



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001139**  
**PL-500978-LD-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
**Liam McGree**

**Date:**

**25<sup>th</sup> day of August 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the location of the site within "Area Under Strong Urban Influence" as identified in the Longford County Development Plan 2021-2027 (as varied), where housing is restricted to persons demonstrating local need

in accordance with Policy Objective CPO 4.24 (Rural Housing - County Policy Objectives) of the Development Plan, it is considered that the applicant has failed to adequately demonstrate a specific rural housing need, either social or economic, to justify the development of a dwelling in this rural area under strong urban influence outside of any designated settlement, notwithstanding ownership of the approximately 1.5 hectare (c.3.7 acre) holding outlined by the applicant as comprising the extent of the applicants landholding at this location. The proposed development, in the absence of any identified locally based need for the proposed dwelling, 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.