



An
Bord
Pleanála

Board Direction
BD-001517-18
ABP-301361-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2018.

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

Reasons and Considerations

Section 2.1.6.1 of the Longford County Development Plan 2015-2021, which sets out the Settlement Strategy for the County, notes the need for appropriate locations for new development to be chosen to, inter alia, protect the agricultural industry and rural areas. It is considered that the proposed development would constitute random housing development in a rural area in close proximity to existing agricultural premises, including sheds for the housing of cattle, and that the proposed development would be likely to result in a poor quality of residential amenity for future occupants by reason of odour, noise and traffic associated with the operation of these agricultural premises. Furthermore, the proposed development would fail to protect the agricultural industry in the vicinity by introducing an additional residential unit in close proximity to an existing agricultural premises and would militate against the preservation of the rural environment. The proposed development would therefore, be contrary to the proper planning and sustainable development to the area.

Note: The Board considered that the design of the proposed development is excessively large and sub-urban in form and character, but decided not to include

this as an additional reason having regard to the substantial reason for refusal above.

Board Member

Date: 05/11/2018

Stephen Bohan