



Planning and Development Acts 2000 to 2018

Planning Authority: Longford County Council

Planning Register Reference Number: 18/200

APPEAL by Liam Madden of Vitruvius Hibernicus, Convent Road, Longford and by others against the decision made on the 9th day of November, 2018 by Longford County Council to grant subject to conditions a permission to Beacon Assets Limited care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, Longford.

Proposed Development: (A) Proposed 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 dwelling houses which are currently constructed to ground floor finished floor level and which were granted full planning permission by An Bord Pleanála under planning 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. (B) Proposed construction of a residential development of 32 number dwellinghouses which comprises the following: (i) nine number three-bedroom two-storey detached type dwellinghouses of which there are two different designs, (ii) seven number three-bedroom storey and a half detached type dwellinghouses, (iii) two blocks of four number two-

storey terraced type dwellinghouses consisting of one number three-bedroom two-storey terraced type dwellinghouse and three number two-bedroom two-storey terraced type dwellinghouses in each block, that is, eight number two-storey terrace type dwellinghouses in total, (iv) three number four-bedroom two-storey detached type dwellinghouses, (v) two number two-bedroom single storey type dwellinghouses, (vi) three 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 full planning permission by An Bord Pleanála under planning appeal reference number PL14.212595, (viii) construction of green open spaces, boundary fences/walls. (C) Proposed construction of a 2.5-metre 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. (D) Proposed 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 and all ancillary site works at Dunaras, Ballymahon, 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

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 traffic hazard.

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

Dated this day of 2019.