

An
Coimisiún
Pleanála

Commission Order
ABP-322731-25

Planning and Development Act 2000, as amended

Planning Authority: Offaly County Council

Planning Register Reference Number: 2515

APPEAL by Orla Jones of The Royal, Tubberdaly, Rhode, County Offaly against the decision made on the 21st day of May, 2025 by Offaly County Council to refuse permission.

Proposed Development: Construction of a single storey dwelling and a domestic garage and a wastewater treatment system and vehicular entrance and all associated site works, all at Togher, Rhode, County Offaly.

Decision

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

Reasons and Considerations

The Commission considered that 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, 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.

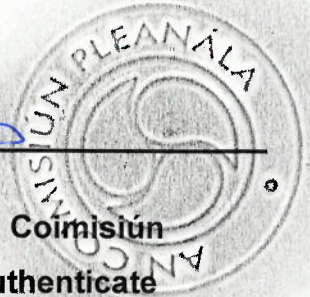
Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *6th* day of *October* 2025.