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**Board Direction**  
**BD-019774-25**  
**ABP-321823-25**

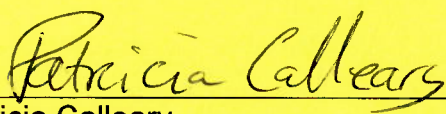
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

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

### **Reasons and Considerations**

Having regard to the location of the site within an 'Area Under Strong Urban Influence' as identified in the Longford County Development Plan, 2021-2027, and in an area where housing is restricted to persons demonstrating a local need in accordance with Policy Objective CPO 4-24 of the development plan, it is considered that it has not been satisfactorily demonstrated with documentary evidence 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 meeting the local rural housing need criteria, 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.

**Board Member**

  
Patricia Calleary

**Date:** 26/05/2025