

An
Bord
Pleanála

Board Order ABP-317849-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/484

Appeal by Martin J. Burke and Elizabeth Burke of Saddlestown, Stamullen, County Meath against the decision made on the 27th day of July, 2023 by Meath County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of a prefabricated steel building for the purposes of acting as a combined garage and shed for outside storage, all at Saddlestown, Stamullen, County Meath.

Decision

Having regard to the nature of the condition 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, as amended, to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

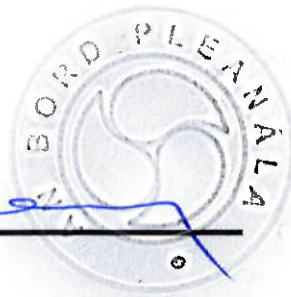
Having regard to the nature of the proposed development, which is for a structure ancillary to existing residential use on site and using an existing, established and authorised vehicular entrance, the requirement for additional works under condition number 4 are unnecessary, would be unenforceable given the requirement for works on lands outside of the applicants' control and would be detrimental to the rural character of the area as a result of the removal of the existing hedgerow. It is considered that the imposition of condition number 4 is an unreasonable, onerous and disproportionate requirement relative to the proposed development sought.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 3rd day of April 2024.