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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/1162**

**APPEAL** by Colin Blake of 19 Seaview, Mornington, County Meath against the decision made on the 27<sup>th</sup> day of October, 2022 by Meath County Council to grant subject to conditions a permission to Karl Cunningham care of McKevitt King Architects of 50 North Road, Drogheda, County Louth for the proposed development.

**Proposed Development:** The development will consist of the following: (1) demolition of three number existing unoccupied structures, (2) construction of a new 1.5 storey detached dwelling, (3) construction of a new garage, (4) new entrance to site and (5) all associated site works at Shelton Place, Seaview, Mornington, County Meath.

**Decision**

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

## Reasons and Considerations

On the basis of the submissions made in connection with the planning application and appeal, and having regard to the information on file, including the report of the Water Services Section of Meath County Council (dated 13<sup>th</sup> January 2023), and in the absence of a current submission from Uisce Éireann regarding the current proposal, and in the absence of a response from the applicant to the Section 132 and Section 131 requests from the Board, the Board cannot be satisfied that effluent generated by the development can be properly disposed of, or that the public foul water network has adequate capacity to ensure the development would not be prejudicial to public health.

In addition, having regard to the potential impacts on water quality that may arise from the proposed wastewater arrangements and the potential impacts of fencing along the access track, the Board considered it could not conclude that the development as proposed would not adversely affect the integrity of the Boyne Coast and Estuary Special Area of Conservation and the Boyne Estuary Special Protection Area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *29<sup>th</sup>* day of *August*, 2024.

