

Planning and Development Acts 2000 to 2020

Planning Authority: Westmeath County Council

Planning Register Reference Number: 20/6141

APPEAL by Liam and Paula Martin and Geraldine Keane care of David Mooney Town Planning Consultant of 14 Old Farm Road, Cloughjordan, County Tipperary against the decision made on the 22nd day of January, 2021 by Westmeath County Council to grant subject to conditions a permission to Liam Leech care of More Architecture of Castle House, Castle Street, Mullingar, County Westmeath.

Proposed Development Construction of 16 number residential unit partial three-storey apartment building consisting of nine number one-bed units and seven number two-bed units. The development will also involve resurfacing the existing site entrance and access road off the public road, footpaths, public open space, private open space, car and cycle parking spaces, boundary walls, bin storage, landscaping including demolition of existing sheds and demolition and rebuilding of rear boundaries of existing semi-detached dwellings Number 9 and Number 11 and all associated site works and services, all at Springfield Cottages, Mullingar, County Westmeath, as revised by the further public notice received by the planning authority on the 18th day of December, 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

1. Having regard to the design, layout and proximity to site boundaries, it is considered that the proposed development would seriously compromise the development potential of adjoining lands to the north-west and north-east and would seriously injure the residential amenity of the adjoining property by reason of overlooking from habitable rooms. As such, the proposed development would be contrary to policies P-RLD1 and P-RLD6 of the current Mullingar Local Area Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed layout of the carparking area and associate pedestrian movement is considered to be substandard and not compliant with the Design Manual for Urban Roads and Streets (DMURS) and would provide a poor quality of development for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

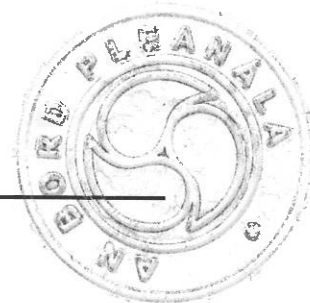
In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the application adequately addressed the development potential or residential amenity of adjoining lands, and that these matters could not be adequately addressed by way of condition. In addition, Board was not satisfied with the proposed carparking and pedestrian movement.



Terry Prendergast

Member of An Bord Pleanála

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



Dated this 4th day of June 2021.