



An
Bord
Pleanála

Board Direction
BD-007917-21
ABP-309027-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2021.

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

Reasons and Considerations

1. Having regard to the location of this proposed development within the Millmount Road Architectural Conservation Area, between two Protected Structures known as 'Hawarden Villa' and 'Lakeview House', and its impact on the streetscape and on the curtilage of Lakeview House, it is considered that it would detract from the built heritage and character of the area and be contrary to Built Heritage Policies P-BH3 and P-BN7 of the Mullingar Local Area Plan 2014-2020.
2. There is a lack of clarity in the current application, relative to the need for the proposed development to serve 'Lakeview House'. Reference to the proposal being to serve the future development of the backlands at the rear is considered premature pending an application for such development. Having regard to the documentation submitted and to the locational context proximate to the junction with Auburn Road, the Board is not satisfied that it has been demonstrated that the design of the proposed development would not lead to road safety issues or result in traffic hazard. As such it is considered that the proposal would be premature, would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/04/2021

Maria FitzGerald