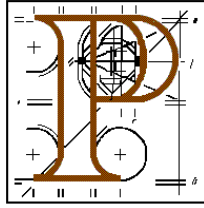


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Longford County**

**Planning Register Reference Number: 17/260**

An Bord Pleanála Reference Number: ABP-300527-17

**APPEAL** by James Smyth care of Cunningham Design and Planning of Block C, N4 Axis Centre. Longford, County Longford against the decision made on the 8<sup>th</sup> day of December, 2017 by Longford County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a dormer type dwellinghouse with attached sun lounge, detached garage, entrance, boundary fence/wall, proprietary wastewater treatment system with percolation area and all ancillary works at Ballycloghan, Carrickboy, 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 considered that the applicant has not demonstrated that he has an established rural housing need by reference to the provisions of the Longford County Development Plan 2015 – 2011, including policies HOU RUR 3 and CS 12 with regard to one-off houses in rural areas and to related policy 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, the Board is not satisfied that the proposed development of a new dwelling in this rural area, outside of any settlement or development envelope, would fulfil a specific rural housing need or contribute to sustaining the rural community in which it is proposed. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.
2. The ground conditions evident on site indicate poor draining saturated soils and a high water table which would not generally be suitable for disposal of treated effluent on site, notwithstanding proposals for secondary and tertiary treatment. The Board is not satisfied that, when taken in conjunction with the high concentration of waste water treatment units in the area, the development would not contribute to unacceptable increase of nitrate levels in the receiving groundwater. Accordingly, it has not been demonstrated that the effluent which would be generated as a result of the development can be adequately treated and safely disposed of on-site without risk to groundwater quality. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to its location, outside any settlement designated in the Longford County Development Plan 2015 - 2021, and having regard to the existing pattern of development in the vicinity, it is considered that the proposed development would contribute to, and exacerbate, unsustainable patterns of ribbon development of one-off housing extending out along a route from a settlement which, under Policy HOU RUR 5 of the development plan, is actively discouraged. Policy HOU RUR 3 of the development plan also includes a stated presumption against ribbon development outside of designated settlements. The proposed development would be in conflict with these policies and 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.**