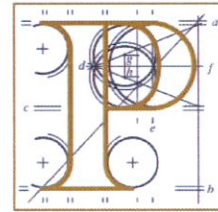


**Our Case Number:** ABP-314204-22

**Planning Authority Reference Number:** 22123



An  
Bord  
Pleanála

Longford County Council  
Planning Department  
Great Water Street  
Longford  
Co. Longford

**Date:** 25 NOV 2022

**Re:** Material change of use of existing dwelling to residence where care is provided for persons with intellectual or physical disability and ancillary site works all which is within SAC and pNHA.  
Cashel, Newtowncashel, Co Longford.

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order and Board Direction is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

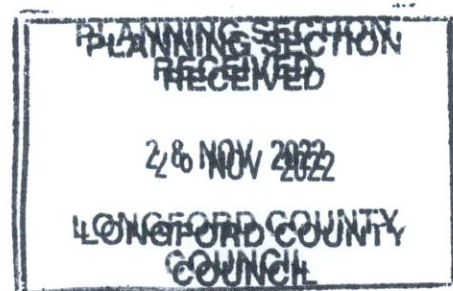
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,



Kieran Somers  
Executive Officer

BP100N



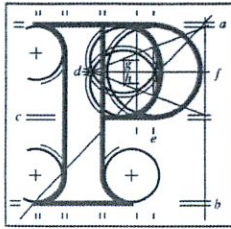
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Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
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D01 V902



An  
Bord  
Pleanála

Board Order  
ABP-314204-22

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 22/123**

**APPEAL** by GALRO Unlimited care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 18<sup>th</sup> day of July, 2022 by Longford County Council to refuse permission for the proposed development.

**Proposed Development:** Material change of use of existing dwelling to residence where care is provided for persons with intellectual or physical disability. The proposed works will also include upgrade of the existing entrance and boundary treatments, removal of non-native invasive evergreen trees, proposed single storey extension (circa 92 square metres) to the north-east and south-east elevations and ancillary site works, all at Cashel, Newtowncashel, County Longford.

### Decision

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

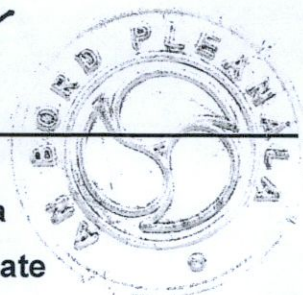


## Reasons and Considerations

Having regard to the proposed development, which involves the construction of an extension to an existing house, on the basis of the information provided with the planning application and the appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of European Sites (the Lough Ree Special Area of Conservation (Site Code: 000440) and the Lough Ree Special Protection Area (Site Code: 004064)) in view of the sites' Conservation Objectives, having regard to the location within these sites, the hydrological connectivity with the sites and the possibility that the proposed development may pose a disturbance or barrier risk to qualifying interest species of these sites. In such circumstances, the Board is precluded from granting permission for the proposed development.

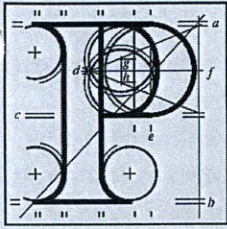
  
Michelle Fagan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 24<sup>th</sup> day of November 2022.





An  
Bord  
Pleanála

**Board Direction**  
**BD-011483-22**  
**ABP-314204-22**

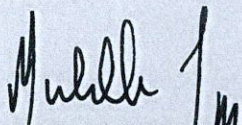
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the proposed development which involves the construction of an extension to an existing house, on the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not result in adverse effects on the integrity of European sites, Nos 000440, and 004064, in view of the sites' Conservation Objectives, having regard to the location within these sites, the hydrological connectivity with the sites and the possibility that the development may pose a disturbance or barrier risk to qualifying interest species of these sites. In such circumstances the Board is precluded from granting permission.

**Board Member**

  
Michelle Fagan

**Date:** 23/11/2022



**Note:**

In not agreeing with the Inspector regarding recommended reasons for refusal numbers 2, 3 and 4, the Board had regard to the proposed development which involves an extension to an existing house, which has an associated waste water treatment in-situ, and notwithstanding the increased area proposed, the dwelling is proposed to remain a three bedroomed residence which would not lead to an increased occupancy over and above what could be expected for the existing three bedroomed house.

Further, it is considered that the proposed increase in the volume of the built form is modest, and would not have a significant impact on the visual amenities of the area.

Furthermore, on the basis of the information on the file, it is considered that the proposed development would not present a barrier to amenity use of the shoreline, where it is the policy of the County Council to reserve land adjacent to waterbodies in order to promote and facilitate the creation of waterside linear routes by means of enhancing and improving existing public rights of way, and where possible provide additional access to inland waterways through agreement, permissive access and/or the acquisition of land for public rights of way, and where this was not raised as an issue by the County Council and where no public right of way currently exists.

Please attach a copy of the direction with the order.