

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560924

Appeal by Sumbury on Thames Limited against the decision made on the 9th day of February, 2026 by Meath County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of change of use of existing dwelling to 11 guest ensuite bedrooms for ancillary accommodation to Ma Dwyer's Guest Accommodation to include modifications to elevations and revised internal plan layout. The development also includes: (a) blocking up existing entrance to dwelling, (b) new mono-pitch plant room/store to rear, (c) provision of 17 number car parking spaces at rear with entrance via existing entrance/exit to "Ma Dwyer's", (d) replace existing front boundary with stone wall to match "Ma Dwyer's", (e) form new emergency entrance on the east side of "Ma Dwyer's" with a designated route to the rear of the development, (f) upgrade existing mains services on site, and (g) construct retaining wall to side and rear of site to include landscaping together with all associated site works all at Limekiln Hill, Navan, County Meath as revised by further public notices received by the planning authority on the 14th day of January, 2026.

Decision

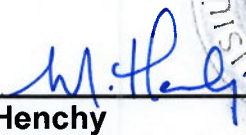
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 3 so that it shall be as follows for the reason set out below.

3. (a) The lands encompassed by the application site as outlined in red on the plans and particulars received by the planning authority shall be held in single ownership and the proposed 11 bed ancillary accommodation building shall not be used, sold, let or otherwise transferred or conveyed, save as part of the main guesthouse.
- (b) The proposed development shall not be used as a permanent place of residence by any person.

Reason: To regulate the use of the development and in the interest of orderly development.

Reasons and Considerations

Having regard to the residential land use zoning of the site in the Meath County Development Plan 2021-2027, the location of the existing dwelling on the site of an existing permitted bed and breakfast, the nature of the proposal to change the use of the existing dwelling to use as accommodation which is ancillary to the permitted bed and breakfast, and to the small scale of the proposal, it is considered that there is no need to clarify, by condition, that the development is to be used only for guesthouse accommodation or class 6 use (under the Planning and Development Regulations 2001 as amended). However, it is considered necessary to amend the condition to require that the overall site is kept in single ownership and control and to require that the accommodation is not used on a permanent long term basis as a residence, in the interests of orderly development and to regulate the use of the development.



Mary Henchy

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

Dated this 13th day of July 2026