



Planning and Development Acts 2000 to 2019

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/7250

APPEAL by Declan Ganley care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 4th day of February, 2020 by Westmeath County Council to refuse outline permission.

Proposed Development: The erection of a house, proprietary wastewater treatment unit, boundary walls/fencing and planting, vehicular access and all ancillary works at Twyford, Bealin, Athlone, 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

1. The site of the proposed development is located within a rural area, identified as an “Area Under Strong Urban Influence” as set out in the “Sustainable Rural Housing: Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is the policy to distinguish between urban-generated and rural-generated housing need. Taking account of the subject site’s location in an area designated under urban influence, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, adopted by the Government, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Furthermore, key provisions of the Westmeath County Development Plan 2014 – 2020 and in particular, Policy P-LHN2 to manage the development of one off rural housing in conjunction with the Rural Typology Map and Local Need criteria’ require applicants to submit documentary evidence of compliance with the rural housing policy and comply with local need criteria. Having regard to the documentation submitted with the planning application and the appeal, including the stated residency of the applicant and his wife, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as set out in the Guidelines, or has a demonstrable economic or social need for the proposed dwelling in this rural area. The proposed development would, therefore, contravene the Westmeath County Development Plan 2014-2020 and would be contrary to national policy.

2. The proposed development would contribute to the encroachment of random development in a rural area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020