



An
Bord
Pleanála

Board Order
ABP-320043-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24135

Appeal by John Egan of Ambleside, Kilbrew, Ashbourne, County Meath and by Noel and Margaret Farrelly and others of Kilbrew, Ashbourne, County Meath against the decision made on the 4th day of June 2024 by Meath County Council to grant, subject to conditions, a permission to Aine Faughnan and Nessa McNamara of The Paddocks, Kilbrew, Ashbourne, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction of a new single storey pitched roof education and amenity building (225 square metres Gross Internal Area) and associated site development works, including the widening and upgrading of the existing gated entrance, a new car parking area for 13 vehicles and cycle parking, a new sewerage and surface water treatment system and an area dedicated to glamping consisting of the construction of a small single storey open-air shelter and an area reserved for up to eight number glamping tents. The Paddocks, Kilbrew, Ashbourne, County Meath.

Noel

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 'RA' rural area zoning which applies to the site under the Meath County Development Plan 2021-2027 (as varied), under which the development of agri-tourism, glamping and education is stated to be generally acceptable in principle, subject to the conditions set out below, the proposed development would not seriously injure the rural character, environment and visual amenities of the area, by reasons of use, design, height and form, would not seriously injure the amenities of the adjoining residential property in the vicinity by reason of overlooking or disturbance, and would be acceptable in terms of traffic movements and pedestrian 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 lodged with the application, as amended by further plans and particulars submitted on 16th day of May 2024, 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.

Reason: In the interest of clarity.

2. The proposed multi use building hereby permitted shall be used as educational space for the visitors on site for the glamping pods/tents only and shall be maintained as a single planning unit and not give rise to any subdivision or individual sale of units unless otherwise authorised by a separate grant of permission. For the avoidance of doubt this permission does not include uses as permanent residential accommodation.

Reason: In the interest of residential amenity.

3. The proposed eight glamping pods/tents hereby permitted shall be used as self-catering accommodation (maximum holiday stay period of one month), or as Class 6, and for no other class within Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and shall be maintained as a single planning unit and not give rise to any subdivision or individual sale of units unless otherwise authorised by a separate grant of permission. For the avoidance of doubt this permission does not include uses as permanent residential accommodation.

NOC

Reason: In the interest of residential amenity.

4. No amplified music or other specific entertainment noise emissions shall be permitted within the glamping site to the rear of the overall site.

Reason: To protect the residential amenities of property in the vicinity.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. Site development and building works shall be carried out only between the hours of 0700 and 1800 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.

Reason: In order to safeguard the amenities of properties in the vicinity.

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

8. (a) The Domestic Waste Water Treatment System (DWWTS) hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 01 March 2024 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
- (b) Treated effluent from the DWWTS shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
- (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the DWWTS and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.
- (d) The developer shall provide and arrange for the continuous and indefinite maintenance of the entire DWWTS installed, which shall be maintained in accordance with the manufacturer's instructions and in line with Table 12.1 of the Environmental Protection Agency Code of Practice (2021).

Reason: In the interest of public health and to prevent water pollution.

9. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

10. The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

Not

11. The developer shall pay to the planning authority a financial contribution of 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 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. The application of any indexation required by this condition 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.

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.


Marie O'Connor

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 08 day of January 2025.