



An
Bord
Pleanála

Inspector's Report

ABP-317628-23

Development	Refurbishment of stone building and construction of part single part two-storey house for commercial short term letting and all associated drainage and site works.
Location	Main Street, Slane, Co. Meath.
Planning Authority	Meath County Council.
Planning Authority Reg. Ref.	23493
Applicant(s)	Bernadette Nulty.
Type of Application	Permission.
Planning Authority Decision	Grant Permission.
Type of Appeal	Third Party
Appellant(s)	1. Nigel and Susan Brand. 2. Frank Lynagh. 3. Con McManus.
Observer(s)	None.

Date of Site Inspection

3rd October 2023

Inspector

Sinéad Ann O'Connor

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1.0 Site Location and Description

- 1.1. The site has a stated area of 331 sq.m. (0.0331 ha) and is located within the village of Slane on the north side of the N51. The site is L-shaped and is located at the northwest corner of a gated courtyard. The courtyard and the subject site are accessed via an archway in the stone-built terrace of properties that front Main Street. These properties are listed in the Record of Protected Structures.
- 1.2. The site currently accommodates 2 no. single storey stone-built sheds and partially collapsed rubble stone walls. The northern shed is in poor condition and does not have a roof. The southern shed has a metal roof and entrance gate. The remainder of the site is overgrown. The northern boundary of the site is defined by a circa 4.5-metre-high limestone rubble wall and the western boundary comprises a circa 3 metre limestone rubble wall. To the east the site adjoins a 2-storey detached dwelling (Hollytree House) and to the south is a stone-built 2-storey detached dwelling (The Mews). The courtyard slopes downward from east to west such that the ground floor level of Hollytree House is 1.365 metres above the floor level of the smaller of the 2 no. sheds at the subject site.

2.0 Proposed Development

- 2.1. The proposal seeks planning permission for the demolition of the existing derelict shed and remnant walls, and the construction of a part 1- and 2- storey 4-bedroom property for use as short-term commercial letting with 2 no. ancillary in curtilage car parking spaces.
- 2.2. It is proposed retain the smaller of the 2 no. existing sheds and to renovate this building to accommodate an ensuite double bedroom, a W.C. and hallway. It is proposed to provide 2 no. rooflights in the pitched metal roof, 3 no. east facing windows and 1 no. south facing window in this existing structure. In the footprint of the derelict shed, to be demolished, it is proposed to erect a 2-storey metal clad structure with a pitched metal roof. This part of the building would accommodate an entrance hall, sitting room and ensuite double bedroom at ground floor level and 2 no. double bedrooms and a bathroom at 1st floor level. It is proposed to create an enclosed courtyard garden of 56 sqm by erecting a single storey kitchen/living/dining area at the east of the site, which would be connected to the rest of the property by a

glazed single storey linking hallway. The proposed single storey kitchen/living/dining structure would have a metal mono-pitch roof and a painted render finish.

- 2.3. The proposed property would be served by 2 no. car parking spaces and a bin storage area located in the south of the site.

3.0 **Planning Authority Decision**

3.1. **Decision**

On the 30 June 2023 Meath County Council issued a notification of their decision to grant planning permission for the proposed development subject to 9 no. conditions. Condition 2 stated that the property shall only be used for short stay accommodation, with a maximum stay of 1 month.

3.2. **Planning Authority Reports**

3.2.1. Planning Report

The Meath County Council Planning Report forms the basis of the Planning Authority's decision.

- The Planning Authority was satisfied that the proposed use of the house for short-term commercial letting would accord with the B1 Commercial/Town or Village Centre land use zoning of the site.
- The report found that the layout of the proposed development was acceptable.
- It is stated that the Meath County Council Conservation Officer was verbally consulted in respect of the proposed development, and that the scheme was considered acceptable.
- The report notes that the subject site is not within a designated flood risk zone, and that the proposed development would connect to existing public water infrastructure.

3.2.2. Other Technical Reports

Transportation: No objection to the proposed development, subject to 2 no. conditions.

N2 Slane Bypass Project Team: Proposed development would not affect the proposed N2 Slane Bypass and Public Realm Enhancement Scheme project.

Public Lighting: No comment on the proposed development.

3.3. Prescribed Bodies

The Heritage Council: No submission.

An Taisce: No submission.

Department of Housing, Local Government & Heritage: No submission.

Uisce Éireann (Formerly Irish Water): No submission.

3.4. Third Party Observations

3 no. observations were made in respect of the application. The issues raised that are additional to the grounds of appeal set out below can be summarised as follows:

- Incorrect provision of a public right of way over private property.
- Impacts on the historic character of the Slane Estate Village.
- Lack of access for emergency vehicles.

4.0 Planning History

The planning history of the site can be summarised as follows:

- P.A. Ref. SA800086: On 13 March 2008 planning permission was refused for the demolition of existing part-built structures and the construction of a 2-storey dwelling. 2 no. reasons for refusals were given. These relate to the constrained nature of the site, minimal separation distances to the dwelling to the east, loss of residential amenity due to overlooking, creation of an undesirable precedent for overdevelopment, and the inadequate provision of private open amenity space.

- P.A. Ref. SA901893, ABP Case Ref. PL17.237502: On 10 January 2011 planning permission was refused for the demolition of existing part-built structures and the construction of a 2-bedroom dwelling. The reason for refusal refers to the constricted nature of the site, overdevelopment of the site, negative impacts on residential amenity due to visual obstruction and congestion, and the under provision of private open space.
- The Planning Inspector's report for Ref. PL17.237502 refers to a planning enforcement file pertaining to the subject site as follows; P.A. Ref. UD06367: Planning enforcement notice served in 2007 in respect of alleged unauthorised works.

Relevant planning history of the adjoining sites can be summarised as follows:

- P.A. Ref. SA20342: On 11 April 2003 planning permission was granted for the construction of a dwelling at the northeast corner of the courtyard to the rear of Main Street, Slane.
- P.A. Ref. SA40437: On 18 May 2005 planning permission was granted for the conversion of a shed to a residential dwelling in the southwest of the courtyard to the rear of No. 10 Main Street, Slane.
- P.A. Ref. SA50223: On 22 September 2005 planning permission was granted for amendments to the dwelling permitted under P.A. Ref. SA40437.
- P.A. Ref. LB170270, ABP Ref. PL17.300070: On 19 June 2018 planning permission was refused for the construction of 22 no. dwellings and a tourist accommodation block on the grounds of the former Cillgrian Glebe (a Protected Structure) to the northwest of the subject site. The reason for refusal relates to the contravention of Variation Number 2 of the Meath County Development Plan 2013-2029, which introduced written statements, objectives and maps for urban centres, and the potential for negative impacts on the Protected Structures.
- P.A. Ref. 221601: On 23 March 2023 planning permission was granted for the construction of a single storey dwelling at the east side of the courtyard to the rear of Main Street, Slane.

5.0 Policy Context

5.1. Development Plan

The Meath County Development Plan 2021-2027 is the relevant Statutory Plan.

Policies and objectives of relevance to the proposal include the following:

- The lands of the subject site are zoned B1 'Commercial Town or Village Centre' with an objective "*To protect, provide for and/or improve town and village centre facilities and uses*".
- Commercial short-term letting is not specifically listed as a class of use in Section 11.14.2 'Permissible and Non-Permissible Uses' of the Development Plan. In this way, the proposed use is not listed as Permitted Uses or Open for Consideration uses on B1 lands. It is stated in the Plan that uses not listed as permissible or open for consideration can be permitted if they enhance, complement, are ancillary to, or have a neutral impact on the zoning objective.

Relevant development management objectives include the following:

- Table 11.1 'Minimum Private Open Space Standards for Houses' states that houses with 4 no. or more bedrooms should have a minimum private open space area of 75 sq.m. Section 11.5.12 facilitates the relaxation of this standard for well-designed proposals on brownfield/regeneration sites.
- ED POL 64: To facilitate the development of a variety of quality tourist accommodation tourist types, at suitable locations, throughout the County.
- ED POL 72: To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.
- HER POL 20: To require that all development proposals within or contiguous to an ACA be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and are appropriately sited and designed with regard to the advice given in the Statements of Character for each area, where available

- DM OBJ 42: Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.
- DM OBJ 43: Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development.
- DM OBJ 89: Car parking shall be provided in accordance with Table 11.2 and associated guidance notes. Table 11.2 of the Plan states that 2 no. car parking spaces should be provided per conventional dwelling and a maximum of 1 no. space should be provided per unit of Self-Catering Accommodation Caravan/Mobile Home Parks.

The following provisions of the Slane Written Statement (Volume 2 of the Development Plan) are considered relevant.

- The subject site is located within the Slane Historic Core Architectural Conservation Area (ACA), to the rear of several Protected Structures that front directly onto Main Street.
- Section 2.0 states that the vision for Slane Village is to enhance and protect the historic character of the area, meet the needs of the local community, businesses and visitors, and to support the village as a gateway to the Boyne Valley and as a hub for cultural tourism and artisan food. The Plan seeks to support and develop the tourism and craft industry in Slane.
- There is available capacity in the Slane Water Supply Scheme and limited spare capacity in the Slane Wastewater Treatment Plant.
- SLN POL 1: To consolidate and strengthen the commercial and residential village centre of Slane, and encourage development which will contribute to the character and structure of the village core and to preserve and enhance the quality of the village's attractive built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.

- SLN OBJ 2: To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.
- SLN OBJ 6: To seek to support and develop Slane as a tourist hub.
- SLN OBJ 14: To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sited and designed in accordance with advice given in Slane Architectural Conservation Area Character Statement.
- SLN OBJ 17: To preserve the character of the village and its setting by requiring that the height, scale, design and materials of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place. New buildings should respond to the individual site context and take due cognisance of adjoining development.

5.2. Natural Heritage Designations

The subject site is not within or immediately adjacent to any designated or Natura 2000 sites. The subject site is circa 150 metres from the River Boyne and River Blackwater Special Area of Conservation (SAC) (site code 002299) and circa 270 metres from the River Boyne and River Blackwater Special Protection Area (SPA) (site code 004232). The site is circa 320 metres from the Boyne Woods Proposed Natural Heritage Area (pNHA) (site code 001592).

5.3. EIA Screening

See completed Form 1 and Form 2 in Appendix 1. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

3 no. Third Party appeals have been received from adjoining residents. Issues raised that are outside the remit of this assessment, including personal details about the First or Third Parties, have not been summarised.

The grounds of appeal are summarised together below as follows:

- Inappropriateness of the location for short term commercial lettings. It is stated that the private courtyard is gated and secured with a security code.
- Impacts on safety and security.
- Inadequate availability of car parking.
- Impacts on vehicular traffic and pedestrian movement.
- Overdevelopment of the subject site and proximity to existing dwellings.
- Loss of privacy and overlooking of adjoining dwellings.
- Loss of sunlight to adjoining dwelling and private amenity area.
- Noise impacts from visitors accessing and egressing the site during the day and night.
- The subject site is within the curtilage of dwellings on the Record of Protected Structures.
- Planning permission has previously been refused for development at the site.

6.2. Applicant Response

None.

6.3. Planning Authority Response

A response has been received from the Planning Authority dated 18 August 2023. This submission states that proposed development is consistent with policies and

objectives of the Meath County Development Plan 2021-2027, and requests that An Bord Pleanála upholds their decision.

7.0 **Assessment**

Having examined the application details and all other documentation on file, including all submissions received in relation to the appeal, and inspected the site, and having regard to relevant local policies and guidance, I consider that the main issues in this appeal are as follows:

- Zoning & Proposed Use
- Design & Scale of Development
- Residential Amenity
- Traffic & Parking
- Appropriate Assessment

7.1. **Zoning & Proposed Use**

- 7.1.1. The proposed development comprises the demolition of an existing unused shed and remnant walls, and the construction of a 4-bedroom house for commercial short-term let. Commercial Short-Term letting is not listed as a class use in Section 11.14.6 'Land Use Zoning Categories' therefore, as per the Section 11.14.2 of the Plan, the proposed development should be considered on its merits with reference to the land use zoning objective.
- 7.1.2. At present, the subject site is unused and makes no contribution to the facilities and uses in the village. The proposed development would provide an additional commercial use in the village centre and bring into use existing vacant and derelict buildings. In this way, I consider that the proposed development would align with the overarching objective for B1 village centre lands and for the redevelopment of vacant village centre buildings.
- 7.1.3. The written statement for Slane in the Plan supports the development of Slane as a tourist hub to draw on its position proximate to the Boyne Valley, Slane Castle, and Slane distillery. I consider that the provision of short-term accommodation at the

subject site would broaden the range of visitor accommodation available in the locality and would support tourist development in Slane.

- 7.1.4. Drawing from the above, I consider that the proposed commercial short let dwelling would align with the policies and objectives of the Development Plan for vacant buildings and tourism. In this way, I consider that the proposed use and location of the proposed development is acceptable.

7.2. Design & Scale of Development

- 7.2.1. Having reviewed the documentation and undertaken a site visit, I consider that the proposed development is of an appropriate scale for the subject site with reference to the existing structures and dwellings in the vicinity. I note that the proposed development would have a maximum height of 6.16 metres and would be lower than the adjoining 2-storey dwellings and the Protected Structures fronting Main Street, as shown in Drawing no. 2212 SLA PL 00 201 'Proposed Sections'. I consider that due care has been taken in the design of the proposed house to integrate the existing stone structures and to reflect the character of the courtyard. The proposed development would accord with the Development Plan standards in respect of plot ratio and site coverage. In this way, I consider that the proposed development would complement the historical character of the village core in accordance with the objectives of the Plan.
- 7.2.2. Due to the position of the site within a walled backland courtyard and the height of the adjoining houses, the proposed development would not be visually dominant when viewed from the public road. Similarly, there are no medium or long-range views of the site. In this way, I consider that the proposed development would have a neutral impact on the visual amenity of the Slane Village ACA.
- 7.2.3. The proposed development immediately adjoins the existing rubble stone boundary walls to the north and west. Due to their historic character and contribution to the Slane Village ACA, I consider that sufficient care should be taken during the construction phase of the proposed development to protect and maintain the structural integrity of these walls. If the Board is minded to grant planning permission for the proposed development, I recommend that a condition is attached to require the preparation of a Construction and Demolition Management Plan to include details for the protection of the boundary walls.

7.2.4. The terrace of stone build dwellings fronting Main Street, to the south of the subject site, are listed on the Record of Protected Structures (Appendix 6 of the Development Plan). The subject site is approximately 30 metres from the rear façade of the historic dwellings and is separated from these structures by an existing 2 storey dwelling, a walled private open space, a single storey shed and a single storey dwelling (under construction). Owing to the distance between the site and the Protected Structures and the scale and character of existing development in the courtyard, I do not consider that the proposed development would have any significant negative impact on the special character of the Protected Structures.

7.3. Residential Amenity

7.3.1. There are currently 2 no. 2-storey dwellings within the existing courtyard, 'Hollytree House' to the east of the subject site and 'The Mews' to the south of the site. At the time of the site visit, the single storey dwelling permitted under P.A. Ref. 221601 was under construction.

7.3.2. The Appellant Con McManus raised concerns regarding the proximity of the proposed development to his dwelling, Hollytree House. Drawing no. 2212 SLA PL 00 001 'Proposed Site Layout and Roof Plan' shows that the proposed single storey Kitchen/Living/Dining room structure would be 3.23 metres from the western façade of Hollytree House. Due to the sloped topography of the site, the proposed development would be 1.52 metres high at the shared boundary with Hollytree House. Owing to the reduced height of the proposed structure, I consider that the proposed separation distance of 3.23 metres is sufficient to prevent significant negative impacts on the adjoining properties in respect of overbearing.

7.3.3. In respect of daylight and sunlight reaching the adjoining dwelling, I note that the tallest point of the proposed kitchen/living/dining structure would be 9 metres from the façade of Hollytree House. At its apex, the proposed single storey structure would be less than 1 metre higher than the centre of the closest ground floor windows. With reference to the guidelines set out in BR209, 2022, I consider that the proposed development would not have any significant negative impact on the daylight or sunlight reaching Hollytree House.

7.3.4. Con McManus raised concerns regarding the potential loss of sunlight at his patio, which is located between Hollytree House and the subject site. I note that the

existing patio area would likely be in shadow during part of the day due to the orientation and height of the existing dwelling, nearby structures, and the height of existing vegetation. The proposed development would not obstruct sunlight reaching the patio from the south and, owing to the height and design of the proposed roof, would likely have minimal impacts on sunlight penetration from the west. Drawing from the above, I am of the opinion that the proposed development would not have significant negative impacts on the amenity value of the adjoining patio due to overshadowing.

- 7.3.5. In respect of potential overlooking, I note that the 1st first bedroom windows of the proposed development would be circa 15 metres from the opposing 1st floor windows of Hollytree House. I consider that the roof of the proposed Kitchen/Living/Dining structure and proposed vegetation in the private amenity area would partially obscure views between the opposing 1st floor windows. Potential for overlooking could be mitigated by the provision of privacy fins on the windows serving the 1st floor landing, Bed 3 and Bed 4 of the proposed development. If the Board is minded to grant planning permission for the proposed development I recommend the inclusion of a condition to require the provision of privacy fins or screens at the proposed 1st floor windows. Notwithstanding the above, I am satisfied that significant negative impacts on existing residential amenity as a result of direct overlooking would not occur.
- 7.3.6. The Appellants Nigel and Susan Brand raised concerns regarding noise impacts arising from the proposed development. In this regard, I note that the proposed development comprises a single house and would not incorporate any equipment or machinery likely to create a noise nuisance. Notwithstanding the proposed “commercial use” of the house, operational noise arising from the proposed development would likely be commensurate to standard residential uses. I consider that noise arising from the proposed development would not be out of character with the village centre context of the subject site. Therefore, I do not consider that significant negative impacts on residential amenity in respect of noise would occur as a result of the proposed development.
- 7.3.7. Noise and nuisance impacts arising from the proposed development would be expected during the construction phase. The construction phase would be temporary

in duration and, subject to standard conditions, I do not consider that construction noise would have significant negative impacts on adjoining residential amenity.

7.3.8. The existing courtyard, of which the subject site forms part, is enclosed on three sides by rubble limestone walls that range in height from approximately 3 to 4.5 metres. I note that the proposed development does not include any works to the existing rubble limestone walls or entrance gate that currently secure the courtyard and properties therein. In this way, I am satisfied that the proposed development would not have significant effect on the safety or security of the existing dwellings in the immediate vicinity of the subject site.

7.3.9. Based on the dimensions shown in the submitted drawings, I consider that the proposed house would provide sufficient level of amenity for future occupiers.

7.4. Traffic & Parking

7.4.1. The Appellants raised concerns regarding the lack of available car parking in the courtyard. In their assessment, the Planning Authority concluded that the proposed provision of 2 no. car parking spaces at the site was acceptable with reference to the Development Plan standards. Having undertaken a site visit, I consider that the provision of 2 no. in curtilage car parking spaces at the site would be sufficient to meet car parking demand arising from the proposed development and would prevent further ad-hoc carparking within the existing courtyard. In this way, I do not consider that the proposed development would have a negative impact on car parking provision in the locality.

7.4.2. Concerns were raised regarding safe access to the site and the potential for negative impacts arising from the intensification of the existing Right of Way.

7.4.3. Due to its size and proposed use, I consider that the proposed development would likely generate vehicular and pedestrian movements at a rate commensurate to the existing residential uses. I note that the constrained width of the entrance archway may slow traffic however, I consider that there is sufficient space within the courtyard for cars and pedestrians to pass or queue safely. The reduced speed limit and existing traffic safety measures on Main Street would facilitate access to the site without creating a traffic hazard, as is typical in urban settings. Owing to the dimensions of the courtyard and the characteristics of Main Street, I am satisfied that the proposed development could be safely accommodated at the subject site.

7.4.4. I note that the Report on Planning Application prepared by the Transportation Department of Meath County Council concluded that the proposed development would not have any significant negative impact on the existing road network.

7.5. Appropriate Assessment

7.5.1. The River Boyne and River Blackwater Special Area of Conservation (SAC) (site code 002299) and River Boyne and River Blackwater Special Protection Area (SPA) (site code 004232) are the nearest designated sites to the subject site, at circa 150 metres and circa 320 metres, respectively. These sites are located to the south of Slane Village and are separated from the subject site by Main Street (N51), existing village centre development and the forested grounds of the Slane Castle Estate.

Natura 2000	Site Code	Qualifying Interests	Conservation Objectives
River Boyne and River Blackwater Special Area of Conservation SAC	002299	Alkaline fens [7230] Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0] <i>Lampetra fluviatilis</i> (River Lamprey) [1099] <i>Salmo salar</i> (Salmon) [1106] <i>Lutra lutra</i> (Otter) [1355]	To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.
River Boyne and River Blackwater Special Protection Area SPA	004232	Kingfisher (<i>Alcedo atthis</i>) [A229]	To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA

- 7.5.2. During the site inspection I did not see any evidence of waterbodies at the subject site or within the courtyard. The application documents state that the proposed development would connect to existing water infrastructure in the courtyard, which connects to the public combined sewer and the Slane Waterwater Treatment Facility. The written statement of Slane in the Development Plan states that there is limited capacity in the existing treatment facility. The Wastewater Treatment Capacity Register published by Uisce Eireann in June 2023 states that there is available capacity in the Slane Wastewater Treatment Plant. As is standard practice, the developer would be required to enter into a connection agreement with Uisce Eireann prior to the commencement of development at the site.
- 7.5.3. The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. Having carried out Screening for Appropriate Assessment, it has been concluded that the proposed development individually or in combination with other plans or projects would not be likely to have a significant effect on that River Boyne and River Blackwater Special Area of Conservation SAC or the River Boyne and River Blackwater Special Protection Area SPA, or any other European site, in view of the site's Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.
- 7.5.4. This determination is based on the following: the serviced nature of the site; the modest scale and urban context of the proposed development; and the lack of meaningful ecological connections to those sites.
- 7.5.5. This screening determination is not reliant on any measures intended to avoid or reduce potentially harmful effects of the project on a European Site.

8.0 Recommendation

I recommend that planning permission should be granted, subject to conditions.

9.0 Reasons and Considerations

Having regard to the policies and objectives of the Meath County Development Plan 2021-2027 including the written statement for Slane, the zoned and serviced nature

of the back land site and the height and design of the proposed development, I consider that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not create a traffic hazard and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>To protect the privacy and residential amenity of the adjoining dwelling to the east, privacy fins or screens shall be fitted to the windows serving the 1st floor landing, Bed 3 and Bed 4 of the house. Details of these screening measures shall be submitted to the planning authority for written agreement prior to the commencement of development.</p> <p>Reason: To prevent overlooking for adjoining residential property.</p>
3.	<p>Prior to commencement of development, the developer shall enter into water and/or waste water connection agreements with Uisce Eireann.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p>

	Reason: In the interest of visual amenity.
5.	<p>The construction of the development shall be managed in accordance with a Construction and Demolition 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 the following.</p> <p>(a) Intended construction practice for the development, including hours of working, noise management measures, construction traffic management and off-site disposal of construction/demolition waste.</p> <p>(b) Protection measures to ensure the structural stability of the existing rubble stone boundary walls.</p> <p>Reason: In the interests of public safety and residential amenity</p>
6.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to commercial short-term letting only (maximum of 1 month), unless otherwise authorised by a prior grant of planning permission.</p> <p>Reason: In the interest of clarity.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
8.	<p>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</p>

<p>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.</p> <p>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.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Sinead O'Connor
Planning Inspector

10th of October 2023

**Appendix 1 - Form 1
EIA Pre-Screening
[EIAR not submitted]**

An Bord Pleanála Case Reference	317628-23		
Proposed Development Summary	Refurbishment of stone building and construction of part single part two-storey house for commercial short term letting and all associated drainage and site works		
Development Address	Main Street, Slane, Co. Meath		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) or does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes		Class.....	EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
			Conclusion
No		N/A	No EIAR or Preliminary Examination required
Yes		10. Infrastructure Projects (b) (i) Construction of more than 500 dwelling units	Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: Sinead O'Connell

Date: 10/10/2023

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	317628-23	
Proposed Development Summary	Refurbishment of stone building and construction of part single part two-storey house for commercial short term letting and all associated drainage and site works	
Development Address	Main Street, Slane, Co. Meath	
<p>The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The subject site is located within the defined settlement of Slane, within a yard that houses sheds and several dwellings of different ages and construction. I do not consider that the provision of an additional dwelling within the yard, such as that currently proposed, would constitute exceptional development in the context of the existing environment.</p> <p>The proposed development comprises the construction of 1 no. dwelling for short-term letting within an existing urban area. Due to the commercial residential nature of the proposed development, I do not consider that the construction or operation of the proposal would result in any significant waste, emissions or pollutants.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>The proposed development comprises a detached part 1- and 2-storey 4-bedroom dwelling of 200 sqm. To the east the subject site adjoins a 2-storey detached dwelling permitted under Reg. Ref. SA20342 and to the immediate south is a 2-storey dwelling permitted under Reg. Refs. SA50223 and SA40437. Planning permission has recently been obtained for a single storey dwelling of</p>	No

<p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>63 sqm to the southeast of the subject site under Reg. Ref. 221601.</p> <p>Drawing from the above, I do not consider that the size of the proposed development would be exception in the context of the existing environment.</p> <p>The proposed development and adjoining properties are located on zoned and serviced land within the designated urban area of Slane. The Written Statement for Slane in the Meath County Development Plan 2021-2027 indicates that the Slane Water Supply Scheme has available capacity and that the Slane Water Treatment plant has limited capacity. Drawing from the above, I don't consider that likely significant negative cumulative impacts would arise in this instance</p>	
<p>Location of the Development</p> <p>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</p>	<p>The proposed development is not located within, or immediately adjoining, any designated ecological site (ie. SAC, SPA or pNHA). There is no direct hydrological link between the subject site and any Protected Areas. All surface water from the site would be collected in the proposed surface water infrastructure and would drain to the public sewer.</p> <p>Drawing from the information submitted, I do not consider that the proposed development would have the potential to significantly affect other significant environmental sensitivities in the area.</p>	<p>No</p>
<p>Conclusion</p>		

<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p> <p>X</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Schedule 7A Information required to enable a Screening Determination to be carried out.</p>	<p>There is a real likelihood of significant effects on the environment.</p> <p>EIAR required.</p>
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Inspector: Sinead O'Gara

Date: 10/10/2023

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)