

**Board Direction**  
**BD-019653-25**  
**ABP-321603-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2025.

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 location of the site within "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Longford County Development Plan 2021 - 2027, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area 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.
2. It is the policy (CPO-4.32) of the planning authority as set out in the Longford County Development Plan 2021 to 2027 to control urban sprawl and ribbon development. This policy is considered to be reasonable. It is considered that the proposed development would conflict with policy CPO 4.32 when taken in

conjunction with existing development in the vicinity of the site and would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment, would give rise to an excessive density of development in an un-serviced rural area and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is a policy (DM Standard 16.115) of the planning authority as set out in the Longford County Development Plan 2021-2027 to require new rural entrances be located 100m from the junction of a regional road. The proposed new entrance does not accord with the required setback distance and would, therefore, endanger public safety by reason of traffic hazard.

**Board Member**

  
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Emer Maughan

**Date:** 12/05/2025

Note: The Board agreed with the inspector that the proposed entrance is at the most advantageous location in terms of ease of access, however the Board considered that location of the new entrance does not achieve safe unobstructed sight lines as outlined in policy DM Standard 16.115 and would therefore result in a hazard to traffic.