

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020086-25**  
**ABP-322064-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 27th June 2025.

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

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** June 27th 2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of development in a rural area that lacks capacity to absorb further development. The proposed development is therefore, contrary to Policy DMRH 1 as the proposed development would further erode the capacity of the area to absorb further development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.



2. The proposed development, located within the vicinity of the settlement of Timahoe, but outside the settlement boundary for the village where residential zoned land is available, would result in piecemeal and haphazard development beyond the confines of the settlement boundary and would therefore be contrary to the proper planning and sustainable development of the area.