

PL22/123 – Reasons for Refusal

1. The proposed development site, situated adjacent to Lough Ree, is located within the Broad Zone of the lake as identified in Appendix 7: Natural Heritage and Environment and specifically under Policy CPO 12.34 of the Longford County Development Plan 2021–2027 as being of high amenity and landscape quality in relation to their setting and, as such, required to be protected from inappropriate development, i.e. development which adversely affects high amenity and landscape quality in relation to their setting. The development proposed would, if permitted, either by itself or the precedent it would set for other similar developments in the area, materially contravene these objectives and policies and, as such, would be contrary to the proper planning and sustainable development of the area.
2. The proposed development site situated adjacent to Lough Ree is located within the Broad Zone of the lake as identified in Appendix 7: Natural Heritage and Environment and specifically under Policy CPO 12.34 and Policy CPO 14.20 of the Longford County Development Plan 2021–2027 in addition to being located within a designated Special Area of Conservation (SAC site code 000440), Special Protection Areas (SPA site code 004064) and is a proposed Natural Heritage Area (pNHA site code 000440) and as such is required to be protected from inappropriate development, i.e. development which adversely affect the natural environment as well as the high amenity and landscape quality in relation to their setting. The unauthorised developments recently carried out on the site without the benefit of planning permission in addition to the development proposed without adequate landscaping and screening would, if permitted, either by itself or the precedent it would set for other similar developments in the area, materially contravene these objectives and policies and, as such, would be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development, by reason of its location within an area of high landscape sensitivity and its size, layout and design would be visually obtrusive and have a detrimental impact on the visual amenity of the surrounding landscape having regard to Policy CPO 14.20 of the Longford County Development Plan 2021-2027. The development proposed would, if permitted, either by itself or the precedent it would set for other similar developments in the area, materially contravene this policy and would be contrary to the proper planning and sustainable development of the area.
4. The Planning Authority are not satisfied that the proposed development, given its proximity to the Lough Ree and its resultant intensification on an existing wastewater treatment system, where no information regarding capacity or current working condition has been submitted, would not give rise to the risk of pollution of the water course and pose a significant threat to public health, including the health of the occupants of the proposed new dwelling and to the quality of ground and surface waters. The proposed development would, if permitted, therefore be contrary to Policy CPO 5.92 as designated under Section 5.3.2.2 of the Longford County Development Plan, which aims to protect water quality in unserved areas, and as such would be contrary to the proper planning and sustainable development of the area.