



An  
Bord  
Pleanála

**Board Direction**  
**BD-007781-21**  
**ABP-308730-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2021.

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

### **Reasons and Considerations**

The subject site is located in proximity to the towns of Newtownforbes and Longford within an 'area under urban influence', which is an area under significant pressure for rural housing, where it is national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have sufficiently demonstrated a rural housing need to live in this rural area. It is, therefore, considered that the applicants do not come within the scope of the housing need criteria, as set out in the Ministerial Guidelines and in national policy for a house at this location. The proposed development would, if permitted, be contrary to the Ministerial Guidelines and to National Policy Objective 19. The proposed development would also be contrary to local planning provisions, in particular Section 3.2.2.1, Policies CS 12 and CS 13 of the Longford County Development Plan 2015 to 2021. In the absence of an identified locally-based, site specific economic or social need to live in the area, it is considered that the proposed

development would contribute to the development of random rural housing in the area, the proliferation of proprietary waste water treatment systems in the countryside and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/03/2021

---

Dave Walsh

Note: In noting that the Site Characterisation Form did not include a specific recommendation in relation to the type of proprietary wastewater treatment system that would be appropriate for use on this site, and having regard to the pattern of existing one-off residential development in the vicinity and their reliance on proprietary wastewater treatment systems and septic tanks, the Board was concerned that the provision of an additional proprietary system, close to a number of drainage ditches within and close to the site, could have an adverse impact on water quality in the area.