



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 18/20**

**APPEAL** by Pauraic Matthews of Rathcronan, Granard, County Longford against the decision made on the 2<sup>nd</sup> day of January, 2019 by Longford County Council to grant subject to conditions a permission to Bernard Farrell care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan.

**Proposed Development** Erect 17 number terraced and semi-detached houses on existing foundations of previously approved planning register reference number 04/1384. Development to consist of eight number two-bed, five number three-bed and four number four-bed houses, private car parking, landscaping, entrance onto existing service road, footpaths, public lighting, connection to existing public sewer, surface water, watermain and utility services and all ancillary works, all at Granard, County Longford, as revised by the further public notice received by the planning authority on the 5th day of December, 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**

The site is part of a larger development area to the rear of Granard Main Street that is zoned “commercial and residential” in the Longford County Development Plan 2015-2021. The proposed development, by reason of its inadequate open space and car parking provision within the site or in the immediate vicinity, would conflict with the provisions of the Development Plan in relation to open space provision and car parking and with the standards recommended in the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Paul Hyde**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**