



An
Bord
Pleanála

Board Direction
BD-004841-19
ABP-305304-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/12/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site, given its location in proximity to the town of Longford is considered to be located within an 'area under urban influence', which is an area under significant pressure for rural housing as set out in the Sustainable Rural Housing Guidelines and in the National Planning Framework – Framework Ireland 2040. In relation to the National Planning Framework, National Policy Objective 19 aims to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area.

It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location.

The proposed development would, if permitted, be contrary to the Ministerial Guidelines and to National Policy Objective 19 of the National Planning Framework. It would also be contrary to local planning provisions, in particular

Section 3.2.2.1, Policies CS 12 and CS 13 of the Longford County Development Plan, 2015 to 2021, and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the rural character of the area, it is considered that the proposed development would militate against the preservation of the rural environment and would conflict with Policy CS 13 Longford County Development Plan, 2015 to 2021, which seeks to prevent over proliferation of urban generated one-off housing in rural areas including further ribbon development on all approaches to Longford town and with Policy HOU RUR 3 which set out a presumption against one-off housing extending from fringes of settlements. These policies are considered reasonable. The proposed development would set an undesirable precedent for further development in an area containing a significant number of one-off houses; a development dependent for access onto a substandard local road and the provision of a proprietary waste water treatment system where there is an over prevalence of such infrastructure and where there is poor drainage characteristics. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
3. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by septic tanks in the area. The proposed development, would, therefore, be prejudicial to public health.

Board Member

Date: 31/12/2019

Terry Prendergast

Note : The Board agreed with the Inspector that, having regard to the density of one-off dwellings in the immediate vicinity of the site which are served by individual access points onto the local road network, the proposed access onto a minor road which is seriously substandard in terms of its width, surface, it's the proximity to the junction with the Moydow/Ferefad Road, the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. Given the substantive reasons for refusal above, it decided not to pursue the matter further.

Note: Please include Direction with order