



An  
Bord  
Pleanála

## Board Order ABP-318543-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 23/865**

**Appeal** by Jeff Lyons care of Michael Malone of 35 The Rise, Melrose Park, Swords, County Dublin against the decision made on the 1<sup>st</sup> day of November, 2023 by Meath County Council to refuse permission.

**Proposed Development:** Retention of the completed refurbishment of a fire damaged bungalow dwelling, including the one-and-half-storey extension to rear with attic conversion, retention of in-situ wastewater treatment system and percolation area and site entrance, landscaping and ancillary site works, all at Grangegeeth, Collon, County Meath.

### Decision

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

## Reasons and Considerations

1. Having regard to the level of accommodation provided and the internal layout of the development with multiple external doors and service facilities, the Board is not satisfied, on the basis of the information submitted in support of the planning application and the appeal, that the development is designed as a single-family residential unit. The potential use of the property as multiple residential units and the lack of private amenity space would result in a poor level of residential amenity for residents and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the level of accommodation provided, the Board is not satisfied, on the basis of the information submitted in support of the planning application and the appeal, that the effluent treatment system installed on the site has the capacity to effectively treat foul effluent arising from the development. The development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Mary Henchy

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

Dated this 26<sup>th</sup> day of *June* 2024.