



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020392-25**  
**ABP-321397-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

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

**Planning**

**Commissioner:**

*Eamonn James Kelly*  
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Eamonn James Kelly

**Date:** 31/07/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is considered that the proposed development providing for tourism accommodation located on a rural site remote from services, including retail and social facilities, with no sustainable connection to any existing tourism asset does not comply with Policy Objectives CPO 6.25 and CPO 6.27 of the Westmeath County Development Plan 2021-2027, which seeks to encourage tourist related developments to locate within existing serviced settlements and at suitable locations. The proposed location does not accord with these criteria. Furthermore, the proposal as set out would contribute to the encroachment of random rural development in the area and would be contrary to development plan Policy Objective CPO 6.27 in terms of siting of tourist

accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note**

It was noted in the site characterisation report that the trial hole was dug to 1.6 metres rather than the requisite 2.1 metres. However, given the substantive reasons for refusal set out above, An Coimisiún decided not to request further information and observations on this matter.