

An
Coimisiún
Pleanála

Commission Order
PL-500675-WH

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 25/60390

Appeal by Evelyn Neylon against the decision made on the 19th day of December, 2025 by Westmeath County Council to grant subject to conditions a permission to Rose Galvin.

Proposed Development: Construction of new housing development consisting of one terrace, three number bed, two storeys (three houses), and four blocks of semi-detached two storeys, three number beds (eight houses), together with all boundary treatments, road services and all ancillary site development works and connection to all public services, all at Magheranerla, Athlone, County Westmeath.

Decision

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

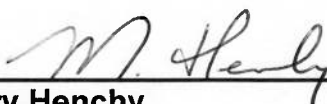
Reasons and Considerations

Having regard to the proposed access to the development which crosses an area of open space in the Crystal Village estate, the Commission is not satisfied that the developer has demonstrated that the access to the proposed development is not over conditioned open space and, therefore, would not be contrary to the previous planning permission for that estate and would not detract from the existing residential amenity of the residents of Crystal Village. Furthermore, the proposed works to provide the entrance are outside the red-line boundary of the site. In these circumstances, the Commission considered that it would not be appropriate to grant permission for the proposed development.



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In deciding not to accept the Inspector's recommendation to grant permission the Commission noted the Inspector's assessment that the loss of open space in the Crystal Village was small and that the planning authority had provided a letter of consent in relation to the land; however, having regard to the entirety of the information on file and the details publicly available regarding the site layout and planning permission for Crystal Village (planning register reference number 94/617), the Commission was not satisfied that the applicant had demonstrated that the access to the proposed development was not over conditioned open space and would not, therefore, detract from the existing residential amenity of the Crystal Village estate.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 26th day of May 2026.