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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Longford County Council**

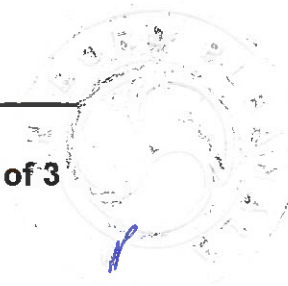
**Planning Register Reference Number: 20/166**

**APPEAL** by Ciaran Conlon care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 11<sup>th</sup> day of November, 2020 by Longford County Council to refuse permission to Ciaran Conlon.

**Proposed Development** Construction of a storey and a half type dwelling house with detached garage adjacent to applicant's existing farmyard, entrance, boundary fence/wall, installation of a wastewater treatment system with percolation area and all ancillary site works, all at Moatfarrell, Edgeworthstown, 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 location of the proposed development on a bend in the public road, notwithstanding the details of an alternative site access submitted as part of the appeal, it is considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the scale, design and siting of the proposed development in an area considered by the Board to have a distinct demesne landscape, it is considered that the proposed development would be visually obtrusive, would not be in accordance with the prevailing pattern of development in the area and, as such, would seriously injure the visual amenities and the rural character of the area. 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 *8<sup>th</sup>* day of *June* 2021.