



An  
Bord  
Pleanála

**Board Order**  
**ABP-320624-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 24/60199**

**APPEAL** by Gerardine Gavin care of Gordon Dunne of 5 The Chancery Park Close, Tullamore, County Offaly against the decision made on the 31<sup>st</sup> day of July, 2024 by Westmeath County Council to refuse permission.

**Proposed Development:** A reduction in the commercial development area and an increase in the residential development area in the form of a one bedroomed ground floor apartment at Apartment 5, Flynn Complex, Roscommon Road, Bogganfin, Athlone, County Westmeath.

## **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 provisions of the Westmeath County Development Plan 2021-2027 and to the residential development management standards set out in Section 16.3.1 of the development plan is it considered that the development proposed to be retained which includes a private open space area that is physically separate from and does not have a functional relationship with the apartment, which is not included within the red line boundary of the site, and which is directly overlooked at ground floor level by commercial development, would be substandard in terms of quality and layout and would fail to provide an adequate level of amenity for the residents of the development. The proposed development to be retained would by itself, and by the precedent it would set, constitute piecemeal, substandard development 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 *29* day of *January* 2025