

An
Bord
Pleanála

Board Direction
BD-019650-25
ABP-321701-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2025.

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

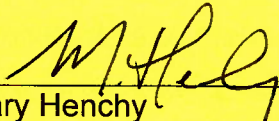
Reasons and Considerations

1. Having regard to the location of the site within an 'Area Under Strong Urban Influence' as identified in Longford County Development Plan 2021-2027, and in an area where housing is restricted to persons demonstrating local need in accordance with Policy Objective CPO 4-24 of the development plan, it is considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in 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. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site without

detriment to ground waters and water supplies in the area, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

3. Having regard to the topography of the site, the elevated positioning of the proposed development, the lack of a landscape plan, and the location of the site within the Landscape Character Type 'Open Agriculture', in accordance with the development plan, it is considered that the proposed development would not accord with the Rural Design Guidelines, Volume III, Annex 7, of the County Development Plan 2021-2027 specifically with respect to the site layout. The proposed development would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 12/05/2025