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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 17/195**

**APPEAL** by Liam Madden care of Vitruvius Hibernicus, Convent Road, Longford and by others against the decision made on the 19<sup>th</sup> day of December, 2017 by Longford County Council to grant subject to conditions a permission to Mark Cunningham care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford.

**Proposed Development:** Proposed construction of a residential development of 39 number dwellinghouses comprising the following: (A) construction of 11 number four bedroom two-storey detached type dwellinghouses, (B) construction of 10 number three bedroom detached bungalow type dwellinghouses, (C) construction of 8 number two bedroom detached bungalow type dwellinghouses, (D) completion of 10 number two-storey three and four bedroom semi-detached type dwellinghouses which are currently constructed to ground floor finished floor level, (E) proposed continuation of existing estate road network together with the proposed connection to the existing foul sewer, surface water and watermain networks currently servicing the existing housing estate known as “Dunaras”, which was previously granted permission by An Bord Pleanála under appeal register reference number PL 14.212595, (F) construction of green open spaces, boundary fences/walls and all ancillary site works as amended by the following revised proposal submitted to the planning authority on the 22<sup>nd</sup> day of November, 2017 comprising (a) construction of a 2.5 metres high capped and plastered

wall along the boundary which separates the site to which this planning permission application relates and the property known as The Longford/Westmeath Farmers Mart; (b) removal of the existing 10 number ground floor slab foundations which service the previously permitted 10 number two-storey three and four bedroom semi-detached type dwellinghouses which are currently constructed to ground floor finished floor level and which were granted full planning permission by An Bord Pleanála under appeal reference number PL 14.212595 and which are located along the North-Western boundary of the site to which this planning permission application relates and which is the same boundary that separates the proposed development site from the property known as The Longford/Westmeath Farmers Mart; (c) construction of a proposed Parkland Activity and Recreational Amenity Area along the North-Western boundary of the site to which this planning permission application relates and which is the same boundary which separates the proposed development site from the property known as The Longford/Westmeath Farmers Mart; (d) construction of a residential development of 35 number dwellinghouses which comprise the following: (i) 11 number three bedroom two-storey detached type dwelling houses of which there are two different designs, (ii) 7 number three bedroom storey and a half detached type dwellinghouses, (iii) two blocks of 4 number two-storey terraced type dwellinghouses consisting of 1 number three bedroom two-storey terraced type dwellinghouse and 3 number two bedroom two-storey terraced type dwellinghouses in each block, that is, 8 number two-storey terrace type dwellinghouses in total, (iv) 3 number four bedroom two-storey detached type dwellinghouses, (v) 3 number two bedroom single storey type dwellinghouses, (vi) 3 number three bedroom single storey type dwellinghouses, (vii) proposed continuation of existing estate road network together with the proposed connection to the existing foul sewer, surface water and watermain networks currently servicing the existing housing estate known as "Dunaras" which was previously granted permission by An Bord Pleanála under appeal reference number PL 14.212595, (viii) construction of green open spaces, boundary fences/walls and all ancillary site works.

"Dunaras", Ballymahon, Co. Longford.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

It is considered that the subject site is served by a road network which is substandard in light of the non-provision of public footpaths and cycleways along the Ballymulvey Road. In the absence of such convenient pedestrian and cycle access to Main Street, Ballymahon, it is considered that the proposed development would be premature pending the provision of a footpath along the Ballymulvey Road between the subject site and Main Street, Ballymahon. The proposed development would, therefore, endanger public safety by reason of a traffic hazard.

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

**Dated this            day of            2018.**