



An  
Bord  
Pleanála

**Board Order**  
**ABP-313531-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/264**

**Appeal** by Michael Coughlan and Others of Drumree, County Meath against the decision made on the 21<sup>st</sup> day of April, 2022 by Meath County Council to grant, subject to conditions, a permission to Graham Jordan care of JOVA Planning Consultants of Boyerstown, Navan, County Meath.

**Proposed Development:** Construction of a single storey dwellinghouse, detached garage, new wastewater treatment system and percolation area, new well, new entrance from public road and all associated site development works at Drumree, County Meath.

### **Decision**

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

## Reasons and Considerations

Notwithstanding the proposal to use a proprietary wastewater treatment system on site, the Board had regard to the proliferation of domestic wastewater treatment systems in this rural area, the high level of the water table on site, the location of the site above an aquifer classified as locally important with groundwater vulnerability indicated as being high and to the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of Environment, Heritage and Local Government in 2005 which recommend, in un-sewered rural areas, avoiding sites where it is inherently difficult to provide and maintain wastewater treatment and disposal facilities. The Board could not be satisfied, on the basis of the information on the file, that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution and potential impact on adjacent neighbouring wells. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board**

Dated this 11<sup>th</sup> day of  2023