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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 21/309**

**APPEAL** by Cian Hayden care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford, County Longford against the decision made on the 26<sup>th</sup> day of July, 2021 by Westmeath County Council to refuse permission.

**Proposed Development:** Construction of a three-bedroom dwelling. The application will also include the introduction of a new entrance, an effluent treatment unit with percolation area and all associated site works and drainage at Moydrum, Athlone, County Westmeath.

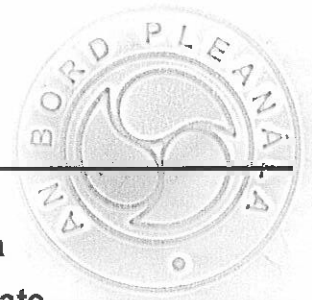
## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the site location in an area at risk of flooding, the evidence of poor drainage characteristics in the wider area, and the underlying soil conditions and high water table, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.
2. Having regard to the site location in an area identified by the OPW as being at risk of fluvial flooding, the Strategic Flood Risk Assessment appended to the Westmeath County Development Plan 2021–2027, and the provisions of the 'Planning System and Flood Risk Management, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November 2009, the Board is not satisfied on the basis of submissions made in connection with the planning application and the appeal, that the subject site is an appropriate site for the type of development proposed and that the proposed development would cause or exacerbate flooding on adjoining lands contrary to national flood guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Dated this 6<sup>th</sup> day of May 2022