

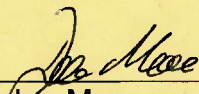
An
Coimisiún
Pleanála

Direction
CD-020575-25
ABP-322459-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 03/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the siting and design of the proposed development, the length of the driveway, associated with a dwelling set back in excess of 140 metres from the adjoining public road, topography of the site with ground levels of the proposed dwelling approximately 3.5 metres above the adjoining public road level, it is considered that the proposed development would be visually obtrusive at this open rural location, would seriously detract from the visual amenities of the area and would contravene Policy CPO 16.32 of the Westmeath County Development 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.