

An
Coimisiún
Pleanála

Direction
CD-020703-25
ABP-322605-25

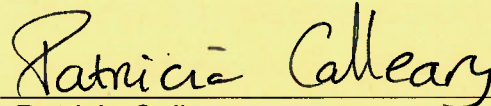
The submissions on this file and the Inspector's report were considered at a meeting held on 16/09/2025.

The Commission decided to refuse retention permission (by a majority 2:1 vote), for the following reasons and considerations.

Planning

Commissioner:

Date: 16/09/2025


Patricia Calleary

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the information on file which lacked sufficient details and clarity on the nature and scale of the proposed development, the commission considered that the proposal would have real potential to seriously injure the amenities of neighbouring properties, resulting in haphazard development and erosion of the residential character of the area. The proposal would mitigate against the preservation of the established residential environment, when appropriately zoned lands for community/educational/institutional uses are available within Castlepollard, and is contrary to policy objective CPO 15.1 of the Westmeath Development Plan that seeks support for high quality residential consolidation and sustainable intensification at appropriate locations.

2. Having regard to the lack of sufficient detail on the nature and scale of the development, the commission considered that the development would constitute undesirable haphazard development by virtue of nature and uses, the intensification of related traffic movements, inadequate parking and lack of connectivity to the town centre for safe pedestrian movement. The additional traffic movements would interfere with the safety and free flow of traffic on the local secondary public road, endangering public safety by reason of traffic hazard; contrary to policy objective CPO 10.52 of the Development Plan which seeks to safeguard the carrying capacity and safety of the County's local road network, and policy objective CPO 9.17 which seeks to ensure that the traffic movements generated by the development will not give rise to a traffic hazard.

In deciding not to accept the Inspector's recommendation to grant retention permission subject to the attachment of six conditions, the Commission agreed with with the inspector's approach to a de novo assessment. Notwithstanding, the Commission concluded that there was insufficient information on the nature and scale of the development, in particular because of insufficient details provided on this matter. This led the Commission to treat the use in its broadest sense and noting the established residential environment and the Established Residential zoning objective which seeks to "support high quality residential consolidation and sustainable intensification at appropriate locations in a manner that does not impact negatively on the amenities or character of an area", the Commission could not be satisfied that the intention of this zoning objective would be achieved or that the development as proposed would align with policy objective CPO 15.1. Furthermore, the commission considered that the additional traffic movements would interfere with the safety and free flow of traffic on the local secondary public road, endangering public safety by reason of traffic hazard; contrary to policy objective CPO 10.52 of the Development Plan which seeks to safeguard the carrying capacity and safety of the County's local road network, and policy objective CPO 9.17 which seeks to ensure that the traffic movements generated by the development will not give rise to a traffic hazard.