



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500053-WH**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Westmeath County Council**

**Planning Register Reference Number: 25/60368**

**Appeal** by Andrews Construction Limited care of The Planning Partnership against the decision made on the 16<sup>th</sup> day of September, 2025 by Westmeath County Council to refuse permission.

**Proposed Development:** Construction of 38 number residential units. The proposed development will comprise the construction of 19 number two-bed ground floor apartments with 19 number three-bed duplex apartments above, total three-storey in height with pitched 'Dutch' gable roof arrangement. The apartments will be arranged in five number blocks around a centralised open space with courtyard parking arrangement providing 38 number car parking spaces, integrated cycle parking and bin stores. The development provides for both private open space at ground and upper (balcony) levels and communal open space totalling 1,125 square metres, all associated hard and soft landscaping, boundary treatments, footpaths and all other ancillary works above and below ground, all on a site of circa 0.59 hectares at Glenmore Wood, Dublin Road, Mullingar, County Westmeath.

## Decision

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the objectives of the Westmeath County Development Plan 2021-2027 which require that proposals are required to present a considered design approach to respond to the scale, layout and density of the environment and to provide positive integration with existing development, it is considered that, by reason of the proposed layout and location of the perimeter blocks, in particular the position of Blocks C and D and their disposition to the adjacent road, the proposed development would militate against an attractive pedestrian environment, would be of insufficient urban design quality on a prominent site in the urban area, and would injure the visual amenities of the area. The proposed development would be contrary to Policy Objectives CPO 16.11 and CPO 16.13 of the Westmeath County Development Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *13<sup>th</sup>* day of *February*, 2026.

