



An
Bord
Pleanála

Board Direction
BD-000223-18
ABP-300318-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd April 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, as expressed in the current Longford County Development Plan 2015-2021, to channel housing into certain serviced centres and to restrict development in rural areas to serve the needs of certain defined categories of persons with genuine housing need. Having regard to the information submitted in connection with the planning application and the appeal, it is considered that the proposed development does not come within the scope of the housing need criteria. The proposed development would, therefore, establish an undesirable precedent for urban generated development in a rural area which would detract from the character of the area, lead to demands for the uneconomic provision of services and facilities and be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority as set out in the current Longford County Development Plan 2015-2021 to discourage ribbon development, particularly in the vicinity of designated settlements. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon

development in a rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the applicant has not demonstrated that the proposed wastewater treatment system is capable of treating and discharging effluent without risk to public health, to the quality of groundwater and/or surface water, or to the environment. Furthermore, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The proposed development would, therefore, be prejudicial to public health and the environment and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/04/2018

John Connolly