

An  
Bord  
Pleanála

**Board Direction**  
**BD-015760-24**  
**ABP-318498-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2024.

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

### **Reasons and Considerations**

The site is located within the Ardmore/Marlinstown Framework Plan area as set out in the Mullingar Local Area Plan 2014-2020 (as amended and extended). O-FP1 states that it is an objective, inter alia, to secure the provision of appropriate infrastructure to support the phased development of Ardmore/Marlinstown. Map Refs. MLAP 07 (Strategic Transportation Map) and MLAP 14 (Land Use Zoning Map) include an arterial road connecting Dublin and Ardmore Roads along the western boundary of the site. The Framework Plan also makes a number of references to this road. However, the proposed development makes no provision for it and the road through the site connecting the Dublin and Ardmore Roads is described as intentionally circuitous. Having regard to the layout of the proposed development, it is considered that the proposed development would materially contravene objective O-FP1 of the Mullingar Local Area Plan 2014-2020 (as amended and extended) and would be contrary to the proper planning and sustainable development of the area.

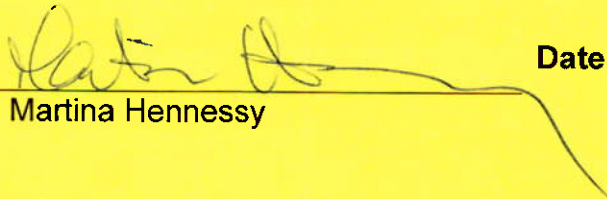
**Note:**

The Board had regard to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 which sets out that the provision of public open space should form an integral part of the design and layout of proposed developments and provide an integrated network of multifunctional and interlinked urban green spaces which meet the recreational needs of the planned population. In this regard, the Board had concerns regarding the fragmented nature of public open space, in particular the location and functionality of open space 6 in the proposed development and potential impact on the quality of amenity for future residents.

The Board also had regard to the requirement to create a permeable and legible urban environment, that is easy to navigate. In this regard the Board had concerns regarding permeability links throughout the proposed development and in particular the proposed pathway to the side of proposed dwelling no. 35 and an existing dwelling onto the Dublin Road, which has limited surveillance. The Board considered that the interfaces between the residential development and the areas zoned for commercial and mixed-use development, under the ownership of the applicant, had not been given sufficient consideration.

While ordinarily these would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue these matters under the current appeal.

**Board Member**



Martina Hennessy

**Date:** 07/03/2024