



An
Bord
Pleanála

Board Direction
BD-000685-18
ABP-301123-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2018.

The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located in a rural area that is outside of a designated settlement and is proximate to the development boundary of Mullingar, as defined by the Mullingar Local Area Plan 2014-2020. The area is identified in the Westmeath County Development Plan 2014-2020 as an "Area Under Strong Urban Influence". Housing is restricted at this location to persons who demonstrate a local housing need in accordance with the criteria set out in Policy LHN1 of the Development Plan. It is considered that the applicant does not come within the scope of the housing need criteria set out in the Development Plan. Furthermore, the proposed development, in the absence of any identified locally based housing need, would contribute to the encroachment of random rural housing development in an area that is close to the urban centre of Mullingar and would militate against the preservation of this transitional rural environment and would be contrary to Sustainable Rural Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/07/2018

Terry Prendergast

Note:

The Board also noted and generally agreed with the Inspector concerns that proposed development is located along a minor county road, which is substandard in terms of its width and alignment, and that the development, by itself or by the precedent which a grant of permission would set for other relevant development, would adversely affect the use of the road. The Board did not include this as a reason for refusal given that it raised a new issue for consideration.