



An
Coimisiún
Pleanála

Commission Direction
CD-000105
PL-500053-WH

The submissions on this file and the Inspector's report were considered at a meeting held on 12 February 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date:

12th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the objectives of the Westmeath County Development Plan 2021-2027 which require that proposals are required to present a considered design approach to respond to the scale, layout and density of the environment and to provide positive integration with existing development, it is considered

that, by reason of the proposed layout and location of the perimeter blocks, in particular the position of Blocks C and D and their disposition to the adjacent road, the proposed development would militate against an attractive pedestrian environment, would be of insufficient urban design quality on a prominent site in the urban area and would injure the visual amenities of the area. The proposed development would be contrary to Policy Objectives CPO 16.11 and CPO 16.13 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

1. While the Commission concurred with the Inspector that the higher level of density is appropriate at this location, it did not agree with the Inspector that the car parking provision constituted a reason for refusal because, on balance, the level of car parking provided for this accessible suburban location within walking distance of the town centre is considered not to contravene the maximum standards set out in the Westmeath County Development Plan 2021-2027 and national policy guidance in the Compact Settlement Guidelines and Apartment Guidelines.
2. The Commission noted the Inspector's third recommended reasons for refusal and while it would have been minded to seek further information on how SuDS have been incorporated into the design as required by Policy Objective CPO 10.119 of the development plan, given the substantive reason for refusal, it was decided not to pursue the matter further at this time.