

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/784

APPEAL by Tariq Quadri care of Stephen Molloy Architects of 12 St. Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 4th day of August, 2022 by Meath County Council to refuse permission for the proposed development.

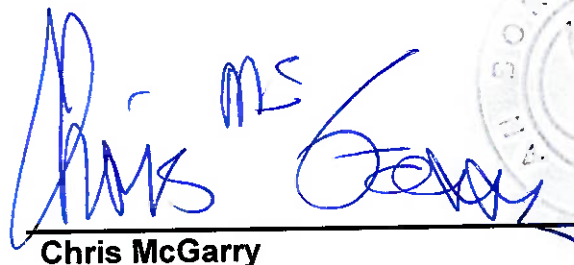
Proposed Development: Removal of part of the main roof structure to the north-eastern end of an existing single storey residential dwelling, and the provision of a new first-floor element to that area, with a new pitched roof over. Also, conversion of the remaining part of the existing roof area to the south-western end to include the provision of a flat roof window to the front elevation and a dormer window to both the front and rear elevations. Works to include minor elevational changes to all four sides and associated site development works, all at 9 Tetrarch Grove, Bracetown, Clonee, County Meath.

Decision

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

Reasons and Considerations

It is considered that the proposed development, by reason of its scale and extent, would materially alter the loading to the existing private wastewater treatment system serving the existing dwelling. Having regard to the information submitted with the application and the appeal, the Board is not satisfied that the existing septic tank and percolation area would be suitable to cater for the level of loading consequent to the implementation of the proposed development at the subject site. Furthermore, the Board is not satisfied if any upgrades to the existing system are deemed necessary consequent to the implementation of the proposed development, that these would not have spatial consequences for a final proposed layout of the overall subject site. In the absence of such information, it is considered that the proposed development would be prejudicial to public health and 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 2nd day of November 2023.