



An
Bord
Pleanála

Board Direction
BD-016991-24
ABP-317907-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024 and 05/07/2024.

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

Reasons and Considerations

1. Taken in conjunction with existing development in the vicinity, the subject development proposed to be retained would contribute to excessive density of development and overdevelopment of a rural area, contrary to the provisions of Section 9.5 of Rural Development Strategy of the Meath County Development Plan 2021-2027. The subject development would contravene Policy RD POL 8 and Objectives RUR DEV SO 5 and RD OBJ 1 of the Development Plan, which seek to direct rural generated residential development to serviced centres (which policy is considered to be reasonable), and the principles of development set out in the Plan which seek to prevent the encroachment of random rural development that militates against the preservation of the rural environment. The development that is proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the proposed alterations, it is considered that the part one and part two storey dwelling which is proposed to be retained is out of character in this rural area by reason of its scale, massing, and design. The incongruous design of the dwelling fails to align with Policy RD POL 9 of the

Meath County Development Plan 2021-2027 which requires all applications for rural houses to comply with the 'Meath Rural House Design Guide' and would establish an undesirable precedent for further development of this kind. The development that is proposed to be retained would therefore be contrary to the proper planning and sustainable development of the area.

3. The Board is not satisfied that it has been demonstrated that the wastewater treatment system that would serve the dwelling that is proposed to be retained accords with the minimum requirements of the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) (2021) noting Section 5 of the submitted Site Characterisation report sets out the need for a soil polishing filter and details the specific design requirements for the soil polishing filter as part of the overall treatment system. Furthermore, Section 6 of the site characterisation report specifies the option for a pumped discharge to the polishing filter, however, no design details or proposals have been presented for a pumped discharge to a polishing filter with the accompanying drawings that describe the subject development proposed to be retained. Therefore the Board is not satisfied that the effluent generated from the dwelling house would be safely disposed of on-site and therefore the subject development proposed to be retained would be contrary to Policy RD POL 48 of the Meath County Development Plan 2021-2027 that require all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency 'Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes. Accordingly, the subject development proposed to be retained would be prejudicial to public health.

Board Member:



Joe Boland

Date: 16/07/2024