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**Board Direction**  
**BD-016498-24**  
**ABP-319260-24**

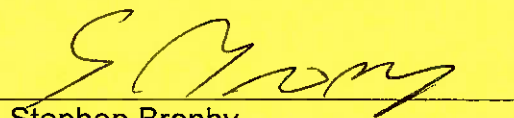
The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2024.

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

#### **Reasons and Considerations**

By inadequately addressing the street and by proposing an unacceptably low density of development, the proposed development does not respond satisfactorily to the town centre location, would be contrary to Development Management Standard DMS16.17 of the Longford County Development Plan 2021-2027 and the recommended density set out in Table 3.4 of the Sustainable and Compact Settlements, Guidelines for Planning Authorities, 2024; and would accordingly be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Brophy

**Date:** 06/06/2024