



**An
Bord
Pleanála**

**Board Direction
BD-017632-24
ABP-319248-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2024.

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 site is located in an area zoned for Social/Community/Education/Public Utility in the Longford County Development Plan 2021-2027 where comparison retail use is not normally permitted and is remote from the town centres where such use is permitted. It is considered that the proposed change of use to a pharmacy would adversely affect the vitality and viability of the town centre, would be contrary to the development plan and to the proper planning and sustainable development of the area.
2. The site is located in a predominantly industrial area at the periphery of the town and at a significant distance from the main established residential community, such that visiting members of the public would depend on the use of cars, and those not owning cars would be disadvantaged; in addition, by discouraging the choice to walk, cycle or use public transport, the proposed development would be contrary to the objective of achieving sustainable travel patterns and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurrle

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Date: 27/09/2024