



Planning and Development Acts 2000 to 2020

Planning Authority: Westmeath County Council

Planning Register Reference Number: 19/6253

APPEAL by Clear Premier Homes Limited care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 19th day of June, 2020 by Westmeath County Council to refuse permission.

Proposed Development: Demolition of existing derelict dwelling on site and construction of a residential development of nine number dwellings, containing six number semi-detached two-storey three bedroom dwellings, and three number detached two-storey four bedroom dwellings and all associated site works and site services, roads, road crossings, connections to public sewers and watermains, public lighting, landscaping, driveways, gardens, boundary walls, fencing, footpaths, green areas etc including new upgraded entrance to public road and all other associated site works at Dublin Road, Rahanine, Rochfortbridge, County Westmeath. The proposed development was revised by further public notices received by the planning authority on the 22nd day of January, 2020, and the 24th day of April, 2020, including alterations to proposed dwellings, alterations to proposed site layout and all associated site works, and the addition of proposed uncontrolled pedestrian crossing to R446.

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 current traffic and pedestrian arrangements, to the lack of information in relation to the planning authority's plans to address pedestrian connectivity from the site to the town centre and to the limited capacity for the developer to address the issues identified by the planning authority, it is considered that the proposed access junction and uncontrolled pedestrian crossing are not in accordance with design standards and would result in a development that is harmful to roadway safety by reason of traffic hazard. Furthermore, the provision of a residential development without safe pedestrian connection into the settlement centre would be harmful to roadway safety by reason of traffic hazard and would be contrary to the objectives of the Westmeath County Development Plan 2014-2020 in relation to sustainable development and the promotion of cycling and walking. 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 considered that there was insufficient certainty regarding the practical implementation of the possible measures identified by the Inspector to address the traffic and pedestrian safety issues on the grounds that the issues were outside the control of the developer and that the delivery of these measures to ensure the satisfactory resolution of the traffic and pedestrian safety was not assured to enable the development to proceed.

Dave Walsh

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

Dated this day of 2021.