

Meath County Council
 Planning Department
 Abbey Mall
 Abbey Road
 Navan
 Co. Meath

Phone: 046 909 7000 Fax: 046 909 7001

Planning & Development Act 2000 – 2011
NOTIFICATION OF DECISION

No. Housing Demand.
 No Funding.
 No Water Treatment.

TO: RIVB Property Partnership
 C/o Fore Enterprises Ltd
 Hounslow House
 Fore
 Co Westmeath

PLANNING REGISTER NUMBER: KA/110533
 APPLICATION RECEIPT DATE: 03/06/2011
 FURTHER INFORMATION DATE: 23/04/2012

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 18-5-12 decided to **REFUSE PERMISSION** to the above named for development of land in accordance with the documents submitted namely:- construction of 53no. two storey houses (comprising 6no. 2 bed semi-detached houses, 9no. 2 bed terraced houses, 34no. 3 bed semi-detached houses, 2no. 4 bed semi-detached houses and 2no. 4 bed detached houses) and 1no. two storey Creche and all ancillary site works. Significant Further information / Revised plans submitted on this application at Cavan Street, Oldcastle, Co Meath, for the 3 reasons set out in the Schedule hereto.

Signed on behalf Meath County Council

DATE: 18-5-12

M. Loughran
 Administrative Officer

The Planning Authority in deciding this application in accordance with Section 34(3) of the Planning and Development Act 2000-2011, has regard to submissions or observations received in accordance with the Planning and Development Regulations 2001-2011.

NOTE:

1. Any appeal against a decision of a Planning Authority under Section 34 of the Planning and Development Act, of 2000-2011 may be made to An Bord Pleanala. Any person may appeal **WITHIN FOUR WEEKS** beginning on the date of the decision.
2. Appeals should be addressed to An Bord Pleanala, 64 Marlborough Street, Dublin 1. An appeal by the applicant should be accompanied by this form. In the case of a third party appeal, the acknowledgement from the Planning Authority of receipt of the submission or observation made by the person to the Planning Authority at application stage should be submitted and the name of the person, particulars of the proposed development and the date of the decision of the Planning Authority should be stated.

REFUSAL

KA110533

Reasons for Refusal

1. Having regard to the lack of funding approval and a definitive timescale for the upgrade of the existing inadequate public sewerage system serving the area of the proposed development and the period in which the constraints involved may reasonably be expected to cease, it is considered that the proposed development would be premature, would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of a traffic hazard by virtue of the inadequate visibility at the proposed entrance. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the deficiencies in the existing public sewerage system serving the area of the proposed development the Planning Authority is not satisfied that the proposed development would not adversely impact on the Natura 2000 sites in the vicinity. The proposed development would, therefore, be contrary to the 'Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009'. Therefore, the development would be contrary to the proper planning and sustainable development of the area.

LEGEND

SITE OUTLINE

TOTAL LANDHOLDING

- 2.0 METRE HIGH
TIMBER PANEL FENCE
- 2.1 METRE HIGH
BRICK/BLOCK
BOUNDARY WALL
- GREEN AREA

LAMP STANDARDS
50W 3000K SIDE-ENTRY LANTERNS AT
342mm SPACING WITH 6m MOUNTING
HEIGHT AND 0.7m OUTREACH
(ALL LIGHTING TO ESS STANDARDS)
ALL INTERNAL JUNCTIONS TO
NRA SPECS. SEE
'GEOMETRIC DESIGN GUIDELINES
INSPECTION AT GRADE'

ALL WORK TO BE CARRIED OUT IN ACCORDANCE
WITH THE DEPARTMENT OF ENVIRONMENT
RECOMMENDATIONS FOR SITE DEVELOPMENT WORKS
IN HOUSING AREAS

Date	Revision/Issue	By



FORE ENTERPRISES LTD
Engineering and Planning Consultants
Hounslow House, Fore, Co. Westmeath.
Tel: (0444) 9661144
Fax: (0444) 9661847

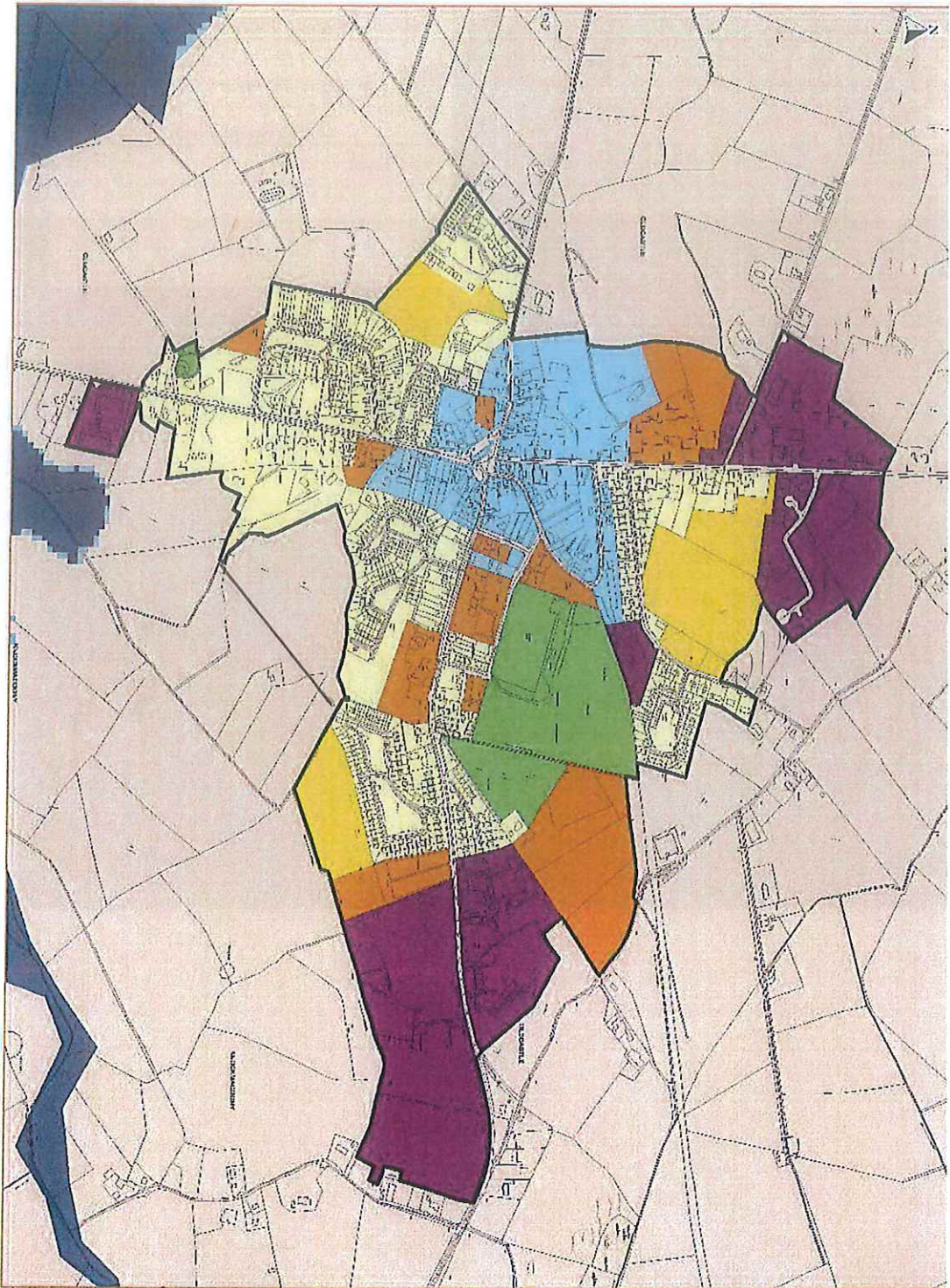
Project Name and Address
Client: RUVB PROPERTY PARTNERSHIP
Address: CAVAN STREET,
OLDCASTLE,
CO. MEATH.
Title: Proposed 55 dwellings & creche
FOR PLANNING PURPOSES ONLY

Scale: 1:500	Drawn By: G.M.
Date: 20/6/2012	Site Area: 2,025 Ha.
Sheet No: 2 of 2	



LANDSCAPING LEGEND

REF KEY	REF NO. BOTANICAL NAME	COMMON NAME	WILDLIFE BENEFIT
1	SORBUS	MOUNTAIN ASH	EXCELLENT
2	QUERCUS PETRAEA	ONK	EXCELLENT
3	ALNUS GLUTINOSA	ALDER	EXCELLENT
4	BETULA PUBESCENS	BIRCH	GOOD
5	PRUNUS SPINOSA	CHERRY	EXCELLENT
6	SALIX ALBA TRISITIS	WILLOW	EXCELLENT



District
 Health County Development Plan
 2020 - 2025
 Pilsen

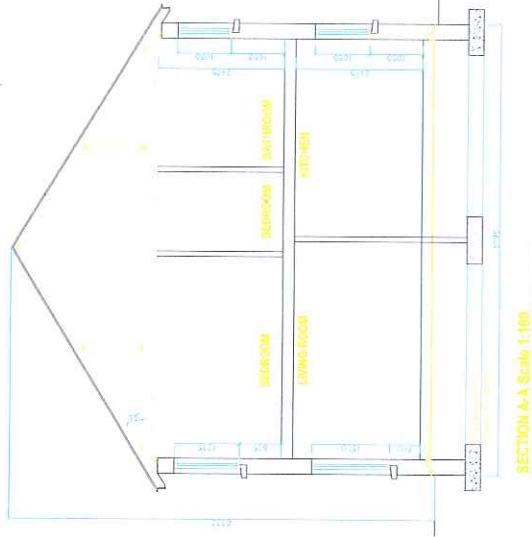
Sheet No. 39 of Land Use Zoning

- LEGEND**
- Zoning Objectives**
- A2 - Village Residential
 - A2 - Heavy Residential
 - B1 - Community / Medium Density Center
 - B2 - District, Corporate and Employment
 - F1 - Open Space
 - C1 - Community Industrial Use
 - IA - Industrial
- Strategic Flood Risk Assessment**
- Flood Zone - A
 - Flood Zone - B

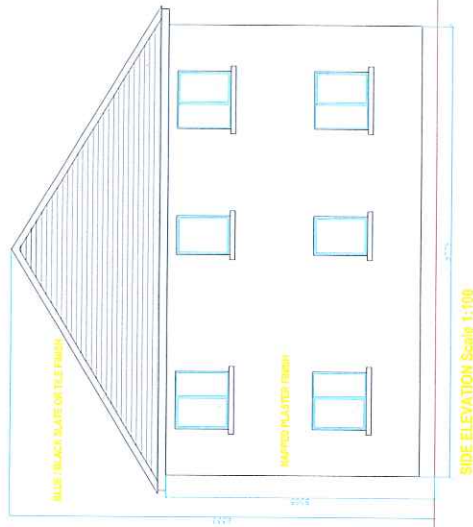


Missouri County
Development Plan
 2020 - 2025
 Planning Department
 1000 North Main Street
 P.O. Box 1000
 Pilsen, MO 64578

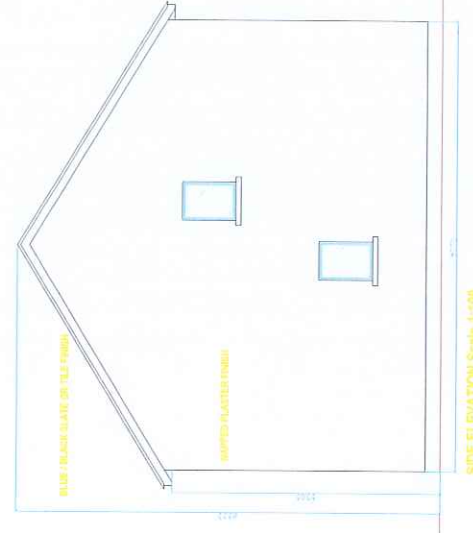
HOUSE TYPE B & B1 : 3 BED



HOUSE TYPE B1



HOUSE TYPE B



GENERAL NOTES

All measurements, heights, areas, levels, and construction details to be checked and verified by the contractor prior to commencement of any works or agreement to proceed.
Do not scale any drawings.
Work to figured dimensions only.
All materials, workmanship & methods of construction to be in accordance with the current Building Regulations and Planning Permission.
All conditions set out in planning permission are to be strictly complied with. All workmanship and materials in force at time of construction, and all local authority conditions of planning for the project.
Contractors will be fully responsible for all Regs. to be complied with, whether or not all notations for same have been implemented on these drawings.

Please note:
All new build Dwellings must comply with Part L of current Buildings Regulations.

FOR PLANNING PURPOSES ONLY

Date	Revision/Issue	By

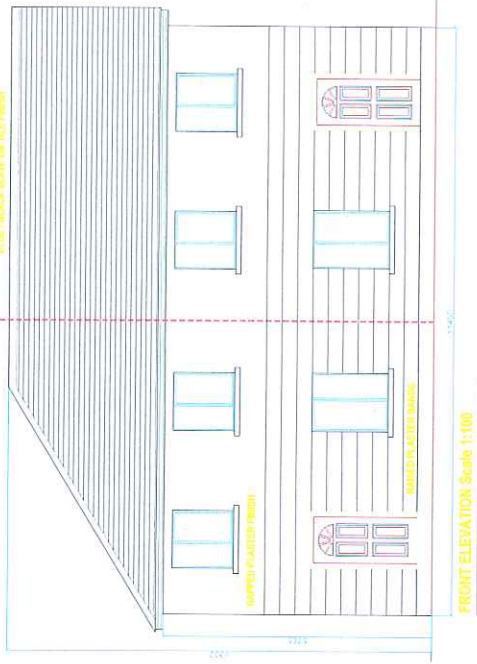
FOM ENTERPRISES LTD
Engineering and Planning Consultants
Hounslow House, Fore, Co. Westmeath.
Tel: (044) 9661144
Fax: (044) 9661847

PROJECT NAME AND ADDRESS
NAME: R/VB PROPERTY PARTNERSHIP
ADDRESS: CAVAN ROAD,
OLDCASTLE,
CO. MEATH
TITLE: Proposed 3 Bed Dwelling
FOR PLANNING PURPOSES ONLY

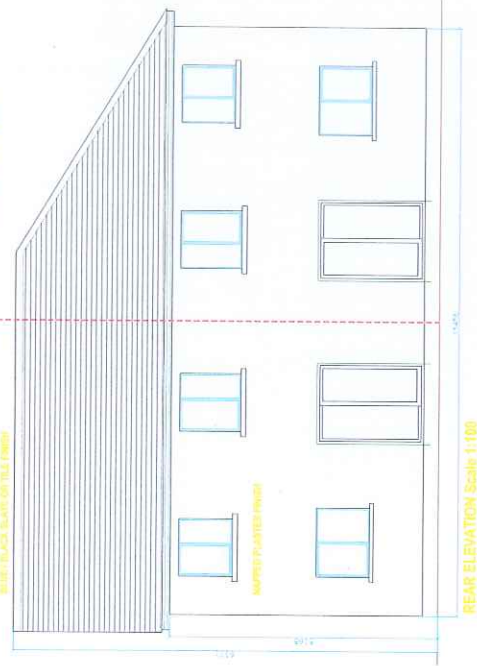
CAD REF: N:\Drawings\2011\10101010\10101010.dwg	SHEET: 02 of 02
DATE: 30/5/2011	FLOOR AREA: 86.2 m ²
SCALE: As shown	Drawn By: G.M.

HOUSE TYPE B & B1 : 3 BED

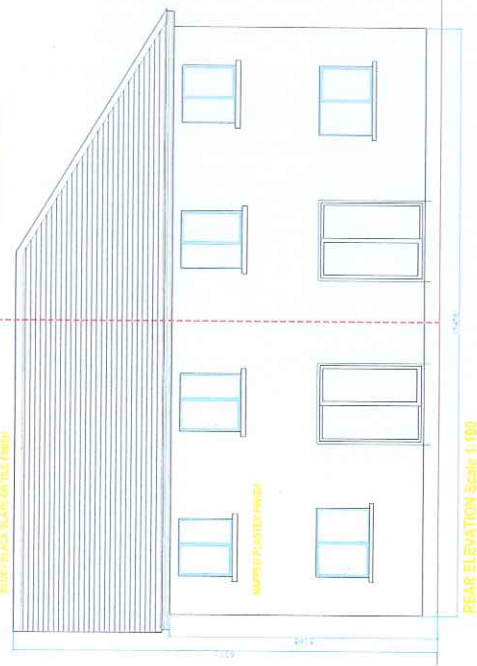
HOUSE TYPE B1



HOUSE TYPE B

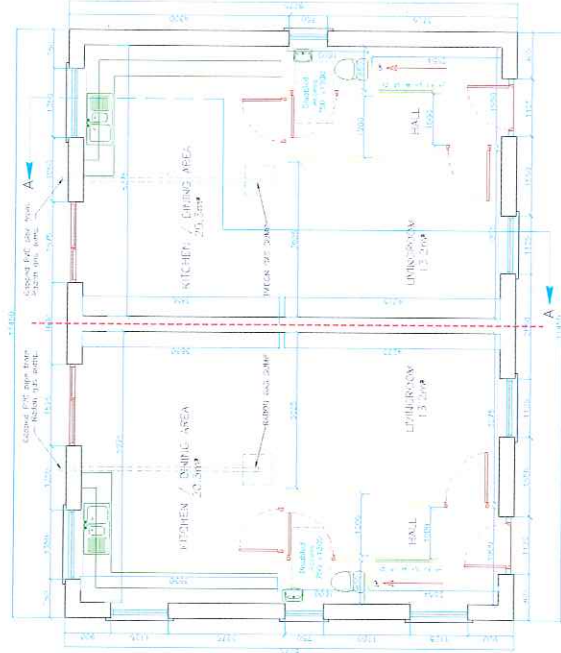


HOUSE TYPE B1

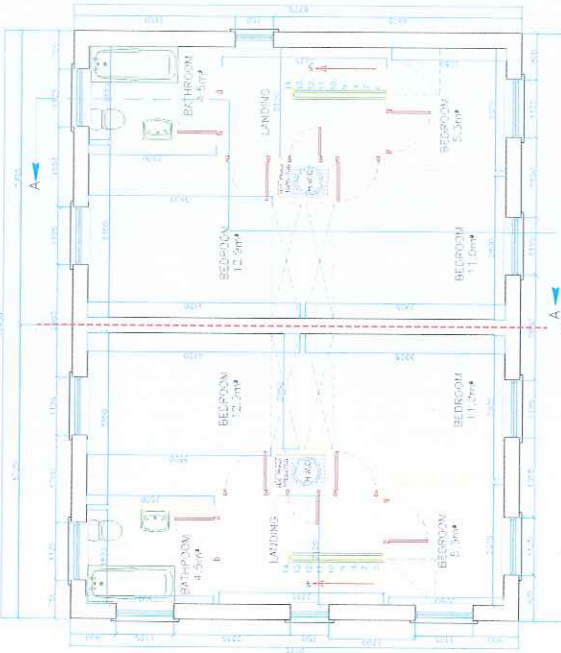


FOR ORIENTATION SEE
SITE LAYOUT MAP

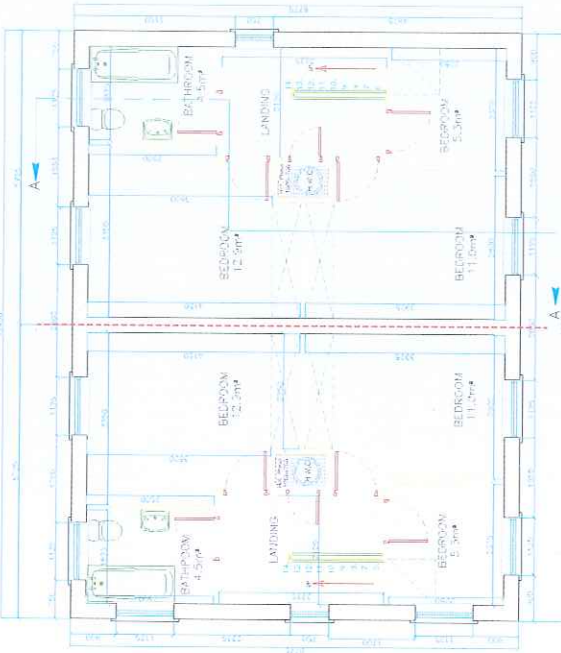
HOUSE TYPE B1



HOUSE TYPE B



HOUSE TYPE B1



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Please note:
All new build dwellings must comply with Part L of current Buildings Regulations.

FOR PLANNING PURPOSES ONLY

Date	Revision/Issue	By

FONE ENTERPRISES LTD
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Hounslow House, Fore, Co. Westmeath,
Tel: (044) 9661144
Fax: (044) 9661847

PROJECT NAME AND ADDRESS
NAME: RJB PROPERTY PARTNERSHIP
ADDRESS: CAVAN ROAD,
OLDCASTLE,
CO. MEATH
TITLE: Proposed 3 Bed Dwelling
FOR PLANNING PURPOSES ONLY

CAD REF: N:\DWG\PROJECT\HOUSING\HOUSING\TYPEB-HU	SHEET: 01 of 02
DATE: 30/5/2011	FLOOR AREA: 86.3 m²
SCALE: As shown	Drawn By: GM.

REASONS AND CONSIDERATIONS

Having regard to the lack of a definitive timescale for the upgrade of the existing inadequate public sewerage system serving the area of the proposed development and the period in which the constraints involved may reasonably be expected to cease, it is considered that the proposed development would be premature, would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2011.