



An
Bord
Pleanála

Board Direction
BD-012939-23
ABP-313541-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within a 'Rural Area Under Strong Urban Influence' as shown on Map 9.1 (Rural Typology Co. Westmeath) of the Westmeath County Development Plan 2021-2027. In such an area, it is a policy objective of Westmeath County Council, as expressed through CPO 9.1, to accommodate demand from individuals, for permanent residential development, who have strong links to the area and who are an intrinsic part of the rural community, subject to good planning practice, environmental carrying capacity and landscape protection considerations. CPO 9.1 sets out six circumstances in which residential development will be permitted within a Rural Area Under Strong Urban Influence. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have met any of the circumstances set out. It is considered, therefore, that the applicant does not come within the scope of the housing need circumstances for a house at this location. This is particularly so as the applicants already own a house on a site that would be sub-divided to accommodate the proposed new house development on a part of the existing site. Accordingly, the proposed development would be contrary to the provisions of the current Westmeath County Development Plan

2021 – 2027 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 19/07/2023