



An
Bord
Pleanála

Board Order ABP-321823-25

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 24/60276

Appeal by Bernard and Louise Sheridan care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford against the decision made on the 14th day of January, 2025 by Longford County Council to refuse permission.

Proposed Development: Construction of a two-storey type dwellinghouse, detached garage, entrance, boundary fence/wall, suitable onsite treatment system with polishing filter and all ancillary site works, all at Cloonagh, Drumlish, 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 location of the site within an 'Area Under Strong Urban Influence' as identified in the Longford County Development Plan, 2021-2027, and in an area where housing is restricted to persons demonstrating a local need in accordance with Policy Objective CPO 4-24 of the development plan, it is considered that it has not been satisfactorily demonstrated with documentary evidence that the applicant comes within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of meeting the local rural housing need criteria, 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.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 03 day of June 2025.