



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: AA/181546

APPEAL by Vicki and Bernard Daly of Riverstown Cottage, Kilmessan, County Meath against the decision made on the 23rd day of April, 2019 by Meath County Council to grant subject to conditions a permission to Shauna Cahill care of Horan DMC of 32A Patrick Street, Mountmellick, County Laois.

Proposed Development: Construction of a new dwellinghouse, domestic garage, wastewater treatment system, a new site entrance and all associated site works at Riverstown, Kilmessan, 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. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February, 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, together with the information provided on file, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system, without any risk to ground water or pollution of wells in its vicinity. Furthermore, the Board is not satisfied that a safe and secure potable water supply would be available at this location. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements the development would generate on a local road at a point where sightlines are restricted in both directions and the maximum speed limit applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

Dated this day of 2019.