

An
Bord
Pleanála

**Board Order
ABP-318405-23**

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 23121

Appeal by Barry Montgomery and Clementine Bund care of Cadplan Design and Planning Service of 15 Brookfield, Mullingar, County Westmeath against the decision made on the 11th day of October 2023 by Westmeath County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dwelling house, part two-storey, part single storey, domestic garage, wastewater treatment system and percolation area, new site entrance, connection to local authority watermain and all associated site works at Plodstown, Mullingar, County Westmeath.

Decision

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

Reasons and Considerations

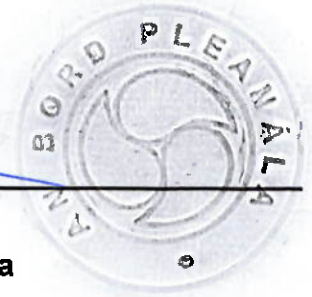
1. Having regard to the location of the site within a Strong Rural Area Under Significant Urban Influence as designated in the Westmeath County Development Plan 2021-2027, to the expanse of one-off housing and the prevailing pattern of ribbon development in the general area, and to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities and the National Policy Objectives of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based upon demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Westmeath County Development Plan and the Sustainable Rural Housing Guidelines for a house at this rural location and do not comply with National Policy Objectives. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area, would exacerbate the pattern of ribbon development, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would be contrary to the provisions of the Westmeath County Development Plan as they relate to rural housing need and ribbon development, the Sustainable Rural Housing Guidelines for Planning Authorities and rural policy provisions of the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, taken in conjunction with existing development in the vicinity, the Board is not satisfied that effluent from the development can be satisfactorily treated and disposed of on site, would result in excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.



Liam Bergin

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



Dated this 30th day of July 2024.