

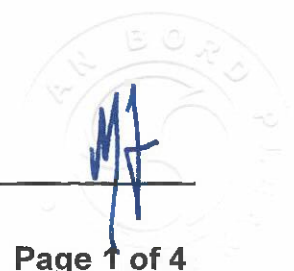
Planning and Development Acts 2000 to 2021

Planning Authority: Westmeath County Council

Planning Register Reference Number: 21/165

Appeal by John Curran of Pakenham Hall Road, Castlepollard, County Westmeath against the decision made on the 9th day of September, 2021 by Westmeath County Council to grant subject to conditions a permission to N. J. Doyne Construction (Ireland) Limited care of LMP Architecture of Lilliput, Lough Ennell, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Revised plans including modifications to front and rear elevations, re-orientation of the internal layouts, removal of chimney stacks, separate front doors to each apartment in lieu of a common entrance and revision to access stairs to upper floor apartment at Pakenhamhall Road, Castlepollard, County Westmeath. (previous planning application 17/6359 refers). The proposed development was revised by further public notices received by the planning authority on the 2nd day of July, 2021.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 planning history of the site, with particular reference to planning register reference number 17/6359, the pattern of development in the area, the infill nature of the site, the scale, form and design of the proposed development, and the provisions of the Westmeath County Development Plan, 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

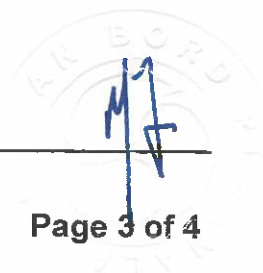
Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 3rd day of June, 2021, the 30th day of July, 2021, and the 14th day of August, 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

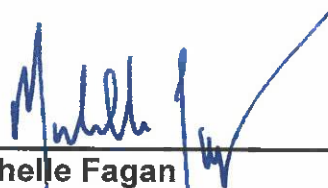
2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 2nd day of May, 2018, under planning register reference number 17/6359, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

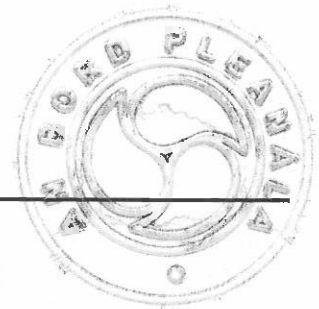


3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission



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



Dated this 8th day of April 2022.