

An
Bord
Pleanála

Board Direction
BD-019427-25
ABP-321489-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2025.

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 is not satisfied from the information on file and the description of the development as change of use, which references 4 proposed individual apartments in the public house, that the overall structure to which the change of use is proposed is consistent with the notification of change of use exemption Ref 24/4 or would accord with the minimum floor areas and minimum storage space requirements of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities.

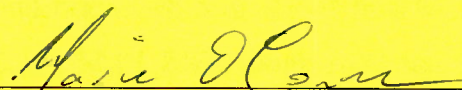
The Board is not satisfied from the details on file that the 3 apartments in the adjoining building is consistent with the granted permission under PL99/576 which

was for the proposed extension and conversion of an existing store into living quarters comprising 5 bedrooms with Kitchen and Living room and as such the proposal cannot be assessed as a change of use.

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 while agreeing that there was flexibility in relation to the provision of car parking and open space, was not satisfied that the plans and particulars describing the proposed development would be in accordance with development plan objectives and standards and specifically DMS 16.73 regarding the design standards for new apartments.

Board Member


Marie O'Connor

Date: 24/04/2025