

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 2560334

Application for Leave to Appeal against the decision of the planning authority by Michael and Andrea Burke having an interest in land adjoining the land in respect of which Westmeath County Council decided on the 19th day of November, 2025 to grant subject to conditions a permission to Greenshannons Developments Limited.

Proposed Development: Retention permission is sought for the demolition of the existing single-storey, three-bedroom, detached dwelling; and Planning permission is sought for (i) the removal of existing vehicular entrance via Petitswood Close; (ii) construction of a residential development of 11 number houses (including three number detached four-bedroom two-storey houses, six number semi-detached three-bedroom houses and two number detached two-bedroom bungalows) each served by private amenity space and two number vehicular parking spaces; (iii) provision of a private vehicular/pedestrian entrance via Petitswood Close to serve one number detached house and provision of a shared vehicular/pedestrian entrance via Petitswood Close with internal access road to serve two number detached houses, six number semi-detached houses and two number semi-detached bungalows; and, (iv) all ancillary site and infrastructural works, inclusive of

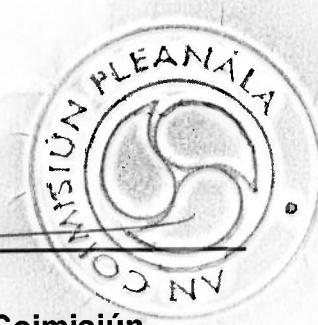
site clearance works, tree removal/planting, provision of visitor bicycle parking spaces (10 number), provision of landscaped public open space (560 square metres), general landscaping, boundary treatments, SuDS and foul/surface water drainage works as necessary to facilitate the proposed development at Oakmount Pettswood, Mullingar, County Westmeath.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

It is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.



Paul Caprani
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 15th day of January 2026