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**Planning and Development Act 2000, as amended**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 24157**

**APPEAL** by Kevin Whyte care of Gerry Eustace of Barns Road, Beabeg, Drogheda, County Meath against the decision made on the 20 by Council to refuse permission for the proposed development.


**Proposed Development:** Outline permission for the construction of a dwelling with attached garage, new vehicular entrance, connection to the mains water and foul water system, landscaping and all associated site works, at Watery Lane, Lemare, Stamullen, County Meath.

## **Decision**

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

## Reasons and Considerations

The proposed development site access road is located within Flood Zone A and Flood Zone B and is at risk of flooding, in accordance with the provisions of the Flood Planning System and Flood Risk Management – Guidelines for Planning Authorities (DoEHLG/OPW, 2009). Having regard to the uncertainty in relation to the demonstrated depths of flood water along the access lane, the Commission cannot be satisfied, on the basis of the information lodged with the planning application and the appeal, that the proposed development will provide safe vehicular and emergency vehicular access to the development site itself. The proposed development would, therefore, be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.



**Mick Long**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 2<sup>nd</sup> day of September 2025.