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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 20/71**

**APPEAL** by Anne Marie Williams and Stephen Casserly and others care of David Mooney of Main Street, Cloughjordan, County Tipperary against the decision made on the 27<sup>th</sup> day of January, 2021 by Longford County Council to grant subject to conditions a permission to J and R Maynooth Limited care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford.

**Proposed Development:** Demolition of existing public house formally known as Bohan's Bar and storage sheds/out-houses to the rear together with the proposed construction of a residential housing development of 14 number dwelling houses consisting of six number two bedroom bungalow type dwelling houses, eight number three bedroom two storey semi-detached type dwelling houses, entrance, internal access road, green open space, connection to the existing foul sewer, surface water and watermain networks servicing the village of Newtown Forbes, and all ancillary works, all at Main Street , Newtown Forbes , 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. The proposed development, which is of insufficient density for a central site within the village of Newtown Forbes, would be out of character with the pattern of development in the area, would undermine the urban fabric of the village through the replacement of the existing public house building with an excessively wide junction arrangement and would result in the poor disposition of public open space. The proposed development would, therefore, constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, which involves the raising of ground levels in order to provide a gravity connection to the public foul and surface water drainage networks, would represent a piecemeal and over-engineered development of the site, which would fail to provide a high-quality residential environment for future occupiers. The proposed development would, therefore, constitute a substandard form of development, would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

  
Michelle Fagan

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



Dated this 5<sup>th</sup> day of November 2021.