



An
Bord
Pleanála

Board Direction
BD-006121-20
ABP-306661-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site in close proximity to the town centre of Mullingar and close to associated social and economic facilities and transport infrastructure, it is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced urban lands and would, accordingly, be contrary to national policy as set out in the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and also contrary to local policy as set out Section 2.3 of the Mullingar Local Area Plan 2014-20. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the density of the proposed development was in accordance with national and local policy and, as such, considered that the proposal would result in an inefficient use of urban, centrally located lands in Mullingar.

Note: The Board also considered that the proposed development, which is characterised predominantly by three and four bed housing, would also be contrary to section 28 Ministerial Guidelines and to the National Planning Framework issued by the Department of Housing, Planning and Local Government, which recognise the increasing demand to cater for smaller households and that a wider range of different housing typologies will be required.

Please issue Direction with Board Order.

Board Member

Date: 21/07/2020

Terry Prendergast