



An
Bord
Pleanála

Board Direction
BD-004636-19
ABP-304974-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2019.

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

Reasons and Considerations

1. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its extensive driveway, the removal of the established hedgerow and widening of the local road, it is considered that the proposed development would:
 - i. Form a discordant and obtrusive feature on the sensitive landscape,
 - ii. Seriously interfere with a protected view,
 - iii. Conflict with policies LCA 1 and LCA 3 of the Longford County Development Plan 2015 to 2021, and
 - iv. Set an undesirable precedent for similar development.

The proposed development would, seriously injure the visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, for the reasons set out in reason no. 1 for refusal, that proposed sightlines cannot be achieved to serve the proposed development, and therefore that the proposed development would endanger public safety by

reason of traffic hazard because of the additional traffic turning movements the development would generate on the public road at a point where sightlines are restricted.

3. Having regard to policy HoU RUR 3, as set out at Section 3.2.2.1 of the Longford County Development Plan 2015-2021, to protect agricultural land and prevent unsustainable speculative urban commuter generated and ribbon development in the rural area, it is considered that the applicant has not demonstrated a rurally generated housing need at this sensitive location and where the proposed development has the potential to impact adversely on the area. The proposed development would be inconsistent with the above-mentioned policy of the Longford County Development Plan 2015-2021, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/12/2019

Chris McGarry