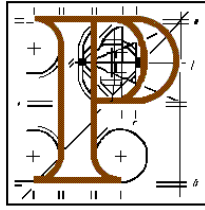


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Westmeath County

**Planning Register Reference Number: 15/6127**

An Bord Pleanála Reference Number: PL 25.245523

**APPEAL** by Jimmy and Philis Flaherty care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 26<sup>th</sup> day of August, 2015 by Westmeath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a single storey dwellinghouse, domestic garage and proprietary wastewater treatment system and soil polishing filter and all ancillary site services at Correllstown, Kinnegad, County Westmeath.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The site of the proposed development is located in a rural area outside any designated settlement and in an area under strong urban influence where development which is not rural generated should be more properly located in towns and villages and designated settlements. On the basis of the submissions made in connection with the planning application and appeal and previously under planning register reference numbers 06/5214 and 07/5496, the Board is not satisfied that the applicant meets the criteria for a rural house at this location. The proposed development would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed, would be contrary to section 2.17 Core Strategy Policy P-CS11 and sections 11.3, 11.6 and 11.7 and policy P-SRA1 as set out in the Westmeath County Development Plan 2014-2020, would be contrary to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005 and would be contrary to the proper planning and sustainable development of the area.
  
2. On the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the development will not be subject to adverse noise impact from the adjacent elevated motorway. It is considered that the proposed development would potentially have an inadequate level of amenity for future occupants of the dwelling and would be contrary to section 9.16 and Policy P-NAL1 as set out in the Westmeath County Development Plan 2014–2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**