



An
Bord
Pleanála

Board Direction
BD-005844-20
ABP-306116-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site in the current development plan for the area and to the nature, density, design and scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area, would be acceptable in terms of pedestrian and traffic safety and also acceptable in terms of public health and flood risk. As such, it is considered that the proposed development is in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that proposed design and layout was appropriate and represented a satisfactory qualitative approach to the site and its setting for future occupants. It considered the design approach, in terms of built form and hierarchy of internal spaces and relationship to the Mullingar Road and the adjoining watercourse, to be acceptable, in providing an satisfactory built response to the edge of Kilbeggan's settlement boundaries. It also considered the proposed amenity space for existing and proposed occupants of Coola Lawns to be acceptable.

It was also of the view that the proposed development would not give rise to pluvial flooding and was satisfied with the level of detail provided by the applicant in this regard.

It considered the proposed development to be of sufficient design and layout quality to be consistent with both national guidelines and with the Westmeath County Development Plan 2014 to 2020.

Conditions

1. Planpartic- to include F1.
2. Remove the proposed bin store located adjacent to Units 01 and 02 to a location removed from existing dwellings in Coola Lawns.
Revised drawings illustrating this amendment to be submitted to the planning authority for written agreement prior to the commencement of development.

Reason : In the interest of residential amenity

3. PA c3
4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than [1:500] showing –

(i) The species, variety, number, size and locations of all proposed trees and shrubs

(ii) Details of screen planting

(iii) Details of roadside/street planting

(iv) Hard landscaping works, specifying surfacing materials, furniture and finished levels.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment

(c) A timescale for implementation

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. Standard phasing

7. Irish water

8. (a) Drainage arrangements, including the [attenuation and] disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

(b) PA c15 a

Reason: In the interest of public health.

9. Internroad 1

10. Part V

11. UrbanManage 1

12. Lighting

13. Cables

14. All rear gardens of the semi-detached and terraced houses shall be bounded either by block walls 1.8 metres in height, capped and rendered on both sides,

or concrete post and panel walls 1.8 metres in height, and shall be to the written satisfaction of the planning authority.

Reason: In the interests of residential and visual amenity.

15.

Proposals for a development name and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

16. ConstHours

17. CMP1

18. Security

19. S48 unspecified

Board Member

Date: 28/05/2020

Terry Prendergast