



An
Coimisiún
Pleanála

Inspector's Report PL-501161-LD-26

Development	Construction of a single storey flat roof, independent access extension to existing building, for office use, with existing pedestrian access.
Location	Bridge Street , Abbeycartron Td , County Longford
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	2660024
Applicant(s)	Double Visas Investments Limited
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Double Visas Investments Limited
Observer(s)	None
Date of Site Inspection	12 th August 2026
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site is located to the rear of existing buildings to the eastern side of Bridge Street to the northern end of Longford town centre. The subject site area is given as 0.017 hectares. The site contains a single-storey prefabricated building which was in use as an office on the day of the site visit. Access to the site is via a set of gates onto Bridge Street and by a short driveway to the unit. The building would appear to be located within the rear yard of the adjoining buildings.
- 1.2. The adjoining buildings on Bridge Street are three storeys and appear to only be in partial use with the ground floor units to the north and south unoccupied/ boarded up at present. To the west is the Longford Town Centre complex which is a large commercial development and again is only partially in uses as a multiplex cinema. Bridge Street meets Church Street to the north, and the site adjoins the rear of three/ two storey mixed use buildings on Church Street. Uses include residential and office space.

2.0 Proposed Development

- 2.1. The proposed development consists of the following:
 - Permission for a single storey flat roof, independent access extension to an existing building, for office use with a stated floor area of 49sq m.
 - Access will be via the existing pedestrian access and associated gateway from Bridge Street.
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refuse permission for two reasons, summarised as follows

1. The applicant has not demonstrated a need for an office extension in this area which adjoins existing vacant/ commercial units. Permitting the 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.

2. The proposed development would be out of character with the established form of development within the Longford Town Core Area 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.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Authority report reflects the decision to refuse permission. The reasons for refusal under a previous appeal – ABP Ref. 322530-25 have not been addressed and the development is considered to be contrary to the proper planning and sustainable development of the area.

3.2.2. Other Technical Reports

- Fire Department: Requirements under the Building Control Regulations to be met and Fire Safety Certificates to be obtained.

3.3. Prescribed Bodies

- HSE – National Environmental Health Service: Requirement that the development shall not give rise to pollution of watercourses and shall not negatively impact groundwater or surface water.

3.4. Third Party Observations

None received.

4.0 Planning History

PA Ref. 2560034/ ABP Ref. 322530-25 refers to a September 2025 decision to refuse retention permission for a single storey cabin in use as an office and all associated site works for the following, summarised, reasons:

1. The applicant has not demonstrated a need for an office extension in this area which adjoins existing vacant/ commercial units. Permitting the 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.
2. The proposed development would be out of character with the established form of development within the Longford Town Core Area, would have a negative visual impact 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.

Planning Enforcement **File Ref. UNA1461** – Warning letter issued with regards to unauthorised cabin development at Bridge Street – case pending.

PA Ref. 23/60218 and ABP Ref. 24.319164 refer to a March 2025 decision to refuse permission for the change of use from existing vacant restaurant and retail units to 3 residential apartments and all associated site works; this is the mixed use block immediately to the south of the subject site.

The Planning Authority have provided a detailed planning history in their report of applications made/ decided on/ prior to 2020.

5.0 Policy Context

5.1 Development Plan

- The Longford County Development Plan 2021 - 2027 is the operative plan for County Longford. Longford Town is designated as a Key Town within the Eastern and Midland RSES.
- The subject site is zoned Town Core within an objective 'To provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses.'

‘The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, cultural and other uses appropriate to the centre of Longford. This zoning provides for the consolidated development and growth of the town centre, allowing for a broad range of compatible and complementary uses which will be encouraged to locate in this area. Development will be expected to contribute to a dynamic, vibrant and pedestrian focused town core with a strong urban design approach. The Council will encourage the appropriate re-use, adaptation and regeneration of buildings, backlands, derelict and obsolete lands including residential development above retail and commercial premises in the town centre.

Development carried out under this zoning should have regard to the mix of uses of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, wherein siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

It is envisioned that much of the proposed retail/commercial development in the town would take place in the existing commercial core, revitalising the centre of Longford and include provision for car parking.’

- With the Land Use Zoning Matrix, contained within Appendix 1: Land Use Zonings, Offices <100m² are listed in the ‘Permitted in Principle’ category.
- Chapter 8 - ‘Economic Development’ includes the following relevant County Policy Objectives:
 - CPO 8.16 ‘Encourage the reuse of sites and/or existing building stock where possible.’
 - CPO 8.26 ‘Promote the Key Town of Longford Town as a primary centre of employment in the County and support the provision of increased employment through the expansion of the existing enterprise ecosystem in Longford and smart specialisation.’
 - CPO 8.65 ‘Promote the reuse of vacant retail floorspace. Where no viable retail use can be sustained, alternative uses will be assessed on their own

merits against the requirements of the proper planning and sustainable development of the areas within which they are located.'

- CPO 8.66 'Encourage the consolidation of other non-retail based services within the town centres of the County utilising existing vacant retail floorspace where necessary.'
- CPO 8.69 'Encourage the further improvement and development of commercial, service, social and cultural functions which its town and village centres perform, while ensuring the protection of the important heritage and architectural quality of their streetscapes. This will apply to the skyline, shop fronts and advertising structures.'
- Chapter 16 – Development Management Standards.

5.2 Local Area Plan

The Longford Town Local Area Plan 2025 - 2031 came into effect on 3rd June 2025. The zoning as provided in the Longford County Development Plan 2021 – 2027 is incorporated into this local area plan. The subject development site is not within any strategic sites identified in the Longford Town Local Area Plan 2025 – 2031.

5.3 Natural Heritage Designations

- The Royal Canal pNHA (Site Code 002103) is approximately 790m to the south of the subject site.
- Brown Bog SAC (Site Code 002346) is approximately 3.09km to the west of the subject site.
- Ballykenny-Fishertown Bog SPA (Site Code 00410) is approximately 4.7km to the west of the subject site.

6.0 EIA Screening

The proposed development may be considered under Class 2 of Part 2 – Schedule 5 of the Planning and Development Regulations 2001 as amended for the purposes of EIA (or Part V of the 1994 Roads Regulations) and has been subject to preliminary examination for EIA. Refer to Form 1 in Appendix 1 of this report. Having regard to

the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

- The planning history and nature of the development is set out in the appeal statement. The application/ appeal arises out of an enforcement notice issued by Longford County Council, and a subsequent application refused by Longford County Council with the decision to refuse upheld by An Coimisiún Pleanála.
- The applicant has now proposed a permanent structure that would replace the temporary office on site.

The appeal addresses the two reasons for refusal issued by Longford County Council:

- Non-compliance with CPO 8.16 of the Longford County Development Plan 2021 – 2027. This policy encourages new development of this nature. There is no restriction in the plan for commercial development floorspace as is the case with new retail floorspace.
- There is no requirement to justify commercial need in the planning system.
- The enforcement history on this site demonstrates a genuine need for this development.
- The adjoining units are unfinished units that are retained for future use. Whilst constructed to builders' finished standard, they are not fitted out for use and are retained with a view for a future commercial letting. The proposed development is for the applicant's own business use, and a Planning Authority cannot require a business to locate in a specific location. This would be contrary to government policy under Town Centre First (2022), the National Planning Framework and the planning system/ national policy.

- The Planning Authority have not refused this development under Section 35 but have restricted themselves to land-use and policy matters. The proposed development is in accordance with the Longford town centre and regeneration strategy in that it would support the consolidation of the town centre. This is a modest development in the context of Longford town centre.
- The appeal outlines the requirements of CPO 8.69, and it is considered to be a positive objective as it promotes the development of town centres while also seeing to protect the existing character of the streetscape.
- The Planning Authority have reused the previous reason for refusal without considering the changes in the application. The previous application was for the retention of a prefabricated cabin; the subject application is for a permanent structure.
- It is considered that the proposed development would not have a negative impact on the visual amenity or character of the area. The use of a flat roof on a structure does not constitute a poor quality of design.
- No third party objections were received.
- The appeal dismisses the references made in each of the reasons of refusal to undesirable precedent. Concerns about the design and/ or finish of the structure can be addressed by way of condition.
- The proposed development is considered to be compliant with National and Regional Planning Policy – details provided in the submitted appeal statement.
- The design rationale is set out in Section 6 of the appeal statement. This includes how the development will integrate with the existing development in the area.
- No new vehicular access is required, and the site is fully serviced as required for a development of this nature.

Request that the decision of Longford County Council be overturned and permission be granted for this development.

7.2. Statutory Consultees

The Department of Housing, Local Government and Heritage – Development Applications Unit (DAU) have reported that the site is located within the historic town of Longford – a recorded monument (LF013-026) and also is located within close proximity to recorded monuments LF013-062001 and LF013-062. It is recommended that if permission is granted for this development that a qualified archaeologist be employed to monitor ground conditions and works may be stopped if materials be found on site.

7.3. Planning Authority Response

- None received

8.0 Assessment

8.1. The main issues that arise for consideration in relation to this appeal can be addressed under the following headings:

- Nature of Development
- Impact on the Character of the Area
- Other Issues

8.2. Nature of Development

- 8.2.1. The proposed development consists of a single-storey structure with a stated floor area of 49sq m to be used as an office to the rear of existing buildings on Bridge Street, Longford town centre. The site area is given as 0.017 hectares.
- 8.2.2. The site is zoned Town Centre, and office use is permitted in principle on such zoned lands. The proposed office with an area of 49sq m is small; the issue of floor area is considered further in this assessment. Considering the location and site zoning, I have no objection to the proposed development on this site.
- 8.2.3. The reason for refusal included ‘the applicant has not demonstrated a need for an additional office by way of extension at this location.’ I have a concern with this wording, and I agree with the applicant that there is no specific requirement for a need for additional office space to be identified. CPO 8.16 seeks to ‘Encourage the

reuse of sites and/ or existing building stock where possible'. This is an acceptable objective and one that the planning process supports, but it is not a function of the Development Management system to direct office development to specific locations. Retail development may be so directed in order to consolidate such provision within urban areas and not be located in peripheral locations; the Longford County Development Plan does not extend this to office development.

- 8.2.4. Due to the relatively small floor area of the proposed development, there may not be suitable locations available for this development to appropriately locate to. The development is described as an 'extension to existing building', on a point of detail, there is no internal connection between the structure and the existing building it is attached to, and from the information provided, there is no requirement for such a direct link.
- 8.2.5. I am satisfied that the demonstration of need is not required under CPO 8.16. I suggest that the development is in compliance with this objective as it encourages the reuse of a site that would otherwise be underused. The buildings to the west and south of the subject site are in the control of the applicant and from Google Streetview significant works were undertaken to these in 2009 and by 2017 works had finished and full occupancy of these buildings has not occurred to date. The yard to the rear has not been required for use and works since 2022 have resulted in the paving of this space and the provision of a portacabin on site, though unauthorised. I therefore consider that the proposed development would regularise the use of these lands, would consolidate development within Longford town centre and would see the reuse of an otherwise vacant site in accordance with Policy Objective CPO 8.16. On the day of the site visit, it appeared that this was the only site on this part of Bridge Street with any activity taking place.

8.3. Impact on the Character of the Area

- 8.3.1. The second reason for refusal refers to the development having a detrimental effect on the visual amenity, appearance and character of the area; therefore, the development would be contrary to Policy Objective CPO 8.69 of the Longford County Development Plan 2021 – 2027. I appreciate that the Planning Authority are endeavouring to reduce the levels of vacancy in Longford town centre and they have

referenced policy objectives in the development plan in support of this but I disagree with their recommendation.

- 8.3.2. The proposed development is for the provision of a new structure which is an extension to the existing building to the south and set back by 13.1m from the boundary with the public footpath. The appeal outlines that the structure will be constructed in permanent blockwork with a flat membrane roof; this is not a prefabricated design. The front elevation will have three windows and a door leading to an entrance hall. The submitted floorplans – Drawing No. 24054-P-400 - indicate room for four desks, a meeting room of 10.6sq m, a kitchenette and a wc.
- 8.3.3. I disagree with the Planning Authority on the issue of detrimental visual impact and consider that the development will not have a negative impact on the streetscape due to the setback of the structure, its positioning partially behind existing buildings and overall small scale. As I have reported, this site was active on the day of the site visit, on an otherwise inactive section of Bridge Street. I do not foresee that the development would have a negative impact on adjoining properties either in terms of their residential or commercial use. Issues of overlooking and nuisance do not arise.
- 8.3.4. I therefore consider that the proposed development would not have a negative impact on the streetscape and would not have a detrimental impact on the character of the area.

8.4. Other Issues

- 8.4.1. Archaeology: I note the report of the DAU, and their recommendation can be conditioned in the event that permission is to be granted for this development. The site is relatively small at 0.017 hectares and from the Planning History there has been groundwork disturbance over time.
- 8.5. Undesirable Precedent: The issue of undesirable precedence has been given in each of the reasons for refusal; again, I disagree with the Planning Authority inclusion of this wording.
- 8.6. The first reason for refusal was concerned about the need for this office space when high levels of vacancy exist and the proposed structure would provide for a substandard form of development. I consider that the structure is acceptable and would give rise to consolidation of the town centre. This site is appropriate for such

development as the development is small scale and has independent access to/ from the site. As each case is taken on its own merits, the issue of precedent does not arise here. The second reason for refusal was concerned about the impact on the streetscape and appearance/ character of the area. The proposed structure is set back from the footpath by 13m and is not immediately visible to passing pedestrians/ vehicles. This is a small scale development and is single storey and will not impact on the traditional streetscape. I am satisfied that the design would have no adverse impact on this streetscape. As reported the site is unique in terms of its layout and scale and no issue of undesirable precedent arises here.

- 8.7. Servicing and Landscaping: The site is located within Longford Town Centre, and I am satisfied that water supply and foul drainage can be provided for. Car parking is available in the area with on-street paid parking available on Church Street and off Bridge Street. The site layout plan indicates that four bicycle parking spaces will be provided for, and space is also proposed for bin storage.
- 8.8. The site layout plan also indicates that extensive landscaping will be provided on site, though the retention of the access gates would appear to conflict with indicative planting. The provision of landscaping would provide for SuDS on site and would be an improvement over the current situation of concrete paving to the front of the site. The provision of such landscaping should be conditioned to ensure that it is put in place as soon as feasible – first planting season post construction for example.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The proposed development comprises the construction of a 49sq m single storey structure for office use, and all associated site works. No nature conservation concerns were raised in the planning appeal. There are no designated sites within or adjacent to the subject site. The following are noted:
- Brown Bog SAC (Site Code 002346) is approximately 3.09km to the west of the subject site.
 - Ballykenny-Fishertown Bog SPA (Site Code 00410) is approximately 4.7km to the west of the subject site.

9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows.

- The nature of the development and small scale of works.
- The distance from the nearest European Site and lack of connections.
- The location of the site within a serviced urban area and with an existing connection to a wastewater network and
- Taking into account the screening report/determination by the Planning Authority

9.4. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on Brown Bog SAC (Site Code 002346) or Ballykenny-Fishertown Bog SPA (Site Code 00410) or on any European Site either alone or in combination with other plans or projects.

No mitigation measures are required to come to these conclusions. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The subject site is located within Longford Town, within the Shannon [Upper] _SC_060 sub catchment and within the Longford Ballinalee – IE_SH_G_149 ground water body. The site is approximately 43m to the north of the River Camolin_060 – IE_SH_26C01900.

10.2. The proposed development comprises the development of a single storey structure with a floor area of 49sq m, for office use, and all associated site works. No water deterioration concerns were raised in the planning appeal.

10.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. This assessment considered the impact of the development on:

- Longford Ballinalee – IE_SH_G_149 ground water body
- River Camolin_060 – IE_SH_26C01900

10.4. Having considered the nature, scale and location of the development I am satisfied that the development can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- The small scale and nature of the development
- The proposed connection to public drainage infrastructure and lack of hydrological connections to waterbodies

I conclude that on the basis of objective information, that the development to be retained would not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I consider the principle of development as proposed to be acceptable on this site. The site is suitably zoned for office use on lands with Town Centre zoning objective, is located on a serviced site, within the centre of Longford. The proposed development is of a suitable design quality but would not have a negative impact on the character of the area through its small scale, site layout and set back from the public street.

11.2. I do not foresee that the development will negatively impact on existing residential, commercial and visual amenities of the area. The development is generally in accordance with National and Regional Guidance and Local Policy and is in accordance with the proper planning and sustainable development of the area. I consider that the proposed development would have a positive impact on Longford town centre, though small scale, and would support the consolidation and increased activity in this town centre.

11.3. I recommend that permission be GRANTED for the development, for the reasons and considerations and subject to the conditions set out below.

12.0 Reasons and Considerations

Having regard to

- (a) The location of the site on Bridge Street, within Longford town centre,
- (b) The zoning objectives that apply to these lands and which allow for Town Centre development of the nature proposed under the Longford County Development Plan 2021 – 2027 and the Longford Local Area Plan 2025 – 2031,

It is considered that the proposal would provide an acceptable use and scale of development at this location; would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area including the defined streetscape; would be acceptable in terms of built heritage impacts, urban design, height and scale of development; would be acceptable in terms of traffic safety and convenience; and would be capable of being adequately served by wastewater and water supply networks.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of first occupation of this unit, the developer shall submit full details for the written agreement of the Planning Authority of who the office will be operated by, hours of operation and nature of the business.

Reason: In the interest of clarity.

3. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Planting to be provided in the first growing season following the completion of the office structure. All planting shall be adequately protected from damage until established.

Reason: In the interest of residential and visual amenity.

4. (a) All ground works associated with the proposed development shall be monitored under licence by a suitably qualified archaeologist.

(b) Should archaeological material be found during the course of works, the work on the site shall be stopped pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by National Monuments Service of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.

(c) The Planning Authority and the Monuments Service of this Department of Housing, Local Government and Heritage shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places sites, features or other objects of archaeological interest.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and surface water management.

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/ wastewater facilities.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional

assessment and recommendation set out in my report in an improper or inappropriate way.

Paul O'Brien

Inspectorate

13th August 2026

Appendix 1:

Form 1 EIA Pre-Screening

Case Reference	501161-LD-26
Proposed Development Summary	Construction of a single storey flat roof, independent access extension to existing building, for office use, with existing pedestrian access.
Development Address	Bridge Street, Abbeycarton Td, County Longford
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	

☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	The development may be considered urban development under Class 10 (b) (iv): Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2:

Form 2 - EIA Preliminary Examination

Case Reference	501161-LD-26
Proposed Development Summary	Construction of a single storey flat roof, independent access extension to existing building, for office use, with existing pedestrian access.
Development Address	Bridge Street, Abbeycartron Td, County Longford
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Provision of a single storey structure with a stated floor area of 49sq m for use as an office. Existing access and services on site.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	The development is located on Bridge Street in Longford town centre. Existing water supply and foul drainage is available. On street car parking is also available.

abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The development would not result in the production of any significant waste, emissions or pollutants.
Conclusion	
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** _____