

An  
Bord  
Pleanála

## Board Order ABP-321603-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 24/60060**

**Appeal** by Noel and Marion Cafferty care of Liam Madden, Convent Road, Longford against the decision made on the 13<sup>th</sup> day of December, 2024 by Longford County Council to grant, subject to conditions, a permission to Seamus Hannify care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, Longford, County Longford for the proposed development.

**Proposed Development:** Demolition of existing derelict dwellinghouse and outhouses together with the construction of a bungalow type dwellinghouse, detached garage, entrance, boundary fence/wall, onsite suitable treatment system with polishing filter and all ancillary site works at Cahanagh, Newtownforbes, County Longford.

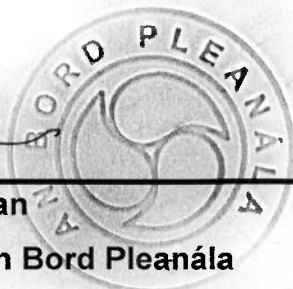
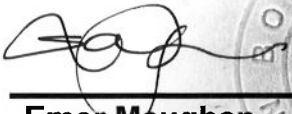
### Decision

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

## Reasons and Considerations

1. Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the Longford County Development Plan 2021-2027, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy (CPO 4.32) of the development plan to control urban sprawl and ribbon development. This policy is considered to be reasonable. It is considered that the proposed development would conflict with policy CPO 4.32 when taken in conjunction with existing development in the vicinity of the site and would consolidate and contribute to the build-up of ribbon development in an open rural area. The proposed development would militate against the preservation of the rural environment, would give rise to an excessive density of development in an un-serviced rural area and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is a policy (DM Standard 16.115) of the planning authority as set out in the development plan to require new rural entrances be located 100 metres from the junction of a regional road. The proposed new entrance does not accord with the required setback distance and would, therefore, endanger public safety by reason of a traffic hazard.



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

Dated this 13<sup>th</sup> day of May 2025