

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Longford County

Planning Register Reference Number: 17/238

An Bord Pleanála Reference Number: ABP-300318-17

APPEAL by Peter and Emma O'Leary care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 3rd day of November, 2017 by Longford County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a bungalow type dwelling house, entrance, boundary fence/wall, suitable on-site sewerage treatment system with percolation area and ancillary site works at Fereghfad, Longford, 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 the current Longford County Development Plan 2015-2021, to channel housing into certain serviced centres and to restrict development in rural areas to serve the needs of certain defined categories of persons with genuine housing need. Having regard to the information submitted in connection with the planning application and the appeal, it is considered that the proposed development does not come within the scope of the housing need criteria. The proposed development would, therefore, establish an undesirable precedent for urban generated development in a rural area which would detract from the character of the area, lead to demands for the uneconomic provision of services and facilities and be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority as set out in the current Longford County Development Plan 2015-2021 to discourage ribbon development, particularly in the vicinity of designated settlements. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in a rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the applicant has not demonstrated that the proposed wastewater treatment system is capable of treating and discharging effluent without risk to public health, to the quality of groundwater and/or surface water, or to the environment. Furthermore, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The proposed development would, therefore, be prejudicial to public health and the environment and would 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.