

An
Bord
Pleanála

Board Order
ABP-311976-21

Planning and Development Acts 2000 to 2021

Planning Authority: Longford County Council

Planning Register Reference Number: 21/275

APPEAL by Ronan Sheahan care of Liam Madden of Convent Road, Longford against the decision made on the 12th day of November, 2021 by Longford County Council to refuse outline permission to the said Ronan Sheahan.

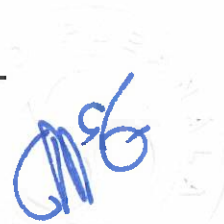
Proposed Development: Erection of a dwelling house, proposed installation of a wastewater treatment system with polishing filter, alteration to existing agricultural entrance to also serve the proposed dwelling house and all ancillary works at Feraghfad, Longford, County Longford.

Decision

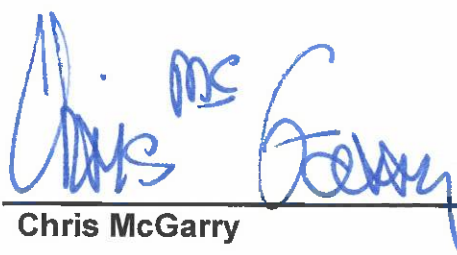
REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the provisions of CPO 4.34 of the Longford County Development Plan 2021-2027 (limitations on backland development) and, by reference to the site location and the proposed siting of the dwelling, for which outline permission is sought, it is considered that the proposed development would constitute inappropriate backland development in a rural area under urban pressure and that the proposed development, by itself and by the precedent it would set, would not be consistent with the relevant provisions of the county development plan and would seriously injure the amenities of the area, including visual amenities and the amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would be contrary to the provisions set out in the Longford County Development Plan 2021-2027 to direct residential development to serviced centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



3. It is considered that, when taken in conjunction with existing development in the vicinity, and in the absence of sufficient information submitted with the application and the appeal on the siting of separate wastewater treatment systems in the vicinity and an assessment of cumulative impact, the proposed development would result in an excessive concentration of development served by individual wastewater treatment systems in the area. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this 27th day of July 2022.