

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Westmeath County

**Planning Register Reference Number: 16/6216**

An Bord Pleanála Reference Number: PL 25M.247596

**APPEAL** by Declan Brennan care of Emma Pillion Planning of Fardrum, Athlone, County Westmeath against the decision made on the 26<sup>th</sup> day of October, 2016 by Westmeath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Change of use of storage shed to pharmacy dispensary, increase in floor area by the construction of an extension to rear of shed and external alterations to doors, windows and roof. Addition of signage and all ancillary site works at Millmount, 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. Having regard to the objectives of the planning authority as set out in the Mullingar Local Area Plan 2014-2020, which seeks to safeguard predominately residential areas on the edge of town centre by prohibiting undue encroachment of commercial uses into established residential areas and streets, it is considered that the proposed development in an established residential area would fail to respond to stated policy and would contravene the residential land use zoning objective on the subject site, O-LZ1, which seeks to provide for residential development, associated services and to protect and improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
2. The conversion of an ancillary detached storage shed within the site of a detached General Practice surgery/medical centre, to form a new pharmacy for a limited function to dispense medicines only, would result in a shop which would be out of character and inconsistent with the pattern of development in the immediate area which predominately consists of houses and domestic garages. Furthermore, the proposed development would have the potential to undermine the existing town centre, would set an undesirable precedent for other similar development and accordingly would lead to disorderly development which would 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                      2017.**