

An
Coimisiún
Pleanála

Commission Order
ACP-323362-25

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560127

Appeal by Conor Moran care of Michael Halligan Planning Consultant of Seapoint House, Balbriggan, County Dublin against the decision made on the 16th day of July, 2025 by Meath County Council to refuse permission for the proposed development.


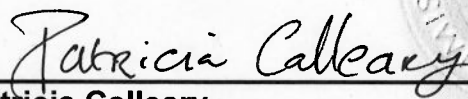
Proposed Development: The development will consist of alterations to the previously granted planning reference number 2162 to include: the demolition of the existing dwelling house, which is in a derelict state beyond repair; the construction of a replacement dwelling house which will adjoin the existing courtyard buildings; alterations and renovations to the existing courtyard buildings to include a private office space and separate living accommodation; a new wastewater treatment plant; associated landscaping and site works at Freffans House, Freffans Great, Trim, County Meath.

Decision

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

Reasons and Considerations

Having regard to the heritage of Freffans House, and to the information submitted with the application and appeal, it is considered that the applicant has not clearly demonstrated that the demolition of Freffans House, as proposed, would not comply with the provisions of the Meath County Development Plan 2021-2027, including Policy HER POL 21, which seeks to encourage the retention and sustainable re-use of historic buildings; Policy RD POL 32, which seeks to oppose the demolition and replacement of traditional rural houses in order to preserve the rural built heritage; and the 'RA – Rural Area' land use zoning objective for the area which seeks "To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage". It is considered that the applicant has not satisfactorily demonstrated that the proposed development accords with these provisions of the development plan, in particular in relation to the demolition of Freffans House. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 03 day of December 2025.