

An  
Coimisiún  
Pleanála

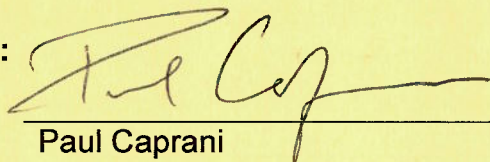
**Direction**  
**CD-020615-25**  
**ABP-322530-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 08/09/2025.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 08/09/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the existing vacant retail/commercial units immediately adjacent within the same landholding, the applicant has not demonstrated a need for an additional office in the form of a prefabricated structure at this location. It is considered that to permit the proposed development would be an inappropriate sub-standard form of development, which would set an undesirable precedent for developments of a similar nature and undermine policy to address vacancy within the town centre. The development proposed to be retained would, therefore, be contrary to the policy objective CPO 8.16 of the Longford County Development Plan 2021 – 2027 and the proper planning and sustainable development of the area.

2. Having regard to the prefabricated design of the single storey office within the Longford Town Core area, which maintains a strong traditional streetscape, it is considered that the proposed development would have a detrimental visual impact on the appearance and character of the area. The development proposed to be retained would set an undesirable precedent for developments of a similar design. The development to be retained would, therefore, be contrary to the policy objective CPO 8.69 of the Longford County Development Plan 2021 – 2027 and the proper planning and sustainable development of the area.