



Planning and Development Acts 2000 to 2019

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/7059

APPEAL by Laura Murtagh of Toberville, Ballymore, Mullingar, County Westmeath against the decision made on the 2nd day of May, 2019 by Westmeath County Council to refuse permission.

Proposed Development: Retention of existing domestic shed at Farrannamoreen, Glasson, Athlone, 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. The site is located on the N55, where the development proposed for retention, which is not associated with a habitable dwelling, would result in the intensification of an existing direct access to a national road contrary to official policy in relation to control of frontage development on national roads (Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2012, section 2.5) and contrary to the objectives of the Westmeath County Development Plan 2014-2020, would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.
2. The development proposed for retention is located within an area currently under consideration as a route option for a national road improvement scheme for the N55, the development proposed for retention would be premature pending the determination of the route and would, therefore, be contrary to the Spatial Planning and National Roads Guidelines and to the Westmeath County Development Plan 2014-2020. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the siting, scale and bulk of the shed, which has a discordant and overbearing impact on the existing cottage style dwellings on the subject site and the adjoining site, its retention would seriously injure the visual amenities of the area and the residential amenities of the adjoining property. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.