



Planning and Development Act 2000, as amended

Planning Authority: Westmeath County Council

Planning Register Reference Number: 2560549

APPEAL by Emily Kelly against the decision made on 13th day of January 2026, by Westmeath County Council to refuse permission for the proposed development.

Proposed Development: The construction of a new dwellinghouse, new gated entrance, a wastewater treatment plant followed by a Ter 3 Package Tertiary Unit and all ancillary site works at Killinure Townland North, Athlone, County Westmeath.

Decision

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

Reasons and Considerations

1. Having regard to the elevated and visually prominent location of the site, overlooking Lough Ree, within an area designated as the Lough Ree High Amenity Area in the Westmeath County Development Plan, 2021-2027, and located along the designated Lough Ree Driving Route, it is considered that the proposed development would result in an unacceptable visual intrusion and would detrimentally impact the scenic and unspoilt character of the landscape. Furthermore, CPO 9.24 of the Westmeath County Development Plan 2021–2027 seeks to restrict development not related to farming practices or tourism within High Amenity Areas, except for housing for the immediate family (son/daughter) of established residents on landholdings within such areas. The applicant has not demonstrated compliance with the criteria for housing development within a designated High Amenity Area. Accordingly, the proposed development would contravene the stated policy objectives of the Development Plan, including CPO 9.24, 13.8, 13.9, 13.37, 13.54, and 13.55, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, as presented, fails to provide the necessary sight lines to achieve safe access and egress from the application site. The proposed development would, therefore, contravene Policy Objective CPO 16.33 of the Westmeath County Development Plan 2021–2027, which requires that “safe, unobstructed sight distances should be provided and maintained thereafter from vehicular entrances onto the road network.” Furthermore, the necessity to remove additional natural hedgerow and landscape features at this location would serve to further erode the character and landscape within a designated High Amenity Area.

Accordingly, the proposed development would endanger public safety by reason of traffic hazard, would create unnecessary scarring of the landscape, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 15th day of April 2026.