



An  
Bord  
Pleanála

**Board Direction**  
**BD-014434-23**  
**ABP-314971-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The Board had regard to the Longford County Development Plan 2021-2027, the zoning objective for the site to provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses, development management standards for upper floor residential use in particular Objectives DMS 16.72, 16.73, 16.74 and 16.75, and development management standards for apartments in particular Objectives DMS 16.58, 16.59 and 16.60.

The Board noted that accurate drawings of the existing and proposed development were not available on the file. On the basis of the details available on file, the Board considered the proposed development wouldn't accord with apartment standards set out in the development plan and would seriously injure the amenity of future residents. The proposed development would, therefore, not be in keeping with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed development would be in accordance with development plan objectives and standards.

Board Member Eamonn James Kelly Date: 02/11/2023  
Eamonn James Kelly