

**An
Bord
Pleanála**

**Board Direction
BD-011035-22
ABP-311976-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2022.

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 provisions of CPO 4.34 of the Longford County Development Plan 2021-2027 (limitations on backland development), and by reference to the site location and the proposed siting of the dwelling for which outline permission is sought, it is considered that the proposed development would constitute inappropriate backland development in a rural area under urban pressure and that the proposed development, by itself and by the precedent it would set would not be consistent with the relevant provisions of the statutory development plan and would seriously injure the amenities of the area including visual amenities and the amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would be

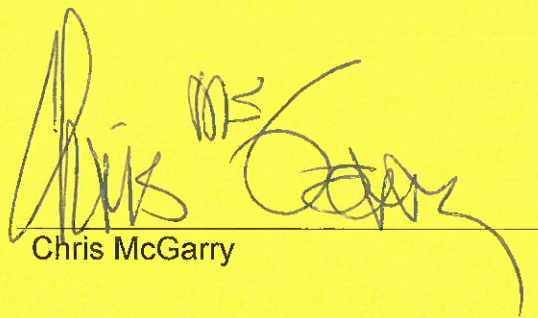
contrary to the provisions set out in the Longford County Development Plan, to direct residential development to serviced centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered, when taken in conjunction with existing development in the vicinity, and in the absence of sufficient information submitted with the application and appeal on the siting of separate wastewater treatment systems in the vicinity and an assessment of cumulative impact, that the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The proposed development, would, therefore, be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Board noted the commentary of the Inspector, that the location of the proposed dwelling for which outline permission is sought, is some distance from the recorded monument within the overall application site and that the absence of information in terms of an appropriate buffer would ordinarily warrant a request for further information rather than a refusal in itself. However, given the substantive reasons for refusal set out above, it was decided not to pursue this issue within the context of the current appeal.

Note 2: The Board considered the totality of the documentation submitted with the application and appeal and considered that a rural housing need reason for refusal might be warranted in this instance by reference to the specific site in question and having regard to the applicant's stated farming interests in the wider area rather than on this site, in absence of further assessment of the scale and form of the stated farming interest and having regard to applicable national policy, Ministerial Guidelines and relevant provisions of the statutory development plan. Ordinarily this would have warranted a request for further information, however given the substantive reasons for refusal set out above, it was decided not to pursue this issue within the context of the current appeal.

Board Member



Chris McGarry

Date: 25/07/2022

