

An
Coimisiún
Pleanála

Commission Order
ABP-322615-25

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 25/60008

Appeal by Shannon Homes (Drogheda) Limited of Fortfield House, Colpe Road, Drogheda, County Louth against the decision made on the 25th day of April, 2025 by Meath County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed change of use to residential use on the first, second, third and fourth floors resulting in the formation of 25 number one bed apartments and 21 number two bed apartments. Permission is also sought for the completion of balcony railings on the existing permitted elevation and for the change of use of the permitted office entrance foyer to residential entrance foyer. The overall height, width or shape of the existing permitted building remains unaltered at An Dreoilin (Block B), Bettystown Town Centre, Bettystown, County Meath, as revised by the further public notices received by the planning authority on the 1st day of April, 2025.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of conditions numbers 22, 23 and 24 and directs the said Council to ATTACH conditions numbers 22, 23 and 24 and to AMEND condition number 25 so that it shall be as follows for the reasons stated.

25. The developer shall lodge with the planning authority a cash deposit of €9,400.00 (nine thousand and four hundred euro) as a security for the satisfactory completion and maintenance until taken in charge by the Council of surface water drains required with the development. In the event of the non-completion or maintenance of these services the planning authority shall be empowered to apply the said funds or part thereof for the satisfactory completion of and maintenance as aforesaid of any part of the development.

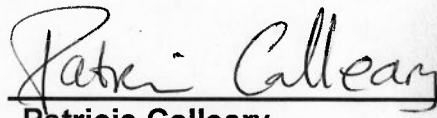
Reason: To ensure that the development is carried out and completed to an acceptable construction standard.

Reasons and Considerations

Having considered all of the documentation on file, including the documentation submitted with the appeal including confirmation of payment of contributions for a development granted permission under Meath County Council Planning Permission reference numbers SA20192 and SA40482, the Commission was not satisfied that it has been demonstrated through documentary evidence that development contributions have been previously paid in respect of permitted office development on the current appeal site. Accordingly, the Commission concluded that the planning authority correctly applied the terms of the Meath County Council Development Contribution Scheme 2024-2029 by including conditions numbers 22, 23 and 24 for the provision of social infrastructure/amenity provision, road/transport works and surface water drainage infrastructure. Specifically, the Commission concluded that Section 7.2 of the Contribution scheme that allows for exemptions from contributions where 'changes of use' from existing permitted residential or non-residential use occurs and where contributions have been paid in full for the existing use.

The Commission agreed with the Inspector's assessment, conclusion and recommendation on the application of condition number 25 with an amended amount to include a bond in respect of surface water.

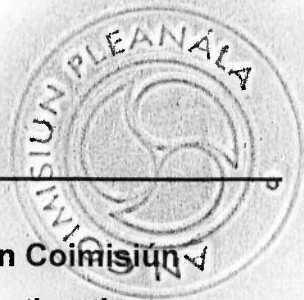
In disagreeing with the Inspector's recommendation to remove conditions numbers 22, 23 and 24, while the appellant furnished documentary evidence of previous contributions paid under planning permission reference numbers SA20192 and SA40482, on a review of this referenced planning history, the Commission noted that these permissions relate to development on lands to the west of the current appeal site and therefore do not demonstrate that the development contributions in respect of previously permitted office development on the current appeal site have been paid.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 5th day of September 2025.