

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: AA/160200

An Bord Pleanála Reference Number: PL 17.246778

APPEAL by Sorcha Murtagh of Woodbine, Greenogue, Kilsallaghan, County Dublin against the decision made on the 23rd day of May, 2016 by Meath County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a detached one and a half storey dwelling, new site entrance, proprietary wastewater treatment system and all associated works at Ballaghaweary, Kilsallaghan, 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. Having regard to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, to the policies in the current Development Plan which seek to control urban sprawl and ribbon development and to the history of permissions for individual dwellings on the larger landholding of which this site forms part, it is considered that the proposed development would consolidate and contribute to the build-up of ribbon development in an open rural area that is under strong urban influence and that is lacking certain public services and community facilities. This would militate against the preservation of the rural environment, contribute to the erosion of the rural character of the area and lead to demands for the provision of further public services and community facilities. The proposed development would be contrary to the said Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, taken in conjunction with existing and permitted development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks/wastewater treatment systems in an area that is identified by the Environmental Protection Agency as being at very high risk from domestic wastewater pollution. The proposed development, would, therefore, be prejudicial to public health.

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

Dated this day of 2016.