



An
Bord
Pleanála

Board Direction
BD-014330-23
ABP-314796-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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

Reasons and Considerations

1. It is considered 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 a road, at a point where sightlines are restricted in a northerly direction.
2. Having regard to its location, layout and orientation, it is considered that the proposed development would constitute inappropriate development which would seriously injure the amenities of property in the vicinity by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly **Date:** 26/10/2023
Eamonn James Kelly

Note

The Board also noted the location of the proposed development of two dwellings to replace a single derelict dwelling outside the Aughnacliffe settlement in an area

zoned as "Rural Areas Elsewhere". However in light of the substantive reasons for refusal, the Board decided not to seek further information concerning rural housing policy objectives in the Longford County Development Plan 2021-2027.