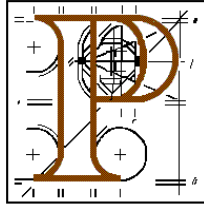


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Longford County Council**

**Planning Register Reference Number: 17/244**

An Bord Pleanála Reference Number: ABP-300384-17

**APPEAL** by Hugh McGinley care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 15<sup>th</sup> day of November, 2017 by Longford County Council to refuse outline permission to the said Hugh McGinley.

**PROPOSED DEVELOPMENT:** Erection of a dwellinghouse and wastewater treatment unit and percolation area with entrance from public road at Stonepark, Longford, County Longford.

## **DECISION**

**REFUSE** outline 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 set out in Policy CS 13 contained in the Longford County Development Plan 2015-2021, that the planning authority shall strictly apply Policy CS 12 in the vicinity of Designated Settlements in order to prevent over-proliferation of urban-generated one-off housing in the rural area. The documentation received with the planning application and appeal has not been accompanied by a statement indicating the sustainability of the proposal with specific reference to Rural Generated Housing Need Policy CS 12 and “categories of applicant” which shall be considered for the development of housing in the rural area with a view towards sustaining rural communities. Accordingly, the applicant has not demonstrated a rurally generated housing need at this sensitive location. The proposed development of a new dwelling in a rural area located outside of any settlement or development envelope, does not, therefore, fulfil a specific rural housing need as is required under applicable Development Plan Policies HOU RUR 3 (presumption against urban generated commuter development outside of designated settlements) and HOU RUR 7 which requires the planning authority to have regard to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. Accordingly, it has not been demonstrated that the proposed development would contribute to sustaining the rural community in which it is proposed. The proposed development would, therefore, be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities and to the proper planning and sustainable development of the area.

2. The development would contribute to an unsustainable pattern of ribbon development of one-off housing extending out along a route from a settlement which under Policy HOU RUR 5, as set out in the Longford County Development Plan 2015-2021, is required to be actively discouraged. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**