



An
Bord
Pleanála

Board Direction
BD-014610-23
ABP-312584-22

The submissions on this file including the additional information provided and the Inspector's reports were considered at a Board meeting held on 16/11/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site and surrounding area are located within the Boyne Valley Landscape Character Area which has been defined as having exceptional landscape value. Having regard to the location of the site within this landscape character area, and the policies and objectives of both national and local planning guidance, it is considered the proposed development would be contrary to Policy RD POL 3 of the Meath County Development Plan 2021-2027, would exacerbate overdevelopment in the vicinity and would have a significant negative impact on the visual amenities of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Policy RD POL 43 of the Meath County Development Plan 2021-2027 requires all new entrances to comply with the NRA document Design Manual for Roads and Bridges (DMRB), specifically Section TD 41-42/09. It is considered that the proposed development cannot provide unobstructed sightlines in both directions and that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the

proposed development would generate on a rural road at a point where sightlines are restricted in a south-eastern direction.

3. The proposed site is located circa 98 metres from the edge of the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299). Having regard to the characteristics of the proposed development, which comprises of the decommissioning of an existing wastewater treatment system and the construction of two new wastewater treatment systems and associated percolation areas, the information contained in the revised Natura Impact Statement with regard to the potential cumulative impact of other projects, and the existing proliferation of wastewater treatment systems in the immediate vicinity of the site and within proximity to the priority habitat, the Board is not satisfied that adequate information has been provided on the impact of the proposed development, on hydrological conditions of a priority habitat and the resulting implications for wildlife and flora. The Board is unable to ascertain that the proposed development would not adversely affect the integrity of the European Site and, in such circumstances, is precluded from granting permission for the proposed development.

Board Member



Mick Long

Date: 17/11/2023