

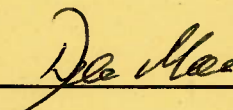
An
Coimisiún
Pleanála

Commission Direction
CD-000424
PL-500638-LD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 April 2026.

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

Planning Commissioner:



Declan Moore

Date:

20th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

On the basis of the information submitted with the application and appeal, to the absence of details with regards to the provision of private amenity space, boundary treatments, access and car parking provision, refuse storage and separation distances to properties, and having regard to the proposed inclusion

of two windows on the southwest elevation of the unit on a shared boundary with an adjoining petrol filling station and forecourt, it is considered that the proposed development and the development proposed to be retained would result in a substandard residential unit that would provide an unsatisfactory standard of residential amenity for future occupants. The proposed development and the development proposed to be retained would be contrary to Development Management Standard (DMS) 16.80 (Corner/Side Garden Sites) of the Longford County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.