

Westmeath County Council



Variation No. 1 to Westmeath County Development Plan 2008-2014

Building Height Policy

Variation made 26th May 2008

The following Goals Policies and Objectives form the text of variation No. 1 of the Westmeath County Development Plan 2008-2014. This text replaces policy O-MG79 in Part 3 which states that this policy will be prepared.

Goals

- a) To facilitate the ongoing economic development, consolidation regeneration and strengthening of the urban form of the Gateway town; of Mullingar, through the provision of a broad range of building types including tall buildings.
- b) To protect and enhance the unique identity and special character of Mullingar.
- c) To minimise negative environmental impacts (including overshadowing) as a result of the height of new buildings.
- d) To prevent pressure for high buildings resulting in the future peppering of incongruous buildings across Mullingar in an economically and socially unsustainable manner.

Policy

- a) The development of tall and higher buildings will be restricted to the centre of Mullingar as identified on the attached central area policy boundary map with the following exception: Commensurate with the Gateway status of Mullingar and the employment generation potential, positive consideration would be given to the development of a headquarters building for a major employer at strategic approach/entrance locations to the Gateway town. This would be in the form of a prominent building of high design quality within a spacious landscaped site and a predominant single user, subject to other requirements of the County Development Plan.
- b) The siting and design of any proposed tall building shall take account of constraints relevant to the subject site as set out on the attached constraints map and of the assessment criteria set out in the Building Height Policy Guidance Document.

Objectives

- a) The suitability of any proposal to develop a tall building will be determined using the tall building assessment criteria set out in the building height policy guidance document.
 - b) Development of tall buildings shall be encouraged on sites identified as potential locations for tall buildings in the building height policy guidance subject to the assessment criteria.
 - c) The Cathedral and Church Spires shall remain the predominant features of the skyline in Mullingar.
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