



Planning and Development Act 2000, as amended

Planning Authority: Longford County Council

Planning Register Reference Number: 2560254

APPEAL by Ivan Treanor against the decision made on the 17th day of December 2025, by Longford County Council to refuse permission for the proposed development.

Proposed Development: Planning permission and retention permission to complete the construction of a 74 square metre single storey house type dwelling, reconnection into the current on site mains sewerage connection and all ancillary site works at The Bridge House, Athlone Road, Ballymahon, County Longford.

Decision

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

Reasons and Considerations

On the basis of the information submitted with the application and appeal, to the absence of details with regards to the provision of private amenity space, boundary treatments, access and car parking provision, refuse storage and separation distances to properties, and having regard to the proposed inclusion of two windows on the southwest elevation of the unit on a shared boundary with an adjoining petrol filling station and forecourt, it is considered that the proposed development and the development proposed to be retained would result in a substandard residential unit that would provide an unsatisfactory standard of residential amenity for future occupants. The proposed development and the development proposed to be retained would be contrary to Development Management Standard (DMS) 16.80 (Corner/Side Garden Sites) of the Longford County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declán Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 2nd day of APRIL 2026.

