

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/59

Appeal by Residents of Balreask care of Bernadette Nannery of 2 Balreask Gardens, Navan, County Meath against the decision made on the 15th day of March, 2023 by Meath County Council to grant permission subject to conditions to Limestone Taverns Limited care of O'Daly Architects of 1st Floor, Unit 13B, Mullaghboy Industrial Estate, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of an eight bedroom extension to the side of the existing detached two-storey guesthouse (constructed under planning permission reference number NA/190405) and associated site works at Trim Road, 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, to the character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development as proposed would not seriously injure the residential or visual amenities of the area or of property in the vicinity. 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 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) A verge of 2.5 metres in width shall be provided between the edge of the L-8010 road on the southern boundary of the development from the junction of the R161 to the western boundary. This verge shall consist of a kerb along the edge of the road and a concrete footpath 2.5 metres in width, together with a positive drainage system connected to a suitable outfall.

P. C.

- (b) The applicant shall include the provision of necessary infrastructure to be capable for accommodating future electric vehicle charging points, at a rate of 20 per cent total space number.
- (c) The applicant shall provide covered bicycle parking spaces in compliance with the Meath County Development Plan 2021-2027.

Reason: In the interests of traffic safety and orderly development.

- 3. 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.

- 4. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

- 5. Site development and building works shall be carried out only between the hours of 0800 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.

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6. All service cables associated with the proposed development shall be located underground.

Reason: In the interests of visual and residential amenity.

7. No advertisement or advertisement structure shall be displayed or erected on the building unless authorised by a further grant of planning permission.

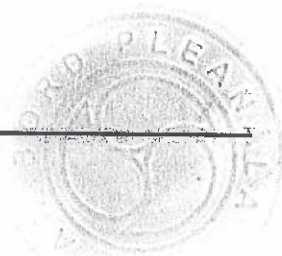
Reason: In the interest of visual amenity.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *04* day of *August* 2023.