



An
Bord
Pleanála

Inspector's Addendum Report

ABP-312584-22

Development	Construction of dwelling and all associated site works. NIS included
Location	Ardsallagh, Navan, Co. Meath.
Planning Authority	Meath County Council.
Planning Authority Reg. Ref.	21272.
Applicant	Karen Doyle.
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party.
Appellant	Michael and Kay Coughlin.
Observer	None.
Inspector	Karen Hamilton

1.0 Addendum Report Background

1.1. This addendum report should be read in conjunction with the Inspector's Report dated 07th of December 2022. I refer the Board to the Board Direction BD-012327-23. On the 23rd of June 2023, the Board requested additional information under Section 132 of the Planning and Development Act, 2000, as amended. The additional information required the applicant to submit additional information on:

- The cumulative impact of the proposal on the groundwater and the potential impact on the adjoining SAC and that priority habitat.
- Evidence that sight lines can be achieved, along with any required agreements to achieve visibility.

1.2. The applicant submitted a response to the Section 132 request on the 11th of July 2023 which included:

- A cover letter from the applicant's agent
- An updated Natura Impact Statement
- A site layout map
- A Traffic Report

1.3. I have considered the plans hereunder, in addition to the original Inspector's report.

2.0 Planning Authority Submission

2.1. A response from the planning authority noted no further comments on the additional information.

3.0 Response to submission by the third-party appellants

3.1. An agent, on behalf of the applicant, submitted a response to the additional information as summarised below:

3.2. Impact on Groundwater

- The applicant states that a higher standard of septic tank will have an overall positive impact on the groundwater of the SAC.
- There is a potential impact on surface water as well as ground water.
- The distance between the percolation pipes and the drain on the original site does not meet the minimum standards.

- The percolation area as shown on the revised site layout plan is not consistent with the soil test requirements.
- Mitigation measures that form part of the AA may not be capable of enforcement as the septic tank for the existing house is located within the site curtilage of the proposed house.

3.3. Sightlines

- The report states that a 70.0m (y distance) can be achieved with a (x distance) of 2.4m.
- The report indicates that sightlines are illustrated on Drwg 20.54-P02 Rev. However, the drawing shows a sight distance triangle in the northwestern direction and not in the southeastern direction.
- The appellant has a hedgerow along their front boundary and the applicant can not provide a 70m visibility in the southeastern direction.

4.0 Impact on the European Site

4.1. The Section 132 requested the applicant to provide sufficient information to assess the cumulative impact on the groundwater, having regard to the location of the site beside the SAC and the priority habitat. Additional information including an updated NIS was requested.

4.2. The updated NIS includes a section “Wastewater Treatment Plant- Cumulative Impacts”. The information is summarised as follows:

- The decommissioning of the existing septic tank and upgrade of the current septic tank will have an overall positive impact on the groundwater quality of the SAC.
- There will be a high quality of final effluent from both wastewater treatment systems.
- The Water Service Act, 2017 requires all water services to maintain a register of the wastewater treatment systems for the purpose of registration and inspection. All owners of systems are required to register their systems.

- The EPA is responsible for the National Inspection Plan (NIP) for national inspection.
- There are available grants from the Local Authority for any applicant wishing to upgrade their treatment systems.
- The treatment system will be installed and certified in accordance with the EPA Code of Practice.

4.3. As per Section 7.7 of the original Inspector's Report, the concerns in relation to the cumulative impact related to the proliferation of existing and proposed wastewater treatment plants in the vicinity of the site. The updated information summarised above, does not in my opinion, provide any further information on the potential cumulative impact of the proposed on the groundwater quality. In this regard I consider the original assessment remains the same and I do not propose any further amendments to my original report.

5.0 Sightlines

5.1. A site layout plan has been submitted illustrating the sightlines proposed. A letter of consent from the applicant's father has been submitted, as per the original application. No further consent of the adjoining landowner to the west of the site.

5.2. The updated Traffic Report records the speed limits and traffic count along the Ardsallagh Lane.

- The default speed limit is not considered an appropriate factor to determine the suitability of sightlines.
- Additional information has been provided with TRICS data assessed against UK and Ireland research.
- The existing cul-de-sac carries limited traffic and therefore low speeds are recorded.

5.3. I have had regard to the additional information submitted and I am of the opinion there has been no new information submitted which would alter the assessment in the original Inspector's Report (Section 7.5)

5.4. My recommendation to refuse permission for the proposed development for reasons of inadequate visibility splays remains the same.

6.0 Recommendation

- 6.1.** I refer to the previous Inspector's Report and recommendation on this application dated 07th of December 2023. My recommendation to refuse permission remains unchanged, and I therefore recommend that permission is refused in accordance with the reasons and consideration set out in the Inspector's Report dated 07th of December 2023.

Karen Hamilton

Senior Planning Inspector

04th of September 2023