



An  
Bord  
Pleanála

**Board Direction**  
**BD-019712-25**  
**ABP-321790-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2025.

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

### **Reasons and Considerations**

1. The proposed development, which is located outside the development envelope of the village of Drumlish and within the open countryside, would materially contravene policy objective 4.13 of the Core Strategy of the Longford County Development Plan 2021–2027, which seeks to promote the commensurate growth in development in the 'Towns and Villages' as designated in the Settlement Hierarchy, in a consolidated, sustainable and sequential manner established within the Core Strategy. The proposed development would set an undesirable precedent for similar development in the rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development located in a rural area at the rear of existing buildings would constitute haphazard backland residential development situated on unzoned lands, would be out of character with the established built form development and would be contrary to DMS 16.79 of the Longford County Development Plan 2021–2027, which seeks to avoid backland development that adversely impacts on the character of the area and the

established pattern of development. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Tom Rabbette

**Date:** 20/05/2025