

An
Coimisiún
Pleanála

Direction
CD-020994-25
ACP-322993-25

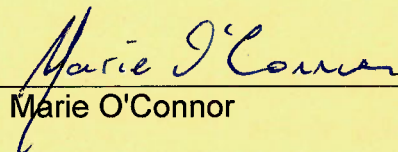
The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

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

Planning

Commissioner:

Date: 17/10/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located on unzoned lands outside the settlement of Kinnegad in the Westmeath County Development Plan 2021-2027 and within an 'Area Under Strong Urban Influence,' as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities,' issued by the Department of the Environment, Heritage and Local Government in April 2005. Policy Objective CPO 9.1 in the development plan facilitates residential development in the rural area for those who have strong links to the area, and who are an intrinsic part of the rural community with a housing need. Having regard to the documentation submitted with the planning application and the appeal, the

Commission is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the applicant could not be met in the urban settlement of Kinnegad. It is therefore considered that the applicant does not come within the scope of the housing need criteria, as set out in the development plan for the area. The proposed development, in the absence of any identified locally based need for the house, would be contrary to Objective CPO 9.1 of the development plan, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of a sightline drawing which demonstrates unobstructed sightlines of 90 metres in both directions from the proposed access, it is considered that the proposed development would interfere with the safety and free flow of traffic on a public road and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.