



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000408**  
**PL-500745-WH-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 01 April 2026.

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

**Planning Commissioner:**

**Liam McGree**

**Date:**

**9<sup>th</sup> day of April 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the elevated and visually prominent location of the site overlooking Lough Ree, within the Lough Ree High Amenity Area, and located along the designated Lough Ree Driving Route, it is considered that the proposed development

would result in an unacceptable visual intrusion and would detrimentally impact the scenic and unspoilt character of the landscape. Furthermore, CPO 9.24 of the Westmeath County Development Plan 2021–2027 seeks to restrict development not related to farming practices or tourism within High Amenity Areas, except for housing for the immediate family (son/daughter) of established residents on landholdings within such areas. The applicant has not demonstrated compliance with the criteria for housing development within a designated High Amenity Area. Accordingly, the proposed development would contravene the stated policies of the Development Plan, including CPOs 9.24, 13.8, 13.9, 13.37, 13.54, and 13.55, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, as presented, fails to provide the necessary sight lines to achieve safe access and egress from the application site. The proposed development would, therefore, contravene Policy Objective CPO 16.33 of the Westmeath County Development Plan 2021–2027, which requires that “safe, unobstructed sight distances shall be provided and maintained thereafter from vehicular entrances onto the road network.” Furthermore, the necessity to remove additional natural hedgerow and landscape features at this location would serve to further erode the character and landscape within a designated High Amenity Area. Accordingly, the proposed development would endanger public safety by reason of traffic hazard, create

unnecessary scarring of the landscape, and would be contrary to the proper planning and sustainable development of the area.