

An
Bord
Pleanála

Board Order
ABP-321750-25

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 24/60427

APPEAL by Transport Infrastructure Ireland (TII) of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 6th day of January, 2025 by Westmeath County Council to grant subject to conditions a permission to Aoife Irwin and Luke Maleady care of Padraig Connell Consulting Engineers of Corr, Walderstown, Athlone, County Westmeath.

Proposed Development: Construction of a single dwelling house, domestic garage with septic tank and percolation area and all associated site works at Lissoy, The Pigeons, Athlone, County Westmeath.

Decision

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

Reasons and Considerations

It is considered that the proposed development, which would result in the intensification of use of an access onto the N55 at a point where speed limit of greater than 60 km/h applies, would endanger public safety by reason of traffic hazard, the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road and would be contrary to policy CPO 10.48 and section 10.5.1 of the Westmeath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

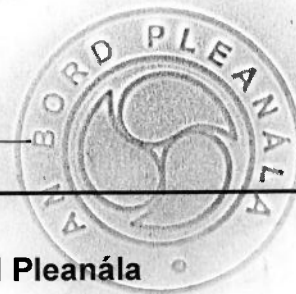
In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the inspector that the provision of a single house is not an exceptional circumstance whereby a new access point or the intensification of an existing access point onto national roads where the speed limit is above 60k/h may be permitted, and therefore the Board considered that the development did not accord with CPO 10.48 and did not agree with the Inspector that the proposed development for a single house on family land would not lead to an intensity of traffic or car movements that would significantly impact on the safety, function or capacity of the existing national secondary road.



Emer Maughan

Member of An Bord Pleanála

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



Dated this 19th day of May

2025