



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: LB/180961

APPEAL by Michelle Molloy of Monrose, Tower Road, Mornington, County Meath and by others and by Boyneside Camping Limited care of VCL Consultants of 13 Ashdale, Wheaton Hall, Drogheda, County Louth against the decision made on the 16th day of October, 2018 by Meath County Council to grant subject to conditions a permission to the said Boyneside Camping Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from golf driving range permitted under planning reference number SA/40248 to Touring Campsite comprising 75 hardstand pitches and grass space for 24 tents, conversion of first floor of existing reception building/shop from storage to office, ground floor extension to include porch and laundry, demolition of southern driving range bays and conversion of northern driving range bays to toilet and kitchen block and store, decommissioning of existing wastewater treatment plant and form new connection to foul sewer on the R151, upgrade the existing access road, provision of three flagpoles at entrance, provision of pedestrian route through adjacent Riverside Giftshop and associated civil works at Coast Road, Mornington, 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

1. On the basis of the information provided with the planning application and appeal, and in the 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 integrity of the Boyne Estuary Special Protection Area (Site Code: 004080) and the Boyne Coast and Estuary Special Area of Conservation (Site Code: 001957), or any other European site, in view of the sites' conservation objectives. In such circumstances, the Board is precluded from granting permission.

2. The site is located within and proximate to the flood plain of the tidal estuary of the River Boyne and, as shown on the OPW Flood Maps, is primarily in Flood Zone A in an area at risk of tidal and fluvial flooding. On the basis of the submitted documentation, the Board is not satisfied that the applicant has provided sufficient information to demonstrate compliance with the planning principles in section 3.1 of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009', to apply the precautionary approach and to show that alternative more reasonable sites are not available in areas at lower flood risk. The proposed development, which is not water compatible in that it includes sleeping accommodation, would, therefore, constitute an unacceptable risk of flooding to future occupants, would conflict with the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Note: Having regard to Schedule 7 of the Planning and Development Regulations 2001, as amended, and notwithstanding the view of the Inspector, the Board was not satisfied that the proposed development should not be subjected to environmental impact assessment. However, given the substantive reasons for refusal of permission, the Board decided not to pursue this matter with the parties.

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

Dated this day of 2019.