



Planning and Development Acts 2000 to 2018

Planning Authority: Longford County Council

Planning Register Reference Number: 17/301

APPEAL by Thomas P. McKeon care of Sean Lucy and Associates Limited of 23E, Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 13th day of March, 2018 by Longford County Council to grant subject to conditions permission to Desmond Connolly and Diane O'Hara care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford.

Proposed Development: Construction of a two storey type dwellinghouse with detached garage, entrance, boundary wall/fence, septic tank with percolation area and all ancillary site works at Cloonagh, Drumlish, County 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

Section 2.1.6.1 of the Longford County Development Plan 2015-2021, which sets out the Settlement Strategy for the County, notes the need for appropriate locations for new development to be chosen to protect the agricultural industry and rural areas. It is considered that the proposed development would constitute random housing development in a rural area in close proximity to existing agricultural premises, including sheds for the housing of cattle, and that the proposed development would seriously injure the residential amenities for future occupants by reason of odour, noise and traffic associated with the operation of these agricultural premises. Furthermore, the proposed development by introducing an additional residential unit in close proximity to an existing agricultural premises would militate against the preservation of the rural environment and would, therefore, be contrary to the proper planning and sustainable development to the area.

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

Dated this day of 2018.