

An  
Bord  
Pleanála

**Board Order**

**ABP-319164-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Longford County Council**

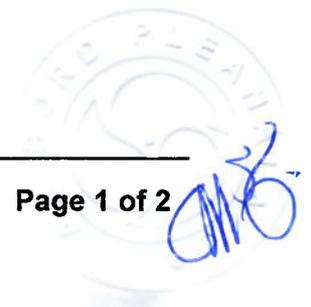
**Planning Register Reference Number: 23/60218**

**Appeal** by Double Visas Investments Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 1<sup>st</sup> day of February, 2024 by Longford County Council to refuse permission.

**Proposed Development:** Change of use of existing vacant and unfinished restaurant and retail units at ground and lower ground floor levels to three number residential duplex apartments made up of one two-bed and two three-bed apartments, all with their own private external balcony/terrace at lower ground floor level and own door entrance at street level. Façade alterations at ground and lower ground floor front and rear elevations. Completion of lower ground floor rear terrace open/circulation area and all associated site and services works, all at Bridge Street (Abbeycartron Townland), Longford.

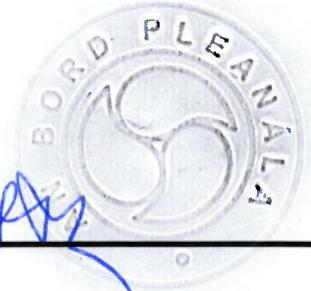
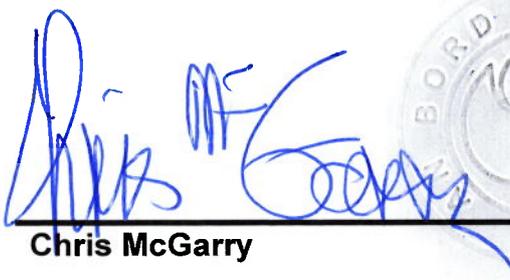
## **Decision**

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



## Reasons and Considerations

The proposed development is located in an area zoned Town Core where it is an objective to provide for the development and enhancement of town core uses, including retail, residential, commercial, civic and other uses, and where development carried out should have regard to the mix of uses of the zoning and, in particular, to the retail policy for the county. The Retail Strategy for the County designates a Commercial/Retail Core in Longford Town, which is the preferred location for retail activity, and which includes the subject site. Having regard to the loss of ground floor retail/commercial units proposed, in the absence of sufficient evidence that alternatives uses have been considered for the occupation of these units, and the failure to retain a mix of uses on the overall site, it is considered that the proposed development would be contrary to the zoning objective of the site, would undermine the retail function of the Town Core, and would be contrary to the Longford County Retail Strategy 2021-2027 and to Policy Objective CPO 8.5 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.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 18<sup>th</sup> day of March 2025.