



An
Coimisiún
Pleanála

Inspector's Report PL-501638-LD-26

Development	Placement of a temporary mobile home to the rear of an existing house for two years, connection to existing septic tank and all associated site works.
Location	Lisnagrish, Dublin Road, Edgeworthstown, Co. Longford
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	2625
Applicant(s)	Rachel & Leigh Kelly
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Rachel & Leigh Kelly
Observer(s)	None
Date of Site Inspection	12 th August 2026
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site, with a stated area of 0.602 hectares, contains an almost rectangular shaped site located to the south of the N4 national primary road, approximately 2km to the south east of Longford town centre, 3.2km to the north west of the County Longford/ Westmeath border. The posted speed limit on this section of the N4 is 100kmh.
- 1.2. Access to the subject site is via a short driveway to the south of the N4 which serves two separate houses and agricultural lands. This is indicated on the submitted plans to be a private laneway. The site contains a detached single storey house with a number of sheds/ greenhouses located to the south west. The rest of the site is landscaped/ under grass/ paved with hardstanding/ loose gravel. There were a number of vehicles on site on the day of the site visit.
- 1.3. The adjoining area is primarily in agricultural use with detached houses on individual sites. Boundaries in the area consist of hedgerows though timber post and wire fencing was also evident.

2.0 Proposed Development

- 2.1. The proposed development consists of the following:
 - The placement of a mobile home on these lands for a period of two years. This unit to have a stated floor area of 40.1sq m.
 - Connection of this unit to an existing wastewater (septic tank) treatment system.
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refuse permission for three reasons, summarised as follows

1. The site is located within a 'Rural Area under Strong Urban Influence' as defined in the Longford County Development Plan 2021 – 2027. The development does not

demonstrate compliance with Section 4.8.12 and Core Policy Objective CPO 4.24 of the development plan and the Planning Authority are not satisfied that the applicant has demonstrated a genuine rural housing need for this area.

2. The design of the proposed unit is not of a sufficiently high standard and does not demonstrate compliance with Section 4.8.12, Core Policy Objective CPO 4.44 and Annex 7 – Rural Design Guidelines of the Longford County Development Plan 2021 – 2027.

3. The Planning Authority are not satisfied with the information provided in relation to effluent treatment and cannot be satisfied that the proposed development would not result in a risk to groundwater quality.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Authority report reflects the decision to refuse permission for the proposed development. The Planning Authority were concerned that the provision of a temporary mobile home, as a separate residential unit, would be at variance with the existing established form of development in the area, and would have a negative impact on the rural character of this area.

3.2.2. Other Technical Reports

- Executive Scientist: Concerned about the lack of information about the treatment of domestic wastewater from the proposed development. There is a requirement for a site suitability assessment to be undertaken to ascertain the ability of the site to accommodate the additional wastewater generated.
- Westmeath National Roads Office: The site is identified as been within the N4 Mullingar to Roosky Road Improvement Project but is outside of the preferred route corridor. No objection to the proposed development.

3.3. Prescribed Bodies

- TII: Reports that the proposed development is at variance with official policy in relation to the control of development affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning

Authorities (2012), as the proposed development by itself, or by the precedent which a grant of permission for such a development would set, would adversely affect the operation and safety of this section of the national road network.

3.4. **Third Party Observations**

A single letter of objection was received opposing the proposed development for the following reasons:

- The development would increase the volume of traffic on this shared right of way and would give rise to congestion and traffic safety issues at the junction of the laneway and N4.
- Negative impact on residential amenity through loss of privacy from overlooking, overshadowing and through noise disturbance. The development would negatively impact on the rural character enjoyed by residents in the area.
- The proposed development, provision of a mobile home on this site, would be out of character with the established form of development in the area.
- Negative impact on water supply/ pressure in the area which has been an issue in the past in this area.
- Pollution negative impact on the environment in the area through pollution arising from the proposed wastewater treatment system.

Request that the development is assessed against the policies and objectives of the Longford County Development Plan 2021 – 2027. Seeks a refusal of permission for this development.

4.0 **Planning History**

There are no recent, relevant, valid applications on this site.

Planning Enforcement **File Ref. UNA2026-45** refers to a Warning Letter issued in May 2026 against an unauthorised steel structure and entrance on lands in Lisnagrish, Edgeworthstown. The matter was still ongoing at the time of preparation of the Planning Authority report on the subject development.

5.0 Policy Context

5.1. Development Plan

The Longford County Development Plan 2021 - 2027 is the operative plan for County Longford including the subject site. The site lies outside of the urban boundary of Edgeworthstown and is located in a rural area with no zoning applicable.

The following are relevant:

Chapter 4 – ‘Core, Settlement and Housing Strategies’ includes the Rural Settlement Strategy under Section 4.8.12. Figure 4.5 – ‘Rural Typology Map’ indicates that the subject site is located within ‘Areas under Urban Influence’. For such areas the development plan states:

‘Areas which exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large towns within the county with evidence of considerable pressure for development of housing owing to their proximity to such settlements. The policy in these areas is to facilitate housing development by people who have strong links to the particular rural area, who are an intrinsic part of the rural community.

Such persons would normally have spent substantial periods of their lives living in the rural area as part of the established rural community, e.g. people employed in the rural area including farmers and their sons and daughters, people originally from the rural area and wishing to return, people wishing to reside near elderly parents to provide security and care, elderly parents wishing to live near other family members, people who would have grown up in rural areas seeking to build their home close to other family members, people working in rural areas such as teachers in rural schools.’

The text of the development plan states: ‘The Council will manage sustainable growth in designated ‘Rural Areas Under Strong Urban Influence’ and facilitate the provision of single houses in the countryside based on the core consideration of demonstrable economic or social requirement to live in a rural area, as well as compliance with siting and design criteria for rural housing and with statutory

guidelines and plans, having regard to the viability of smaller towns and rural settlements.'

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.

Applicants seeking permission for the development of single dwelling rural housing in areas defined 'Rural Areas Under Strong Urban Influence' must satisfy the following criteria:

1. The applicant was born within the local rural area or is living or has lived in the local rural area for a minimum of 5 years at any stage prior to making the planning application. It includes returning emigrants seeking a permanent home in their local rural area. The 'Local Rural Area' for the purpose of this policy is defined as the area generally within an 8km radius of where the applicant was born, living or has lived. For the purpose of this policy, the rural area is taken to include 'Rural Settlement Clusters' listed in the Settlement Hierarchy, but excludes the Key Town, Self-Sustaining Growth Town, Self-Sustaining Towns, Towns and Villages and Serviced Rural Villages listed in the Settlement Hierarchy.
2. The applicant has a functional economic or social requirement to reside in this particular rural area such as in any of the following 2 situations: (a) Economic requirements will normally encompass persons referred to in the revision to the Sustainable Rural Housing Guidelines 2005 and, if applicable, circulars. It includes persons involved in full-time farming, horticulture or forestry as well as similar rural based part-time occupations where it can be demonstrated that it is the predominant occupation. (b) Social requirements will normally encompass persons referred to in the revision to the Sustainable Rural Housing Guidelines 2005 and, if applicable, circulars. Pending the making of the revised Sustainable Rural Housing Guidelines by the Minister, a Functional Social Requirement in County Longford shall be taken as compliance with point 1 above. Special consideration shall be given in cases of exceptional health circumstances - supported by relevant documentation from a registered medical practitioner and a disability organisation proving that a person

requires to live in a particular environment or close to family support, or requires a close family member to live in close proximity to that person.

3. The applicant does not already own or has not owned a house in the open countryside.

4. If the site is located within an Area of Special Control, there is no alternative site outside of Areas of Special Control.

5. High quality siting and design.'

Also relevant:

CPO 4.25 – Review rural housing policy in line with Circular PL2/2017.

CPO 4.27 – Assess rural developments in terms of impact on suitability of the area and ability to accommodate development in terms of a sustainable manner whilst ensuring compliance with relevant technical criteria.

CPO 4.28 – Section 47 – rural occupancy condition in cases of a grant of permission for rural housing. Limited to a period of seven years from first occupancy.

CPO 4.30 – Limit the development of urban generated housing in rural areas.

CPO 4.34 – Only consider family members in the case of backland development – should be no impact on adjoining residential development/ neighbouring properties.

CPO 4.35 – Have regard to the Sustainable Rural Housing Guidelines for Planning Authorities (2005).

- Chapter 16 – Development Management Standards.

Section 16.4.5.7 refers to Rural Housing and design standards/ finish of housing in such areas. Standards are outlined in DMS 16.88 to 16.93.

Annex 7 provides 'Rural Design Guidelines'.

5.2. **National/Regional Plans/Policies**

- **National Planning Framework First Revision – April 2025** recognises the importance of rural Ireland.

National Policy Objective 28 is relevant to this development:

‘Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.3 National Guidance

- **Sustainable Rural Housing - Guidelines for Planning Authorities** (DoEHLG, 2005).
- **Circular SP 5/08** - Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty.
- **The Planning System and Flood Risk Management** - Guidelines for Planning Authorities (November 2009)
- **EPA Code of Practice: Domestic Wastewater Treatment Systems**, (EPA, 2021)

5.3. Natural Heritage Designations

- Glen Lough pNHA (Site Code 001687) is approximately 3.18km to the south of the subject site.
- Glen Lough SPA (Site Code 004045) is approximately 3.44km to the south of the subject site.

- Garriskil Bog SPA (Site Code 004102), Garriskil Bog SAC (Site Code 000679) and Garriskil Bog pNHA (Site Code 000679) is approximately 7.8km to the east of the subject site.

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

- The proposal is for a mobile home to be placed on this property for a period of two years in order that the applicant's cousin and her family can live here, until such time as they can save a deposit to buy a cottage for renovation. They will move the mobile home away from this site when the cottage is bought. They currently live in England and now wish to return to Ireland on a permanent basis. They cannot drive and would rely on the applicant to transport them to work, etc. They work in childcare and warehousing/ distribution and would be seeking work locally.
- Reference is made to the lack of residential units for rent in the area and also to the number of homeless people; the applicant does not want them to be added to this list.
- It is proposed that a privacy fence would be provided around the mobile home to ensure that the occupier have privacy but also to screen the structure from public view.

- It is proposed to clad the mobile home in timber to make it appear as a log cabin; similar units are found in the area.
- Accept that the septic tank may not be able to accommodate four adults and four children but if they all lived in the existing house, a similar issue would arise with an increased loading on the existing wastewater treatment system. It is proposed to empty the tank every 4 – 6 months instead of every 8 – 12 months as at present. An alternative form of toilet can be provided, and which can be emptied off site as required.
- Other issues raised including a need for children to have their own bedrooms, and a genuine need for this temporary unit is provided.

The appeal is supported with documentation including details of homelessness figures and evidence of a lack of rental properties in the area. Request that the decision of Longford County Council be overturned and permission be granted for this development.

7.2. **Statutory Consultees**

- None received.

7.3. **Planning Authority Response**

- None received

8.0 **Assessment**

8.1. The main issues that arise for consideration in relation to this appeal can be addressed under the following headings:

- Nature of Development
- Compliance with Longford County Rural Housing Policies
- Proposed Design
- Impact on the Character of the Area
- Wastewater Treatment and Services

- Other Issues

8.2. Nature of Development

- 8.2.1. The proposed development consists of the placing of a mobile home with a stated floor area of 40.1sq m on an area of land to the south of an existing house. The existing house on these lands has a stated floor area of 190sq m. The proposed unit is to be located to the southern side of the site, adjacent to the southern boundary.
- 8.2.2. The site is located outside of the development boundary of Edgeworthstown and on these lands there is no specific site zoning. The Longford Development Plan Development Plan 2021 – 2027 locates the site within a ‘Rural Area under Strong Urban Influence’, identified in Figure 4.5 – ‘Rural Typology Map’.
- 8.2.3. The requirements for housing on such lands is provided in Chapter 4 – ‘Core, Settlement and Housing Strategies’ which includes the Rural Settlement Strategy under Section 4.8.12. Within such rural areas, those with a strong link ‘to the particular rural area’ will be facilitated. The Longford Development Plan describes such persons and gives examples such as persons who would normally have spent a substantial amount of time living in the particular rural area or be employed in farming in the area or need to reside near elderly parents. Another type listed is ‘people originally from the rural area and wishing to return’. CPO4.24 sets out the Council Policy for rural housing, has regard to Circular PL 2/2017 under CPO4.25 and other relevant objectives are provided under CPO4.27 to CPO4.35.
- 8.2.4. In principle a house is permissible on these lands subject to demonstration of compliance with the relevant Rural Housing Policies and which is assessed under the next section of this report.

8.3. Compliance with Longford County Rural Housing Policies

- 8.3.1. The application form submitted to Longford County Council describes the development as the placing of a mobile home for a temporary period of two years to the rear of an existing house and connection of this unit to the existing wastewater treatment system. No details were provided as to who this unit was for and having full regard to the Longford County Development Plan 2021- 2027, permission should

be refused as Policy Objective CPO 4.24 only allows for the consideration of a new house if 'The applicant does not already own or has not owned a house in the open countryside'. The applicant owns a house, there is no debate about this, and as per the submitted details made to Longford County Council it appears that the proposed development is speculative in nature with no indication that the applicant requires this unit for their own residency.

- 8.3.2. The appeal provides a different background for the need for this unit, and it is for a family member who wishes to return home from the UK and to be able to save money for a permanent home in Longford. The Longford County Development Plan supports people wishing to return home. I refer to CPO4.24 and the relevant sections which state: 'Applicants seeking permission for the development of single dwelling rural housing in areas defined 'Rural Areas Under Strong Urban Influence' must satisfy the following criteria: 1. The applicant was born within the local rural area or is living or has lived in the local rural area for a minimum of 5 years at any stage prior to making the planning application. It includes returning emigrants seeking a permanent home in their local rural area. The 'Local Rural Area' for the purpose of this policy is defined as the area generally within an 8km radius of where the applicant was born, living or has lived.'
- 8.3.3. The submitted information fails to demonstrate compliance with the relevant requirements of CPO4.24. No information is provided as to where the family member is from, so it is not clear if they are 'returning home' to Longford and no details are provided as to how long they lived here in the past. The development plan is generous in allowing for a radius within 8km of where the applicant was born/lived or has lived in. No details have been provided demonstrating compliance with CPO4.24.
- 8.3.4. An important factor though is that the application for such a home is to be made by the applicant seeking to live in the relevant location. The applicant does not intend to live in this property and whilst it is for a temporary period it is not for their place of residence. The applicant has not demonstrated a need for this unit; they have a dwelling house and therefore fail to demonstrate compliance with CPO4.24. I therefore recommend that permission be refused for the development of a residential unit on this site, which is located within a Rural Area under Strong Urban Influence.

8.4. Proposed Design

- 8.4.1. Whilst the unit is proposed to be located here for a temporary period of time, it is a residential unit, and as such should demonstrate a high quality of design contrary to CPO4.44 of the Longford County Development Plan 2021 – 2027. I am satisfied that the unit fails to demonstrate an appropriate high quality for this rural area. The placing of such units on existing residential sites would set a poor standard of quality and may set an undesirable precedent for similar developments. The Longford County Development Plan includes ANNEX 7 – Rural Design Guidelines and which provide details on the type of housing including the use of contemporary design that would be appropriate in County Longford; the proposed development does not demonstrate any consideration of these guidelines. The appeal proposes cladding the exterior of this unit, but I do not accept this as a suitable measure, and I am not convinced it would have any positive impact on the design as submitted in support of the application.
- 8.4.2. I therefore recommend that permission be refused due to the proposed design of residential unit, which is temporary in nature, and which would be out of character with the established form of development in this rural area of Edgeworthstown, County Longford.

8.5. Impact on the Character of the Area

- 8.5.1. CPO4.34 of the Longford County Development Plan states ‘Only consider family members for backland development.’ Such development should not have a negative impact on third parties in the area.
- 8.5.2. I consider this to be a backland development as the unit is not directly adjacent to a public road to the laneway in this case. It is effectively hidden by the ‘turf shed’ indicated on the site layout plan. The location of the unit reduces its potential visual impact; however, it is contrary to County Policy Objective CPO4.34 for the reasons already outlined in this report.
- 8.5.3. The appeal refers to proposals to provide privacy fencing to screen this unit from view. The applicant has not provided any layout plan or elevations that would demonstrate what it proposed. If permission were to be granted, it is possible to condition that suitable screening be provided if considered necessary.

8.6. Wastewater Treatment and Other Services

- 8.6.1. The third reason for refusal as issued by Longford County Council refers to the lack of detail on whether or not the existing septic tank and percolation area has the capacity to provide for the additional loading generated by connection of the proposed unit to this system.
- 8.6.2. The appeal responds to this and indicates that if the family stayed with them then there would be no real difference on the issue of loading on the septic tank. They propose to empty the system every 4-6 months instead of the 8-12 months at present. Another suggestion is the provision of a 'cassette toilet' on site and which could be emptied off site.
- 8.6.3. I agree with the Planning Authority that insufficient information is available to determine if the current system can cope with additional loading. It is not standard that two separate residential units be attached to the one system. I accept that the proposed unit is applied for on the basis of temporary placement on this site, but the system was provided on the basis of serving the existing house only. Whilst the septic tank may be able to cope with the additional loading, no details are provided as to whether or not the percolation area is sufficient. The proposed mitigation measures are noted but there can be no certainty over the implementation of these.
- 8.6.4. I recommend that permission be refused on the basis that insufficient information is provided on the capacity of the current system. The Commission could decide to seek further information on this aspect of the proposed development and request that a Site Characterisation Assessment and demonstration of Compliance with the EPA Code of Practice be sought; considering the other issues raised, I would not recommend that such details be sought.

8.7. Other Issues

- 8.8. Road Access: The proposed development would be accessed from the existing laneway and entry to and from the public road/ N4 would be via the existing laneway entrance. I do not foresee that the proposed development would give rise to significant volumes of increased traffic.
- 8.9. Other Points: The appeal makes reference to not wishing to add to the number of homeless people in this country and reference information is provided on this issue.

There is no indication that this family are homeless as they currently live outside of the state. The information provided in this appeal is somewhat vague and I again refer to the fact that the applicant is not proposing a home for themselves but for a third party. In doing so they fail to comply with the requirements of the Longford County Development Plan 2021 – 2027.

9.0 AA Screening

9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2. The proposed development comprises the construction of a 40.1sq m single storey structure for temporary residential use, and all associated site works. No nature conservation concerns were raised in the planning appeal. There are no designated sites within or adjacent to the subject site. The following are noted:

- Glen Lough SPA (Site Code 004045) is approximately 3.3km to the south of the subject site.
- Ardagullion Bog SAC (Side Code 002341) is located approximately 5.5km to the northeast of the subject site.

9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- Scale and size of the development.
- Distance to the nearest European sites
- The lack of connections to the SPA and SAC
- Connection to the public watermain system

Whilst insufficient details have been provided in relation to the wastewater treatment system to be used on site, the provision of a residential unit on site would have to demonstrate full compliance with the EPA Code of Practice for Wastewater Treatment for domestic residential units.

- 9.1.2 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located to the east of the urban area of Edgeworthstown, within the Shannon [Upper] _26F sub catchment and within the Inny – IE_SH_G_110 ground water body. The site is located approximately 272m to the north east of the Black (Westmeath)_020 river waterbody (Site Code IE_SH_26B050180).
- 10.2. The proposed development comprises the development of a mobile home with a stated floor area of 40.1sq m and all associated site works. The unit will be attached to an existing wastewater treatment system, though no technical details are provided on this.
- 10.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. This assessment considered the impact of the development on:
- Inny – IE_SH_G_110 ground water body
 - Black (Westmeath)_020 river waterbody (Site Code IE_SH_26B050180).
- 10.4. Having considered the nature, scale and location of the development I am satisfied that the development can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- The small scale and nature of the development
- The lack of hydrological connections to waterbodies

I conclude that on the basis of objective information, that the development to be retained would not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that planning permission should be refused for the following reasons.

12.0 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.’ The requirements for a house include demonstration of having been born in the area or having lived in the area, a radius of 8km is specified, for a minimum of five years and includes emigrants wishing to return home. Economic reasons may allow for a home in such an area. It is also 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, which requires that in areas under urban influence, applicants are required to demonstrate an economic or social need to live in the rural area.

The applicant already has a house on these lands, and the proposed unit is for a returning family member who lives in the United Kingdom but no specific demonstration of compliance with the rural housing requirements of the Longford County Development Plan have been provided. No verifiable documentary details of their connection to the area have been provided either to the Planning Authority or in support of their appeal.

Having regard to the submissions made, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this location. In the absence of an identified locally based need for a house, 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/ the preservation of resources and amenities associated with this environment. The proposed development would contravene the policy/objective of the Longford County Development Plan and would 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 Longford County Development Plan, 2021 - 2027, which emphasises the importance of designing with the landscape and of siting development to minimise visual intrusion and are considered to be reasonable.

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.

3. Having regard to the proposed connection of this residential unit to an existing wastewater treatment system and for which no Site Characterisation Assessment and demonstration of Compliance with the EPA Code of Practice have been provided, the Commission is not satisfied that the proposed development would not be prejudicial to public health and constitute a threat of water pollution. The proposed development would, therefore, be contrary to proper planning and sustainable development.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Paul O'Brien

Inspectorate

11th September 2026

Appendix 1:

Form 1 EIA Pre-Screening

Case Reference	501638-LD-26
Proposed Development Summary	Placement of a temporary mobile home to the rear of an existing house for two years, connection to existing septic tank and all associated site works.
Development Address	Lisnagrish, Dublin Road, Edgeworthstown, Co. Longford
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____