



Planning and Development Acts 2000 to 2019

Planning Authority: Longford County Council

Planning Register Reference Number: 18/156

APPEAL by PJ Sexton care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 27th day of June, 2019 by Longford County Council to refuse permission for the proposed development.

Proposed Development: The construction of a bungalow type dwelling house, detached domestic garage, new entrance, boundary walls, piers and fencing, proprietary wastewater treatment unit and percolation area and all ancillary site works at Molly, Aughnacliffe, 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

1. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its extensive driveway, the removal of the established hedgerow and widening of the local road, it is considered that the proposed development would:
 - (i) form a discordant and obtrusive feature on the sensitive landscape,
 - (ii) seriously interfere with a protected view,
 - (iii) conflict with policies LCA 1 and LCA 3 of the Longford County Development Plan 2015 to 2021, and
 - (iv) set an undesirable precedent for similar development.

The proposed development would seriously injure the visual amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, for the reasons set out in reason number 1 for refusal, that proposed sightlines cannot be achieved to serve the proposed development, and therefore that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on the public road at a point where sightlines are restricted.

3. Having regard to policy HOU RUR 3, as set out at Section 3.2.2.1 of the Longford County Development Plan 2015-2021, to protect agricultural land and prevent unsustainable speculative urban commuter generated and ribbon development in the rural area, it is considered that the applicant has not demonstrated a rurally generated housing need at this sensitive location and where the proposed development has the potential to impact adversely on the area. The proposed development would be inconsistent with the above-mentioned policy of the Longford County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.