



Planning and Development Acts 2000 to 2018

Planning Authority: Longford County Council

Planning Register Reference Number: 17/122

APPEAL by John Mahon care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 9th day of April, 2018 by Longford County Council to refuse permission.

Proposed Development: Demolition of existing public house formally known as Bohan's Bar and storage sheds/outhouses to the rear together with the proposed construction of a residential housing development consisting of 25 number two bedroom bungalow type dwellinghouses of which there are 24 number semi-detached and one number detached, entrance, access road, green open space, connection to the existing foul sewer network servicing the village of Newtownforbes, proposed installation of a surface water attenuation area, connection to existing public watermain and all ancillary works at Main Street, Newtownforbes, County Longford as amended by the revised newspaper notice received by the planning authority on the 21st day of March 2018.

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

1. Having regard to the proposal to drain effluent arising from the proposed development to a proposed pumping station located above a surface water infiltration area and to pump that effluent to the public main potentially in perpetuity, the Board is not satisfied that the drainage proposal represents a sustainable approach to servicing the proposed development or that it would not give rise to a risk of groundwater or surface water pollution. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed surface water infiltration area within a part of the site which appears to have poor drainage, and on the basis of the submissions made in connection with the planning application and appeal, it is considered that the developer has not demonstrated that the proposed surface water management system is adequate or that it would not result in an increased risk of flooding within the appeal site, or on surrounding lands. 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 the location of the site within the centre of Newtownforbes, it is considered that the proposed development would be out of character with the pattern of development in the area, is of insufficient density, would undermine the urban fabric of the village through the replacement of the existing public house building with an excessively wide junction and verges, would result in the poor disposition of public open space, and that it would have a lack of off-street car parking for house numbers 1 and 2. The proposed development would constitute a substandard form of development which would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.