



Planning and Development Acts 2000 to 2018

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/7213

APPEAL by Joe and Christine Temple of “Lakeview”, Meehan Quarter, Coosan, Athlone, County Westmeath against the decision made on the 18th day of April, 2018 by Westmeath County Council to grant subject to conditions permission to Colm and Cathy Moriarty care of AXIS Architecture of 19 High Street, Tullamore, County Offaly.

Proposed Development: Single-storey dwellinghouse, detached garage, new entrance, landscaping, wastewater treatment system and percolation area and all associated site works and services at Meehan, Coosan, Athlone, County Westmeath.

Decision

REFUSE permission for the above proposed development in accordance with 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 development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, which would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities, 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 development in the vicinity, the proposed development would result in an excessive concentration of development served by individual septic tanks/wastewater treatment systems in the area. On the basis of the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the proposed development would not be prejudicial to public health or the environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of area.

3. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the Lough Ree SPA (Site Code: 004064), the Lough Ree SAC (Site Code: 000440), or any other European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.