



Planning and Development Acts 2000 to 2020

Planning Authority: Longford County Council

Planning Register Reference Number: 20/179

APPEAL by Enda and Nicola Crossan care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 28th day of October, 2020 by Longford County Council to grant subject to conditions a permission to Gearóid and Pamela Mac Con Charraige of Newtown House, Main Street, Newtownforbes, County Longford.

Proposed Development: Construction of a two-storey dwelling with single storey annex, roadside entrance, boundary fence, installation of a wastewater treatment system with percolation area, connection to existing services and all ancillary site works at Lismore, Newtownforbes, 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

The subject site is located in proximity to the towns of Newtownforbes and Longford within an 'area under urban influence', which is an area under significant pressure for rural housing, where it is national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants have sufficiently demonstrated a rural housing need to live in this rural area. It is, therefore, considered that the applicants do not come within the scope of the housing need criteria, as set out in the Ministerial Guidelines and in national policy for a house at this location. The proposed development would, if permitted, be contrary to the Ministerial Guidelines and to National Policy Objective 19. The proposed development would also be contrary to local planning provisions, in particular Section 3.2.2.1, Policies CS 12 and CS 13 of the Longford County Development Plan 2015 to 2021. In the absence of an identified locally-based, site specific economic or social need to live in the area, it is considered that the proposed development would contribute to the development of random rural housing in the area, the proliferation of proprietary waste water treatment systems in the countryside and would militate against the preservation of the rural environment and the efficient

provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2021