

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 22/51

APPEAL by Alcove Ireland Eight Limited care of McCutcheon Halley Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 16th day of March, 2022 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of: (i) the construction of 99 number residential units, all with private amenity space that will be comprise of: (a) seven number two-bedroom, two-storey houses with associated amenities and car parking; (b) 79 number three-bedroom, two-storey houses with associated amenities and car parking; (c) 13 number four-bedroom, two-storey houses with associated amenities and car parking; (ii) the construction of one number childcare facility with a Gross Floor Area of 161.55 square metres, with an associated external play area and nine number car parking spaces; (ii) infrastructure works including: (a) Surface Water - Surface water will be attenuated in underground storage devices and discharged to existing stream and culvert; (b) SUDS measures such as permeable paving, swales, etc. will be provided to intercept and provide treatment to surface-water run-off at source; (c) diversion of existing foul and surface water drainage from Silverstream Phase 1; (d) provision of temporary

Wastewater Treatment Plant, which discharges to public sewer. The temporary Wastewater Treatment Plant will be decommissioned upon completion by Irish Water of upgrade works to Stamullen Wastewater Treatment Plant; (e) connection of new roads to the existing Silverstream and Mill Estate; (iv) new boundary walls and fences, open space, internal site roads, pavements, public lighting, tree planting, bin storage, bicycle parking spaces, ESB sub-station and all ancillary site development works at site (circa 4.14 hectares) at Silverstream Road, Kilbreckstown, Stamullen, County Meath.

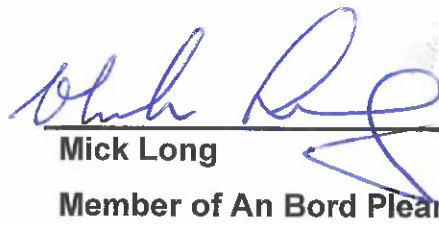
Decision

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

Reasons and Considerations

1. The site is located in an area zoned 'Rural Area' with objectives CS OJJ 1 and SH OBJ 1 in the Meath County Development Plan 2021-2027. The Board considers that the proposed development would materially contravene the zoning objective, as set out in the plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

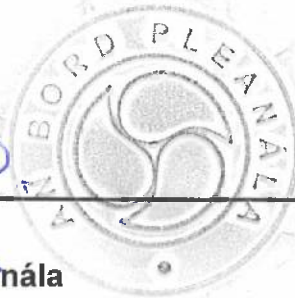
2. The proposed development, which includes a proposal to provide a temporary wastewater treatment plant discharging to the public sewer, is considered to be premature having regard to existing deficiencies and inappropriate sewerage treatment facilities for the village pending the upgrade works to the Stamullen Wastewater Treatment Plant and related connection to a new network connection to the Balbriggan Wastewater Treatment Plant. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *21* day of *June* 2023.