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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/180652**

**APPEAL** by Brendan and Carol Rogers of Carnes Road, Bellewstown, Drogheda, County Meath against the decision made on the 18<sup>th</sup> day of December, 2018 by Meath County Council to grant subject to conditions a permission to Pamela Howard of Ongenstown, Bellewstown, County Meath.

**Proposed Development:** Construction of new detached, part single-storey, part storey and a half style, four-bedroom family dwelling with dormer windows to front roof and roof lights to rear roof structures and new detached single-storey pitched roof garage building to rear, new site entrance from public road to front of dwelling, new septic tank, new site drainage and all associated site works at Carnes Road, Bellewstown, County Meath.

**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**

It is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would result in a risk of pollution and would be prejudicial to public health, and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding compliance with local need criteria as set out in the Meath County Development Plan 2013-2019, the construction of an additional dwelling house on this road, given the existing density and limited capacity to absorb further development, would not be acceptable. Furthermore, the Board is not satisfied that the proposed intensification would not pose a risk to public health, given that the area is designated by the Environmental Protection Agency as being a zone of high risk from domestic waste water pollution.

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**Dave Walsh**

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

**Dated this            day of            2018.**