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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 2360129**

**APPEAL** by Marie and Martin Carberry of 11 Deerpark, Kenagh, County Longford against the decision made on the 24<sup>th</sup> day of June 2024 by Longford County Council to grant, subject to conditions, a permission to John and Sandra Conlon care of Cunningham design and Planning Limited of Block C, N4 Axis Centre, County Longford, in accordance with the plans and particulars lodged with the said Council.

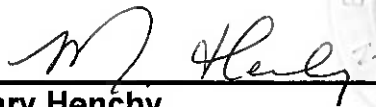
**Proposed Development:** Proposed construction of a residential development of 10 number dwelling houses consisting of eight number two-bedroom two-storey terraced type dwellings, two number three-bedroom two-storey semi-detached type dwellings, proposed entrance and access from the adjoining residential estate known as "Deerpark", boundary fences/walls, green open space, proposed connections to the existing foul sewer, surface water and watermain networks and all ancillary site works, at Mosstown, Kenagh, County Longford.

**Decision**

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

## Reasons and Considerations

1. The applicant has not demonstrated that the alignment of the proposed access road does not contravene condition number 6 of planning authority register reference 04/733, this condition required all areas shown as public open space to be reserved for such use. The Board were not satisfied that the development as proposed, due to the impact on what appears to be conditioned open space, would not detract from the amenity of existing residential properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposal to construct the access road in an area zoned Recreation / Amenity / Green Space, where it is stated that the Council will not normally permit development that would result in a loss of open space, would contravene the zoning objective and seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this *2<sup>nd</sup>* day of *January* 2025.