



Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 23/60192

APPEAL by Dara and Fiona O'Shea of Meadow View, Ardmore Road, Mullingar, County Westmeath and by Others against the decision made on the 27th day of October, 2023 by Westmeath County Council to grant subject to conditions a permission to Andrews Construction Limited care of The Planning Partnership of 29 Oliver Plunkett Street, Ballinderry, Mullingar, County Westmeath.

Proposed Development: Construction of 245 number residential units as comprises: 70 number four bedroom semi-detached houses all at two-storey height with attic accommodation; 132 number three bedroom houses comprising terraced, semi-detached and detached, all at two-storey height; eight number two bedroom duplex units in four number three-storey corner units; one number four storey apartment block (circa 3,370 square metres) comprising 14 number one bedroom units; 15 number two bedroom apartment units and six number three bedroom apartment units, with roof mounted solar panels. The proposed development will also provide; one number two-storey creche/childcare facility (circa 824 square metres), 442 number car parking spaces across the entire site, in the form of, in curtilage and out of curtilage residential parking, creche and apartment dedicated parking, visitor and

accessibility parking spaces, 550 number secure bicycle parking spaces, communal open space totalling 1.78 hectares, private garden/amenity areas as incorporates a 'biodiversity corridor' via shared communal open spaces, all associated hard and soft-landscaping, boundary treatments, roads, footpaths, cycle lanes, bin storage, three number ESB sub-stations and all other ancillary works above and below ground. Access will be provided via the R392 Dublin Road and the L1133 Ardmore Road, all on a site of circa 9.76 hectares at Dublin Road, Petitswood Townland, Mullingar, County Westmeath.

Decision

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

Reasons and Considerations

The site is located within the Ardmore/Marlinstown Framework Plan area as set out in the Mullingar Local Area Plan 2014-2020 (as amended and extended). O-FP1 states that it is an objective, inter alia, to secure the provision of appropriate infrastructure to support the phased development of Ardmore/Marlinstown. Map Refs. MLAP 07 (Strategic Transportation Map) and MLAP 14 (Land Use Zoning Map) include an arterial road connecting Dublin and Ardmore Roads along the western boundary of the site. The Framework Plan also makes a number of references to this road. However, the proposed development makes no provision for it and the road through the site connecting the Dublin and Ardmore Roads is described as intentionally circuitous.

Having regard to the layout of the proposed development it is considered that the proposed development would materially contravene objective O-FP1 of the Mullingar Local Area Plan 2014-2020 (as amended and extended) and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

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

Dated this 14th day of March 2024.