



An
Coimisiún
Pleanála

Direction
CD-022426-26
ACP-323600-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/08/2026.

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

Planning

Commissioner:

Mary Gurrie
Mary Gurrie

Date: 02/09/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Longford County Development Plan 2021-2027, including the 'Town Core' zoning objective for the site; the planning history and nature and extent of existing development on the site; the pattern and character of development in the area; and the design, scale and servicing of the proposed development; it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable intensification of an established use at this location, would not detract from the visual amenity or

character of the area, would not be seriously injurious to the residential amenities of surrounding properties, would be acceptable in terms of traffic safety and convenience, and would not pose any unacceptable risk of water pollution or any associated impacts on downstream Natura 2000 sites. It is considered that the proposed development would be compliant with the provisions of the development plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In relation to the first-party appeal against condition number 12 of the Longford County Council decision, i.e., the development contribution in lieu of the shortfall of five number car-parking spaces, the Commission considered that the planning authority incorrectly applied the 'urban' rate under the Longford County Council Development Contribution Scheme 2023–2027. The Commission considered that the reduced 'rural' rate should apply and that the conditions should be amended accordingly.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received by the planning authority on the 7th day of November, 2024, 1st day of August, 2025 and the 12th day of August, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension shall match those of the existing building.

Reason: In the interest of visual amenity.

3. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and environmental protection.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures, water protection measures, waste management measures, and traffic management.

Reason: In the interest of public safety and amenity.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution of €1,722.35 (One Thousand, Seven Hundred and Twenty Two euro and Thirty Five cents) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to

commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

8. The developer shall pay to the planning authority a financial contribution of €8,900 (Eight Thousand, Nine Hundred euro) as a contribution in lieu of the car parking requirement in respect of car parking benefitting the development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.