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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 21/269**

**APPEAL** by Gerard Duffy care of Keaney Nevin Solicitors of 6 Tower Hamlet, Farnham Street, Cavan, County Cavan against the decision made on the 3<sup>rd</sup> day of November, 2021 by Longford County Council to grant subject to conditions a permission to Kirsten Smith care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford.

**Proposed Development:** The proposed construction of a bungalow type dwellinghouse with detached garage, entrance, boundary fence/wall, wastewater treatment system with percolation area and all ancillary works; all at Cartronreagh, Edgeworthstown, County Longford.

**Decision**

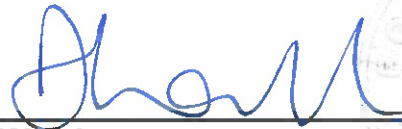
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the location of the site in the hinterland of Edgeworthstown and within a rural area under strong urban influence as set out in the Longford County Development Plan, 2021-2027, to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework which, for rural areas under urban influence, seeks 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, the Board considered that, notwithstanding compliance with the relevant provisions of the Longford County Development Plan 2021-2027, the applicant has not provided sufficient justification and demonstrated an economic or social need to live in this rural area, having regard to the proximity to Edgeworthstown and Longford town.

When taken in conjunction with existing development in the vicinity of the site, it is considered that the proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would give rise to the demand for uneconomic provision of infrastructure in the hinterland of Edgeworthstown. Accordingly, it is considered that the proposed development would be contrary to the provisions of the National Planning Framework and the Sustainable Rural Housing Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, despite the opportunity afforded to the applicant to provide additional information in respect of their economic and social need to reside at this particular rural location, having regard to the principles of the National Planning Framework and national planning guidelines, and noting the extensive development pressure in the vicinity for rural housing, the applicant's social and family connection to this rural area did not by itself sufficiently justify the requirement for a house in this rural area under strong urban influence.



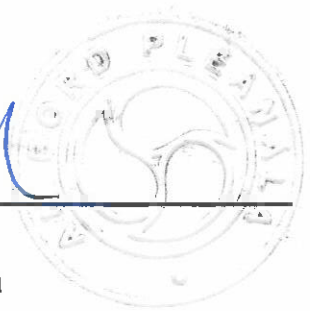
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**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this *7<sup>th</sup>* day of *September* 2022.