



An
Bord
Pleanála

Board Order ABP-318542-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/887

Appeal by John Power of Gallow, Clarkestown, Summerhill, County Meath against the decision made on the 7th day of November, 2023 by Meath County Council to grant subject to conditions a permission to Robert and Gemma Noone care of McKenna and Associates of High Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a detached domestic garage and all associated site works at Gallow, Summerhill, 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 form of established site boundaries, the existing vegetation at the site and adjoining property, the separation of the development to adjoining properties, the scale of the proposed works relative to the existing dwelling, and with reference to the Rural Design Guide of the Meath County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location, would not give rise to negative impacts on adjoining residential amenity, 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 development shall be amended as follows:
- (a) The attic level window at the south-east-facing/front elevation shown on the Proposed Plan, Elevations & Section A-A (drawing number 23-015-PL-002) shall be removed.
 - (b) The ground floor window serving the w.c. as shown on the Proposed Plan, Elevations & Section A-A (drawing number 23-015-PL-002) shall be fitted with permanently obscured glazing.
 - (c) The garage shall be single storey in scale and shall not include any additional floor space at first floor level or any fixed staircase.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting adjoining residential amenity and to clarify the extent of the development.

3. The proposed development shall only be used for purposes incidental to the enjoyment of the dwellinghouse, and shall not be used for human habitation, commercial use or industrial use.

Reason: In the interest of clarity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, details of the proposed surface water drainage system shall be submitted to, and agreed in writing with, the planning authority.

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 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.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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

Dated this *02* day of *August* 2024.