

An  
Bord  
Pleanála

**Board Direction**  
**BD-019084-25**  
**ABP-319857-24**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2025.

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

### **Reasons and Considerations**

Having regard to the permission granted to the applicant on the adjacent site, and having regard to the need to remove the full roadside boundary to facilitate safe access to the proposed dwelling, it is considered that the proposed development would represent unnecessary urban generated rural housing, which would detract from the rural character of the area and rural nature of transitional lands outside Abbeylara. Furthermore, the proposed development has given inadequate consideration to the retention and restoration of the derelict vernacular structure on site. The proposed development would therefore be contrary to policy objectives CPO 3.4, CPO 11.36, CPO 11.41, CPO 4.29, CPO 4.30, CPO 4.36 and DMS 16.91 of the Longford County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 04/03/2025