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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 19/7017**

**APPEAL** by SPDD Properties Limited care of Planning Consultancy Services of Suite 3, Third Floor, Ross House, Victoria Place, Eyre Square, Galway against the decision made on the 12<sup>th</sup> day of February, 2020 by Westmeath County Council to refuse permission for the proposed development.

**Proposed Development:** Complete the existing partially constructed Glenatore residential development Planning Permission References: 11/3054, 05/3222 and 04/3198. Permission to include construction of previously permitted Type Block A (six number apartments and six number duplex apartments, all two bed residential dwellings), Type Block B and B1 (four number total four bed residential dwellings), Type Block C2 (two number total three bed residential dwellings), Type Block D (six number total three bed residential dwellings), Type Block E (three number total three bed residential dwellings) and Type Block F (two number total three bed residential dwellings). The total residential dwellings to be constructed for this phase is 29 number units. All units to be constructed on previously constructed floor slabs. Variations from previously permitted (per Planning Permission Reference: 04/3198) to include reduction in height of all previously three story residential dwellings to two storey dwellings and some sectional with associated elevation and plan amendments to match. Permission also sought for a new development signage proposal and all associated bin storage within

the site. Permission to include all associated site services, all external site works and associated site works, site finishes, roads, ESB wayleaves, parking, footpaths, public open space, site boundaries and landscaping, with connections to previously constructed (per Planning Permission Reference: 04/3198), all at Glenatore, Clonbrusk, Athlone, County Westmeath, as amended by the further public notice received by the planning authority on the 17th day of January, 2020.

## **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**

It is considered that the proposed development by reason of its design and layout, including substandard car parking arrangements and the absence of adequate provisions for passive surveillance of open space areas and the absence of future access to other lands zoned for residential development, would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) published by the Department of the Environment, Heritage and Local Government in May, 2009, and to the provisions of its companion document Urban Design Manual – A Best Practice Guide, which require a high-quality approach to the design of new housing. The proposed development would seriously injure the amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**