



Planning and Development Acts 2000 to 2017

Planning Authority: Westmeath County Council

Planning Register Reference Number: 17/6351

APPEAL by Derek and Karen Sheehan of 15 Ardmore Hills, Marlinstown, Mullingar, County Westmeath against the decision made on the 13th day of February, 2018 by Westmeath County Council to refuse outline permission.

Proposed Development: Construction of new two storey dwelling house, detached garage, waste water treatment system and all associated site works and services at Marlinstown, Mullingar, County Westmeath.

Decision

REFUSE outline permission for the above proposed development in accordance with 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 located in a rural area that is outside of a designated settlement and is proximate to the development boundary of Mullingar, as defined by the Mullingar Local Area Plan 2014-2020. The area is identified in the Westmeath County Development Plan 2014-2020 as an "Area Under Strong Urban Influence". Housing is restricted at this location to persons who demonstrate a local housing need in accordance with the criteria set out in Policy LHN1 of the development plan. It is considered that the applicant does not come within the scope of the housing need criteria set out in the development plan. Furthermore, the proposed development, in the absence of any identified locally based housing need, would contribute to the encroachment of random rural housing development in an area that is close to the urban centre of Mullingar, would militate against the preservation of this transitional rural environment and would be contrary to the Sustainable Rural Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.