



An
Bord
Pleanála

Board Order ABP-317323-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1366

Appeal by Norma Butler care of Frank Burke and Associates of Baldara, Trim Road, Navan, County Meath against the decision made on the 19th day of May, 2023 by Meath County Council to grant subject to conditions a permission to Peadar Farrelly care of Kevin Mulvey of 10 St. Enda's Villas, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new single storey dwelling, form a new entrance from public laneway, install septic tank and percolation area and all associated site works, all at Antylstown Lane, Proudstown, 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 policies of the Meath County Development Plan 2021-2027, and all material considerations, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, that the applicant has demonstrated a local housing need, would not detract from the visual amenity of the area, would provide an acceptable standard of residential amenity for the prospective residents, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety by reason of access, traffic generation, drainage proposals, or otherwise. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 24th day of April, 2023, 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. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act 2000, as amended, to this effect.
- (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. The detailed treatment of the splayed entrance, gates, road boundary setback, roadside area and replacement hedge shall be in accordance with drawing number KM061-SL(P)510 received by the planning authority on the 17th day of October, 2022 and shall also comply with the following requirements:
 - (a) Any new fence shall be to Transport Infrastructure Ireland standards.

fm

- (b) Pillars and wing walls shall be set not less than 3.2 metres from the adjoining carriageway edge, and entrance gates not less than seven metres from the adjoining carriageway edge.
- (c) The area within the visibility splay shall be cleared to provide a level surface no higher than 250 millimetres above the level of the adjoining carriage way and shall be retained and kept clear thereafter.
- (d) All necessary measures shall be taken by the developer to prevent the spillage or deposit of any materials, including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the developer's own expense.
- (e) The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction works and shall either make good any damage to the satisfaction of the planning authority or pay the planning authority the cost of making good any such damage upon issue of such a requirement by the Council. The access and associated details set out above shall be retained in accordance with the approved details thereafter.

Reason: In the interest of traffic safety.

- 4. (a) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the new entrance. New site boundaries shall be laid out in accordance with the details received by the planning authority on the 24th day of April, 2023 prior to the occupation of the dwelling hereby permitted, unless otherwise agreed in writing with the planning authority.

fm

- (b) The Landscaping scheme shall be carried out in accordance with the details received by the planning authority on the 24th day of April, 2023. The planting shall commence no later than the first planting season following commencement of development. The developer shall inform the planning authority in writing prior to the occupation of the dwellinghouse that the landscaping scheme has been implemented.
- (c) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

5. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority, and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

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

Reason: In the interest of public health and surface water management.

7. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

8. (a) The external finish and design detail of the proposed dwellinghouse shall be as shown on the plans received by the planning authority on the 17th day of October, 2022 unless otherwise agreed in writing with the planning authority. The use of brick or reconstituted stone shall not be permitted.

- (b) The roof colour of the proposed dwellinghouse shall be blue-black, dark brown or dark-grey unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

9. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 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.

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 the 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.

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.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *12th* day of *March* 2024.