

An
Coimisiún
Pleanála

Commission Order
ABP-322459-25

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 25/60050

APPEAL by Mary Manny care of ESarch Limited of Market House, Main Street, Arvagh, County Cavan against the decision made on the 8th day of April 2025 by Westmeath County Council to refuse permission for the proposed development.


Proposed Development: Construction of a storey and a half type dwelling house, new entrance, boundary walls, piers and fencing, proprietary wastewater treatment unit and percolation area and all ancillary site works at Battstown, Collinstown, County Westmeath.

Decision

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

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.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 8th day of September 2025.