

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322530-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Longford County Council**

**Planning Register Reference Number: 25/60034**

**APPEAL** by Double Visas Investments Limited care of RDF Architects and Planning Limited of Office 7, Charleville Town Centre, Bakers Road, Charleville, County Cork against the decision made on the 16<sup>th</sup> day of April 2025 by Longford County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for a single storey cabin, for office use, and all associated site works at Bridge Street, Abbeycarton Townland, County Longford.

## **Decision**

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



## Reasons and Considerations

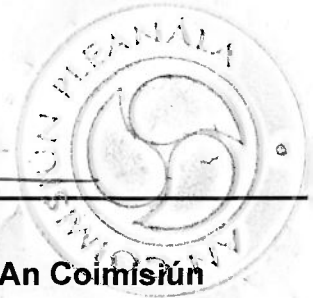
1. Having regard to the existing vacant retail/commercial units immediately adjacent within the same landholding, the applicant has not demonstrated a need for an additional office in the form of a prefabricated structure at this location. It is considered that to permit the proposed development would be an inappropriate sub-standard form of development, which would set an undesirable precedent for developments of a similar nature and undermine policy to address vacancy within the town centre. The development proposed to be retained would, therefore, be contrary to the policy objective CPO 8.16 of the Longford County Development Plan 2021-2027 and the proper planning and sustainable development of the area.
2. Having regard to the prefabricated design of the single storey office within the Longford Town Core area, which maintains a strong traditional streetscape, it is considered that the proposed development would have a detrimental visual impact on the appearance and character of the area. The development proposed to be retained would set an undesirable precedent for developments of a similar design. The development proposed to be retained would, therefore, be contrary to the policy objective CPO 8.69 of the Longford County Development Plan 2021-2027 and the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 10<sup>th</sup> day of September 2025.