

Planning and Development Acts 2000 to 2021

Planning Authority: Longford County Council

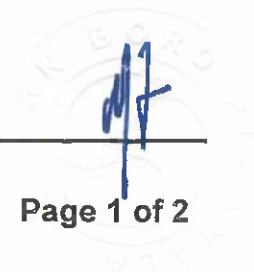
Planning Register Reference Number: 22/123

APPEAL by GALRO Unlimited care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 18th day of July, 2022 by Longford County Council to refuse permission for the proposed development.

Proposed Development: Material change of use of existing dwelling to residence where care is provided for persons with intellectual or physical disability. The proposed works will also include upgrade of the existing entrance and boundary treatments, removal of non-native invasive evergreen trees, proposed single storey extension (circa 92 square metres) to the north-east and south-east elevations and ancillary site works, all at Cashel, Newtowncashel, County Longford.

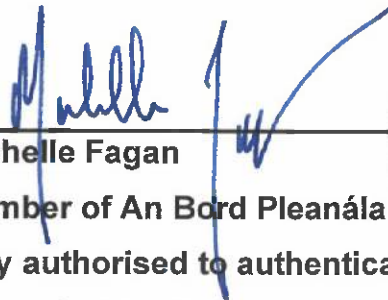
Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.



Reasons and Considerations

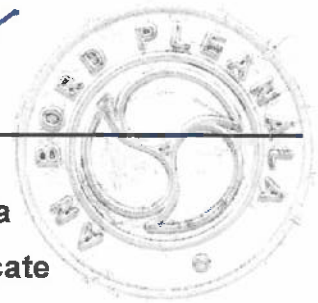
Having regard to the proposed development, which involves the construction of an extension to an existing house, on the basis of the information provided with the planning application and the appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of European Sites (the Lough Ree Special Area of Conservation (Site Code: 000440) and the Lough Ree Special Protection Area (Site Code: 004064)) in view of the sites' Conservation Objectives, having regard to the location within these sites, the hydrological connectivity with the sites and the possibility that the proposed development may pose a disturbance or barrier risk to qualifying interest species of these sites. In such circumstances, the Board is precluded from granting permission for the proposed development.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *24th* day of *November* 2022.