



An
Bord
Pleanála

Board Order
ABP-308238-20

Planning and Development Acts 2000 to 2020

Planning Authority: Longford County Council

Planning Register Reference Number: 20/157

APPEAL by Sean McKenna care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 28th day of August, 2020 by Longford County Council to refuse outline permission.

Proposed Development: Outline permission for dwellinghouse and wastewater treatment unit, vehicular access and driveway at Knockloughlin, Longford, County Longford.

Decision

REFUSE outline 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. It is the policy of the planning authority that development outside of designated urban centres should be strictly limited to local need. This is set out in the current development plan for the area, where it is the settlement policy to direct new residential development to designated development centres and to protect existing rural settlements outside these centres from urban overspill.

It is considered that, on the basis of information received as part of the application and appeal, the proposed development does not fulfill a specific rural generated housing need in accordance with Section 2.1.6.5 and Section 3.2.2 of the Longford County Development Plan 2015-2021 which aim to prevent over proliferation of urban generated one-off housing in the rural area. The development would, therefore, if permitted, by itself or the precedent it would set for similar developments in the vicinity, contravene these objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its location and distance from the public road would constitute inappropriate backland development which would be out of character with the established pattern of development in the surrounding rural area and would result in an intrusive encroachment of physical development into the open rural landscape. Such development would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The backland location of the proposed dwelling would be contrary to the Longford Rural Design Guide and, thereby, would be contrary to policy HOU RUR 10 of the Longford County Development Plan 2015 - 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *22nd* day of *April* 2021.

