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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/1554**

**APPEAL** by Eily and Colm O'Reilly care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2023 by Meath County Council to refuse permission.

**Proposed Development:** Retention planning permission for an existing single storey family flat to the rear of an existing dwelling. Planning permission is also sought for (a) internal and external alterations to the existing structure being retained; (b) the provision of a new single storey link connecting the existing family flat being retained with the existing dwelling; (c) the provision of a new septic tank and percolation area and (d) all associated site works and landscaping at Clondoogan, Summerhill, County Meath.

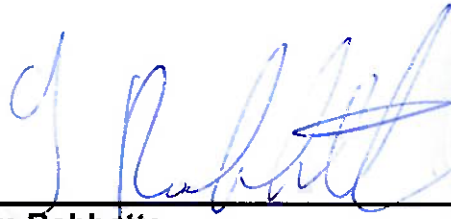
**Decision**

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

## Reasons and Considerations

1. Notwithstanding the stated need for a family flat to support the occupants of the main house and the proposal to construct a glass link between the family flat and the main house, the Board, in having regard to the provisions of DM POL 15 and DM OBJ 49 of the Meath County Development Plan 2021-2027 as they pertain to family flats, considered that the family flat by virtue of its size and layout was more akin to a separate dwelling to be occupied by a separate family unit. In coming to this conclusion, the Board considered the compliance criteria set out in DM OBJ 49 and was not satisfied that the proposed development would form an integral part of the structure of the main house or that the layout and design of the family flat, which immediately abuts a large manufacturing shed, would enable the flat to easily fully revert to being part of the original house when no longer occupied by the family members. The Board considered that the proposed development would be contrary to the provisions of the Meath County Development Plan 2021-2027 and would, therefore, not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the siting of the proposed development immediately abutting a large manufacturing shed, the Board was not satisfied that the development would provide a satisfactory standard of residential amenity for occupants by reason of noise arising from manufacturing works. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the lack of clarity in relation to the planning history of the site and to the quantum and configuration of existing residential and commercial structures and uses on the overall site, the Board was not satisfied that the development for which retention is sought, and the proposed development would not further contribute to the haphazard overdevelopment of the site.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 8<sup>th</sup> day of March 2024