

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Athlone Town

Planning Register Reference Number: 09/3092

An Bord Pleanála Reference Number: PL 34.237391

APPEAL by Dermot Kelly of Hillquarter, Coosan, Athlone, County Westmeath and by Jarlath and Amy Durkan care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 26th day of July, 2010 by Athlone Town Council to grant subject to conditions permission to the said Jarlath and Amy Durkan care of Deavy Design Architects Limited of Studio 2, Hall, Moate, County Westmeath.

PROPOSED DEVELOPMENT: Erect a new two-storey and part single-storey detached house, detached garage, provide effluent pump, sump and rising main to connect proposed dwelling to existing gravity sewer, new site entrance and all other associated site works, all at Hillquarter, Coosan, Athlone, County Westmeath.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the water logged nature of the appeal site and the generally poor drainage in the vicinity, and in the absence of a flood risk assessment, the Board is not satisfied that the proposed development provides for the satisfactory drainage of the site. The proposed development would, therefore, present an unacceptable risk of exacerbating surface water flooding in the area, affecting adjacent land and properties, would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2010.