



An
Bord
Pleanála

Board Direction
BD-006064-20
ABP-306461-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2020.

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 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 seriously injure the residential amenities for future occupants by reason of odour, noise and traffic associated with the operation of these agricultural premises. Furthermore, the proposed development by introducing an additional residential unit in close proximity to an existing agricultural premises would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and sustainable development to the area.

Note:

The Board retained its concerns regarding the suburban type design of the house which it had mentioned in its note on the previous direction, and considered that the design was inappropriate in this rural location, but decided

not to include this as an additional reason having regard to the substantial reason for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member

Date: 09/07/2020

Stephen Bohan