

An  
Bord  
Pleanála

Board Order  
ABP-312377-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 21/306**

**APPEAL** by Grainne Robins of Kilfaughney, The Pidgeons, Athlone, County Westmeath against the decision made on the 15<sup>th</sup> day of December, 2021 by Westmeath County Council to grant subject to conditions a permission to Aisling Baker care of MMA Architects of 6 Centre Court, Blyry Business and Commercial Park, Athlone, County Westmeath.

**Proposed Development:** Construction of a new private dwelling and detached garage, new conventional septic tank and a percolation area, a new vehicular entrance, and all associated site development works at Littletown, The Pigeons, Glasson, Athlone, County Westmeath, as revised by the further public notices received by the planning authority on the 1<sup>st</sup> day of December, 2021.

## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to:

- (a) the location of the site within a rural area identified as being under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in April, 2005,
- (b) National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, and
- (c) the provisions of the Westmeath County Development Plan 2021-2027 which provide for consideration to be given to the development of rural housing in areas under strong urban influence for those with a definable social or economic need to live in the open countryside,

the Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the applicant comes within the scope of either the economic or social housing need criteria as set out in the Ministerial guidelines and policy for a house at this location. The proposed development, in the absence of any identified locally based need, would result in a haphazard and unsustainable form of development, would contribute to

the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would undermine the settlement strategy set out in the current development plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

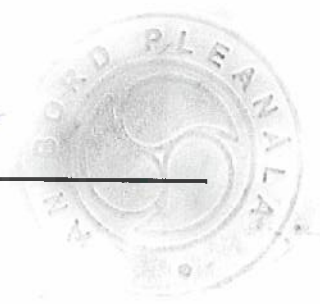


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**Stephen Brophy**

**Member of An Bord Pleanála**

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



**Dated this 15 day of March 2023.**