

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: LB/150994**

An Bord Pleanála Reference Number: PL 17.246257

**APPEAL** by Robert and Christina McCloskey of Lougher, Duleek, County Meath against the decision made on the 9<sup>th</sup> day of February, 2016 by Meath County Council to grant subject to conditions a permission to Suzanne Leonard-Jamal care of Foster Associates Architects of Dean Hill, Hayes, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a storey and a half style dwelling with detached domestic garage, installation of a proprietary sewage treatment system and form new entrance from public road at Lougher, Duleek, County Meath.

## 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

1. Taken in conjunction with existing and permitted development in the area, it is considered that the proposed development would give rise to an excessive density of development in a rural area that is under strong urban pressure for development, is lacking certain public services and community facilities and is served by a poor road network. The proposed development would contribute to the increasing suburbanisation and emerging pattern of linear development in this area, and to the continuing erosion of its rural character, and would result in the overdevelopment of this landholding in light of the number of houses already permitted and constructed on these lands. The proposed development would, therefore, contravene the development assessment criteria set out in Section 10.5.1 of the Meath County Development Plan 2013–2019. Furthermore, the proposed development would be located in an area identified by the Environmental Protection Agency as being at very high risk from domestic waste water pollution. It is considered that the proposed development, in combination with the excessive concentration of individual wastewater treatment systems in the area, would exacerbate risks of environmental pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located on a narrow minor road with severe bends, and would result in a multiplicity of entrances in close proximity to each other, and would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.

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

**Dated this            day of            2016.**