



Planning and Development Acts 2000 to 2019

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/6049

APPEAL by Jo Geraghty care of RW Nowlan and Associates of Number 37 Lower Baggot Street, Dublin against the decision made on the 21st day of January, 2020 by Westmeath County Council to grant subject to conditions a permission to Anne, Eithne and Ita Boyan care of McKenna and Associates Architects of High Street, Trim, County Meath.

Proposed Development Demolition of the existing two-storey house and construction of thirteen two-storey houses consisting of five detached houses, two semi-detached houses and six houses in two terraces of three houses each, connection to all public services, the provision of two new site entrances in addition to the existing entrance, one off Bellview Road and one off the Dublin Road, and all associated site works, all at Bellview/Dublin Road, Mullingar, County Westmeath. Further information includes changes to house type, changes to the site layout and changes to the plans and elevations of the terraced houses, all further to planning application register reference number 19/6049. A shadow Impact Analysis, Hydrological and Surface Water Report and Landscaping Layout have been included in the submissions. Further information also includes minor alterations to the internal roads layout. A refuse vehicle swept path drawing and a new Hydrological and Surface

Water Management Report, as amended by the revised public notices received by the planning authority on the 26th day of October, 2019 and the 20th day of December, 2019.

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

Having regard to the location of the site in close proximity to the town centre of Mullingar and close to associated social and economic facilities and transport infrastructure, it is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced urban lands and would, accordingly, be contrary to national policy, as set out in the Section 28 of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009 and also contrary to local policy, as set out Section 2.3 of the Mullingar Local Area Plan 2014 - 20. It is considered that 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 grant permission, the Board did not agree that the density of the proposed development would be in accordance with national and local policy and, as such, considered that the proposed development would result in an inefficient use of urban, centrally located lands in Mullingar.

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

Dated this day of 2020.