

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 237

Appeal by Drogheda Port Company and Colin and Lorraine Reynolds against the decision made on the 19th day of February 2024 by Meath County Council to grant subject to conditions a permission to Kevin and Rosemary Nolan for the proposed development.

Proposed Development: The development works consist of: renovation, extension and change of use of the existing structure; demolition of existing south and east walls, north and west walls to be retained; the works will involve the creation of a two-storey, four number bedroom residential dwelling; creation of new vehicular access point from Crook Road; provision of two number parking spaces on site; provision of private open space; landscaping and boundary treatments; and all ancillary works necessary to facilitate the development. An Ecological Impact Statement, Natura Impact Statement and Screening for Appropriate Assessment have been prepared and form part of the planning application at the Former Yacht Club, Crook Road, Mornington, County Meath as revised by further public notices received by the planning authority on the 24th day of January 2024.

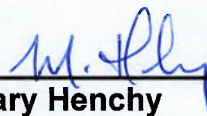
Decision

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

Reasons and Considerations

The proposed development is located on lands zoned H1 High Amenity in the Meath County Development Plan 2021-2027, the objective of which is, “to protect and improve areas of high amenity” under which zoning residential use is neither permissible nor open for consideration, and sensitive re-use of existing buildings is open for consideration. Having regard to the nature and scale of the proposed development, which comprises substantial removal of the existing built fabric of the existing building on site to facilitate a proposed residential use in the modified structure, the proposed development would not come within the meaning of sensitive re-use of existing buildings.

Furthermore, the nature of the proposed use is itself neither a permitted use or an open for consideration use within this zoning category, the proposed use does not enhance, complement nor is it ancillary to the zoning objective therefore, the proposed use both by itself and by the precedent it would set would detract from the visual amenity of this area. Accordingly, the proposed development would materially contravene the H1 High Amenity land use zoning of the development plan. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

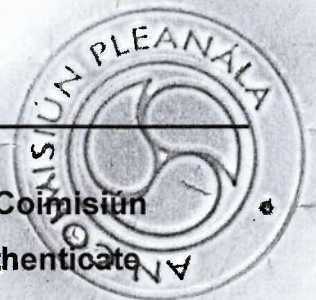


Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *26* day of *March* 2026.