



An  
Bord  
Pleanála

**Board Direction**  
**BD-002609-19**  
**ABP-302985-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2019.

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

### **Reasons and Considerations**

1. The proposed development is located within an Inland Lakes and Waterways Broad Zone, which has been identified in Sections 6.2.2.7 (Policy Refs. ILW 1, IWL 8 and IWL9) of the Longford County Development Plan, 2015-2021 as being a recreational resource of high amenity value to be preserved, enhanced and protected from inappropriate development. The proposed development would, if permitted, either by itself or by the precedent it would set for other similar development in the area, contravene the abovementioned policies and would be materially contrary to Policy ILW 12 which seeks to protect the natural setting of the canal, its views and prospects. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within a stronger rural area as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating social and economic local need, in accordance with the Longford County Development Plan 2015-2021. Having regard to the

proximity of existing settlements to the subject site and 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 considered, therefore, 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, therefore, be contrary to the Ministerial Guidelines and to the overarching national policy, notwithstanding the provisions of the current Longford County Development Plan, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19/03/2019

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Dave Walsh