



An
Coimisiún
Pleanála

Commission Order
ABP-322993-25

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 2560208

Appeal by Mary Coyne care of Hughes Planning of 85 Merrion Square, Dublin against the decision made on the 10th day of June, 2025 by Westmeath County Council to refuse permission for the proposed development.

Proposed Development: To construct a single storey dwelling, detached garage and store and install a wastewater treatment system and percolation area and all associated site development works at Boreen Bradach, Kinnegad, County Westmeath.

Decision

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

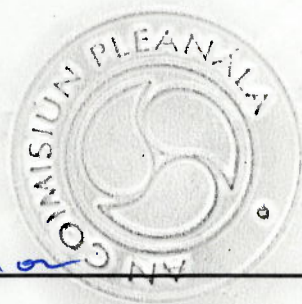
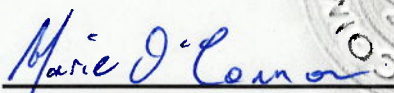
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Reasons and Considerations

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.

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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.



Marie O'Connor

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

Dated this 21 day of October 2025.