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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 19/202**

**APPEAL** by Ballymahon Residents care of Enda Connaughton care of David Mooney, Town Planning Consultant of 14 Old Farm Road, Cloughjordan, County Tipperary and by Brian Rodgers care of Andrew Hersey Planning of 3 Atlantic View, West End, Kilkee, County Clare against the decision made on the 23<sup>rd</sup> day of September, 2020 by Longford County Council to grant subject to conditions a permission to the said Brian Rodgers.

**Proposed Development:** Construction of 98 number residential units and crèche to be completed in two phases and all associated ancillary site development works. The first phase will consist of (a) 46 number two-storey semi-detached three bed townhouses, (b) 12 number two-storey terraced three bed townhouses, (c) four number semi-detached single storey two bed townhouses and one number detached single storey two bed townhouse, (d) 20 number two bed apartments in five number two-storey building units, and (d) a mixed use two-storey building unit consisting of three number one bed apartments and crèche with ancillary accommodation. The second phase will consist of 12 number two-storey semi-detached three bed townhouses on removal of a temporary sewage treatment system. Works will include two new vehicular entrances, associated internal access roads and junctions; carparking; footpaths; all boundary treatments and associated landscaping

and open spaces; street lighting; associated bin and bicycle stores, a pumping station and temporary sewage treatment system within the site which will be removed on the upgrading of the public foul system; connection to the existing public services; and all associated ancillary site development works Drinan, Ballymahon, County Longford as revised by the further public notices received by the planning authority on the 27<sup>th</sup> day of August 2020.

## **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 overall design, scale, layout and low density of the proposed development, the disposition of the buildings on the site and the poor distribution of public open space particularly in the eastern/south eastern part of the site, it is considered, that the proposed development would provide for a poor living environment for future residents and would not comply with the criteria in the Urban Design Manual A best practice guide issued by the Department of the Environment, Heritage and Local Government in May 2009 or Section 6.11(b) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued by the Department of the Environment, Heritage and Local Government in May 2009, relative

to density for edge of centre sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would be premature pending the upgrade of the Ballymahon Municipal Wastewater Treatment Plant to serve the proposed development and to facilitate the orderly expansion of the town. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

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

**Dated this            day of            2021**