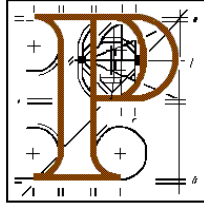


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Westmeath County

Planning Register Reference Number: 16/7138

An Bord Pleanála Reference Number: PL 25M.247784

APPEAL by Eoin Egan care of AKM of Unit 9, First Floor, Trinity Court, Fonthill Business Park, Fonthill Road, Dublin against the decision made on the 1st day of December, 2016 by Westmeath County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of existing dwelling and construction of new two-storey with part three-storey apartment building consisting of two number one bedroom apartments and one by two bedroom apartment on the ground floor, two number one bedroom apartments on the first floor and one number two bedroom duplex apartment and one number three bedroom duplex apartment over the first floor and second floor (seven number dwellings in total), connection to existing public services and ancillary site development works, including seven number parking spaces, landscaping of site, bin store and associated site development works at Tarmon, Dublin Road, Athlone, 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. It is considered that the intensification of traffic movements generated by the proposed development directly onto the busy and heavily trafficked route R446 would tend to create serious traffic congestion and would endanger public safety by reason of traffic hazard which would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the overall density of the proposed layout, it is considered that the development proposed would constitute over development of a restricted site in a suburban area and would provide a poor standard of residential amenity for the potential future occupants by reason of deficiencies in private open space and usable communal open space. The proposed development 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 2017.