

An
Coimisiún
Pleanála

Commission Order
PL-501161-LD-26

Planning and Development Act 2000, as amended

Planning Authority: Longford County Council

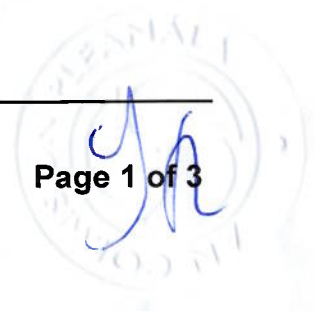
Planning Register Reference Number: 2660024

Appeal by Double Visas Investments Limited against the decision made on the 19th day of March 2026 by Longford County Council to refuse permission for the proposed development.

Proposed Development: A single storey flat roof, independent access extension to existing building, for office use, with existing pedestrian access and associated gateway off Bridge Street and all associated site works including bin and bike areas Bridge Street, Abbeycartron Td, County Longford

Decision

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

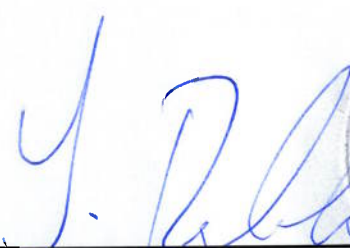


Reasons and Considerations

1. The applicant has not demonstrated a need for an office extension in this area which adjoins existing vacant/ commercial units within the same landholding. It is considered that to permit the proposed development would set an undesirable precedent, would fail to address the issues of vacancy in Longford town centre and would be contrary to Objective CPO 8.16 of the Longford County Development Plan 2021 – 2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be out of character with the established form of development within the Longford Town Core Area which maintains a strong traditional streetscape and would set an undesirable precedent for similar development in the area. The development would be contrary to Objective CPO 8.69 of the Longford County Development Plan 2021 – 2027 and contrary to the proper planning and sustainable development of the area.

In deciding (by majority decision 2:1) not to accept the Inspector's recommendation to grant permission, the Commission noted that the associated landholding contains several vacant ground floor commercial units, some adjoining the proposed development. Local planning policy seeks to address large levels of vacancy within the town centre. Development of the type proposed undermines this policy and militates against the vibrancy and vitality of Longford town centre.

The Commission therefore decided to uphold the planning authority's refusal reason number 1. The Commission also considered that the proposed development would be anomalous in terms of its siting in the streetscape, its relationship with the established building line, its design and height. The Commission therefore concurred with the planning authority's refusal reason number 2.




Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 19th day of August 2026