

An
Bord
Pleanála

Board Direction
BD-019190-25
ABP-319164-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2025.

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


Reasons and Considerations

1. The proposed development is located in an area zoned Town Core where it is an objective to provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses and where development carried out should have regard to the mix of uses of the zoning, and, in particular, to the retail policy for the county. The Retail Strategy for the County designates a Commercial/Retail Core in Longford Town, which is the preferred location for retail activity, and which includes the subject site.

Having regard to the loss of ground floor retail/commercial units proposed, in the absence of sufficient evidence that alternatives uses have been considered for occupation of these units, and the failure to retain a mix of uses on the overall site, it is considered that the proposed development would be contrary to zoning objective of the site, would undermine retail function of the Town Core, and would be contrary to the Longford County Retail Strategy 2021-2027 and to policy objective CPO 8.5 of the Longford County Development Plan 2021-2027.

Note: The Board noted and shared the opinion of the inspector as set out in her second recommended reason for refusal, that the proposed development would represent a substandard form of residential accommodation, with inadequate natural light to habitable rooms, substandard private amenity space and storage (general, cycle, and refuse) and that the proposed development would therefore be contrary to the Sustainable Urban Housing Design Standards for New Apartments Guidelines issued under S28 of the Planning and Development Act 2000 (as amended), and to the proper planning and sustainable development of the area. However as this constituted a new issue and having regard to the substantive reason for refusal set out above, it was decided not to pursue this issue in the context of the current appeal.

Board Member



Chris McGarry

Date: 12/03/2025