



An
Bord
Pleanála

Board Direction
BD-000439-18
ABP-300146-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th June 2018.

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

Reasons and Considerations

1. It is the policy of the planning authority to provide for and direct development which is not related to agriculture or the rural economy into the designated areas within the development envelope of Ballymahon, a secondary local service centre in which connection to services is available and facilities exist according to the Longford County Development Plan, 2015-2021. It is considered that the proposed extension to the existing commercial development constitutes a significant expansion and intensification of a non-conforming use at a location in rural area primarily intended for agricultural use outside the development envelope of Ballymahon and reliant on a private waste water treatment system would undermine this policy and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area and the nature and scale of the proposed expansion it is considered that the further expansion of existing commercial development would seriously injure the residential amenities of adjoining residential property by reason of visual obtrusion and noise.

Board Member

Date: 08/06/2018

Eugene Nixon