

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Westmeath County

Planning Register Reference Number: 15/6134

An Bord Pleanála Reference Number: PL 25.246319

APPEAL by Joe Curran Commercials Limited care of Michael Hetherington Architectural and Engineering Services of Unit 3, Cavan Street, Oldcastle, County Meath against the decision made on the 19th day of February, 2016 by Westmeath County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of (1) change of use of existing warehouse from that previously granted under planning register reference number WH 011/053 to proposed vehicle testing centre, (2) alterations and amendments to elevations of existing warehouse, (3) creation of two number new entrances, one to rear and one to front of site, (4) placement of signage to front and rear façade to proposed vehicle testing centre and (5) completion of all ancillary site works at Unit 15B, Lough Sheever Corporate Park, Robinstown, Mullingar, 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 proposed development would adversely impact on the visual amenities of the site and environs within the business park, by reason of the size and configuration of the site which would be insufficient to accommodate the proposed development resulting in landscaped space being removed and/or traversed by vehicular manoeuvres, particularly those of the larger vehicles brought to site for testing. The proposed development would, therefore, seriously injure the visual amenities of the area, would not satisfy the minimum requirements and objectives set out in section 9.11.1 of the Mullingar Local Area Plan 2014 and would be to contrary to the proper planning and sustainable development of the area.
2. It is considered that, given the conflicts which would arise between the new use and the existing use on site, and the limited overall size of the site, there is insufficient capacity within the site for the proposed development and that this would lead to the use of the adjoining internal roadway within the business park for turning movements. The proposed development would endanger public safety by reason of traffic hazard, would conflict with Policy P-TM6 of the Mullingar Local Area Plan 2014-2020 which seeks to ensure the safety of road users, including motorist cyclists and pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.