

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: RA160110**

An Bord Pleanála Reference Number: PL 17.246543

**APPEAL** by Michael and Karen Kelly of Holly Lodge, Mooretown, Ratoath, County Meath against the decision made on the 4<sup>th</sup> day of April, 2016 by Meath County Council to grant subject to conditions a permission to Adrian McCullagh care of Stephen Ward of Jocelyn House, Jocelyn Street, Dundalk, County Louth.

**PROPOSED DEVELOPMENT:** Erection of a single storey dwelling and detached garage, wastewater treatment system and all associated site development works including landscaping and boundary treatment with vehicular access off adjoining roadway (L-5045-9), all at Mooretown, Ratoath, 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**

Having regard to the planning history of the site and taken in conjunction with existing 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 also contribute to ribbon development and the increasing suburbanisation in this area, and to the continuing erosion of its rural character. 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 and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**