

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Longford Town

Planning Register Reference Number: 09/41

An Bord Pleanála Reference Number: PL 68.235973

APPEAL by Luke Baxter care of Vitruvius Hibernicus Limited of Convent Road, Longford and by Longford Chamber of Commerce and Industry Limited care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 20th day of January, 2010 by Longford Town Council to grant subject to conditions a permission to Longford Business Park Limited care of Tom Phillips and Associates of The Chancery, 3-10 Chancery Lane, Dublin.

PROPOSED DEVELOPMENT: Development of roads infrastructure consisting of the provision of a new double and single carriageway road running east-west from the N5/Ballinalee Road for approximately 300 metres, (which will form part of the proposed Parallel Distributor Road as identified in the Northern Environs Local Area Plan, 2008-2014), the provision of 1.5 metres wide cycle paths and footpaths on both sides of the proposed Parallel Distributor Road, the provision of a new three arm roundabout located on the N5 at the new junction with the proposed Parallel Distributor Road and two internal four arm roundabouts with provision for future access to adjoining lands, two single carriageway access roads connecting the proposed Parallel Distributor Road to the proposed retail development to the north (which is subject to a concurrent planning application with Longford County Council) and the widening of the N5 between the proposed Parallel Distributor Road roundabout and the boundary with Longford County Council to the north, from one to two lanes in each direction. The development will also include the provision of signage (including one number totem seven metres high), associated services including drainage provision for future development, lighting, landscaping, boundary treatments, changes in level, all associated site development and excavations works and the demolition of ancillary farm out buildings (786 square metres); all on lands located at the N5/Ballinalee Road, Lisnamuck and Templemichael Glebe, Longford, County Longford. The site is principally bounded by undeveloped lands to the north, existing development to the south, the N5/Ballinalee Road to the east, and undeveloped lands to the west.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development is considered to facilitate a concurrent appeal (planning register reference number 09/379, An Bord Pleanála reference number PL 68.235969 for a hypermarket which has been refused permission for the reasons and considerations set out in the order pertaining to PL 68.235969. In the absence of the hypermarket, it is considered that the proposed development is not justified and would prejudice the future development of these lands in a coherent and logical manner. The proposed development would constitute piecemeal and haphazard development and would, therefore, be contrary to the proper planning and sustainable development of the immediate lands.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2010.