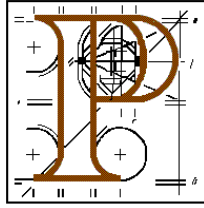


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Westmeath County Council

Planning Register Reference Number: 17/7170

An Bord Pleanála Reference Number: ABP-300382-17

APPEAL by Gardarta Limited care of MMKDA Consulting Engineers of 7 Main Street, Athlone, County Westmeath against the decision made on the 7th day of November, 2017 by Westmeath County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Construction of 18, two bedroomed apartments within a single building over two and three floors and to include associated site works at Warrensfield, Whitegates, Athlone, County Westmeath,

DECISION

REFUSE outline 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 site is zoned residential in the Athlone Town Development Plan 2014-2020 and is subject to an objective to provide for residential development, associated services and to protect and improve residential amenity. It is a policy of the Development Plan to ensure that all new urban development especially within the town centre is of a high design and layout quality and supports the achievement of successful urban spaces and sustainable communities (Policy RLD7). It is also a policy of the Development Plan to have regard to the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009) and the accompanying Best Practice Urban Design Manual (Department of Environment, Heritage and Local Government) (Policy H6). These policies are considered reasonable. Furthermore, the proposed layout, by reason of its response to the site context and in particular the sites prominent location on a principal route into Athlone Town Centre and along the Galway to Dublin Cycleway, represents a substandard form of urban development that is not in accordance with the design and layout guidance set out in the Development Plan or in the Sustainable Residential Development Guidelines for Planning Authorities. The proposed development would contravene materially the objectives set out in Policy RLD7 of Athlone Town Development Plan 2014-2020 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 2018.