

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/272

APPEAL by Michael and Kay Coghlan care of Hendrik van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 23rd day of December, 2021 by Meath County Council to grant subject to conditions a permission to Karen Doyle care of Foster Associates Architects of Dean Hill, Hayes, Navan, County Meath.

Proposed Development: Construction of a single storey style dwelling with detached domestic garage, installation of a proprietary sewage treatment system and connection to existing domestic entrance to form combined entrance to the public road. Removal of an existing adjoining house sewage treatment system and replacement with a proprietary sewage treatment system and to demolish existing detached domestic garage to adjoining house, all at Ardsallagh, Navan, County Meath, as revised by the further public notices received by the planning authority on the 3rd day of November, 2021.

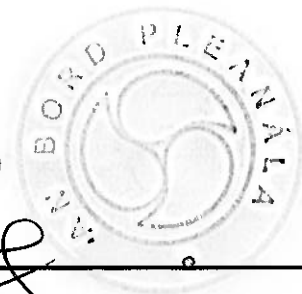
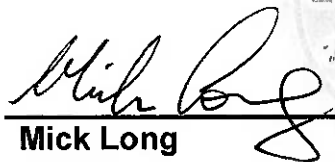
Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The site and surrounding area are located within the Boyne Valley Landscape Character Area which has been defined as having exceptional landscape value. Having regard to the location of the site within this landscape character area, and to the policies and objectives of both national and local planning guidance, it is considered that the proposed development would be contrary to Policy RD POL 3 of the Meath County Development Plan 2021 - 2027, would exacerbate overdevelopment in the vicinity and would have a significant negative impact on the visual amenities of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Policy RD POL 43 of the Meath County Development Plan 2021 - 2027 requires all new entrances to comply with the National Roads Authority document Design Manual for Roads and Bridges (DMRB), specifically Section TD 41-42/09. It is considered that the proposed development cannot provide unobstructed sightlines in both directions and that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the proposed development would generate on a rural road at a point where sightlines are restricted in a south-eastern direction.

3. The proposed site is located circa 98 metres from the edge of the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299). Having regard to the characteristics of the proposed development, which comprises of the decommissioning of an existing wastewater treatment system and the construction of two new wastewater treatment systems and associated percolation areas, the information contained in the revised Natura Impact Statement with regard to the potential cumulative impact of other projects, and the existing proliferation of wastewater treatment systems in the immediate vicinity of the site and within proximity to the priority habitat, the Board is not satisfied that adequate information has been provided on the impact of the proposed development, and the cumulative impact, on hydrological conditions of a priority habitat and the resulting implications for wildlife and flora. The Board is unable to ascertain that the proposed development would not adversely affect the integrity of the European Site and, in such circumstances, is precluded from granting permission for the proposed development.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *22nd* day of *November* 2023.