

An
Coimisiún
Pleanála

Commission Order
ACP-323208-25

Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 2460451

Appeal by William Tilley of 'Seabury', Burdett Avenue, Sandycove, County Dublin against the decision made on the 10th day of July, 2025 by Westmeath County Council to grant, subject to conditions, a permission to Blathnaid Raleigh care of Martin Kelly Planning of 104 Greenpark Meadows, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dwellinghouse with treatment system and percolation area with all ancillary site works at Carrick, Gaybrook, Mullingar, County Westmeath.

Decision

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

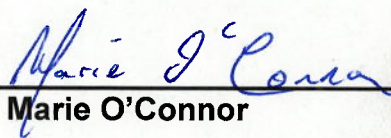
Reasons and Considerations

The site of the proposed development is located within an area defined as 'Areas under Strong Urban Influence' as set out in the Westmeath County Development Plan 2021-2027, where emphasis is placed on the importance of designing to integrate with the receiving landscape by selecting naturally sheltered and screened sites and the development of a simple built form that are reflective of traditional vernacular and in accordance with the Policy Objectives CPO 16.32 (Site Selection and Design) and CPO 16.33 (Boundary Treatment).

Having regard to the two storey design of the dwelling, the single storey scale of surrounding dwellings, the flat topography of the site, the positioning of the proposed development in the centre of the overall landholding with no established field boundaries, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission were satisfied that the applicant met the criteria in relation to the Rural Housing Need Policy Objective CPO 9.1 (Areas Under Strong Urban Influence) and that the dwelling design was not overtly suburban but were not satisfied that the proposed landscaping plan, which provided for

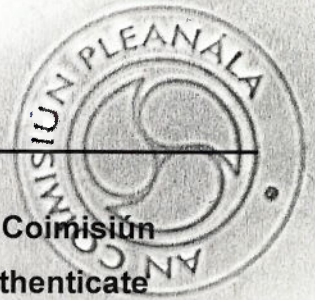
trees/hedgerows along the boundaries of the site within the overall landholding which was not flanked with a minimum of two established natural boundaries, would aid visual integration or soften the visual impact of the development in the landscape.



Marie O'Connor

Planning Commissioner of An Coimisiún

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



Dated this 02 day of December 2025