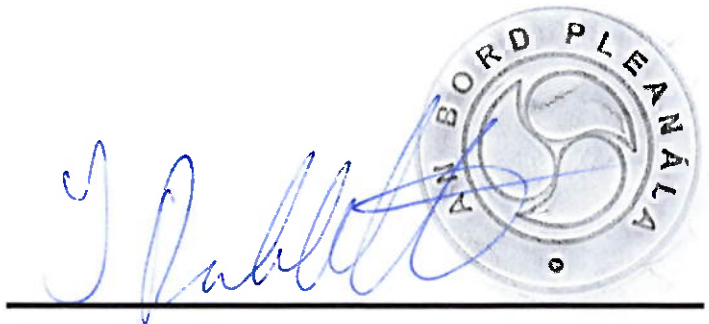
**Reason:** In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays, inclusive, between 0800 and 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.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 9<sup>th</sup> day of Feb 2024.