

An
Bord
Pleanála

Board Order
ABP-319857-24

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 24/60006

APPEAL by Paul Maloney care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford against the decision made on the 9th day of May, 2024 by Longford County Council to refuse permission.

Proposed Development: Demolition of existing derelict dwellinghouse together with the proposed replacement of same with a bungalow type dwellinghouse with detached garage, entrance, boundary fence/wall, suitable onsite sewerage system with polishing filter and all ancillary works, at Ballyboy, Abbeylara, 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 permission granted to the applicant on the adjacent site and also having regard to the need to remove the full roadside boundary to facilitate safe access to the proposed dwelling, it is considered that the proposed development would represent unnecessary urban generated rural housing, which would detract from the rural character of the area and rural nature of transitional lands outside Abbeylara. Furthermore, the proposed development has given inadequate consideration to the retention and restoration of the derelict vernacular structure on site. The proposed development would, therefore, be contrary to policy objectives CPO 3.4, (Climate Change), CPO 11.36 and CPO 11.41 (Vernacular Architecture), CPO 4.29, CPO 4.30, and CPO 4.36 (Rural Housing) and DMS 16.91 (Access and Sightlines) of the Longford County Development Plan 2021-2027, and contrary to the proper planning and sustainable development of the area.


Stephen Bohan

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

Dated this  day of  2025.

