

An
Coimisiún
Pleanála

Commission Order
ABP-321397-24

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 24/60339

Appeal by Torleh Limited care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 10th day of November, 2024 by Westmeath County Council to refuse permission for the proposed development.

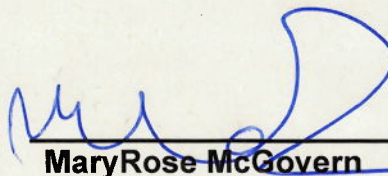
Proposed Development: Development of tourism chalet accommodation. The development comprises; the erection of five number chalet units and a communal facilities building to provide sustainable tourist accommodation totalling 516 square metres to facilitate the accommodation demands of visiting tourists, the provision of associated visitor parking (nine number), secure cycle parking (20 number) accessed from a new proposed vehicular access (L1235), a proposed pedestrian only access from the existing field access (R391), a proposed wastewater treatment system and all associated ancillary services, above and below ground and landscaping proposals to integrate, promote and enhance biodiversity, all at Castletown Road (L1235), Rathnamuddagh, Dysart, County Westmeath.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that the proposed development providing for tourism accommodation located on a rural site remote from services, including retail and social facilities, with no sustainable connection to any existing tourism asset would be contrary to Policy Objectives CPO 6.25 and CPO 6.27 (Tourism Infrastructure and Visitor Services Policy Objectives) of the Westmeath County Development Plan 2021-2027, which seek to encourage tourist related developments to locate within existing serviced settlements and at suitable locations. The proposed development at this location would not be in accordance with these Objectives and would contribute to the encroachment of random rural development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála**

**duly authorised to authenticate
the seal of the Commission.**



Dated this 5th day of August 2025.