

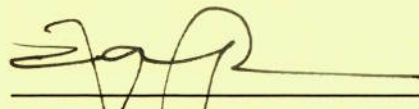
An
Coimisiún
Pleanála

Commission Direction
CD-001289
PL-501638-LD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 17th September 2026.

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

Planning Commissioner:


Emer Maughan

Date:

21st day of September 2026

DRAFT WORDING FOR ORDER

1. The site is located in a rural area which is identified in the Longford County Development Plan 2021-2027, as a rural area under strong urban influence. CPO 4.24 – 'Rural Housing – County Policy Objectives' states 'It is County Policy Objective to: Accommodate demand from individuals for permanent residential development in defined 'Rural Areas Under Strong Urban Influence', subject to 'good planning practice, environmental carrying

capacity and landscape protection considerations.’ It is a requirement that ‘the applicant does not already own or has not owned a house in the open countryside.’ This policy is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025. As the applicant already has a house on these land, it is considered that the applicant does not come within the scope of the housing need criteria for an additional house at this location. It is considered that the proposed development would contribute to the encroachment of random rural development in the area, would militate against the conservation of the rural environment and the efficient provision of public services and infrastructure and the preservation of resources and amenities associated with this environment. The proposed development would contravene the policy of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Core Policy Objective CPO 4.44 and Annex 7 – Rural Design Guidelines of the development Plan, which emphasises the importance of designing with the landscape and of siting development to minimise visual intrusion and are considered to be reasonable. Having regard to the temporary nature of this mobile home, located to the south of the site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, 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.

Note: Having regard to the proposed connection of this temporary residential unit to an existing wastewater treatment system and for which no Site Characterisation Assessment and demonstration of Compliance with the Environmental Protection Area Code of Practice have been provided, the Commission cannot be satisfied that the proposed development would not be prejudicial to public health and constitute a threat of water pollution. Whilst, ordinarily, this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.