

An  
Bord  
Pleanála

**Board Order**  
**ABP-319846-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: DC24/5**

**WHEREAS** a question has arisen as to whether the change of use at a development now called Saints Quarter to four residences at Saints Quarter, Breaden's Lane, Longford, County Longford is or is not development and is or is not exempted development:

**AND WHEREAS** Ballymahon Street Management Company Limited care of Liam Madden of Convent Road, Longford requested a declaration on this question from Longford County Council and the Council issued a declaration on the 8<sup>th</sup> day of May, 2024 stating that the matter was development and was not exempted development:

**AND WHEREAS** the said Ballymahon Street Management Company Limited care of Liam Madden, Convent Road, Longford referred this declaration for review to An Bord Pleanála on the 4<sup>th</sup> day of June, 2024:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to: –


- (a) Sections 2, 3 and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and Class 50 (a) of Part 1 Schedule 2 of the Planning and Development Regulations, 2001, as amended,
- (c) Article 10(1) and Part 4 of Schedule 2 of the Planning and Development Regulations, 2001, as amended,
- (d) relevant precedent referrals and judgements, and
- (e) the Inspector's report:

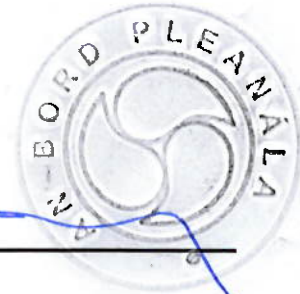
**AND WHEREAS** An Bord Pleanála has concluded that the change of use at a development now called Saints Quarter to four residences is development and is not exempted development for the following reasons:

- (a) a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development under Article 10 (1) of the Planning and Development Regulations, 2001, as amended,
- (b) the documentation submitted by the applicant, dated 13<sup>th</sup> day of February 2023, sets out that the former development was never a residential dwelling and that the former uses may have fallen under Class 1, Class 2 or Class 3 of the Planning and Development Regulations, 2001, as amended,

- (c) as a consequence, the change of use exemption within any one of the classes of use specified in Part 4 of Schedule 2 available under Article 10 (1) of the Planning and Development Regulations, 2001, as amended, does not apply:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the change of use at a development now called Saints Quarter to four residences at Saints Quarter, Breaden's Lane, Longford, County Longford is development and is not exempted development.

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



Dated this 13<sup>th</sup> day of November 2024.