

An
Bord
Pleanála

Board Order ABP-319501-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/1016

Appeal by Graham Donnelly of Seachnall Mews, Main Street, Dunshaughlin, County Meath and by Jackie and Alan Cummins of Saint Brigid's, Dublin Road, Dunshaughlin, County Meath against the decision made on the 19th day of March, 2024 by Meath County Council to grant subject to conditions a permission to Colum Peters care of Paul Byrne Architects of Priory, Stillorgan Road, Blackrock, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of two number three-bed two-storey semi-detached houses to the rear of the existing stone cottage, together with all associated drainage, services, boundary wall treatment, site works, landscaping and driveway access, all at The Stone Cottage, Dublin Road, Dunshaughlin, County Meath, as revised by further public notices received by the planning authority on the 22nd day of February, 2024.

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 residential zoning which applies to the site under the Meath County Development Plan 2021-2027 (as varied by Variation numbers 1 and 2 – adopted on the 13th day of May, 2024) under which residential development is stated to be generally acceptable in principle, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of infill development in terms of scale, form and layout, would not seriously injure the residential and visual amenities of the adjoining properties by reason of scale and design, overshadowing, overlooking or overbearing and would be acceptable in terms of parking provision, traffic movements and pedestrian safety, and would be in accordance with the relevant policies and objectives of the development plan for the area. 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 14th 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The layout, dimensions and markings of the proposed car parking spaces shall be subject to the prior written agreement of the planning authority.

Reason: To ensure that satisfactory parking provision is available.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

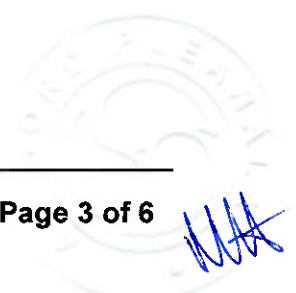
Reason: In the interest of visual amenity.

4. (a) Existing trees and hedgerows surrounding the site shall be preserved and maintained, except where required to be removed to accommodate the proposed vehicular entrance and/or unless otherwise agreed in writing with the planning authority.
- (b) 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 visual amenity and biodiversity.

5. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.



6. All service cables associated with the proposed development (such as electrical, communal television, telephone, and public lighting cables) shall be run underground within the site. In this regard, ducting in accordance with the requirements of the planning authority shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of orderly development and the visual amenities of the area.

7. Proposals for a naming and numbering scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

8. Site development and building works shall be carried out only between the hours of 0700 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.

9. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health and orderly development.

10. 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 proper site drainage.

11. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, including a Construction Traffic Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including access/parking, noise management measures and off-site disposal of construction/demolition waste.

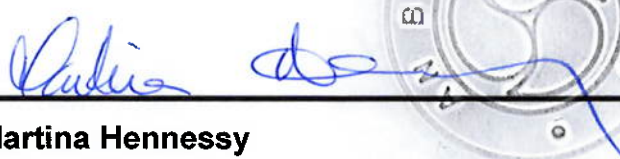

Reason: In the interest of public safety and residential amenity.

12. (a) Landscaping for the proposed development shall be carried out in accordance with the plans and particulars received by the planning authority on the 14th day of February, 2024.
- (b) 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 three 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.

13. 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 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 or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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.

Martina Hennessy

Member of An Bord Pleanála

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

Dated this 27th day of September 2024.