



An
Coimisiún
Pleanála

Commission Order
PL-501638-LD-26

Planning and Development Act 2000, as amended

Planning Authority: Longford County Council

Planning Register Reference Number: 2625

Appeal by Rachel and Leigh Kelly against the decision made on the 23rd day of June, 2026 by Longford County Council to refuse permission for the proposed development.

Proposed Development: The placement of a temporary mobile home at the rear of existing house for an approximate duration of two years and the connection of same to existing sewage treatment system (septic tank and percolation area) and all associated ancillary site works at Lisnagrish, Dublin Road, Edgeworthstown, 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 site is located in a rural area which is identified in the Longford County Development Plan 2021 – 2027 as a rural area under strong urban influence. CPO 4.24 – ‘Rural Housing – County Policy Objectives’ states ‘It is County Policy Objective to: Accommodate demand from individuals for permanent residential development in defined ‘Rural Areas Under Strong Urban Influence,’ subject to ‘good planning practice, environmental carrying capacity and landscape protection considerations.’ It is a requirement that ‘the applicant does not already own or has not owned a house in the open countryside.’ This policy is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025. As the applicant already has a house on this land, it is considered that the applicant does not come within the scope of the housing need criteria for an additional house at this location. It is considered that the proposed development would contribute to the encroachment of random rural development in the area, would militate against the conservation of the rural environment and the efficient provision of public services and infrastructure and the preservation of resources and amenities associated with this environment. The proposed development would contravene the policy of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Core Policy Objective CPO 4.44 and Annex 7 – Rural Design Guidelines of the Development Plan, which emphasises the importance of designing with the landscape and of siting development to minimise visual intrusion and are considered to be reasonable, and having regard to the temporary nature of this mobile home, located to the south of the site, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 21st day of September 2026.