

An
Bord
Pleanála

Board Order
ABP-308966-20

Planning and Development Acts 2000 to 2020

Planning Authority: Westmeath County Council

Planning Register Reference Number: 20/7146

APPEAL by Declan Ganley care of Liam Madden of 2 The Gate Lodge, Windsor Close, 81 Lower Windsor Avenue, Belfast against the decision made on the 27th day of November, 2020 by Westmeath County Council to refuse permission.

Proposed Development: Retention of agricultural building 417.69 square metres and concrete yard and dungstead at Twyford, Bealin, Athlone, County Westmeath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

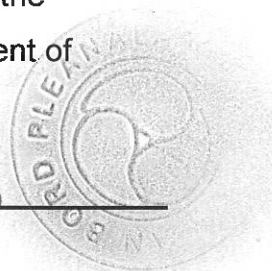
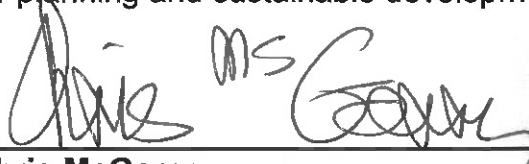
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Matters Considered

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 agricultural need for the scale and extent of the shed structure and ancillary works for which retention permission is sought, has not been demonstrated in terms of serving an agricultural landholding. Having regard to its height, bulk and mass, it is, therefore, considered that, in the absence of such justification, the development for which retention permission is sought, which is visually prominent in a rural context, would interfere with the character of the landscape which it is necessary to protect and accordingly would contravene policies CPO 12.13 (which seeks to protect the character of the landscape) and CPO 13.16 (which requires development to be sensitively designed to minimise its visual impact on the landscape) of the Westmeath County Development Plan 2021 – 2027. The development for which retention permission is sought would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 5th day of May 2021.

