

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 22532

APPEAL by Eugene Flynn and Dawn Sullivan of 3 Glasson Village, Athlone, County Westmeath and by Mary O'Connell care of Andrew Hersey Planning of 3 Atlantic View, West End, Kilkee, County Clare against the decision made on the 27th day of July 2023 by Westmeath County Council to grant, subject to conditions, a permission to P.J. Coghill care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin.

Proposed Development: Demolition of existing sheds, boundary walls, disused septic tank, flat roof entrance to existing dwelling and the construction of two number two-storey dwelling units with associated gardens, garden sheds, parking, the construction of a new front entrance, first-floor bedroom extension and rear utility and toilet extension to existing dwelling and covered archway together with all associated site works and landscaping, all at Glasson, Athlone, County Westmeath, as revised by the further public notices received by the planning authority on the 11th day of April 2023 and on the 30th day of June, 2023.

Decision

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

Reasons and Considerations

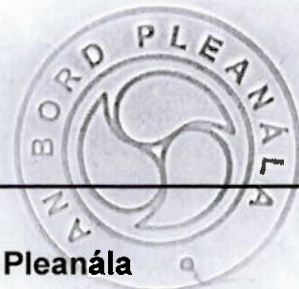
Having regard to the narrow width of the proposed vehicular access (2.5 metres) to provide access to the carparking spaces to the rear of the proposed dwellings, it is considered that the proposed development would result in dangerous traffic turning movements into the site, off the public road, in close proximity to a busy junction with the N55 where limited sightlines are available, and there would be very limited stoppage time available due to the proximity of the proposed access to the junction. This would be contrary to Section 16.4, Roads and Transportation, of the Westmeath County Development Plan 2021-2027 which requires safe vehicular access as a prerequisite for all development proposals in the interest of traffic safety for all road users. The proposed development would constitute a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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



Dated this 23 day of October 2024.