

An  
Bord  
Pleanála

**Board Order**  
**ABP-321790-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 2460265**

**APPEAL** by Paul and Michell Brady care of ESarch Limited of Market House, Main Street, Arvagh, County Cavan against the decision made on the 7<sup>th</sup> day of January 2025, by Longford County Council, to refuse permission for the proposed development.

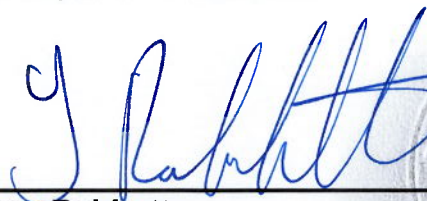
**Proposed Development:** The construction of a residential development consisting of six number semi-detached single storey dwelling houses, augmented entrance, access road, boundary walls, piers and fencing, lighting, footpaths, green open space, provision of all associated surface water and foul drainage services and connections and all ancillary site works and services, at Corrabaun , Drumlish, 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 proposed development, which is located outside the development envelope of the village of Drumlish and within the open countryside, would materially contravene policy objective 4.13 of the Core Strategy of the Longford County Development Plan 2021–2027, which seeks to promote the commensurate growth in development in the ‘Towns and Villages’ as designated in the Settlement Hierarchy, in a consolidated, sustainable and sequential manner established within the Core Strategy. The proposed development would set an undesirable precedent for similar development in the rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, located in a rural area at the rear of existing buildings, would constitute haphazard backland residential development situated on unzoned lands, would be out of character with the established built form development and would be contrary to DMS 16.79 of the Longford County Development Plan 2021–2027, which seeks to avoid backland development that adversely impacts on the character of the area and the established pattern of development. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Member of An Bord Pleanála**

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

Dated this 21<sup>st</sup> day of May 2025.