

Meath County Council  
 Planning Department  
 Abbey Mall  
 Abbey Road  
 Navan  
 Co. Meath  
 Phone: 046 909 7000 Fax: 046 909 7001

No Housing Demanded.

No Funding

No Water Treatment.

Planning & Development Act 2000 – 2011  
NOTIFICATION OF DECISION

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  
 Adminstrative 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*

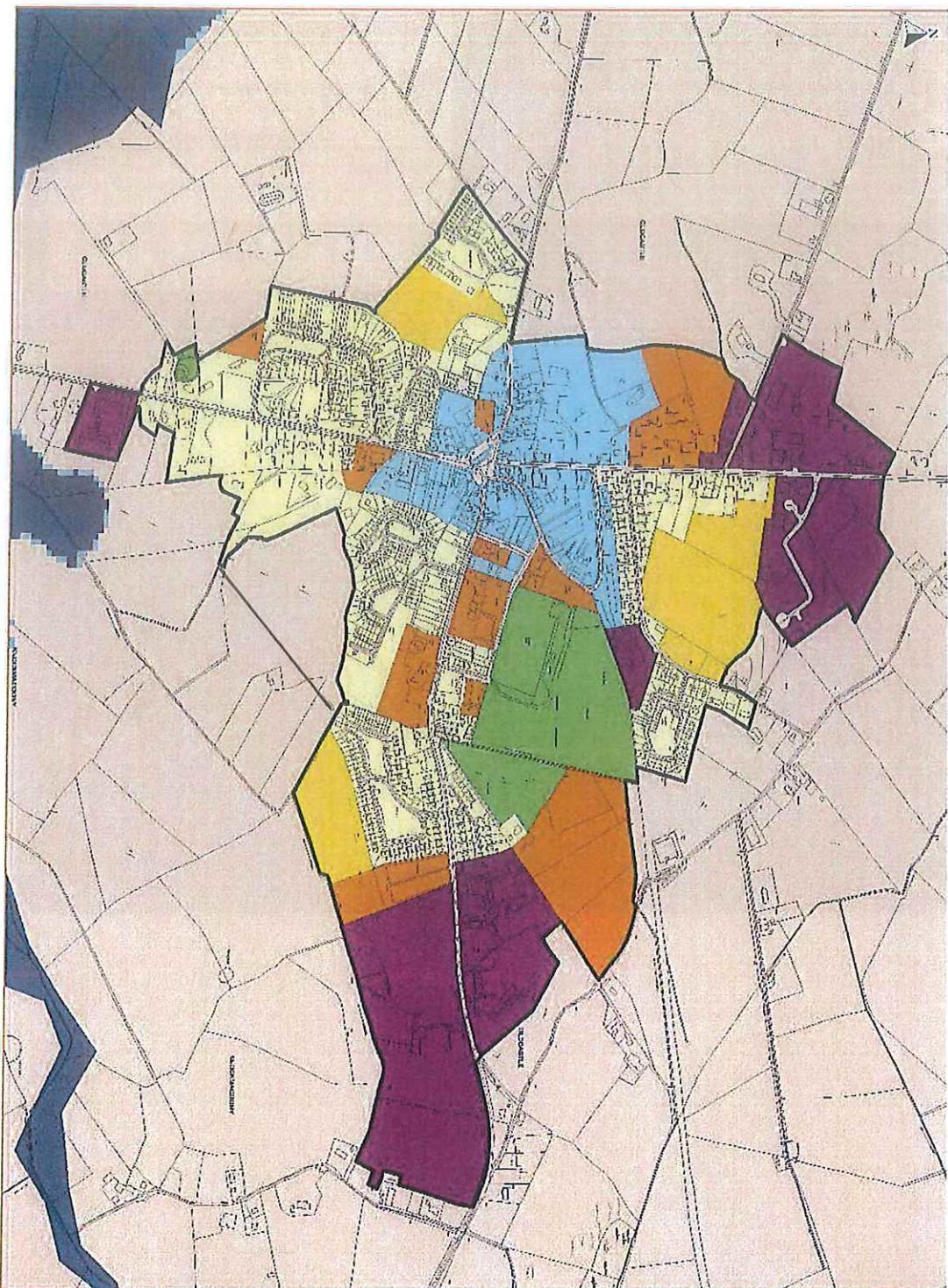
KA110533

**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.







## HOUSE TYPE C: 4 BED

### GENERAL NOTES

All measurements, heights, areas, levels, and constructional details to be checked and verified by the contractor prior to commencement of any works or agreements.  
Do no scale any drawing.  
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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 etc.

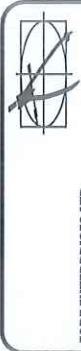
Contractors will be fully responsible for all Regs. to be complied with, whether or not all conditions for same have been implemented on these drawings.

Please note:

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

**FOR PLANNING PURPOSES ONLY**

Date	Revision/Issue	By

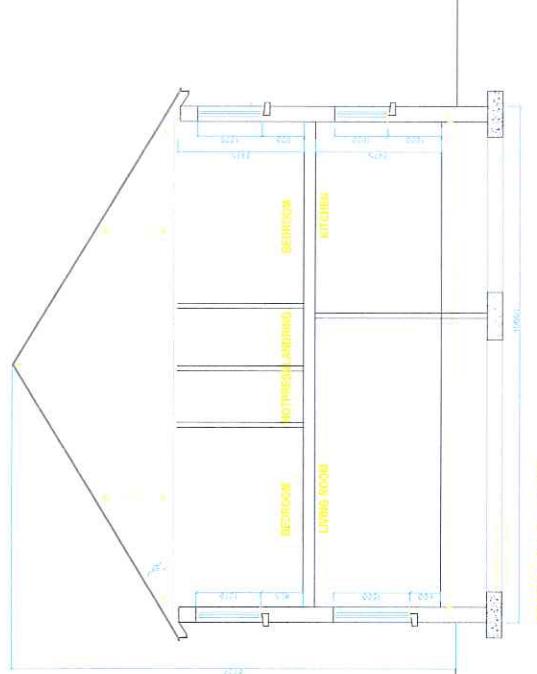


FOR PLANNING PURPOSES ONLY

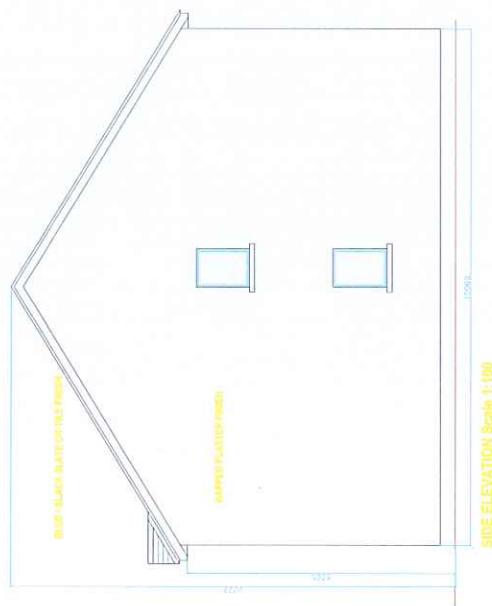
PROJECT NAME AND ADDRESS  
NAME : RIVE PROPERTY PARTNERSHIP  
ADDRESS: CAVAN ROAD,  
HORNLOW HOUSE, FORE, CO. WESTMEATH.  
Tel: (044) 9661144  
Fax: (044) 9661847

TITLE : Proposed 4 Bed Dwelling  
FOR PLANNING PURPOSES ONLY

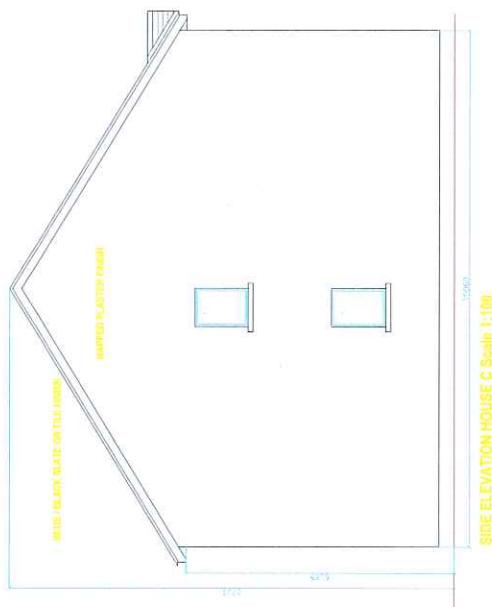
CAD REF : N001/00000000000000000000000000000000	SHEET : 02 of 02
APPROVED/AMENDED/ISSUED BY : _____	FLOOR AREA : 123.8 m <sup>2</sup>
DATE : 30/5/2011	Drawn By : G.M.



SECTION A-A Scale 1:100



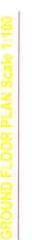
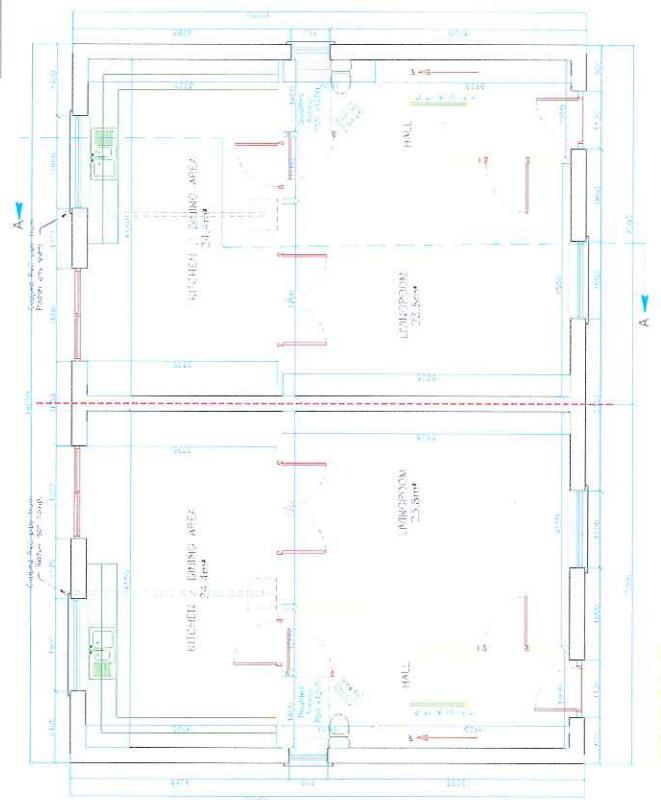
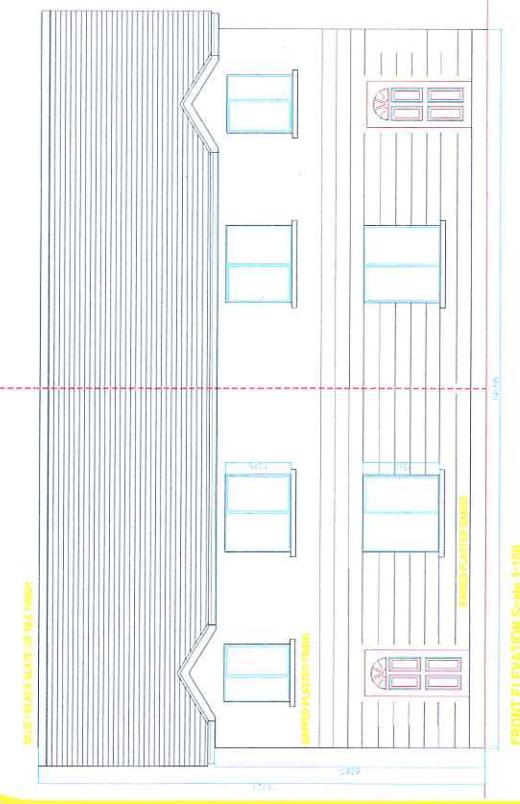
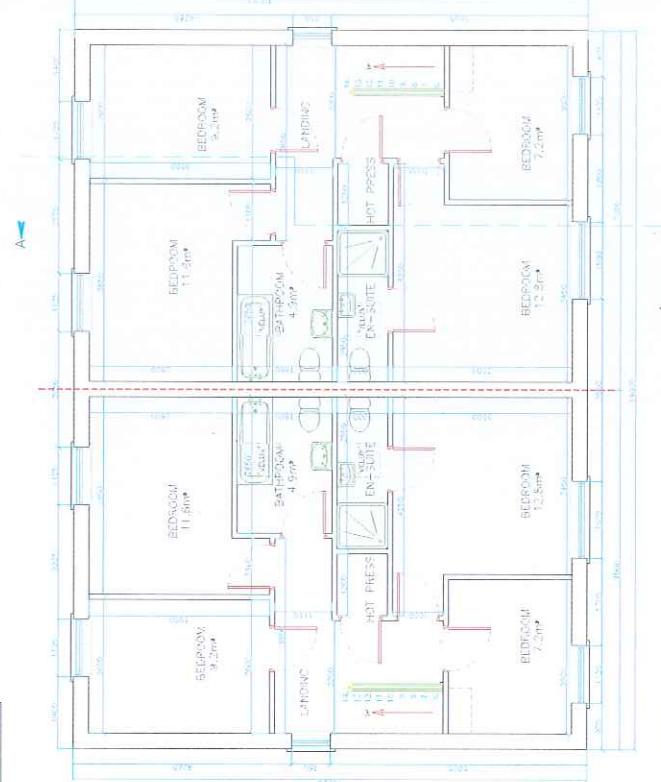
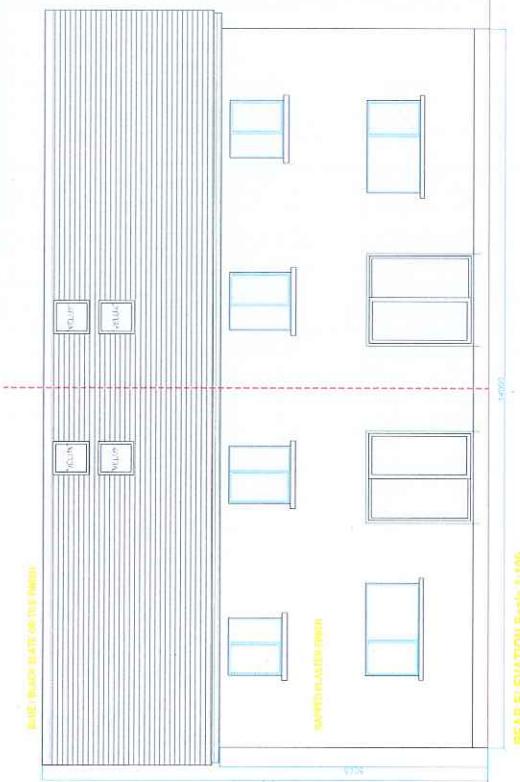
SITE ELEVATION HOUSE C Scale 1:100



SITE ELEVATION HOUSE C Scale 1:100

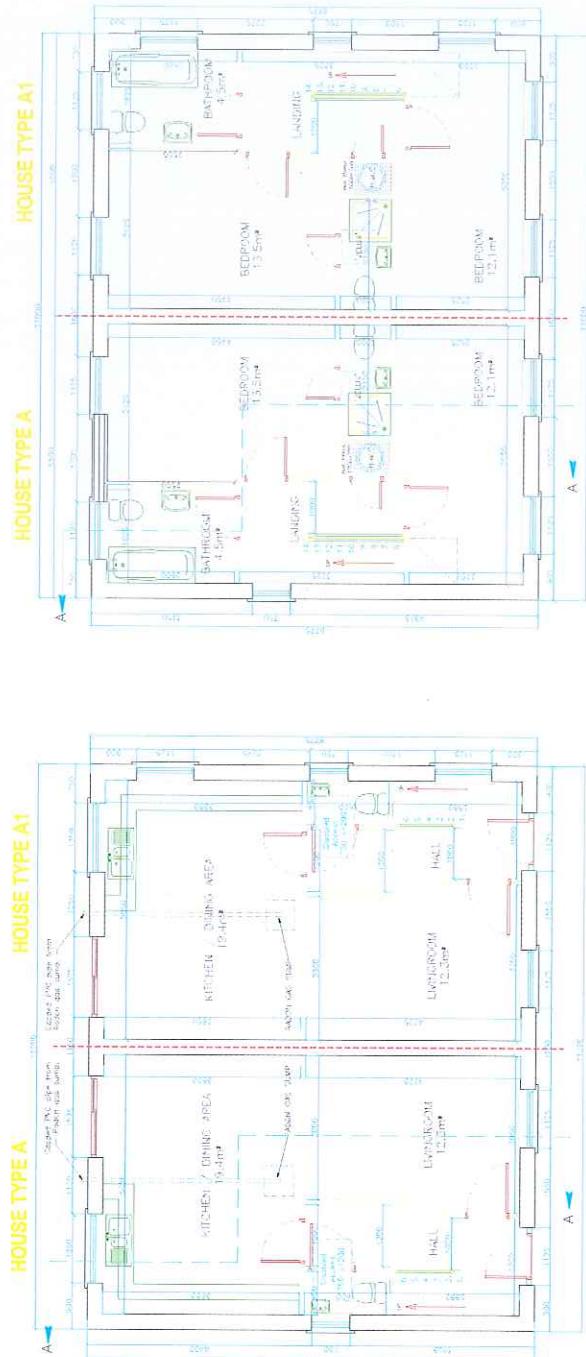
HOUSE TYPE C : 4 BED

GENERAL NOTES	
<p>All measurements, heights, areas, levels, and structural details to be checked and verified by the contractor, prior to commencement of any works or agreements.</p> <p>Do not scale any drawings. Work to figured dimensions only.</p> <p>All materials, workmanship &amp; methods of construction to be in accordance with the current Building Regulations and Planning Permission.</p> <p>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 etc.</p> <p>Contractors will be fully responsible for all Regs. to be complied with, whether or not all notifications for same have been implemented on these drawings.</p>	
<p>Please note: All new build Dwellings must comply with Part L of current Building Regulations.</p>	
<p><b>FOR PLANNING PURPOSES ONLY</b></p>	
Date:	Revised/Issue
	By

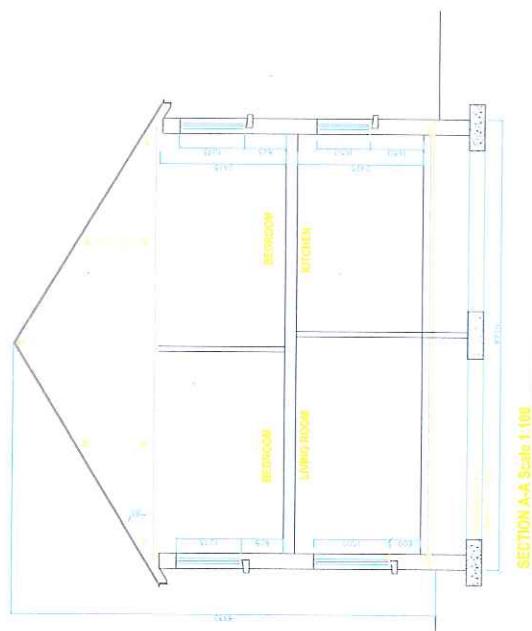


HOUSE TYPE A & A1: 2 BED

GENERAL NOTES		
<p>All measurements, heights, areas, levels, and constructural details to be checked and verified by the contractor, prior to commencement of any works or agreements.</p> <p>Do not scale any drawing. Work to figured dimensions only.</p> <p>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 etc.</p> <p>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.</p> <p>Please note: <b>All new build Dwellings must comply with Part L of current Buildings Regulations.</b></p> <p><b>FOR PLANNING PURPOSES ONLY</b></p>		
Date	Revised/Issue	By

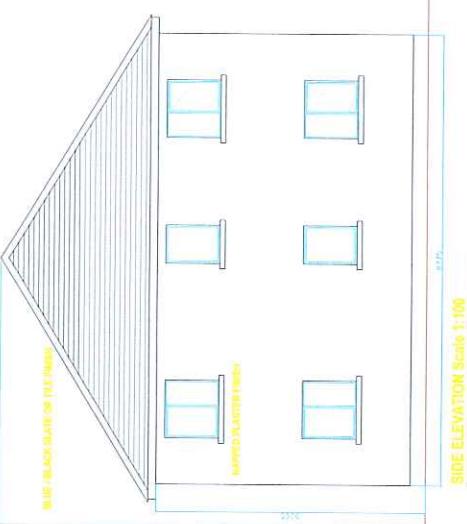


## HOUSE TYPE A & A1:2 BED

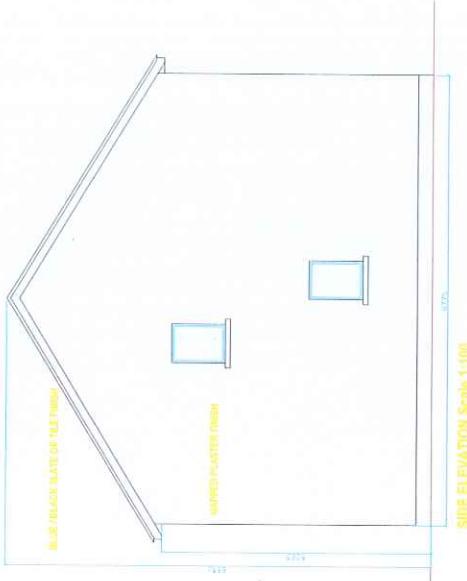


HOUSE TYPE A1

HOUSE TYPE A



HOUSE TYPE A1



HOUSE TYPE A

### GENERAL NOTES

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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 etc.  
Contractors will be fully responsible for all Reps. to comply with, whether or not all conditions for same have been implemented on these drawings.

Please note:

All new build Dwellings must comply with Part L of current Building Regulations.

**FOR PLANNING ONLY**

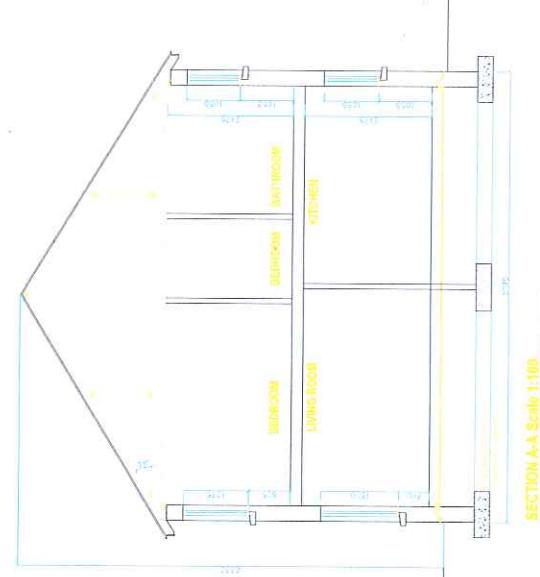
Date	Revision/Issue	By
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FOR PLANNING PURPOSES ONLY

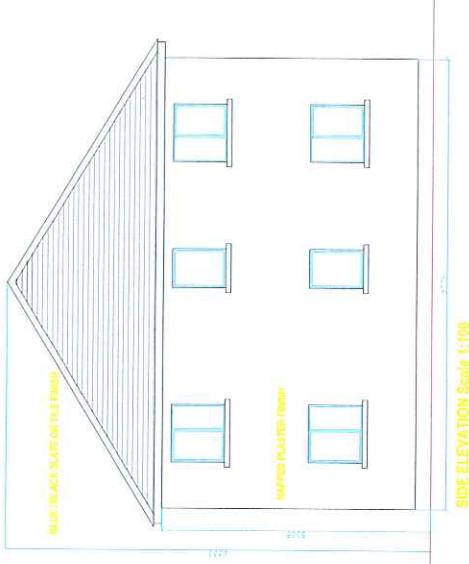
PROJECT NAME AND ADDRESS NAME : RIVB PROPERTY PARTNERSHIP ADDRESS : CAVAN ROAD, OLDCASTLE, CO. MEATH	SHEET : 02 of 02
TITLE : Proposed 2 Bed Dwelling	DATE : 30/5/2011
FOR PLANNING PURPOSES ONLY	FLOOR AREA : 82.4 m <sup>2</sup>

CAD REF : N/A (Not applicable to this drawing)	SHEET : 02 of 02
DATE : 30/5/2011	FLOOR AREA : 82.4 m <sup>2</sup>
SCALE : As shown	Drawn By : G.M.

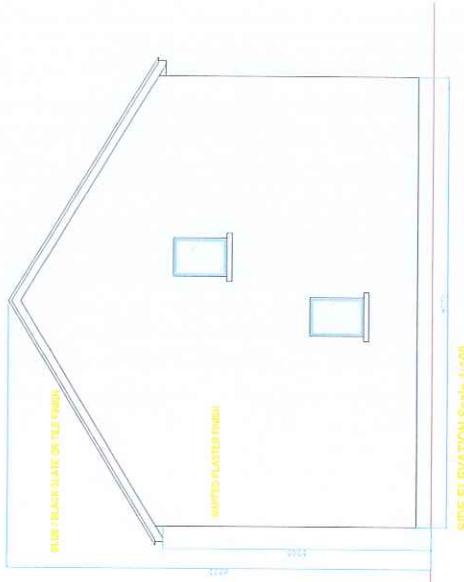
## HOUSE TYPE B & B1: 3 BED



HOUSE TYPE B



HOUSE TYPE B1



HOUSE TYPE B

GENERAL NOTES	
<p>All measurements, heights, areas, levels, and structural details to be checked and verified by the contractor, prior to commencement of any works or agreements.</p> <p>Do not scale any drawing.</p> <p>Work to signed dimensions only.</p> <p>All materials, workmanship &amp; methods of construction to be in accordance with the current Building Regulations and Planning Permission.</p> <p>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 etc.</p> <p>Contractors will be fully responsible for all Regs. to be complied with, whether or not all conditions for same have been implemented on these drawings.</p>	
<p>Please note:</p> <p>All new build Dwellings must comply with Part L of current Building Regulations.</p>	
<p><b>FOR PLANNING ONLY</b></p>	
Date	Revision/Issue
By	

**FOR PLANNING ONLY**

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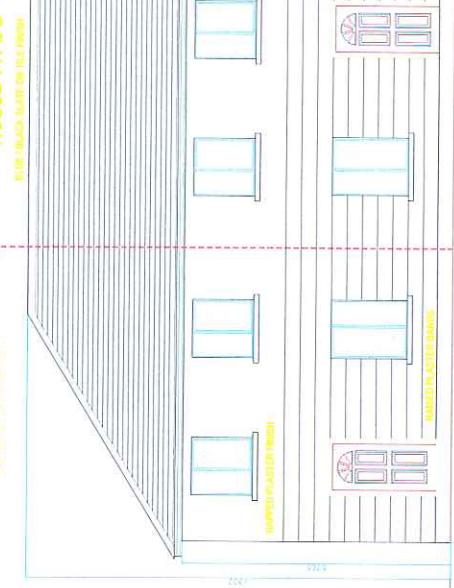
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# HOUSE TYPE B & B1: 3 BED

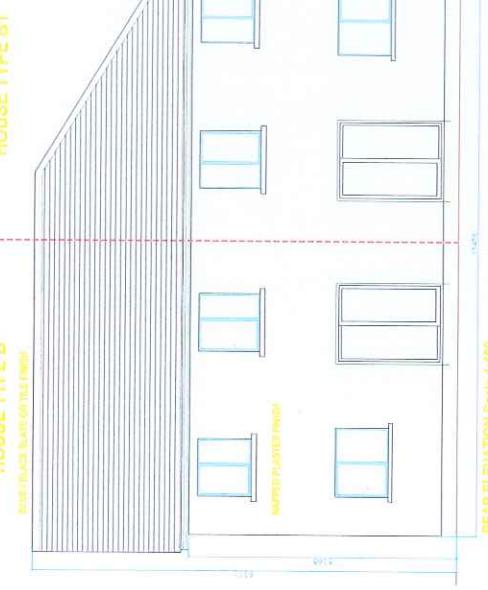
## HOUSE TYPE B1



FRONT ELEVATION Scale 1:100

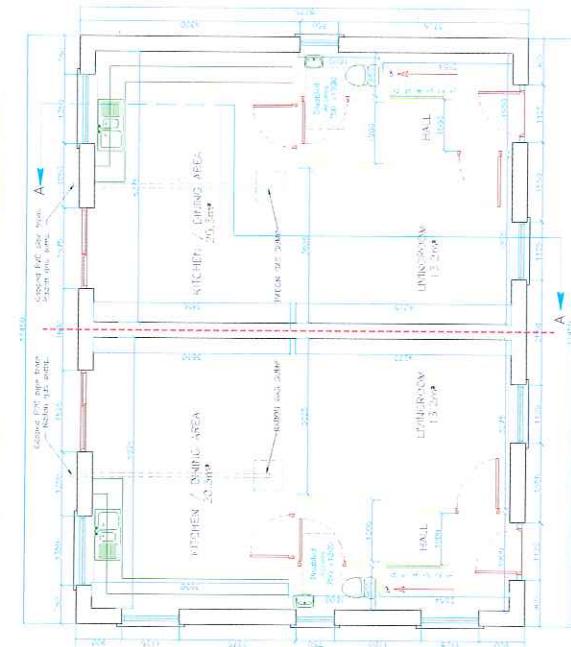
## HOUSE TYPE B

NOTE: BLACK BARS ON THE PLAN INDICATE  
SOUTH FACING FACADES



REAR ELEVATION Scale 1:100

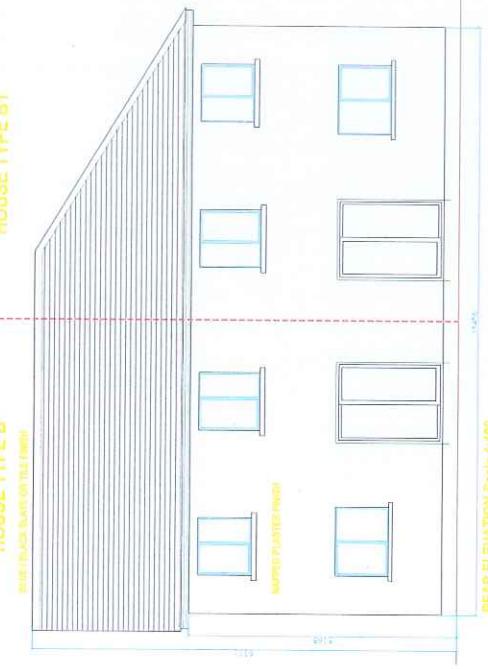
## HOUSE TYPE B1



GROUND FLOOR PLAN Scale 1:100

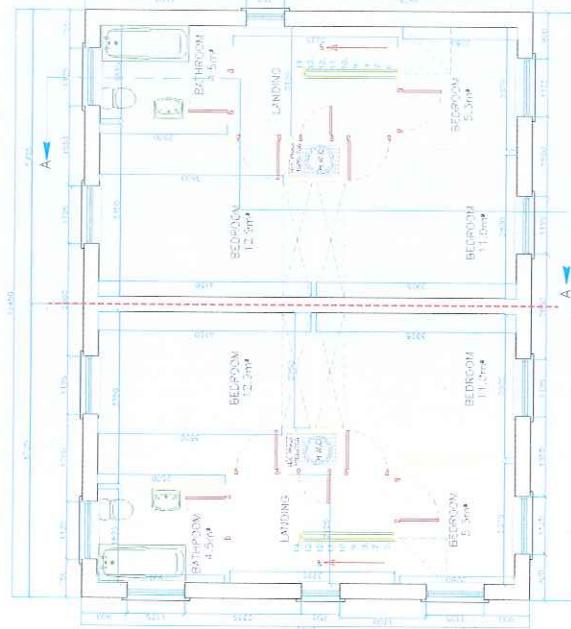
## HOUSE TYPE B1

NOTE: BLACK BARS ON THE PLAN INDICATE  
SOUTH FACING FACADES



FOR ORIENTATION SEE  
SITE LAYOUT MAP

## HOUSE TYPE B1



FIRST FLOOR PLAN Scale 1:100

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Please note:

All new build Dwellings must comply with Part L of current Building Regulations.

**FOR PLANNING ONLY**

All new build Dwellings must comply with Part L of current Building Regulations.

Date	Revision/Issue	By

<b>FOR ENTERPRISES LTD</b>	
Engineering and Planning Consultants	
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:	SHEET:
NOTE: Drawing contains 10 sheets	01 of 02
Architectural Drawing Ref: 101	
DATE: 30/5/2011	FLOOR AREA:
	86.21 m <sup>2</sup>
SCALE: As shown	Drawn By: G.M.

## 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.**