

An
Bord
Pleanála

Board Direction
BD-014141-23
ABP-314247-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2023.

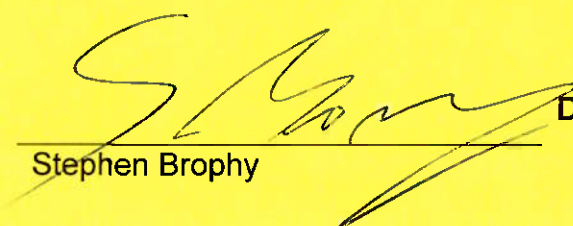
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Notwithstanding the proposal to use a proprietary domestic wastewater treatment system on the site, having regard to the location of the site within an area identified as being at risk of flooding, the ground conditions observed on site during inspection, *the high-water table* recorded in the site Characterisation Report, *to the proliferation of domestic wastewater treatment systems in this rural area*, and to the policies of the Meath County Development Plan 2021-2027, namely Policy RD POL 46 which seeks to ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high-water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided, the Board could not be satisfied, on the basis of the information on the file, that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board also agreed with the Inspector's view that, having regard to the proliferation of one-off housing in this rural location, the location of the proposed site within an area designated as an 'Area under Strong Urban Influence' in Meath County Development Plan, 2021-2027 and the provisions of "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the proposed development would undesirably contribute to ribbon development and to the suburbanisation of the rural area, would seriously injure the visual amenities of the area and militate against the preservation of the rural environment. The Board felt that this matter would warrant further consideration but in light of the above substantive reason for refusal, the Board decided not to pursue this matter at this time.

Board Member



Stephen Brophy

Date: 13/10/2023