

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Longford County Council**

**Planning Register Reference Number: 18/1**

An Bord Pleanála Reference Number: ABP-301111-18

**APPEAL** by Padraig McCormack care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford against the decision made on the 26<sup>th</sup> day of February, 2018 by Longford County Council to refuse permission for the proposed development.

**PROPOSED DEVELOPMENT:** Retention of existing agricultural entrance servicing existing agricultural lands together with permission to decommission existing agricultural entrance and all ancillary works at Tirlickeen, Ballymahon, County Longford.

## **DECISION**

**GRANT** permission for the above proposed development in accordance with the plans and particulars lodged with the said council, based on the reasons and considerations under and subject to the conditions 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**

Having regard to the nature and location of the development for which retention is sought and the proposed development to close off an existing agricultural entrance, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought would not seriously injure the residential amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development and the development for which retention is sought would not encroach on the privacy of the adjoining dwelling or give rise to a loss of residential amenity and that the design of the development could be addressed by way of condition.

## CONDITIONS

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing agricultural entrance shall be decommissioned within three months of the date of this Order. The entrance shall be landscaped in a manner matching the existing field boundary.

**Reason:** In the interest of orderly development.

3. The agricultural entrance for which retention is sought shall be fitted with an appropriate gate and piers. The gates shall open inward only. Detailed drawings illustrating the gate and piers shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order and the work shall be carried out within six months of the date of this Order.

**Reason:** In the interests of orderly development and visual amenity.

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

**Dated this            day of            2018.**