

An
Coimisiún
Pleanála

**Commission Order
PL-501137-MH-26**

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 26/60114

Appeal by Loretta Fox and by Rafal Stachura against the decision made on the 26th day of March 2026, by Meath County Council to grant, subject to conditions, a permission to Mary Comerford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission to complete amendments to previously approved permission (Register Reference 2460762/ABP-321402-24). The amendments for which permission to complete is sought are an enlarged footprint (approximately 6.0 square metres), an additional window on the front (southern) and side (eastern) elevations, revised fenestration layout on the front (southern) elevation together with revised positioning off the rear (western) and side (northern) boundaries of the detached single storey flat roof office structure in rear garden together with all ancillary site works, landscaping and drainage, all at Number 39 Clonkeen, Ratoath, County Meath.

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 provisions of the Meath County Development Plan 2021 - 2027, as varied, and to the nature and scale of the development comprising completion of amendments to previously approved permission, it is considered that, subject to compliance with the conditions set out below, the proposed development would be appropriate in terms of scale, form and layout, would not adversely impact on the residential amenity of neighbouring properties by reasons of overlooking, overshadowing or visual overbearance, nor impact on the character or visual amenity of the area and would be acceptable in terms traffic safety. 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 submitted with the planning application except as may otherwise be required in order to comply with the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission under An Coimisiún Pleanála Reference Number ABP-321402-24 (Planning Authority Register Reference Number 2460762) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. There shall not be a separate entrance to the office in the rear garden from the roadway. The office structure shall only be accessed from the existing dwelling and its side access laneway.

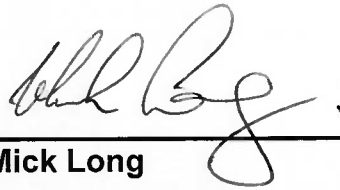
Reason: In the interest of development management.

4. The office building shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of development management.

5. 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 interests of public health and surface water management.



Mick Long

Planning Commissioner of An Coimisiún

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



Dated this 13th day of August 2026.