



Planning and Development Acts 2000 to 2018

Planning Authority: Westmeath County Council

Planning Register Reference Number: 18/6018

APPEAL by Eamonn O'Rourke care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 4th day of July, 2018 by Westmeath County Council to refuse permission.

Proposed Development: Part demolition of existing boundary and provision of an agricultural entrance (including pedestrian "wicker gate") and all associated site works including pillars and a culvert at Ardivighan Townland, adjoining Ardilaun Green, Mullingar, County Westmeath.

Decision

REFUSE 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

1. Having regard to the location of the proposed agricultural entrance, the potential traffic such an entrance would generate, the distance between it and the public road network with the route between the two running through a formally designed and laid out housing estate, it is considered that the proposed development would result in conflict with existing road users as well as users of the public domain within this housing estate. As such, the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be located at the end of a cul-de-sac, Ardilaun Green, which is characterised by residential development and a pocket of open space that is, in itself, an important amenity resource for residents. It is considered that the provision of an agricultural entrance at this location would be at variance with the predominant pattern of residential development in the estate. The proposed development would seriously injure the residential amenities of the area by reason of agricultural traffic and disturbance and 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 2019.