

An  
Bord  
Pleanála

## Board Order ABP-321489-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 24/60231**

**Appeal** by Brian McNamara care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 26<sup>th</sup> day of November, 2024 by Longford County Council to grant subject to conditions a permission to Seamus Gallagher care of Cunningham Design and Planning Limited Consulting Engineers of Block C, N4 Axis Centre, County Longford.

**Proposed Development:** Proposed change of use of four number proposed individual apartments which were recently granted a change of use exemption under Article 10(6), reference number 24/4, together with three number apartments and first floor level in the adjoining building which was previously granted full planning permission under planning register reference number 99/576 into short-term tourist self-catering type accommodation units and all ancillary works, all at Saint Mary's Street, Drumlish, County Longford.

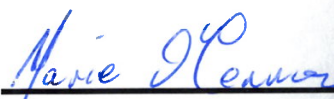
### Decision

**REFUSE** permission for the above proposed development for 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', the Development Management Standards for Upper Floor Residential Use, in particular Objectives DMS 16.72, 16.73, 16.74 and 16.75, and the Development Management Standards for Apartments, in particular Objectives DMS 16.58, 16.59 and 16.60 of the development plan. The Board is not satisfied, based on the information on file and the description of the proposed development as a change of use, which references four proposed individual apartments in the public house, that the overall structure to which the change of use is proposed is consistent with the notification of change of use exemption, reference number 24/4, or would be in accordance with the minimum floor areas and minimum storage space requirements of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities. Furthermore, the Board is not satisfied, based on the information on file, that the three apartments in the adjoining building is consistent with the granted permission under planning register reference number 99/576 which was for the proposed extension and conversion of an existing store into living quarters comprising five bedrooms with kitchen and living room, and, as such, the proposed development cannot be assessed as a change of use. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

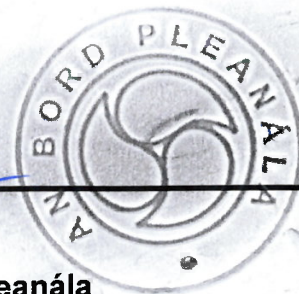
In deciding not to accept the Inspector's recommendation to grant permission, the Board, while agreeing that there was flexibility in relation to the provision of car parking and open space, was not satisfied that the plans and particulars describing the proposed development would be in accordance with development plan objectives and standards and, specifically, DMS 16.73 of the development plan regarding the design standards for new apartments.



**Marie O'Connor**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



**Dated this 28 day of April 2025.**