

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Longford County

**Planning Register Reference Number: 17/185**

An Bord Pleanála Reference Number: ABP-300146-17

**APPEAL** by Colm and Una Ledwith care of Emma Pillion Planning of Fardrum, Athlone, County Westmeath against the decision made on the 13<sup>th</sup> day of October, 2017 by Longford County Council to grant subject to conditions a permission/outline permission to Peter Hanly care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, Longford, County Longford.

**PROPOSED DEVELOPMENT:** Extension of existing yard which was previously granted full planning permission under planning reference number PL02/504, for the storage of vehicles to service existing car sales/repairs garage and showroom together with the proposed erection of a perimeter fence and all ancillary works, all at Tirlickeen and Moneyfad, Ballymahon, County Longford.

## DECISION

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. It is the policy of the planning authority to provide for and direct development which is not related to agriculture or the rural economy into the designated areas within the development envelope of Ballymahon, a secondary local service centre in which connection to services is available and facilities exist according to the Longford County Development Plan, 2015-2021. It is considered that the proposed extension to the existing commercial development constitutes a significant expansion and intensification of a non-conforming use at a location in a rural area primarily intended for agricultural use outside the development envelope of Ballymahon and reliant on a private waste water treatment system would undermine this policy and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area and the nature and scale of the proposed expansion, it is considered that the further expansion of existing commercial development would seriously injure the residential amenities of adjoining residential property by reason of visual obtrusion and noise.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2018.**