



An
Coimisiún
Pleanála

Commission Order
PL- 500978-LD-26

Planning and Development Act 2000, as amended

Planning Authority: Longford County Council

Planning Register Reference Number: 2660005

Appeal by AJ Moorhead against the decision made on the 24th day of February, 2026 by Longford County Council to refuse permission for the proposed development.

Proposed Development: Construct a bungalow type dwelling, entrance, boundary fence, septic tank with percolation area and all ancillary site works at Knockatarry, Poynton, Kenagh, 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 location of the site within "Area Under Strong Urban Influence" as identified in the Longford County Development Plan 2021-2027 (as varied), where housing is restricted to persons demonstrating local need in accordance with Policy Objective CPO 4.24 (Rural Housing - County Policy Objectives) of the development plan, it is considered that the applicant has failed to adequately demonstrate a specific rural housing need, either social or economic, to justify the development of a dwelling in this rural area under strong urban influence outside of any designated settlement, notwithstanding ownership of the approximately 1.5 hectare (c.3.7 acre) holding outlined by the applicant as comprising the extent of the applicants landholding at this location. The proposed development, in the absence of any identified locally based need for the proposed dwelling, 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.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 25th day of AUGUST 2026