

An
Coimisiún
Pleanála

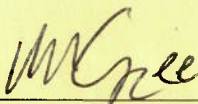
Direction
CD-022351-26
ABP-320491-24

The submissions on this file and the Inspector's report were considered at a meeting held on 23/07/2026.

The Commission decided to grant **Substitute Consent** generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Liam McGree

Date: 28/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In coming to its decision, the Commission had regard to the following:

- (a) the provisions of the Planning and Development Act 2000, as amended, in particular Part XA Substitute Consent,
- (b) the provisions of the Longford County Development Plan 2021-2027,
- (c) the location of the development within the Lough Ree Special Area of Conservation and the Lough Ree Special Protection Area,
- (d) the submitted remedial Natura Impact Statement,

- (e) the report and opinion of the planning authority under section 177I,
- (f) the planning history of the site,
- (g) the pattern of development in the area, and
- (h) the report and recommendation of the Commission's Inspector.

Appropriate Assessment: Stage 1:

The Commission carried out an Appropriate Assessment screening exercise in relation to the potential effects of the development on designated European Sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that the Lough Ree Special Area of Conservation (Site Code: 000440) and the Lough Ree Special Protection Area (Site Code: 004064) are the only European Sites in respect of which the proposed development has the potential to have a significant effect in view of the Conservation Objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

Appropriate Assessment: Stage 2:

The Commission considered the Remedial Natura Impact Statement and all other relevant submissions and carried out an Appropriate Assessment of the implications of the development for the Lough Ree Special Area of Conservation (Site Code: 000440) and the Lough Ree Special Protection Area (Site Code: 004064). The Commission considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment, as well as the report of the Inspector. In completing the assessment, the Commission considered the likely direct and indirect impacts arising from the development both individually or in combination with other plans or projects, the mitigation measures which are included as part of the current proposal and the Conservation Objectives for the European Sites.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the development on the aforementioned European Sites, having regard to the sites' Conservation Objectives. In overall conclusion, the Commission was satisfied that the development would not adversely affect the integrity of the Lough Ree Special Area of Conservation (Site Code: 000440) and the Lough Ree Special Protection Area (Site Code: 004064) in view of the sites' Conservation Objectives.

Proper planning and sustainable development

Having regard to the nature, scale and extent of the development, it is considered that, subject to compliance with the conditions set out below, the development would not adversely impact on the character of the area, would not seriously injure the visual, residential or environmental amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The grant of substitute consent shall be in accordance with the plans and particulars submitted with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Unless otherwise agreed in writing with the planning authority, the applicant shall within three months of the date of this Order submit drawings and details for the written agreement of the planning authority showing:

- (a) The entrance shall be recessed five metres from the public road carriageway. The recessed space shall be splayed with wing walls, timber fence or stone bank not exceeding 0.8 metres in height (including any pillars), splayed to provide an overall width of 6-8 metres along the roadside boundary.
- (b) Full visibility shall be made available for 36 metres on either side of the entrance from a point two metres back in from the edge of the road carriageway.
- (c) The area between the road carriageway and the revised boundary shall be finished 200-300 millimetres above carriageway level and finished in grass.
- (d) The revised boundary shall match the existing roadside boundary.

Unless otherwise agreed in writing with the planning authority, the agreed works shall be carried out within six months of the date of this Order.

Reason: In the interest of traffic safety and visual amenity to assimilate the development into the surrounding rural landscape.