

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Longford County

Planning Register Reference Number: 16/300

An Bord Pleanála Reference Number: ABP-300246-17

APPEAL by Raymond Farrell care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 25th day of October, 2017 by Longford County Council to refuse permission to the said Raymond Farrell.

PROPOSED DEVELOPMENT: Construction of a garage type structure with attached office area, parking, entrance, boundary fence/wall, proposed connection to the existing mains foul sewer network located in the adjacent road and all ancillary works, all at Granardkill, Granard, 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, as expressed in policies ROADS 2 and ROADS 11 of the Longford County Development Plan 2015-2021, to provide a road network which is safe and efficient for all road users, cognisant of the requirements of all traffic, and to preserve the strategic role of the R194 Regional Road. These policies are considered reasonable. The proposed development would generate a significant volume of traffic, including a high number of movements by heavy goods vehicles, and the Board is not satisfied that the access arrangements and site layout, as proposed, and the existing width of the regional road at this location, are capable of safely accommodating the volume and type of traffic generated. The proposed development would, therefore, be in conflict with policies ROADS 2 and ROADS 11 and would endanger public safety by reason of traffic hazard.
2. It is the policy of the planning authority, as expressed in policies SW 3 and SFRA 5 of the Longford County Development Plan 2015-2021, to ensure that new developments are adequately serviced with surface water drainage infrastructure, to promote the use of Sustainable Drainage Systems in all new developments and to require surface water and drainage measures are provided in a manner that is appropriate to the site and cognisant of potential effects on public health, safety, the environment and the amenity of the area. These policies are considered reasonable. The Board is not satisfied that the surface water management system, as proposed, provides for the sustainable and satisfactory management of surface water generated and considers that the proposed storage and tankering off site of surface water would give rise to a potential source of water pollution, would be prejudicial to public health and would be in conflict with policies SW 3 and SFRA 5. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.