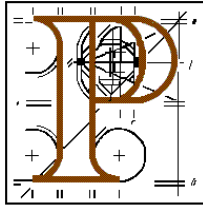


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Westmeath County Council

Planning Register Reference Number: 17/6063

An Bord Pleanála Reference Number: ABP-300185-17

Appeal by the Residents of Sunday's Well Road care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 17th day of October, 2017 by Westmeath County Council to grant subject to conditions a permission to Helen Mac Evilly care of ORS of Marlinstown, Mullingar, County Westmeath.

Proposed Development: Construction of six number townhouse units in two blocks (Block A and B). Block A comprises of two number two storey three bed units and one number two storey four bed unit. Block B comprises of two number two storey three bed units and one number one and a half storey two bed unit. The development will also consist of upgrade of existing site entrance, new shared access road, footpath, relocation of existing detached house entrance to the north facing the existing road, new boundary wall, parking spaces, private open spaces and all associated site works and services at Sunday's Well Road, 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

The proposed development, by reason of a lack of definition of public open space and location of parking leading to potential conflict between pedestrians and vehicles, and poor standard of public realm, would conflict with the provisions of the current Development Plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities" published by the Department of the Environment, Heritage and Local Government in December, 2008. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a Section 137 notice, the Board considered that the matters could not be dealt with by additional information.

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

Dated this day of 2018