



An
Bord
Pleanála

Board Direction
BD-004144-19
ABP-304565-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th September 2019.

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

Reasons and Considerations

1. The site is located on the N55, where the development proposed for retention, which is not associated with a habitable dwelling, would result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads (DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities January 2012, section 2.5) and contrary to the objectives of the Westmeath County Development Plan 2014-2020, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is located within an area currently under consideration as a route option for a national road improvement scheme for the N55; the proposed development is premature pending the determination of the route and would therefore be contrary to the Spatial Planning and National Roads Guidelines and to the Westmeath County Development Plan 2014-2020, and contrary to the proper planning and sustainable development of the area.

3. Having regard to the siting, scale and bulk of the shed, which has a discordant and overbearing impact on the existing cottage style dwellings on the subject site and the adjoining site, its retention would impact negatively on the visual amenities of the area and the residential amenities of the adjoining property and thereby be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 30/09/2019

Stephen Bohan