

An  
Bord  
Pleanála

**Board Order**  
**ABP-319469-24**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 23/647**

**Appeal** by John and Geraldine Lynch of 3 Stone Cottage, Tankardstown, Rathkenny, Navan, County Meath against the decision made on the 15<sup>th</sup> day of March, 2024 by Meath County Council to grant subject to conditions a permission to Leone Tubbritt care of G.R. Henderson and Associates of The Courtyard, Middlefield Lane, Portrane Road, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of use of an existing outbuilding to residential use as residential parental accommodation to the side of the site of an existing cottage residence having been previously approved for such use under a previous planning approval now expired at Stone Cottage, Tankardstown, Rathkenny, Navan, County Meath as revised by the further public notices received by the planning authority on the 20<sup>th</sup> day of February, 2024.

A.

## **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 nature and scale of the development, to the planning history of the site, to the location of the proposed development and to the objectives of the Meath County Development Plan 2021-2027 in relation to this area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply substantially with the criteria for 'family flat development' set out under Objective DM OBJ 49 of the Meath County Development Plan 2021-2027, would not seriously injure the amenities of the area or of property in the vicinity, would not constitute a traffic hazard and would provide an acceptable standard of amenity for future residents. 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, as amended by the further plans and particulars received by the planning authority on the 26<sup>th</sup> day of January, 2024 and the 20<sup>th</sup> day of February, 2024, 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.

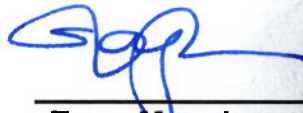
**Reason:** In the interest of clarity.

2. The development hereby permitted shall be restricted to that as described in the public notices.

**Reason:** In the interest of clarity.

3. The converted outbuilding shall be used as an independent family unit for a family member. It shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as an ancillary building serving the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.

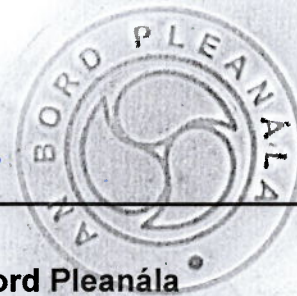
**Reason:** In the interest of residential amenity and to control the density of residential units.



Emer Maughan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board



Dated this 13<sup>th</sup> day of March 2025