



Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 21/374

APPEAL by Brian McNamara care of Vitruvius Hibernicus of Convent Road, Longford and by Owen Quinn of Saint Mary's Street, Drumlish, County Longford against the decision made on the 6th day of October, 2022 by Longford County Council to grant subject to conditions a permission to Seamus Gallagher care of Cunningham Design and Planning of Block C, N4 Axis Centre, Longford, County Longford.

Proposed Development: The proposed change of use of existing public house and first floor level habitable accommodation into a mixed use building consisting of a remote working hub area and self catering apartments which include the following: (i) reception, kitchen/canteen, office, meeting room, individual hub stations, hot desk areas and an accessible self catering apartment on ground floor level and (ii) 6 number self catering apartments at first floor level. Full planning permission is also being sought for the proposed conversion of the existing attic space into habitable accommodation together with the proposed change of use of existing ground floor level domestic garage for use as part of the above mentioned remote working hub and also the proposed construction of an extension above the existing ground floor level domestic garage to form part of the above mentioned first floor level self

catering apartment development and all ancillary works; all at Saint Mary's Street, Drumlish, County Longford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 as set out in the Plan.

The Board noted that accurate drawings of the existing and proposed development were not available on the file. On the basis of the submissions made in connection with the application and the appeal, it is considered that the proposed development would not accord with apartment standards set out in the Development Plan and would seriously injure the amenity of future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed development would be in accordance with objective and standards set out in the Longford County Development Plan 2021-2027.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *15th* day of *November*, 2023.