



Planning and Development Acts 2000 to 2019

Planning Authority: Longford County Council

Planning Register Reference Number: 19/169

APPEAL by Shane Farrell and Aoife Byrne care of Sweeney Architects of Block A, Gem Park, Athlone Road, Longford against the decision made on the 6th day of August, 2019 by Longford County Council to refuse permission.

Proposed Development: Construction of two-storey dwellinghouse with detached garage, wastewater treatment system and associated site works, new entrance gates and boundary fence/wall and ancillary works at Lisduff, Longford, County Longford.

Decision

REFUSE permission for the above proposed development in accordance with 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

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, therefore, considered 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. The proposed development 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 of the 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 sets out a presumption against one-off housing extending from fringes of settlements. These policies are considered to be 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.

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

Dated this day of 2020.