



An
Bord
Pleanála

Board Direction
BD-018744-25
ABP-320624-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2025.

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

Reasons and Considerations

Having regard to the provisions of the Westmeath County Development Plan 2021-2027 and to the residential development management standards set out in Section 16.3.1 of the development plan is it considered that the development proposed to be retained which includes a private open space area that is physically separate from and does not have a functional relationship with the apartment, which is not included within the red line boundary of the site, and which is directly overlooked at ground floor level by commercial development, would be substandard in terms of quality and layout and would fail to provide an adequate level of amenity for the residents of the development. The proposed development to be retained would by itself, and by the precedent it would set, constitute piecemeal, substandard development and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurnie
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Date: 28/01/2025