



An
Coimisiún
Pleanála

Direction
CD-020859-25
ABP-322731-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/10/2025.

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

Planning

Commissioner:

Date: 02/10/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development would be contrary to Policy SSP-33 of the Offaly County Development Plan 2021-2027 and Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities (2005) as the proposed dwelling, when taken in conjunction with existing development in this rural area, and would give rise to a pattern of undesirable ribbon development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.