



An
Bord
Pleanála

Board Order

ABP-319248-24

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 2360175

Appeal by X Pharmacy Limited care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 13th day of February 2024 by Longford County Council to refuse permission for the proposed development.

Proposed Development: Change of use of part of the ground floor level of an existing GP medical practice into a pharmacy together with associated signage, proposed alterations to existing front façade and all ancillary site works at Ballyminion/Farranyoogan, Longford, County Longford.

Decision

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

Reasons and Considerations

1. The site is located in an area zoned for Social/Community/Education/Public Utility in the Longford County Development Plan 2021-2027 where comparison retail use is not normally permitted and is remote from the town centres where such use is permitted. It is considered that the proposed change of use to a pharmacy would adversely affect the vitality and viability of the town centre, and would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.
2. The site is located in a predominantly industrial area at the periphery of the town and at a significant distance from the main established residential community, such that visiting members of the public would depend on the use of cars, and those not owning cars would be disadvantaged. Furthermore, by discouraging the choice to walk, cycle or use public transport, the proposed development would be contrary to the objective of achieving sustainable travel patterns and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *04* day of *October* 2024.