

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 22/63**

**APPEAL** by Michael Alan Kennedy care of ERMS Planning and Development Consultants of 34 The Crescent, Castle Oaks, County Carlow against the decision made on the 8<sup>th</sup> day of April, 2022 by Westmeath County Council to refuse a permission.


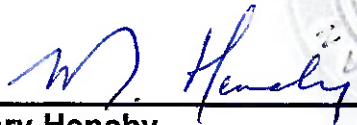
**Proposed Development:** Construction of a single storey dwelling, single storey domestic garage, a secondary wastewater treatment system and soil polishing filter, splayed entrance, services and all associated works located directly outside the Athlone town boundary on lands adjacent to the north of Arch House, Coosan Point Road, Athlone, County Westmeath.

**Decision**

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

## Reasons and Considerations

The subject site is located within an area identified for the development of a 'Strategic Road Link' as identified on the Strategic Transportation Map and included in objectives numbers O-TM2 and O-TM20 of the Athlone Town Development Plan 2014-2020. Having regard to the location of the future proposed link road which traverses the application site, the development would be premature pending the final design of the strategic road link and consequently the proposed development would be contrary to the proper planning and sustainable development of the area.



---

**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this 22<sup>nd</sup> day of November 2023.