



Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 23/60083

APPEAL by Martin Stokes of Saint Paul's, Richmond Street, Longford against the decision made on the 20th day of February, 2024 Longford County Council to grant subject to conditions a permission AMC Developments Limited care of Cunningham Design and Planning Consulting Engineers of Block C, N4 Axis Centre, Longford, County Longford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed demolition of existing onsite derelict structures together with the proposed construction of a residential development of 42 number dwelling houses consisting of 14 number three bedroom two storey semi-detached type dwelling houses, eight number three bedroom two storey terraced type dwelling houses in two blocks of four units, 20 number two bedroom two storey terraced type dwelling houses in five blocks of four units, proposed entrance from the proposed link road previously granted full planning permission under planning reference number PL17/148 and subsequent extension of duration of planning permission planning reference number PL21/192, internal access road, green open space, boundary fences/walls, proposed connections into the existing foul sewer, surface water and watermain networks of Longford Town and all ancillary works, all at Connaught Road, Longford, County Longford.

Decision

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

Reasons and Considerations

By inadequately addressing the street and by proposing an unacceptably low density of development, the proposed development does not respond satisfactorily to the town centre location, would be contrary to Development Management Standard DMS16.17 of the Longford County Development Plan 2021-2027 and the recommended density set out in Table 3.4 of the Sustainable and Compact Settlements - Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January, 2024 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of June 2024.