

Material Alterations Draft Longford County Development Plan



Volume I Written Statement

Draft Longford County Development Plan 2021-2027:

Material Alterations

Report Format

These Alterations are presented in 4 no. separate documents:

Volume 1: Written Statement

Alterations to the Written Statement of the Draft Longford County Development Plan 2021-2027

Volume 2: Appendices

Alterations to the Land Use Zonings and to the other appendices of the of the Draft Longford County Development Plan 2021-2027.

Volumes 3: Annexes

Alterations to the Housing Strategy, Retail Strategy and other Annexes of the Draft Longford County Development Plan 2021-2027 including the addition of new inclusions.

Volume 4: Environmental and Flood Risk Reports

Alterations to Volume 4: Strategic Environmental Assessment, Natura Impact Report and Strategic Flood Risk Assessment.

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1.0 Introduction and Format

1.1 Proposed Amendments and Material Alterations to the Draft Longford Development Plan 2021-2027

The Draft Longford Development Plan 2021-2027 was placed on public display from Tuesday 27th October 2020 until 4pm on Monday 18th January 2021. A total of 94 no. submissions and observations were received during the prescribed period in response to this stage of public consultation. In accordance with the requirements of Section 12(4)(b) of the Planning and Development Act 2000 (as amended), a Chief Executive's Report was prepared, which summarised and detailed the submissions received on the Draft Development Plan and provided the response and recommendations of the Chief Executive to the issues raised.

The Elected Council Members, having considered the Draft Longford Development Plan 2021-2027 and the Chief Executive's Report on submissions received, resolved, following Council meetings dated 14th April, 12th May, 9th June and 21st June 2021, to amend the Draft Longford Development Plan 2021-2027. These amendments constitute a material alteration to the Draft Longford Development Plan 2021-2027.

In accordance with Section 12 of the Planning and Development Acts 2000 (as amended), Longford County Council has screened the Proposed Material Alterations and has determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are required with respect to certain Proposed Material Alterations. The likely significant effects on the environment of implementing the proposed Material Alterations have been assessed.

Accordingly, the Council resolved to place the material alterations on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended). Submissions or observations with respect to the proposed Material Alterations, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made **from Monday 12th July 2021 until 4.00pm on Tuesday 10th August 2021** (both dates inclusive).

1.2 Report Structure

The proposed material alterations to the Draft Longford County Development Plan 2021- 2027 is set out in individual separate documents reflective of the Draft Plan as follows:

- (i) Volume 1: Proposed Material Alterations to the **Written Statement** of the Draft County Development Plan;
- (ii) Volume 2: Proposed Material Alterations to the **Appendices** of the Draft County Development Plan;
- (iii) Volumes 3: Proposed Material Alterations to the **Annexes** of the Draft County Development Plan;
- (iv) Volume 4: Proposed Material Alterations to the **Environmental and Flood Risk Assessments** of the Draft County Development Plan.

Note: All of the above reports should be read in conjunction with the Draft Longford County Development Plan 2021-2027.

1.3 How Alterations are Indicated

A table template is used to identify the alteration, which includes the reference number (based on the Draft Plan Chapter no. prefix), the relevant section, heading and page number of the Draft Development Plan, followed by the details of the amendment.

Additions:

Additions to the text in the Longford Development Plan are shown in red font below the table, for example:

Proposed Amendment CH 1.2		
Section	Heading	Page no.
1.8	Planning Inputs	5

To amend 'Figure 1.1: Strategic Policy Inputs into the Draft County Development Plan 2021' to include the following text:

supported by other relevant ancillary national, regional and local documents.

Deletions:

Deletions to the text in the Longford Development Plan are shown in blue font with strikethrough below the table, for example:

Proposed Amendment CH 1.3		
Section	Heading	Page no.
1.13.2.1	Water Services Strategic Plan (under review in 2020)	15

Delete the words '~~under review in 2020~~' from the heading.

1.4 How to Make a Submission / Observation

Submissions or observations with respect to the proposed Material Alterations, the associated SEA Screening Determination and SEA Environmental Report (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and the associated AA Screening Determination and AA Natura Impact Report may be made **from Monday 12th July 2021 until 4.00pm on Tuesday 10th August 2021** (both dates inclusive).

All observations or submissions received in relation to the proposed Material Alterations and associated documents during the above time period will be taken into consideration before the making of the Longford County Development Plan 2021-2027.

Submissions must include the full name and address of the person(s) making the submission and where relevant, the body or organisation represented. This should be on a separate page to the content of your submission in order to assist Longford County Council in complying with the provisions of the Data Protection Act, as submissions are legally required to be published online.

Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.

Submissions should quote the relevant material alteration reference number(s).

Submissions/observations should be in **ONE** medium only via the following methods:

Online:	www.longfordcoco.ie/cdp
Email:	cdp@longfordcoco.ie
Hard Copy:	Administrative Officer, Review of County Development Plan, Forward Planning Department, Áras An Chontae, Great Water Street. Longford, N39 NH56

Observations or submissions will be made public on the Council's website and at the offices of Longford County Council and will also form part of the statutory Chief Executive's Report to be presented to the full Council. For further information on how Longford County Council process Personal Data please see the Council's Privacy Statement which is available on www.longfordcoco.ie

1.5 Next Steps

When the display period of the material alterations to the Draft Development Plan is complete, the Chief Executive will prepare a report on all submissions or observations received during this stage of the consultation and submit it to the Elected Members for their consideration. Having considered the Proposed Amendments to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members may, by resolution, make the Longford Development Plan 2021-2027 with or without amendment (of a non-material nature).

2.0 Material Alterations: Volume 1: Written Statement

2.1 Format

Proposed Amendment MA. 1
Heading
Table Contents

A contents page with reference to sub chapter content shall be contained within the final adopted version of the Plan.

Report style numbering of all individual paragraphs will be considered in the final adopted version of the Plan.

2.2 Chapter 1: Introduction and Strategic Context

Proposed Amendment CH 1.1		
Section	Heading	Page no.
1.3	Compliance with Requirements of Office of the Planning Regulator (OPR)	2

Include the following additional section after '1.3 Compliance with Requirements of Office of the Planning Regulator (OPR)':

Statement of Compliance with Ministerial Guidelines

In accordance with section 28 (1B) of the Act, the Planning Authority has made and will continue to make every reasonable effort to implement the policies and objectives of the Minister in the relevant guidelines.

Where this is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the guidelines, this has been highlighted in the relevant section and the justification and reasoning for same indicated.

Proposed Amendment CH 1.2		
Section	Heading	Page no.
1.8	Planning Inputs	5

Amend 'Figure 1.1: Strategic Policy Inputs into the Draft County Development Plan 2021' to include the following text:

supported by other relevant ancillary national, regional and local documents.

Proposed Amendment CH 1.3		
Section	Heading	Page no.
1.13.2.1	Water Services Strategic Plan (under review in 2020)	15

Delete the words 'under review in 2020' from the heading:

1.13.2.1 Water Services Strategic Plan ~~(under review in 2020)~~.

Proposed Amendment CH 1.4		
Section	Heading	Page no.
1.13.2.2	Irish Water Strategic Funding Plan 2019-2024	15

Include the following additional text:

1.13.2.2 Irish Water Strategic Funding Plan 2019-2024

Water Services Strategic Plan Review

Irish Water completed the 5-year review of the WSSP in October 2020, the review stated that the current WSSP is still valid and appropriate to provide strategic direction for the planning of water services by Irish Water for the next 5 years.

Proposed Amendment CH 1.5		
Section	Heading	Page no.
1.13.2.3	Irish Water Capital Investment Plan 2020-2024 (awaiting CRU determination)	15

Delete the words 'awaiting CRU determination' from the heading:

1.13.2.3 Irish Water Capital Investment Plan 2020-2024 ~~(awaiting CRU determination)~~

Proposed Amendment CH 1.6		
Section	Heading	Page no.
1.13.2.3	Irish Water Capital Investment Plan 2020-2024	15

Include the following additional text:

1.13.2.3 Irish Water Capital Investment Plan 2020-2024

Irish Water Investment Plan (Revenue Control Period 3) 2020 to 2024 Irish Water's Investment Plan is the budgetary plan for the five-year period from 2020 to 2024 inclusive, in line with our strategic objectives as detailed in the Water Services Strategic Plan (WSSP). It sets out where we are continuing to invest and prioritise where we can deliver the most urgently needed improvements to drinking water

quality, leakage, water availability, wastewater compliance, efficiencies and customer service. In providing these services we play a central role in enabling economic growth, protecting both the environment and the health and safety of our customers and the public.

The list of projects and programmes included in our Investment Plan is continuously being refined and is subject to budget, technical and environmental constraints, as well as statutory approvals. Further information on the current plan submitted can be found on the CRU Website www.cru.ie

Proposed Amendment CH 1.7		
Section	Heading	Page no.
1.13.2.4	National Water Resources Plan	15

Include the following additional text:

1.13.2.4 National Water Resources Plan

The National Water Resources Plan (NWRP) is carrying out a review of all Water Resource Zones in the country, to determine projects to resolve deficits on a nationwide scale. The NWRP will be published in two distinct stages, the combination of which will form our overall National Water Resource Plan.

Phase 1 is the National Water Resources Plan — Framework Plan which will be subject to Strategic Environmental Assessment and Appropriate Assessment. Phase 1 includes: the methodologies for assessing need (including how the hazards identified in the DWSPs are incorporated into the strategic plan); the methodologies for developing strategic plans for each supply as part of the Regional Water Resources Plans and, a summary assessment of need across all water supplies. The Framework Plan will highlight the vulnerability of our water supplies particularly during severe weather conditions (storms and droughts), including our largest supply, the Greater Dublin Area.

Phase 2 is made up of 4 Regional Water Resources Plans each of which will be subject to Strategic Environmental Assessment and Appropriate Assessment. The Regional Water Resources Plans will develop the strategic plan for each water supply, including short, medium and long-term options to address risk across our supplies.

The Regional Water Resources Plan for the Eastern and Midlands Region will include the strategic Plan for the Louth, including an assessment of all potential options to resolve needs in the area, and how these have been assessed to develop a Preferred Approach, including short, medium and long term investment requirements and operational improvements. Phase 2 follows after the adoption of

the NWRP Framework Plan. Phase 1 and 2 combined will form the overall National Water Resource Plan

The models and intelligence relating to our existing water sources and asset base, that have been developed as part of our water resources planning process, have also been used to inform the operation of our supplies particularly during critical drought periods. Public Consultation information can be found on the IW website at <https://www.water.ie/projects/plans/our-plans/nwrp/>

2.3 Chapter 3: Climate Change

Proposed Amendment CH 3.1		
Section	Heading	Page no.
3.6	County Longford Climate Strategy	68

To amend the wording of Policy Objective CPO3.9 as follows:

Support collaboration between local authorities, the ~~Bord na Mona Transition Team~~ **Midlands Regional Transition Team** and relevant stakeholders and the development of partnership approaches to integrated peatland management for a just transition that incorporates any relevant policies and strategies such as the Bord na Móna Biodiversity Plan 2016-2021 and the national Climate Mitigation and Adaptation Plans. This shall include support for the rehabilitation and/or re-wetting of suitable peatland habitats.

In light of the recommendation to include policy that better avails of Climate Action Fund opportunities no changes were considered necessary.

Proposed Amendment CH 3.2		
Section	Heading	Page no.
3.6	County Longford Climate Strategy	69

Amend the wording of CPO 3.18 as follows:

‘Provide training on climate mitigation measures, to include the agricultural, construction, industry and transport sector’.

Proposed Amendment CH 3.3		
Section	Heading	Page no.
3.6	County Longford Climate Strategy	69

Include the following additional CPO after CPO 3.18:

Create an ‘Implementation Plan’ of adequate detail that will allow for continued monitoring of Local Authority actions, responsibilities and progress specifically related to Climate Action’.

2.4 Chapter 4: Core, Settlement and Housing Strategies

Proposed Amendment CH 4.1		
Section	Heading	Page no.
4.3.1	Project Ireland 2040 - National Planning Framework	72

Amend section 4.3.1 of the Plan and insert the following text:

As part of the plan preparation process, substantial discussions were undertaken with Irish Water and local authority engineers regarding infrastructure needs. This will be augmented in accordance with national policy objective NPO 72A of the NPF which states that Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.’ and in accordance with the associated methodology for a tiered approach to land zoning as set out in Appendix 3 of the NPF.

In this regard an Infrastructure Assessment Report (IAR) has been used to identify the existing and projected level of infrastructure provision within settlements. This has identified lands fully serviced and available for development and other sites that are in need of more infrastructural investment prior to development. The zoning of certain sites has been altered to reflect the findings of the IAR (see Volume 2: Appendices).

An Infrastructure Assessment for County Longford is included in Annex 5 of the County Development Plan.

Proposed Amendment CH 4.2		
Section	Heading	Page no.
4.3.2	Implementation Roadmap for the National Planning Framework (2018)	73

Insert a new Section comprising of the following text after Section 4.3.2 of the Draft Development Plan:

Housing Supply Target Methodology for Development Planning (2020)

In order to strengthen the relationship between national and regional population projections and their integration into the development planning process at local authority level, the Department commissioned the ESRI to further develop work previously undertaken for the NPF. The findings of the ESRI work were published as

a research paper on Structural Housing Demand at County Level in December 2020. Following publication of this, the Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities, issued under Section 28 of the Planning and Development Act 2000, as amended, was published.

This ESRI research applies the projection model to four different development scenarios:

- *Baseline* – projecting a ‘business as usual’ scenario which is based on current trends and medium-term projections for the Irish economy;
- *NPF 50:50 City* – consistent with the NPF strategy;
- *High Migration* – incorporating assumptions around high international migration flows into Ireland based on higher economic growth than the baseline; and
- *Low Migration* – incorporating assumptions around lower international migration flows into Ireland based on lower economic growth than the baseline.

The ESRI research model is intended to enable structural household demand levels for each local authority area to be set out under the four different scenarios for each year to 2040. The Section 28 Guidelines state that “The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF ‘Roadmap’ document”. As such, the Section 28 Guidelines further indicate that this is the recommended housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

Thus, planning authorities must now demonstrate the manner in which their core strategy and other elements of the plan are consistent with the NPF 50:50 City housing demand projection scenario identified by the ESRI. Deviation from this scenario, the Guidelines state, must be evidence-based and consistent with these guidelines.

The Guidelines set a methodology for the application of population and housing projections into Local Authority plan processes.

As set out below, Longford County Council have finalised the following calculation of housing demand for the plan period. Longford County Council will not pursue optional adjustments (‘E’ or ‘F’), and therefore will pursue **a total housing supply target of 2,568** for the Longford County Development Plan over a plan period¹ anticipated to cover approximately Q1 2022 – Q4 2027 inclusive.

¹ For calculation purposes, the plan period has been rounded to whole quarters.

Table 4.2: Calculation of Housing Supply Targets for County Longford over the plan period²

Longford County Council		Annual Average Households	Total Households
A	<i>ESRI NPF scenario projected new household demand 2017 to end Q4 2027</i>	277	3,042
B	<i>Actual new housing supply 2017 to end Q3 2021 (Source: CSO to Q4 2020, pro-rata of 2020 data for remainder)</i>	103	517
C	<i>Homeless households and unmet need³</i>	-	43
D	Plan Housing Demand = Total (A-B+C) For plan period Q1 2022 – Q4 2027 (6 years)	428	2,568
E	<i>Potential Adjustment 1 to end 2026 portion of plan period – not pursued</i>		
F	<i>Potential adjustment 2 to end 2026 portion of plan period to facilitate convergence to NPF strategy, applicable where B exceeds or is close to D (where justified) – not pursued</i>		

Proposed Amendment CH 4.3		
Section	Heading	Page no.
4.5	County Longford Development Plan Strategy (Core Strategy)	79

To insert the following additional text under Section 4.5:

The key purpose of the Longford core strategy is to ensure that the local authority identify and reserve an appropriate amount of land in the right locations to meet housing and population targets. This is done through the articulation of a medium to long term quantitative strategy for the spatial development of the area of the planning authority which is consistent with national and regional policy objectives set out in the NPF and the RSES and previously indicated.

County Longford also benefits from a strategic national road network reflecting its central location in the country. Several strategic national primary and secondary routes traverse the County from east to west; and from north to south. These include the N4 and the N5, both of which are components of the Trans-European Transport Networks (TEN-T) Comprehensive Network; as well as the N55, N63 and several strategically important regionally routes, including the R392 which provides a route from Lanesborough and Ballymahon to Mullingar. Together the EU TEN-T Network

² Following 'Housing Supply Target Methodology for Development Planning' (DHLGH, December 2020)

³ Homeless households as of January 2021, plus unmet need as of Census 2016; source: DHLGH, February 2021.

and the national roads identified provide important strategic links within and through the county and region, including providing critical international connectivity.

Proposed Amendment CH 4.4		
Section	Heading	Page no.
4.6	Core Strategy - Strategic Aims	80

To insert under section 4.6 the following additional Strategic Aim no.9:

To maintain the strategic function, capacity and safety of the national roads network and to ensure that the existing extensive transport networks, which have been greatly enhanced over the last two decades, are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.

Proposed Amendment CH 4.5		
Section	Heading	Page no.
4.7.4	Housing Stock	85

To insert the following section as Section 4.7.5 of the Draft Plan:

Section 10 (2A) (c) of the Planning and Development Act 2000, as amended, prescribes that a core strategy shall take account of area in the development plan already zoned for residential use or a mixture of residential and other uses, with details on the area of such lands and the quantum of housing to be included in the area. Accordingly, from the lands already zoned under the Longford County Development Plan 2015-2021 for residential use, Table 4.9 below sets out the area of land zoned for residential use in the County Development Plan 2015-2021.

TABLE 4.9: QUANTUM OF LANDS ZONED FOR RESIDENTIAL USE OR MIXTURE AND ASSOCIATED HOUSING YIELD AS DETAILED IN THE LONGFORD COUNTY DEVELOPMENT PLAN 2015-2021

Plan	Mixed Use Zoning	Residential Zoning
<i>Longford County Development Plan 2015-2021</i>	<i>103Ha</i>	<i>163Ha</i>

It is noted that the Longford County Development Plan 2015-2021 did not allocate a residential unit figure to zonings for a mixture of residential and other uses. The amount of land that was zoned mixed use (which included developed and undeveloped land) was 103 hectares.

The number of units allocated to the residential zoned figure under the County Development Plan 2015-2021 was 2,335 which equated to 163 hectares of residentially zoned land.

Proposed Amendment CH 4.6		
Section	Heading	Page no.
4.8.2	Consistency with Population Estimates and Projections	89

Insert the following additional text under Section 4.8.2:

The selection of the upper population growth targets detailed in the NPF Implementation Roadmap for the County (in respect of the target years of 2026 and 2031) was informed by population projection modelling undertaken by Future Analytics using the demographic cohort component methodology and key, up to date assumptions in fertility rates, mortality rates and migration rates per year of projection across the duration of the period.

The population projection modelling undertaken by Future Analytics provided three population growth scenarios for the County: low, medium and high, with variances in the level of net national migration the key determinant in each scenario. Even in the lowest population scenario, which aligned with the CSO's 10,000 net inward national assumption from 2020 and beyond for the entirety of the period, the modelling forecasted a population of 46,409 for County Longford at the target year of 2026 and a population of 49,646 for the corresponding target year of 2031. By contrast the upper range of the NPF population targets for County Longford for 2026 and 2031 were 45,500 and 47,000 respectively.

Given the policy implications for deviating from the population projections detailed in the NPF Implementation Roadmap, principally in relation to NPO 9 of the NPF, the decision to use the upper range of population figures in the Roadmap document was justified in light of the population modelling undertaken by our appointed consultants.

Proposed Amendment CH 4.7		
Section	Heading	Page no.
4.8.3	Settlement Hierarchy Methodology	89

Amend the text of section 4.8.3 as follows:

In developing a settlement hierarchy for County Longford, an Asset-Based Approach, similar to that advocated by the RSES in the preparation of its Growth Strategy, has

been utilised to identify those settlements which have the greatest capacity and potential for growth within the county and sets out the qualitative and quantitative evidence base for the social, economic and natural assets that exist within the settlements of the county. *The Asset-Based Criteria approach used by the Planning Authority is included in the Table included in Annex 6 and should be referred to when considering the settlement hierarchy of Longford County.*

*** To be read in conjunction with proposed material alteration ANN.6.1 – Asset Based Settlement Criteria Table (Vol. 3: Annexes).**

Proposed Amendment CH 4.8		
Section	Heading	Page no.
4.8.5	County Longford Settlement Hierarchy Tiers Table (4.11)	93

Amend and revise the Settlement Hierarchy, as depicted in Table 4.11 of the Draft Plan, to reflect the following:

Table 4.11: Settlement Hierarchy for Longford County Development Plan 2021-2027

Settlement Typology	Description	Settlements
Key Town	<i>Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres</i>	Longford Town
Self-Sustaining Growth Town	<i>i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.</i>	Granard Edgeworthstown Ballymahon
Self-Sustaining Towns	<i>ii) Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted ‘catch up’</i>	Edgeworthstown Ballymahon Lanesborough Granard

Settlement Typology	Description	Settlements
	investment to become more self-sustaining.	
Towns and Villages	Towns and villages with local service and employment functions.	Aughnaccliffe
		Ballinalee
		Drumlish
		Keenagh
		Legan
	Newtownforbes	
Rural	<p>Serviced Rural Villages and Rural Settlement Clusters with a limited level of services and the wider open countryside.</p> <p>The open countryside provides for rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise. This should be facilitated while avoiding over-spill development from urban areas and urban generated housing. The sustainable development of the open countryside will be supported.</p>	<p><u>Serviced Rural Villages</u> Abbeyshrule, Ardagh, Ballinamuck, Clondra</p> <p><u>Rural Settlement Clusters</u> Abbeylara, Ballycloughan, Ballywillan, Barry, Bunlahy Carrickboy, Carriglass, Colehill, Coolarty, Cullyfad, Derraghan, Dring, Drumhaldry, Enybegs, Forgney, Killashee, Kilnatraun, Legga, Lisryan, Melview, Moydow, Moyne, Mullinalaghta, Newtowncashel, Ratharney, Stonepark, Taghshinny.</p> <p><u>Open Countryside</u></p>

Proposed Amendment CH 4.9		
Section	Heading	Page no.
4.8.5	County Longford Settlement Hierarchy Tiers	94

Insert a new table of recommended revised residential densities to reflect the revised settlement hierarchy for the County.

TABLE 4.12: RECOMMENDED REVISED RESIDENTIAL DENSITIES AND SETTLEMENT HIERARCHY FOR DRAFT LONGFORD COUNTY DEVELOPMENT PLAN 2021-2027

SETTLEMENT HIERARCHY	
Key Town (35-40 units/ha)	Longford Town
Self-Sustaining Growth Town (25 units/ha)	Granard
Self-Sustaining Towns	Edgeworthstown

(25 units/ha)	Ballymahon Lanesborough	
Towns and Villages (20 units/ha)	Aughnaccliffe Ballinalee Drumlisk Keenagh Legan Newtownforbes	
Rural	Serviced Rural Villages (15 units/ha)	Abbeyshrule Ardagh Ballinamuck Clondra
	Rural Settlement Clusters & Open Countryside	

Proposed Amendment CH 4.10		
Section	Heading	Page no.
4.8.6	Population Allocation at Settlement Level	94

Insert the following County Policy Objective under the Settlement Strategy policy objective framework contained in Section 4.8.6 of the Draft Plan after CPO 4.5:

Support the regeneration of underused town centre and brownfield/infill lands, promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres and targeted settlements in the County in order to achieve sustainable compact growth targets of 30% of all new housing to be built within the existing urban footprint of targeted settlements in the County.

Proposed Amendment CH 4.11		
Section	Heading	Page no.
4.8.8	Self-Sustaining Growth Towns	97

Amend Section 4.8.9 as follows:

4.8.89 Self-Sustaining Growth Towns – Granard and Lanesborough

Self-Sustaining Growth Towns, according to the RSES, are towns *‘with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining’*. *high levels of population growth and a weak employment base,*

~~which are reliant on other areas for employment and/or services and which require targeted “catch up” investment to become more self sustaining.~~

Granard

~~In contrast~~ Granard has a robust employment base, with a particular focus on manufacturing in the food and agricultural sectors, with the Pat the Baker food manufacturing company and Kiernan Milling both significant employers. In 2016, there were a total of 269 resident workers within Granard, however 633 total jobs were recorded, giving a jobs to resident workers ratio of 2.35; the highest recorded ratio within the regional area.

These statistics also reveal a low level of resident workers within the town, with a reliance on workers from outside the settlement. In addition, the settlement has experienced population growth stagnation and decline between 1996-2016 (1,221 – 1,096 respectively⁹), in comparison to other settlements within the county.

Granard also acts as an important retail centre to its inhabitants and wider hinterland, as reflected in its designation in the RSES as a Level 3 retail centre (Town and/or District Centres & Sub-County Town Centres (Key Service Centres)). Moreover, given its proximity to the Longford-Cavan border, Granard performs as a key service provider and retail centre for a broad hinterland which extends beyond the County boundary.

Granard also has sufficient capacity in its physical infrastructure (e.g. wastewater plant) to accommodate additional development commensurate with its position within the Settlement Hierarchy. Furthermore, Granard has been identified for significant regeneration in its town core which will act as a further catalyst in sustaining its existing population and robust employment base whilst enhancing further opportunities for residential development and employment.

~~Accordingly, targeted “catch up” investment in terms of social infrastructure, housing and improved amenity facilities is required to build upon the established employment base and physical infrastructure (e.g. wastewater) capacity within the settlement in order to enhance its self sustaining attributes.~~

~~Consequently, Granard has been identified for regeneration purposes within this plan, to act as a catalyst to address these issues whilst further enhancing employment opportunities within Granard (see Chapter 6: Regeneration).~~

Proposed Amendment CH 4.12		
Section	Heading	Page no.
4.8.9	Self-Sustaining Towns	98

Amend Section 4.8.8 as follows:

4.8.98 Self-Sustaining ~~Growth~~ Towns – Edgeworthstown, Ballymahon and Lanesborough

The RSES defines ‘Self Sustaining ~~Growth~~ Towns’ as towns with high levels of population growth and a weak employment base, which are reliant on other areas for employment and/or services and which require targeted ‘catch up’ investment to become more self-sustaining. ~~“with a moderate level of jobs and services—includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.”~~

~~Edgeworthstown and Ballymahon form this tier of the Settlement Hierarchy.~~

Both **Edgeworthstown and Ballymahon** have seen significant growth over the twenty-year period between 1996 and 2016, with their populations increasing by approximately 181% and 138% respectively over this period. More recently, the 2016 Census recorded the populations of Edgeworthstown and Ballymahon as being 2,072 and 1,877 respectively, with both settlements firmly established as the second most populated towns in the county. Given their populations exceed 1,500, both settlements are considered ‘urban’ areas under the CSO definition. Edgeworthstown and Ballymahon also command robust jobs to resident workers ratios (0.817 and 0.734 respectively).

Edgeworthstown has a long-established manufacturing and light-industrial base, with particular focus on agri-food and the service sector and also has excellent transports links owing to its proximity to key transport corridors in the form of the N4 and the Sligo-Dublin InterCity rail line. Similarly, Ballymahon has a strong manufacturing and light-industrial base, with a key retail and service-sector standing within the county, with significant growth in tourism-orientated services such as food and drink, hostelries, and tourist accommodation which has coincided with the opening of the nearby Longford Forest Center Parcs resort in 2019.

Notwithstanding the significant population increase experienced in Edgeworthstown and Ballymahon over the last 25 years, their capacities to assimilate future development within their settlements is impeded by current limited capacities of their respective wastewater treatment plants (wwtps). Whilst Irish Water (IW) is committed to upgrading these plants over the lifetime of the plan, no such works will take place before 2024. Accordingly, given this need for ‘catch up’ investment, Edgeworthstown and Ballymahon are categorised as ‘Self-Sustaining Towns’.

Lanesborough has also seen a steady increase in its population over the intercensal period, with the CSO defined settlement of Lanesborough-Ballyleague recording a population of 1,454 in 2016; a 6% increase on the equivalent 2011 census figure. In 2016, the Lanesborough-Ballyleague settlement recorded 543 resident workers with 351 jobs in the settlement (jobs to resident workers ratio of 0.64). Lanesborough is currently in a state of structural economic change, with the closure of the Lough Ree power station having a direct impact on ESB employees and indirectly on Bord na Móna employees with peat harvesting the main source of fuel for the plant.

Lanesborough has also been identified for regeneration purposes and has already secured funding for targeted regeneration schemes through the Rural Regeneration Development Fund and other funding streams. In addition, the roll out of the ‘Just

Transition' Fund will have significant positive impacts on a variety of sectors within the Lanesborough community, ranging from agri-food to tourism, to alternative energy sectors. It is anticipated that such targeted investment will provide the stimulus for further 'catch-up' investment to grow Lanesborough in a sustainable manner and enhance its self-sustaining attributes further.

~~Accordingly both settlements are designated as a "Self Sustaining Growth Towns" under this Settlement Hierarchy on account of their performance as centres of important retail, residential, service and amenity functions for their respective centres and surrounding rural hinterlands, as well as their ability to support the Key Town of Longford Town and the Regional Growth Centre of Athlone.~~

Proposed Amendment CH 4.13		
Section	Heading	Page no.
4.8.11	Rural - Rural Settlement Clusters (CPO)	102

Insert an additional Policy Objective in the 'Rural Settlement Clusters – County Policy Objectives' after CPO 4.21:

Proposals for sensitive rehabilitation of disused vernacular houses will not be subject to the Rural Settlement Strategy for housing in the countryside that applies to new dwellings, assuming that their vernacular character is not compromised, that their fabric is repaired using appropriate techniques and materials, and that the structure was previously a dwelling. Where a building is derelict, measures should be taken to support and protect the building from collapse prior to and during works.

Proposed Amendment CH 4.14		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy	102

Amend the text provided in Section 4.8.12 – *Rural Settlement Strategy* of the Draft Plan as follows:

A key principle underpinning the Settlement Strategy is the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid overdevelopment, while sustaining vibrant rural communities.

The NPF prescribes national policy in relation to the development of rural housing and requires that a distinction is made between areas under urban influence and rural areas elsewhere (NPO 19). The RSES sets out regional policy that requires Local

Authorities to 'manage urban generated growth in Rural Areas Under Strong Urban Influence (i.e. the commuter catchment of Dublin, large towns and centres of employment) and Stronger Rural Areas by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'.

Having regard to this, rural typology mapping has been undertaken for County Longford which is consistent with national and regional policy and guidance. This typology map is based on the following ~~2~~ ~~3~~ no. categories of rural areas:

- **Rural Areas under Strong Urban Influence** – areas which exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large towns within the county with evidence of considerable pressure for development of housing owing to their proximity to such settlements. The policy in these areas is to facilitate housing development by people who have strong links to the particular rural area, who are an intrinsic part of the rural community.

Such persons would normally have spent substantial periods of their lives living in the rural area as part of the established rural community, e.g. people employed in the rural area including farmers and their sons and daughters, people originally from the rural area and wishing to return, people wishing to reside near elderly parents to provide security and care, elderly parents wishing to live near other family members, people who would have grown up in rural areas seeking to build their home close to other family members, people working in rural areas such as teachers in rural schools.

- ~~Stronger Rural Areas~~ **Rural Areas Elsewhere** – **these areas are the residual rural areas of the county not under Strong Urban Influence which can range from strong rural areas where population levels are generally stable within a well-developed town and village and in the wider rural areas around them to structurally weaker rural areas which exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas.**
- ~~Structurally Weak Areas~~ – ~~areas which exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth. The policy in these areas is to accommodate demand from individuals for permanent residential development subject to good planning practice. This policy will facilitate the expansion of the rural population and the maintenance of essential local services.~~

The Council will manage sustainable growth in designated 'Rural Areas Under Strong Urban Influence' "Stronger Rural Areas" and facilitate the provision of single houses in the countryside based on the core consideration of demonstrable economic or social requirement to live in a rural area, as well as compliance with siting and design criteria for rural housing and with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

In respect of "~~Structurally Weak Rural Area~~" 'Rural Areas Elsewhere' typologies, the Council aims to accommodate rural housing demand from individuals for permanent residential development, subject to good planning practice by applying a more flexible approach in the assessment of planning applications which are primarily based on sustainable planning principles (appropriate siting and design and negligible impacts to existing amenities or sensitive environments). The requirement to demonstrate local housing need will not apply to applications within ~~these~~ **this** designated areas. ~~This approach will assist in revitalising and sustaining these more fragile, rural communities, by way of facilitating the expansion of the rural population and the maintenance of essential local services within these structurally weak rural areas.~~

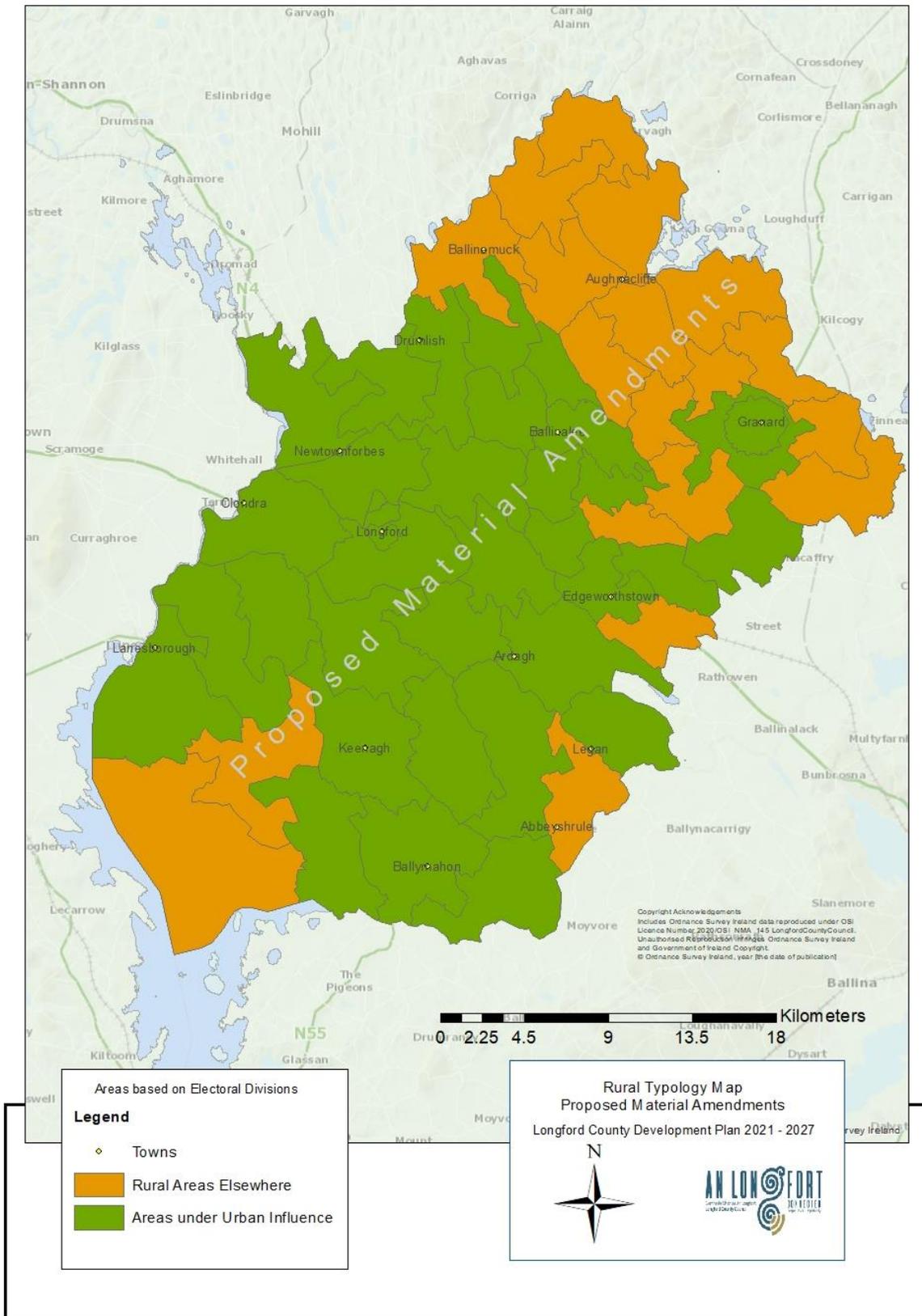
~~In addition, "Broad Zone" areas in County Longford are a further spatial planning policy consideration for rural housing. Broad Zone areas are designated areas of high amenity value and recreational potential associated with the major rivers and lakes in the county, the Royal Canal and areas of outstanding landscape quality in the northern fringes of the county. The Council aims to protect against residential developments which are urban generated or speculative in "Broad Zone" areas.~~

Dwellings and structures in the countryside need to be sited and designed to impact minimally on their setting. The utilisation of existing features, natural and manmade, can assist in integrating new development into its established setting. Design standards are outlined in Chapter 16: Development Management Standards and Annex 5: Rural Design Guidelines for Residential Developments in Rural County Longford. Furthermore, the Landscape Character Assessment (Chapter 14, Annex 9 and Appendix 9) assess the sensitivity and capacity of the different character areas ability to absorb and facilitate rural residential development.

Proposed Amendment CH 4.15		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy - Rural Typology Map Figure 4.5	104

Amend the Rural Typology Map (Figure 4.5) of the Draft Plan to reflect the recommended revised Rural Typology Map.

Revised Figure 4.5 Rural Typology Map



Proposed Amendment CH 4.16		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy – Rural Housing CPO	105

Amend CPO 4.22 to reflect the Local Need Criteria as set out in the current Longford County Development Plan 2015-2021 under Objective C12:

Accommodate demand from individuals for permanent residential development in defined 'Rural Areas Under Strong Urban Influence,' ~~"Stronger Rural Areas and Broad Zone Areas"~~ who have strong links to the area and who are an intrinsic part of the rural community, subject to good planning practice, environmental carrying capacity and landscape protection considerations.

Applicants seeking permission for the development of single dwelling rural housing in areas defined 'Rural Areas Under Strong Urban Influence,' ~~"Stronger Rural Areas and Broad Zone Areas"~~ must satisfy the following criteria:

- *~~Members of farm families, seeking to build on the family farm. Persons who were born within the local rural area or has been living in the local rural area for a minimum of 5 years at any stage prior to the making of the planning application for rural housing. The "Local Rural "Area" for the purpose of this policy is defined as the area generally within an 8km radius (2km radius particular to Broad Zone areas) of where the applicant was born, living or has lived. For the purpose of this policy, the rural area is taken to include the Serviced Rural Villages and Rural Settlement Clusters identified under the "Rural" tier of the Settlement Hierarchy.~~*
- *~~b) Landowners with reasonably sized farm holdings who wish to live on their land.~~*
- *~~Persons who have a functional economic requirement (for example, actively engaged in agriculture, horticulture, forestry, bloodstock industries or in a profession that provides a vital service to the immediate rural community) or have a social requirement to reside in the subject rural area (in this regard, applicants who fulfil the requirements of criterion (a) above)~~*
- *~~e) Members of the rural community in the immediate area, this includes returning emigrants or their children with remaining substantial family or community ties, who wish to permanently settle in the area. Applicants do not already own or have not previously owned a house in the open countryside.~~*
- *~~d) Persons whose primary full or part-time employment is locally based or who are providing a service to the local community. High quality siting and design.~~*

Proposed Amendment CH 4.17		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy – Rural Housing CPO	106

Insert a Policy Objective CPO after CPO 4.22 as follows:

In line with Circular Letter PL 2/2017, review rural housing policy in line with Development Plan or other relevant Guidelines issued by the Minister in this area having regard to NPO 19 of the NPF.

Proposed Amendment CH 4.18		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy – Rural Housing CPO	106

Amend the Policy Objective CPO 4.23 as follows:

Accommodate demand from individuals for permanent residential development in defined ~~“Structurally Weak Rural Areas”~~ “Rural Areas Elsewhere”, subject to sustainable planning principles (appropriate siting and design and the demonstration of negligible impacts to existing amenities or sensitive environments).

Proposed Amendment CH 4.19		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy – Rural Housing CPO	106

Amend the Policy Objective CPO 4.25 as follows:

Attach an occupancy condition to planning permissions in respect of rural housing applications in identified ‘Rural Areas Under Strong Urban Influence’, ~~“Stronger Rural Areas” and “Broad Zone Areas”~~ pursuant to Section 47 of the Planning and Development Act 2000, as amended, restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation.

Proposed Amendment CH 4.20		
Section	Heading	Page no.
4.8.12	Rural Settlement Strategy - Rural Housing – CPO	109

Amend the Policy Objective CPO 4.39 as follows:

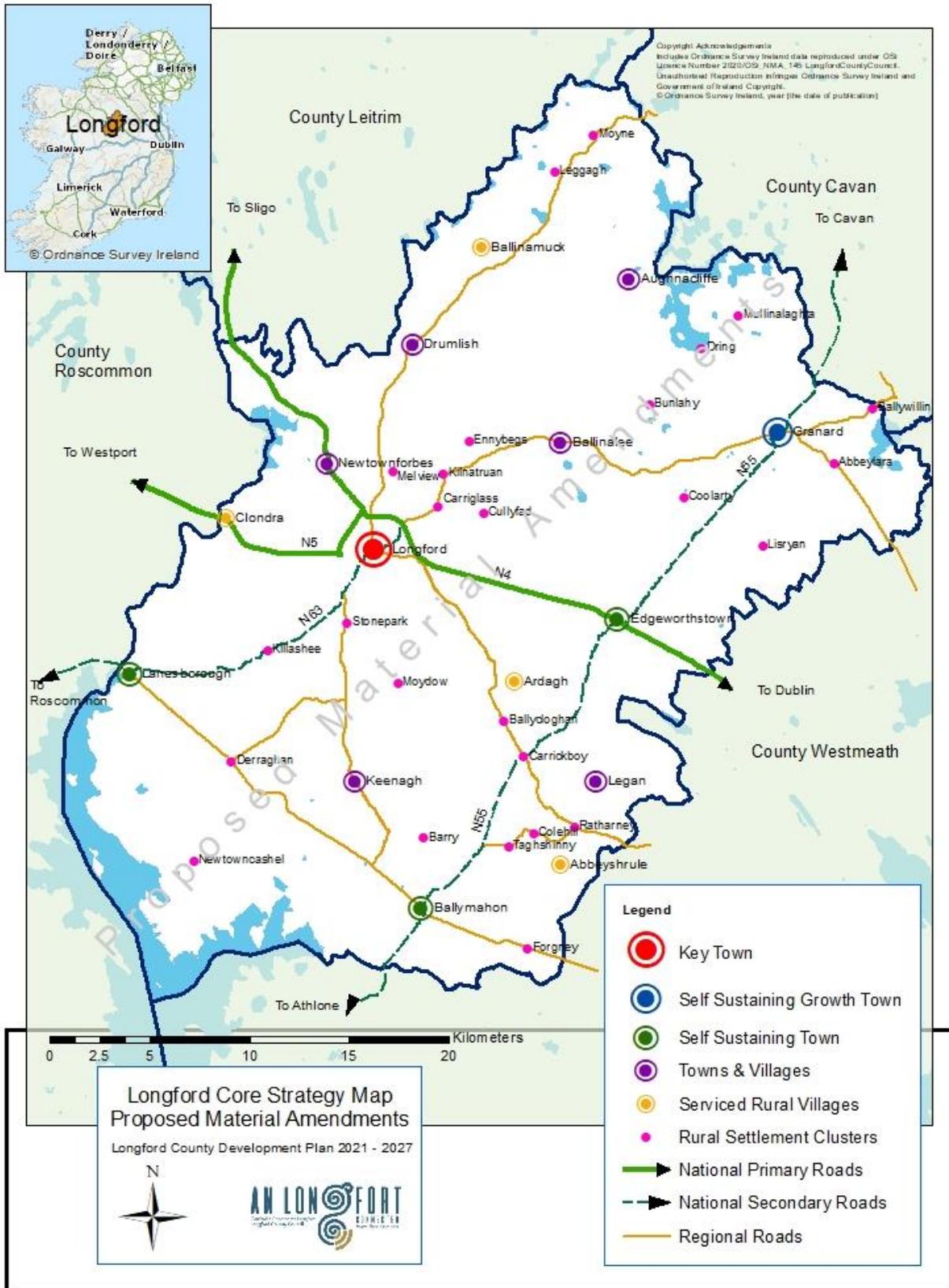
Accept the replacement of a dwelling other than a vernacular dwelling in circumstances where such a dwelling house is habitable, subject to the following:

- a) *The structure must last have been used as a dwelling and the internal and external walls and roof must be intact.*
 - b) *A report from a suitably qualified competent person shall be submitted to verify that the dwelling is habitable but that replacement of the dwelling is the most sustainable option.*
 - c) *Documentary evidence of the most recent date of occupation should be submitted with the application.*
 - d) *The design of the proposed replacement house shall be of a high standard and its scale and character appropriate to the site and to existing development in the vicinity and to the rural area.*
 - e) *Normally a condition to demolish the existing dwelling will be included in any grant of permission.*
 - f) *Require applicants in defined 'Rural Areas Under Strong Urban Influence', "~~Stronger Rural Areas~~" and "~~Broad Zone~~" to comply with local need criteria identified in CPO 4.22 of this plan. Normal planning considerations will be taken into account in the assessment of planning applications for replacement dwellings.*
 - g) *In cases where an applicant/occupant wishes to replace an existing habitable dwelling on the same footprint and of the same or similar floor area there will be no requirement to comply with local need criteria identified in this plan.*
-

Proposed Amendment CH 4.21		
Section	Heading	Page no.
4.9	Core Strategy Map	111
	Figure 4.6	

Amend Figure 4.6 of the Draft Plan - *Core Strategy Map* to reflect recommended revised Settlement Hierarchy.

Revised Figure 4.6 Core Strategy Map



Proposed Amendment CH 4.22		
Section	Heading	Page no.
4.10	Core Strategy Table	112

Amend the Core Strategy Table (Table 4.12) with the revised Core Strategy Table as follows:

Table 4.12: Revised Core Strategy Table

	Settlement	Population 2016	NEW Population Growth to 2027	Population 2027	NEW HST Units 2021-2027	30% of Required Residential Units Within Existing Settlement	Quantum of Land Required for New Residential Units to 2027 (Ha)	Quantum of Land Zoned for New Residential Units under the Plan (Ha)	Quantum of Land Zoned Within Existing Settlement Footprint (Brownfield/mill) (Ha)	Potential Units that can be Delivered Within Existing Settlement (Brownfield/mill) (Ha)
Key Town (Density 35-40 units/ha)	Longford Town	10008	2502	12510	1304	391	34.77	35.33	35.33	1304
	Granard	1096	274	1370	143	43	5.71	6.40	5.31	133
Self-Sustaining Growth Town (25 units/ha)	Edgeworthstown	2072	311	2383	162	49	6.48	7.10	7.10	162
	Ballymahon	1877	282	2159	147	44	5.87	6	5.20	130
Self-Sustaining Towns (25 units/ha)	Lanesborough	757	151	908	79	24	3.95	4.42	1.87	47
	Aughnacilffe	177	32	209	17	5	0.83	0.85	0.40	8
Towns and Villages (20 units/ha)	Ballinalee	347	62	409	33	10	1.63	2.26	2.26	33
	Drumileh	931	140	1071	73	22	3.64	3.68	3.15	63
Serviced Rural Villages (15 units/ha)	Keenagh	581	105	686	55	16	2.73	2.95	2.95	55
	Legan	215	34	249	18	5	0.90	1.15	0.43	9
Rural Settlement Clusters	Newtownforbes	778	140	918	73	22	3.65	3.96	3.51	70
	Abbeyshrule	224	34	258	18	N/A	1.17	1.21	N/A	N/A
Open Countryside	Ardagh	210	32	242	16	N/A	1.09	1.64	N/A	N/A
	Ballinamuck	232	35	267	18	N/A	1.21	1.29	N/A	N/A
Total	Clondra	449	67	516	35	N/A	2.34	2.80	N/A	N/A
	Rural Settlement Clusters	20919	727	21646	379	N/A	N/A	N/A	N/A	N/A
	Open Countryside	40873	4927	45800	2568	770	75.96			

Proposed Amendment CH 4.23		
Section	Heading	Page no.
4.10	Core Strategy Table – CPO	114

Amend the Policy Objective CPO4.47 as follows:

*Monitor and manage the delivery of residential development in County Longford through the development management process to ensure it is in line with the Core Strategy. In this respect, the Planning Authority shall maintain a record of residential development permitted in individual settlements, **as well as residential development permitted as single rural housing**, in order to ensure compliance with the population allocations defined by the Core Strategy Table.*

Proposed Amendment CH 4.24		
Section	Heading	Page no.
4.10	Core Strategy Table – CPO	114

Insert the following Policy Objective in Section 4.10 after CPO 4.48:

Facilitate higher and increased building heights at suitable locations and in accordance with settlement hierarchy in line with Specific Planning Policy Requirement (SSPR) 1 of the Urban Development and Building Heights Guidelines for Planning Authorities' (2018).

Proposed Amendment CH 4.25		
Section	Heading	Page no.
4.10	Core Strategy Table – CPO	114

Insert the following Policy Objective in Section 4.10 after CPO 4.48:

Achieve the delivery of high-quality built environments ensuring that development is designed to a high standard in line with the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities and Best Practice Urban Design Manual (DoECLG 2009), the 'Urban Development and Building Heights Guidelines for Planning Authorities' (2018) and Specific Planning Policy Requirements (SPPRs) 1 – 4 (inclusive), the core strategy for the county and other planning considerations.

Proposed Amendment CH 4.26		
Section	Heading	Page no.
4.14.8	Layout and Design	122

Insert the following Section after Section 4.14.8:

4.14.9 Apartment Development

The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. (Department of Housing, Planning and Local Government, 2018). In Longford, 4.2% of households lived in apartments in 2016, substantially lower than the national rate of 12%.

As with housing generally, the scale and extent of apartment development should increase in relation to proximity to core urban centres and other relevant factors in line with the standards, principles and any specific planning policy requirements (SPPRs) set out in the Urban Development and Building Heights Guidelines for Planning Authorities’ (2018) and the ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2018).

Proposed Amendment CH 4.27		
Section	Heading	Page no.
4.15	Housing Strategy - County Policy Objectives	123

Insert the following Policy Objective in Section 4.15 after CPO 4.62:

To support the development of quality residential schemes with a range of housing options having regard to the standards, principles and any specific planning policy requirements (SPPRs) set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009); Urban Development and Building Heights Guidelines for Planning Authorities’ (2018) and the ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2018).

2.5 Chapter 5: Transport, Infrastructure, Energy and Communications

Proposed Amendment CH 5.1		
Section	Heading	Page no.
5.2.2	Land Use and Transportation Planning	133

Amend the Policy Objective CPO5.9 and insert text as follows:

*Prepare and implement a Local Transport Plan (LTP) for Longford Town in conjunction with the National Transport Authority (NTA), **Transport Infrastructure Ireland (TII) and other relevant stakeholders, in accordance with the guidance note Area Based Transport Assessment 2019 (or any subsequent update) produced by the NTA and TII.***

Proposed Amendment CH 5.2		
Section	Heading	Page no.
5.2.2	Land Use and Transportation Planning	133

Amend the wording of policy objective CPO5.11 as follows:

*Require all major developments to submit Traffic Impact Assessments and Mobility Management Plans. **Mobility management / travel plans shall be submitted with applications for trip intensive developments including schools, significant employers, business parks and industrial estates, prepared in accordance with the TII Traffic and Transport Assessment Guidelines (2014) (PE-PDV-02045).***

Proposed Amendment CH 5.3		
Section	Heading	Page no.
5.2.3	Road and Street Network	134

Amend the text under the last paragraph of Section 5.2.3 and insert the text in italics:

Continued investment in the county's road and street network is necessary to ensure the sustainable efficient movement of people and goods within the county, to provide access to developing areas and to support economic activity. Longford County Council intends to proceed with a number of specific projects during the period of this plan. In order to implement a range of design measures that ensure roads and streets

are designed and managed to cater for all road users, the Council will have regard to the following; *Design Manual for Roads and Bridges*, *Design Manual for Urban Roads and Streets (2020)*, the *Guidelines for Setting and Managing Speed Limits in Ireland (2015)*, *TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads'* and other appropriate standards.

Proposed Amendment CH 5.4		
Section	Heading	Page no.
5.2.3	Road and Street Network	134

Insert a new Policy Objective after CPO5.14 as follows:

To protect the capacity, efficiency and safety of the national road network in County Longford by complying with the 'Spatial Planning and National Roads -Guidelines for planning authorities' (2012).

Proposed Amendment CH 5.5		
Section	Heading	Page no.
5.2.3	Road and Street Network	134

Insert a new Policy Objective after CPO5.14 as follows:

Protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the Development Plan in accordance with National Development Plan Objectives and to prohibit development that could prejudice their future delivery.

Proposed Amendment CH 5.6		
Section	Heading	Page no.
5.2.3	Road and Street Network	134

Amend the wording of Policy Objective CPO5.15 as follows:

Undertake the following Corridor and Route Selection Process for relevant new infrastructure being promoted by the Council, but excluding those national road schemes which are advanced following TII guidelines and policy:

Proposed Amendment CH 5.7		
Section	Heading	Page no.
5.2.3	Road and Street Network	135

Amend the wording of Policy Objective CPO5.16 as follows:

Reserve lands in *advance of investigating the feasibility of potential schemes* ~~appropriate areas~~ for the improvement, maintenance and management of road traffic systems throughout the County. Lands shall be reserved ~~on proposed route corridors~~ for the following potential schemes:

~~N5 Ballaghaderreen to Scramogue~~

N5 Longford – Scramogue Scheme.

N4 Mullingar to Longford (Rooskey)

N4 – N63 – N5 By-Pass to the South of Longford.

N55 Granard By-Pass

N63 Killashee By-Pass

N55 Edgeworthstown By-Pass

N55 Ballymahon By-Pass

N55 Tonywardan-Ardagullion Improvement

N63 Barnacor Road Re-alignment

N55 Ballymahon to Kilcurry Re-alignment

R392 Newcastle to Forgney Re-alignment

- *The Council will investigate the feasibility of these potential schemes, taking into account environmental sensitivities as identified in the SEA Environmental Report and the objectives of the Plan relating to sustainable mobility. Any future proposals for roads shall be consistent with the other provisions contained in the Plan, including CPO 5.15 in relation to Corridor and Route Selection Process; and take into account the most up to date, available information on flood risk at that time.*
- *Where these corridors have been identified they will be protected from further development prior to the establishment of a final route.*
- *Where corridors have not yet been developed the Council shall pursue the development of these corridors and shall protect corridors from development once established.*
- *Where route selection corridors exist, Longford County Council, in consultation with Transport Infrastructure Ireland (TII), shall ensure that the final route is identified within a reasonable timeframe.*

Proposed Amendment CH 5.8		
Section	Heading	Page no.
5.2.3	Road and Street Network	135

Amend the Policy Objective CPO5.17 as follows:

Protect routes of strategic importance within the County, as outlined below, from further access creation and ~~the discourage~~-intensification of existing accesses and development on national routes. Development on the National and Regional Routes outlined below shall be carefully considered to preserve their strategic role and safeguard the strategic function of the national road network, in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012).

Proposed Amendment CH 5.9		
Section	Heading	Page no.
5.2.3	Road and Street Network	135

Update Section 5.2.3 and Policy Objectives CPO5.17 and replace the references to the DMRB with the relevant TII Publication as follows:

Protect routes of strategic importance within the County, as outlined below, from further access creation and ~~the discourage~~-intensification of existing accesses and development on national routes. Development on the National and Regional Routes outlined below shall be carefully considered to preserve their strategic role and safeguard the strategic function of the national road network, in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012):

- N4 to Dublin and Sligo & N5 to Castlebar
- N55 to Cavan and Athlone & N63 to Galway
- R194 Longford to Virginia
- R198 Longford/Arvagh
- R392 Lanesboro/Mullingar,
- R393 Longford to Ballynacarrigy/Mullingar
- R395 Edgeworthstown to Castlepollard
- R396 Granard to Castlepollard
- R397 Longford/Ballymahon
- R398 Derraghan to Brickeens
- R399 Ratharney to Kilcurry.

Works to accesses along these routes shall be assessed according to the relevant technical criteria, including the TII/NRA ~~Design Standards Manual for Roads & Bridges (DMRB)~~.

Proposed Amendment CH 5.10		
Section	Heading	Page no.
5.2.3	Road and Street Network	135

Insert a new Policy Objective after CPO5.17 as follows:

To apply a less restrictive approach to non-residential development of strategic or national importance or extensions to such developments accessing onto the National Road Network in accordance with the provisions of Section 2.6 of the 'Spatial Planning and National Roads -Guidelines for planning authorities' (2012).

Proposed Amendment CH 5.11		
Section	Heading	Page no.
5.2.3	Road and Street Network	137

Insert additional text in Policy Objective CPO5.20 as follows:

Prepare access strategies for any lands that adjoin national roads in areas subject to 50kph speed limits or 100kph speed limits in relation to settlements that are covered by Zoning Strategies as set out under Appendix 1: Land Use Zonings.

For transitional zones (subject to a speed limit of 60kph before a lower 50kph) on sections of national roads on the approaches to or exits from town centres to provide for a limited level of direct access to facilitate orderly urban development.

Any such proposal must, however, be subject to a road safety audit carried out in accordance with the TII requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, must be avoided and have regard to the following - Design Manual for Urban Roads and Streets (2020), the Guidelines for Setting and Managing Speed Limits in Ireland (2015), TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads (2018)' and other appropriate standards.

Proposed Amendment CH 5.12		
Section	Heading	Page no.
5.2.3	Road and Street Network	137

Amend the Policy Objective CPO5.24 and include the need for an RSA and reference the correct TII Publication as follows:

*Require the inclusion of a Road Safety Impact Assessment (RSIA) as part of any proposed development/project of a significant scale which may have potential implications on major transport infrastructure. Such assessments shall be in accordance with ~~the TII publication 'NRA HD 18 Road Safety Impact Assessment'~~. **TII Publications PE-PMG-02001 (Road Safety Impact Assessment 2017)** or any future update.*

*Require that a Road Safety Audit (RSA) shall be undertaken on all new **national** road infrastructure projects, on any schemes or proposals which results in a permanent change to the layout of a national road and any other developments in excess of the*

thresholds for a TTA and sub-thresholds for a TTA specified in TII Publications GE-STY-01024 Road Safety Audits 2017, or any future update.

Proposed Amendment CH 5.13		
Section	Heading	Page no.
5.2.3	Road and Street Network	138

Amend the Policy Objective CPO5.30 and include reference to Section 3.8 of the DoECLG Spatial Planning and National Roads Guidelines as follows:

Restrict the use of national, regional and local roads for advertising purposes in line with the Planning and Development Act 2000, as amended, and to implement the provisions of:

- NRA policy document 'Policy on the Provision of Tourist and Leisure Signage on National Roads'
- **Section 3.8 of the DoECLG Spatial Planning and National Roads Guidelines**
- 'Longford County Council Policy on Advertising Signs'.

Proposed Amendment CH 5.14		
Section	Heading	Page no.
5.2.3	Road and Street Network	138

Add a new Policy Objective under Section 5.2.3, after CPO5.30:

Ensure that the capacity and efficiency of the national road network drainage regimes in County Longford will be safeguarded for national road drainage purposes.

Proposed Amendment CH 5.15		
Section	Heading	Page no.
5.2.3	Road and Street Network	138

Insert a new Policy Objective after CPO5.30 as follows:

Development proposals in proximity to a noise source and located within the Longford County Council Noise Action Area (including existing or proposed national road) should include noise attenuation measures and shall refer to S.I. No. 140 of 2006 Environmental Noise Regulations and Section 3.7 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities.

The costs of implementing mitigation measures shall be borne by the developer / applicant. The Authority will not be responsible for the provision of additional noise mitigation.

Proposed Amendment CH 5.16		
Section	Heading	Page no.
5.2.5	Sustainable Public Transport	140

Include the following text into Section 5.2.5 Sustainable Public Transport:

Sustainable Transport Principles

The promotion of use and increased delivery of sustainable modes of transport is fundamental to achieving Ireland's carbon emission reduction requirements of 20% by 2020 and 30% by 2030⁴. In addition to the reduction of emissions, failure to deliver public transport investment will result in a highly congested network that cannot meet the economy's transport needs. 'The provision of a well-functioning, integrated public transport system, enhancing competitiveness, sustaining economic progress and enabling sustainable mobility choices for citizens supports the overall objectives of Ireland 2040'⁵.

The following are considered to constitute the key principles underlying future sustainable transport:

- 1. Favour the established hierarchy of 'putting the pedestrian first' followed by the provision of cycling and public transport, at both micro and macro level, over developments that prove more beneficial to car use and dependency;*
- 2. Encourage cycling and its connectivity to existing public transport hubs and centres of activity and tourism, particularly those that provide an onward network of sustainable transport options;*
- 3. Apply the concept of the 'Complete Street' design to safety serve all users and modes of traffic in urban and residential areas, and to include adherence to the Design Manual for Urban Roads and Streets (DMURS) 2013.*
- 4. Implement measures that will reduce vehicular speed in urban and residential areas for improved safety and system performance, where possible and appropriate;*
- 5. Support the development of high-quality public space that contain small blocks / small streets, urban parks and dense, mixed-use, people-orientated design;*
- 6. Use Sections 48 and 49 of the Planning & Development Acts 2000 as amended to secure financial contributions towards the capital costs of providing and/or upgrading strategic public transport infrastructure;*
- 7. Target transport investment that first seeks to enhance the efficiency of the existing network through the application Intelligent Transportation Systems (ITS) in delivering increased information, service, travel modes, and telecommunication;*

⁴ https://ec.europa.eu/clima/policies/strategies/progress_en

⁵ <https://www.gov.ie/en/policy/e9ec84-transport/>

8. *Implement measures that improve the efficiency and sustainability of high quality, urban transport through expanded public transport, capacity, improved traffic management and bus priority, and walking and cycling infrastructure;*
9. *Facilitate the efficient movement of goods and people in the interest of commerce and enterprise;*
10. *Secure implementation of transport projects supported by national and regional spatial planning policies, and in adherence to the “Smarter Travel, A Sustainable Transport Future 2009-2020”;*
11. *Approach sustainable transport comprehensively and agree to undertake regular monitoring to include trip profiles (number, duration, modal use) and emissions, and at critical junctions, to benchmark performance and better inform future Urban Mobility, Permeability, Local Traffic and Climate Change Action Plans.*

Proposed Amendment CH 5.17		
Section	Heading	Page no.
5.2.5	Sustainable Public Transport - CPO	142

Insert the following Policy Objectives after section 5.2.5 and before CPO 5.40:

- CPOXX** *Ensure new development areas and employment land-uses are permeable for walking and cycling and are laid out in such a way as to facilitate the operation of and access to public transport by residents and employees.*
- CPOXX** *Ensure that the layout and design of new developments provide for bus stops, passenger waiting facilities, and bus turning and service regulatory layover facilities, as required.*
- CPOXX** *Support and develop public transport routes throughout the County through collaboration with the National Transport Authority.*
- CPOXX** *Retrospectively provide public transport, walking and cycling infrastructure and facilities in existing development areas to achieve growth in sustainable mobility.*
- CPOXX** *Provide suitable infrastructure on public transport corridors to improve safety and efficiency for public transport users.*

Proposed Amendment CH 5.18		
Section	Heading	Page no.
5.2.5	Sustainable Public Transport	142

Amend the Policy Objective CPO5.44 and insert additional text as follows:

Support *the (NTA) Connecting Ireland: Rural Mobility Plan* and encourage public transport providers and rural community transport initiatives to enhance the provision of public transportation services linking the rural villages to the main towns within Longford.

Proposed Amendment CH 5.19		
Section	Heading	Page no.
5.2.7	Cycling and Walking	144

Insert a new Policy Objective after CPO5.57:

Promote walking through the development and expansion of a network of safe walking trails within towns and villages and their environs. Such routes can link with existing walking trails, Sli na Slainte and the Green Infrastructure Network and existing or new public rights of way.

Proposed Amendment CH 5.20		
Section	Heading	Page no.
5.2.7	Cycling and Walking	144

Amend the wording of Policy Objective CPO5.59 as follows:

Seek the development of effective cycling infrastructure along the key *urban* arterial routes to and from Longford Town:

- R198 – Battery Road/Church Street/Bridge Street;
- R393 – Dublin Road; and
- the N63 – Ballinalee Road;

In order to coincide with key employment areas, public transport hubs and schools within Longford Town.

Proposed Amendment CH 5.21		
Section	Heading	Page no.
5.2.7	Cycling and Walking	145

Amend the Policy Objective CPO5.63 and insert the following text:

Ensure that the upgrading of roads will not impact negatively on the safety and perceived safety of cyclists. Support the development of safe cycle routes and

enhance and maintain these routes with quality signposting, lighting and road surfaces separated from vehicular traffic.

Encourage the development of off-road cycling. Ensure that the upgrading of roads will not impact negatively on the safety and perceived safety of cyclists. Ensure that any dedicated cycle routes which are developed away from the main public carriageway are well lit. Routes should, where possible, follow off-road tracks and quiet country roads.

Proposed Amendment CH 5.22		
Section	Heading	Page no.
5.2.7	Cycling and Walking	145

Amend the Policy Objective CPO5.64 as follows:

*Promote the development of long-distance off-road walking **and cycling** routes, particularly those with historical and cultural associations and links to other routes in adjacent counties **in association with the Irish Sports Council**. Aim to establish and link with a strategic network of trails from residential areas, open spaces and existing or new public rights of way to facilitate the creation of a secure and safe greenway network.*

Proposed Amendment CH 5.23		
Section	Heading	Page no.
5.2.7	Cycling and Walking	145

Amend the Policy Objective CPO5.67 as follows:

*Provide signposting, **information boards** and public lighting **for walking and cycling routes at appropriate locations**.*

Proposed Amendment CH 5.24		
Section	Heading	Page no.
5.3.1	Water Supply	146

Amend the Section 5.3.1 Water Supply as follows:

*Public drinking water in County Longford is supplied through **6 5** no. public water supply schemes (Longford Central; Granard; Gowra; Ballymahon; Lanesborough and Newtowncashel).*

Proposed Amendment CH 5.25		
Section	Heading	Page no.
5.3.2	Wastewater	149

Amend Policy Objective CPO 5.84 to include the following additional text:

Have regard to the capacity of the Edgeworthstown and Ballymahon wastewater treatment plants (and any other plants within the County of limited capacity to accommodate the core strategy and settlement hierarchy), with any further growth in these settlements contingent on the upgrading of these treatment plants, or the submission of appropriate temporary engineering solutions for individual developments which suitably address wastewater treatment and disposal to the satisfaction of the Council and Irish Water and in accordance with the provisions of the Water Framework Directive and relevant River Basin Management Plan.

Proposed Amendment CH 5.26		
Section	Heading	Page no.
5.3.2	Wastewater	149

Amend the Policy Objective CPO 5.87:

'Promote changeover from septic tanks to public collection networks in all cases where this is feasible'.

Proposed Amendment CH 5.27		
Section	Heading	Page no.
5.5	Flood Risk Management	152

Amend the Policy Objective CPO 5.98 as follows:

Protect Flood Zone A and Flood Zone B from inappropriate development and direct developments/land uses into the appropriate Flood Zone in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (or any superseding document) and the guidance contained in DMS 16.204. Where a development/land use is proposed that is inappropriate within the Flood Zone, then the development proposal will need to be accompanied by a Development Management Justification Test and site-specific Flood Risk Assessment in accordance with the criteria set out under with The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and Circular PL2/2014 (as updated/superseded).

*In Flood Zone C, (Please also refer to Development Management Standard, Development Management Standard, DMS 16.204, where the probability of flooding is low (less than 0.1%, Flood Zone C), **site-specific Flood Risk Assessment may be required and** the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed.*

The County Plan SFRA datasets and the most up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.

Proposed Amendment CH 5.28		
Section	Heading	Page no.
5.5	Flood Risk Management – CPO	154

Amend the Policy Objective CPO 5.108 as follows:

SFRA datasets will be made available to the lower-tier forward planning and Development Management and associated SFRA/FRA processes in the Council. These processes may lead to the identification of areas where the Constrained Land Use Zoning provisions contained within this Plan may apply. In this regard, prospective applicants for developments in areas that have been previously developed and are at elevated levels of flood risk are encouraged to consult with the Planning Department at the earliest opportunity. Appendix II of the SFRA that accompanies the Plan includes mapping at a County level of historic (page 2) and predictive (page 3) flood risk indicators.

Proposed Amendment CH 5.29		
Section	Heading	Page no.
5.6	Environmental Services – Waste Management CPO	156

Insert a new Policy Objective after CPO5.118 as follows:

Ensure that all waste collectors and householder who use the services of authorised waste collectors are fully compliant with the Waste Management Act 1996, as amended and the Waste Management (Collection Permits) Regulations 2007, as amended.

Proposed Amendment CH 5.30		
Section	Heading	Page no.
5.7	Energy Networks Infrastructure	158

Insert a new Policy Objective before CPO5.123 as follows:

Support the development, reinforcement, renewal and expansion of the electricity transmission and distribution grid, including the development of new lines, pylons and substations as required to provide for the future physical and economic development of County Longford.

Proposed Amendment CH 5.31		
Section	Heading	Page no.
5.7	Energy Networks Infrastructure	158

Amend the wording of Policy Objective CPO 5.123 as follows:

*Require that the location of local energy services **for developments**, such as electricity/**telecommunications**, be undergrounded, where appropriate. Where undergrounding of cables is being pursued, proposals should demonstrate that environmental impacts including the following are minimised:*

- Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties);*
- Short to medium term impacts on the landscape where, for example, hedgerows are encountered;*
- Impacts on underground archaeology;*
- Impacts on soil structure and drainage;*
- Impacts on surface waters as a result of sedimentation.*

Proposed Amendment CH 5.32		
Section	Heading	Page no.
5.8	Renewable Energy	158

Insert text into Section 5.8 as follows:

The Council will undertake an assessment of the metrics including an assessment of the proportion of the national 4GW of renewable energy target to be allocated for County Longford. The results of this assessment will be included within the Draft Plan along with a new policy objective. Based on a total land area for the County which

equates to 1,091km² (1.6% of the state area of Republic Ireland 70,273km²); the 4GW national target would equate to 1.6% from the above to 64 Megawatts.

Furthermore, within the County a number of renewable energy projects have also been granted with the potential to generate a combined output of between 160.1/175.1MW of clean renewable energy.

Longford County – Renewable Energy approved projects:

Planning Ref	Name – Location	Description
PL18135	Kilashee - Middleton, Ballycore, Treanboy and Newtown	Ten year permission for a solar farm on a site of 51.38ha, up to 216,000sq.m of solar PV panels to generate 35MW to 50MW
PL19222	Ballykenny	25 year permission for a solar farm up to 19Ha with an export capacity of 9MW comprising of solar PV panels
PL1681	Edgeworthstown – Lisnageeragh	25 year permission for a solar farm for a 4.2MVA on a 14.5Ha site
PL18146	Fisherstown, Clondra	30 year permission for a solar farm with an export capacity of 4MW comprising solar PV panels.
PL14.248470 / PL.Ref.17/47	Cleghill	25 year operational period solar farm with export capacity of 11.1MW on a 19Ha site
ABP PL14.303592	Derryad Windfarm	10 year planning permission for 24 no. wind turbines – 96MW capacity
Total Granted		175.1MW High estimate / 160.1MW low

The Council considers that securing a balance between renewable energy sources is the appropriate direction and that identifying appropriate areas within the County for potential wind generation the County can aim to direct potential wind generation schemes in the future. In the absence of national renewable energy targets the County has performed well in being able to secure a number of projects for future development. In considering the identified national target of 4GW over the next ten years and in looking at the land area of Longford the following figures are identified:

- Land area Longford (1,091km²) 1.6% of the whole state = 70,273km²
- 4GW required new renewable energy for National (CAP) = approx. 64MW apportioned for County Longford (1.6% of 4GW)

Proposed Amendment CH 5.33		
Section	Heading	Page no.
5.8	Renewable Energy	159

Amend the Policy Objective CPO5.129 as follows:

*Prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. This strategy will support the development of renewable energy infrastructure to deliver government objectives in relation to energy efficiency and the transition to a low carbon future. **The Strategy will include a Wind Energy Strategy for the County.***

Proposed Amendment CH 5.34		
Section	Heading	Page no.
5.8	Renewable Energy	159

Insert a new Policy Objective after CPO5.134 as follows:

Require an assessment of alternative grid connection routing options to be submitted prior to any proposal being considered for a grid connection utilising the national road network.

Proposed Amendment CH 5.35		
Section	Heading	Page no.
5.8	Renewable Energy	159

Insert a new Policy Objective into Section 5.8 Renewable Energy after CPO5.134 as follows:

The Council shall give consideration to extending the length of the Planning Permission and the life of renewable energy projects on a case by case basis given the nature of the proposed development and the type of renewable energy project.

Proposed Amendment CH 5.36		
Section	Heading	Page no.
5.8.1	Wind Energy	160

Amend the text of the second paragraph:

The Council recognises the importance of wind energy as a renewable energy source which can play a vital role in achieving national targets in relation to reductions in fossil fuel dependency and greenhouse gas emissions. The Council seeks to enable renewable and wind energy resources of County Longford to be harnessed in a manner that is consistent with proper planning and sustainable development of the area. The Council will have regard to the Wind Energy Development Guidelines for

Planning Authorities and the *Draft Revised Wind Energy Development Guidelines (December 2019)*, prepared by the Department of Environment, Heritage and Local Government, or any update made thereto. In addition, potential applicants are advised to consult with appropriate statutory and non-statutory bodies in areas which may require special protection.

Proposed Amendment CH 5.37		
Section	Heading	Page no.
5.8.1	Wind Energy	161

Amend the Policy Objective CPO5.138 and insert the following text:

Ensure that the assessment of wind energy development proposals will have regard to the following:

- *sensitivities of the county's landscapes;*
- *visual impact on protected views, prospects, scenic routes, as well as local visual impacts;*
- *impacts on nature conservation designations, archaeological areas, **county geological sites** and historic structures, public rights of way and walking routes;*
- *local environmental impacts, including those on residential properties, such as noise and shadow flicker;*
- *visual and environmental impacts of associated development, such as access roads, plant and grid connections;*
- *scale, size and layout of the project and any cumulative effects due to other projects; the impact of the proposed development on protected bird and mammal species;*
- *County Longford Wind Energy Strategy (when adopted);*
- *impact of the grid connection from the proposed wind farm to the ESB network.*

Proposed Amendment CH 5.38		
Section	Heading	Page no.
5.8.1	Wind Energy	162

Amend the Policy Objective CPO5.139 and insert the text as follows:

*Ensure that proposals for energy development demonstrate that human health has been considered **and have regard to Draft Wind Energy Development Guidelines (2019), which are due to be finalised in the coming year (2021).***

- *Noise ~~(including consistency with the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region);~~*

- *Shadow Flicker (for wind turbine developments, including detailed Shadow Flicker Study);*
- *Ground Conditions/Geology (including landslide and slope stability risk assessment);*
- *Air Quality;*
- *Water Quality; and*
- *Assessment of impacts on collision risk species (bird and bats*

Proposed Amendment CH 5.39		
Section	Heading	Page no.
5.8.4	Geothermal Energy	164

Amend the Section 5.8.4 Geothermal Energy as follows:

Geothermal energy refers to heat energy stored in the ground. Deep geothermal energy can only be accessed through geological processes or by drilling through the surface. The second source of heat in the ground is from radiation from the sun and is regarded as stored energy, which stays relatively warm throughout the year and can be extracted using a ground source heat pump.

To support the increased use of geothermal energy for heat in Ireland, the Department of the Environment, Climate and Communications (DECC) have published [An Assessment of Geothermal Energy for District Heating in Ireland](#) a non-technical Roadmap for a Policy and Regulatory Framework and a mapping tool to identify and assess Geothermal Site Suitability - [Geoenergy \(gsi.ie\)](#)

Proposed Amendment CH 5.40		
Section	Heading	Page no.
5.8.4	Bio-Energy	166

Insert a new Policy Objective before CPO5.151 as follows:

To support EMRA and work with the Regional Assembly in developing and progressing a bioeconomy plan for the region (RSES RPO 7.37) in order to identify potential new opportunities for the County.

Proposed Amendment CH 5.41		
Section	Heading	Page no.
5.8.4	Bio-Energy	166

Amend the Policy Objectives CPO5.151 and CPO5.152 as follows:

CPO5.151	<i>Facilitate the development of projects that convert biomass to energy, subject to proper planning considerations. Such projects where it can be demonstrated that the feedstock source is sustainable and where the end product will not be mixed with fossil gas.</i>
CPO5.152	<i>Promote and prioritise utilisation of existing waste streams from agricultural and forestry sectors for renewable energy projects including anaerobic digestion, subject to proper planning and environmental considerations. The sourcing, sustainability and impacts of the proposed feedstocks require full assessment.</i>

Proposed Amendment CH 5.42		
Section	Heading	Page no.
5.11 (8.8)	Transport, Infrastructure, Energy and Communications - Climate Context and Associated Actions	172

Include the following Climate Action under ***Transport, Infrastructure, Energy and Communications***

Longford County Council shall: Require the integration of a Building Management Systems (BMS) at its primary office locations for the benefit of reducing energy and maintenance costs.

2.6 Chapter 6: Regeneration

Proposed Amendment CH 6.1		
Section	Heading	Page no.
6.3.5	Draft County Longford Regeneration Strategy 2020	176

Amend the title of Section 6.3.5 and Include the following text:

The regeneration section of Longford County Council is tasked with the delivery of a wide range of projects and initiatives and securing funding for these through community-led development and capacity building, policy alignment and coordination and delivery. The following points summarise the main action areas of the section in support of:

- The provisions of the Core Strategy in securing the settlement hierarchy, ensuring that towns and villages are attractive places to live works and visit generating positive change in local communities*
- Reversing town/village and rural population decline, by encouraging new roles and functions for buildings, streets and sites and promoting new economic opportunities through appropriate placemaking initiatives including targeted regeneration master planning for specific areas*
- Compact and Sustainable Growth - encouraging compact forms of development that that focus on consolidating the footprint of existing settlements with new development.*
- Integration of sustainable and climate action policies, the national transition objective and the Just transition process*
- Strong stakeholder engagement through established Town Teams and other vehicles to maximise a bottom-up approach*
- Protecting environmental and heritage assets, encouraging access, awareness conservation and preservation as appropriate.*

Proposed Amendment CH 6.2		
Section	Heading	Page no.
6.4.1	Compact Growth Urban Regeneration (Housing) – CPO	178

To amend the Policy Objective CPO 6.4 as follows:

Promote increased urban densities and building heights at suitable locations in accordance with the settlement hierarchy, in accordance with Urban Development and Building Heights Guidelines for Planning Authorities (2018), or any future amendments or updates of the same.

Proposed Amendment CH 6.3		
Section	Heading	Page no.
6.5	Active Land Management – CPO	186

Amend the Policy Objective CPO 6.48 to include the following text:

*Use, where appropriate, Compulsory Purchase Orders (CPO) and other incentives including development contributions **in combination with the provisions of the Urban Regeneration and Housing Act 2015 in order** to encourage urban regeneration of brownfield lands over the development of greenfield sites in urban areas.*

Proposed Amendment CH 6.4		
Section	Heading	Page no.
6.6.2	Other Locations	194

Insert an additional Policy Objective after existing CPO 6.84 as follows:

Promote the development of Lanesborough – Ballyleague in accordance with the adopted Economic and Enterprise Development Strategy for Lanesborough – Ballyleague, or other relevant subsequent plan / strategy.

Proposed Amendment CH 6.5		
Section	Heading	Page no.
6.5.3.1	Master Planning Longford Integrated Action Plan 2018 – Military Assets as Public Spaces	187

Amend the Section 6.5.3.2 as follows:

~~**‘6.5.3.2 Longford Integrated Action Plan 2018 – Military Assets as Public Spaces’**~~

~~*This is an Integrated Action Plan for Connolly Barracks and the Northern Quarter of Longford Town, which was produced as part of the URBACT Military Assets as Public Spaces (MAPS) project. It recognises that Longford town suffered significant decline following the economic crash in 2008, in the past was heavily reliant on the construction sector for employment and had not experienced the same growth in retail or commercial activity as other parts of the country. This was exacerbated by*~~

~~the closure of Connolly Barracks in 2009, with the loss of 200 jobs on site and a knock-on effect on the wider economy.~~

~~Longford County Council recognised the potential and importance of this site to the future of the town and purchased a portion of it, acknowledging the ability of it to act as an economic driver for the town and wider region if developed appropriately.~~

~~The Integrated Action Plan (IAP) recognises the importance of improving the physical environment in which Connolly Barracks is located in enhancing and utilising the River Camlin which bounds the site. The redevelopment of Connolly Barracks and the wider area now provides an opportunity to open up the town to the River Camlin and embrace this valuable natural asset. This will be developed through a new masterplan for the wider Northern Quarter area, taking in Great Water Street and Little Water Street, as well as Lower Main Street, up to and including Connolly Barracks and Church Street.~~

Proposed Amendment CH 6.6		
Section	Heading	Page no.
6.5.3.2	Camlin Quarter Masterplan'	188

Insert the following text into Section 6.5.3.2:

'6.5.3.2 Camlin Quarter Masterplan'

*This plan deals with the Development of the **Camlin Quarter** including Connolly Barracks, Church St. Great Water Street, Little Water Street onto the Albert Reynolds Peace Park, enhancing the public realm, investigation of potential land uses, landbank assembly and connectivity improvements. This plan continues to form the basis of funding applications in support of identified actions, including large-scale development proposals under the URDF.*

Proposed Amendment CH 6.7		
Section	Heading	Page no.
6.5.4	Securing Funding Streams	189

Amend Section '6.5.2 (6.5.4) Securing Funding Streams' include the following sentence at the end of the existing text:

In applying a tailored approach to the location of new housing and economic development, the importance of the role of regeneration in the delivery of Project Ireland 2040 is acknowledged through the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).

Regeneration will pursue complementary funding streams that support broader aims to achieve these outcomes in the areas of tourism, economic, recreation, heritage, amenity, social inclusion and climate action.

Proposed Amendment CH 6.8		
Section	Heading	Page no.
6.7	Regeneration Climate Context and Associated Actions	197

Amend the wording of the Climate Context and Associated Action A6.3 as follows:

*~~Require~~ **Seek** an annual flagship Regeneration application, to exclude those relating to trails, exclusively for the benefit of climate change.*

2.7 Chapter 7: Placemaking

Proposed Amendment CH 7.1		
Section	Heading	Page no.
7.1	Introduction	198

Amend the Section 7.1 Introduction and include the following text:

The COVID-19 crisis and subsequent lockdowns have highlighted the need for good placemaking practice. Strong accessible connections to amenity areas and recreational facilities for residents of Longford town core in particular, were essential during this time and provide insight into the development requirements of future proposals to enhance liveability and the maintenance of local economies in the County over the plan period.

In terms of placemaking this overlaps with the concept of regeneration. A central objective of this Plan is to regenerate the County's towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint (see Chapter 4: Core, Settlement and Housing Strategies and Chapter 6 Regeneration for more detail).

Proposed Amendment CH 7.2		
Section	Heading	Page no.
7.4.1	Healthy Placemaking	200

Amend Section 7.4.1 Placemaking and include the following text:

*It is recognised that good Placemaking is both physical and social **environmental** and as such incorporates both tangible and non-tangible elements (see Figure 7.1). It incorporates an appropriate recognition and placement of the role of the town centre, associated good town centre management, public realm works and the creation of creative spaces and the provision of adequate social infrastructure.*

Proposed Amendment CH 7.3		
Section	Heading	Page no.
7.4.1	Healthy Placemaking	202

Insert an additional Policy Objective after CPO 7.3:

Promote and encourage connectivity improvements to promote sustainable travel in urban and rural areas in accordance with relevant funding initiatives.

Proposed Amendment CH 7.4		
Section	Heading	Page no.
7.4.1	Healthy Placemaking – CPO	202

Amend and merge the Policy Objectives CPO 7.5 and CPO 7.6 as follows:

~~CPO 7.5 Have regard to the Guiding Principles for ‘Healthy Placemaking’ and ‘Integration of Land Use and Transport’ as set out in the EMRA RSES.~~

~~CPO 7.6 Have regard to national policy as set out in ‘Sustainable Residential Development in Urban Areas’ and the ‘Design Manual for Urban Roads and Streets (DMURS)’.~~

Have regard to national policy as set out in ‘Sustainable Residential Development in Urban Areas’ and the ‘Design Manual for Urban Roads and Streets (DMURS)’ and regional policy as set out in the Guiding Principles for ‘Healthy Placemaking’ and ‘Integration of Land Use and Transport’ in the EMRA RSES.

Proposed Amendment CH 7.5		
Section	Heading	Page no.
7.4.2.2	Universal Design	204

Amend Section 7.4.2.2 Universal Design to include the following text as follows:

*Universal Design refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by everyone. Successful public spaces are multi-dimensional and appeal to people of all abilities, young and old, for a variety of reasons and purposes with a central focus on improving quality of life. In catering for various cohorts in terms of older persons and disabled persons, **families etc.**, it is important to recognise that successful buildings, urban spaces and public realms should not only be attractive but should serve a functional purpose that is easily accessible to everyone, regardless of age or ability. It is therefore important in the creation of new or adapted built environments that an inclusive universal design approach is undertaken. Quality placemaking should integrate the principles of universal access in the design of buildings, housing, public realm, amenities and transport services to create places that are safe, easy to move around and accessible to all (National Disability Authority ‘Building for Everyone: A Universal Design Approach’).*

Proposed Amendment CH 7.6		
Section	Heading	Page no.
7.4.2.5	Industry and Enterprise Placemaking - CPO	206

Amend the Policy Objective CPO 7.25 (in accordance with NRA threshold requirements) and include the following additional text as follows:

Require industry / enterprise proposals to be accompanied with a Mobility Management Plan (in accordance with NRA and TII threshold requirements) to include a site-specific programme to facilitate and promote sustainable operational practices, including the use of public transport services, walking and cycling.

Proposed Amendment CH 7.7		
Section	Heading	Page no.
7.4.4	Social and Community Infrastructure Requirements - CPO	210

Insert the following Policy Objective after CPO 7.29 as follows:

Ensure crime prevention measures are incorporated into the design of community buildings and recreational areas.

Proposed Amendment CH 7.8		
Section	Heading	Page no.
7.4.6	Education - CPO	212

Amend the Policy Objective CPO 7.36 as follows:

Work collaboratively with the Department of Education and Skills and Department of Further and Higher Education, Research, Innovation and Science to ensure a planned approach to education provision and to the location of school facilities within access to public transport and sustainable travel modes (i.e. walking, cycling).

Proposed Amendment CH 7.9		
Section	Heading	Page no.
7.4.6	Education - CPO	212

Amend the Policy Objective CPO 7.37 as follows:

Ensure in areas where significant new housing is proposed, an assessment of need regarding schools' provision is carried out in collaboration with the Department of Education and Skills and Department of Further and Higher Education, Research, Innovation and Science.

Proposed Amendment CH 7.10		
Section	Heading	Page no.
7.4.6	Education - CPO	212

Insert the following Policy Objective after CPO 7.39 as follows:

To support the intensification of development (for educational purposes) on existing school sites.

2.8 Chapter 8: Economic Development

Proposed Amendment CH 8.1		
Section	Heading	Page no.
8.7	County Longford Economic Development Strategy	234

Amend the Economic Development Hierarchy provided in Table 8.4 to reflect the revised settlement hierarchy as follows:

Hierarchy of Employment Centres			Sectoral Strengths
Primary Economic Growth Town	Longford Town	Designated as a 'Key Town' in the RSES and most economically active settlement that provides employment for its surrounding area with high-quality transport links and the capacity to act as a growth driver to complement the Regional Growth Centre of Athlone.	<ul style="list-style-type: none"> ▪ Significant in-commuting and employment in sectors such as advanced manufacturing, pharma and agri-food. ▪ Main administrative centre for the county ▪ Primary retail centre.
Secondary Economic Growth Town	Granard	Important supporting and complementary role in developing regional and county-level economic growth in tandem with the primary economic growth town of Longford Town.	<ul style="list-style-type: none"> ▪ Well-established manufacturing base. ▪ Particular emphasis on food and agri-feed sectors. ▪ Growing tourism and heritage sector, driven by the Granard Motte historical site.
Key Employment Centres	Edgeworthstown Ballymahon Lanesborough	Key settlements proving significant employment for respective urban areas and wider hinterland.	<u>Edgeworthstown</u> <ul style="list-style-type: none"> ▪ Long-established manufacturing and light-industrial base. ▪ Focus on agri-food and the service sector. ▪ Excellent transport links through the N4 and Sligo-Dublin InterCity rail line.

			<p><u>Ballymahon</u></p> <ul style="list-style-type: none"> ▪ Strong manufacturing and light-industrial base. ▪ Key retail and service-sector centre. <p>Significant growth in tourism-orientated services and tourism accommodation which has coincided with the opening of the nearby Longford Forest Center Parcs resort in July 2019.</p> <p><u>Lanesborough</u></p> <ul style="list-style-type: none"> ▪ Currently in a state of structural economic change with the closure of the Lough Ree power station. ▪ Key target area for employment and investment from the Just Transaction Fund. ▪ Significant positive impacts on a variety of sectors, ranging from agri-food to tourism to alternative energy sectors. ▪ Secured funding for the development of tourism and community development projects, notably a new community enterprise food hub which will create up to 90 jobs. ▪ Strong retail and service sectors.
Local Employment Centres	Drumlish Newtownforbes Ballinalee Keenagh Abbeyshrule Ardagh Clondra	Small towns and key villages providing employment needs for local hinterlands.	Local investment, generally small-scale industry.

	Ballinamuck Aughnaclyffe		
Rural Areas	Rural Settlements, Rural Nodes and Rural Countryside	Rural employment in the countryside	Agriculture, forestry, horticulture, silviculture, hydroponics, energy production, rural resource- based enterprises, micro industries and home working.

Proposed Amendment CH 8.2		
Section	Heading	Page no.
8.7	County Longford Economic Development Strategy - CPO	236

Insert the following additional County Policy Objective after existing CPO 8.6:

Have regard to the County Policy Objectives contained in Section 5.2.3 of this Plan when assessing proposals for economic or employment generating development and their potential impact on the road and street network where the protection of routes of strategic importance within the County from further access creation and intensification of existing accesses and development on national routes is a key consideration. Development on the National and Regional Routes outlined in CPO 5.17 shall be carefully considered to preserve their strategic role and safeguard the strategic function of the national road network, in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012)”.

Proposed Amendment CH 8.3		
Section	Heading	Page no.
8.7	County Longford Economic Development Strategy - CPO	238

Insert the following Policy Objective after CPO8.22 as follows:

Collaborate with agencies such as Enterprise Ireland, Connect Ireland and IDA Ireland in identifying key, strategic employment land banks within the County to principally accommodate prospective Foreign Direct Investment (FDI) employment and/or IDA Ireland affiliated enterprises.

Proposed Amendment CH 8.4		
Section	Heading	Page no.
8.7	County Longford Economic Development Strategy - CPO	238

Insert the following Policy Objective after CPO 8.22:

Facilitate the delivery of strategic employment landing space to principally accommodate FDI employment and IDA Ireland affiliated enterprises where appropriate.

Proposed Amendment CH 8.5		
Section	Heading	Page no.
8.7.2	Retail Development	243

Amend the text of the 3rd paragraph with the following additional text:

The Retail Strategy sets out to review the broad quantum of additional retail floorspace and its location that is required for the County over the Plan period (The Council has undertaken an interim review of projected floorspace requirements to provide an evidence-based quantum of retail floorspace requirements for the Draft Plan period, this is included in Annex 8: Retail Strategy). The location and extent of new retail development must have regard to the planning framework for the County, particularly the Retail Planning Guidelines. Central to the provision of additional retail floorspace is the need to reinforce the retail hierarchy of the County in existing town and village centres. Therefore, it is vital that Longford Town, as the County's principal urban centre continues to develop its retail function to meet expanding shopping needs and to ensure a healthy and competitive retail environment.

*** To be read in conjunction with proposed material amendment ANN.9.1 re. Revised Retail Strategy as contained in Part 3: Annexes.**

Proposed Amendment CH 8.6		
Section	Heading	Page no.
8.7.2.12	General Retail County Policy Objectives – CPO	252

Insert a new Policy Objective after CPO 8.68 as follows:

Conduct a review of the Longford County Retail Strategy within two years of the adoption of the County Development Plan

Proposed Amendment CH 8.7		
Section	Heading	Page no.
8.7.2.12	General Retail County Policy Objectives - CPO	252

Insert a new Policy Objective after CPO 8.68 as follows:

Impose a presumption against the provision of large scale out of town retail development located adjacent or close to existing, new or planned national roads in accordance with the provisions of the Retail Planning Guidelines (2012).

Proposed Amendment CH 8.8		
Section	Heading	Page no.
8.7.2.12	General Retail County Policy Objectives - CPO	252

Insert a new Policy Objective after CPO 8.68 as follows:

Prohibit the provision of comparison and convenience retail uses within all employment generating land uses on edge and out of edge centres unless such land is sequentially preferable and could contribute to compact growth.

2.9 Chapter 9: Rural Economy

Proposed Amendment CH 9.1		
Section	Heading	Page no.
9.3.1	Rural Enterprise and Economy	265

Amend the text in Section 9.3.1 (4th paragraph) to include the following additional text:

*It is acknowledged that some enterprise and employment uses may not always be appropriately located on Enterprise and Employment Zoned lands. In this regard, some new enterprise and employment projects may require sites outside settlements because of their size, type or specific site requirements. Such developments, **as with all rural-based developments and enterprises**, will be subject to **the policy objectives contained in Chapter 5 of this Plan with particular emphasis on those policy objectives contained in Section 5.2.3** in relation to development accessing national roads, in the context of traffic safety and the protection of the national road network.*

Proposed Amendment CH 9.2		
Section	Heading	Page no.
9.3.1	Rural Enterprise and Economy - CPO	267

Insert a new Policy Objective after CPO 9.11 as follows:

Have regard to the County Policy Objectives contained in Section 5.2.3 of this Plan when assessing proposals for rural economic or employment generating development and their potential impact on the road network where the protection of routes of strategic importance within the County from further access creation and intensification of existing accesses and development on national routes is a key consideration. Development on the National and Regional Routes outlined in CPO 5.17 shall be carefully considered to preserve their strategic role and safeguard the strategic function of the national road network, in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012).

Proposed Amendment CH 9.3		
Section	Heading	Page no.
9.3.2	Agriculture - CPO	270

Insert a new Policy Objective after CPO 9.20 as follows:

Ensure that agriculture development is in compliance with the EU “A Farm to Fork Strategy” 2020 and parallel to the 14 point EU Nature Restoration Plan in the EU “Biodiversity Strategy for 2030 - Bringing nature back into our lives.

Proposed Amendment CH 9.4		
Section	Heading	Page no.
9.3.3	Forestry - CPO	272

Amend the Policy Objective CPO9.27 as follows:

Encourage the planting of diverse and native species, with higher proportions of broadleaf, to ensure rich and varied biodiversity value, particularly in areas where there is evidence of a dominant conifer species planted cumulatively within the landscape.

2.10 Chapter 10: Tourism

Proposed Amendment CH 10.1		
Section	Heading	Page no.
10.5.2	Ecotourism Principles for Tourism Development	287

Add the following text to the title and text of Section 10.5.2 as follows:

Sustainable Tourism and Ecotourism Principles for Tourism Development

*It is intended to encourage the use of **Sustainable Tourism** and where relevant Ecotourism principles in the development of Tourism products in Longford. The intention of the Council is to encourage car free tourism and to encourage more longer area-based stays, based on enhanced promotion and development of safe greenway cycling routes, and attractive walking and hiking routes for all ages and abilities.*

Proposed Amendment CH 10.2		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.1 with the following additional text:

*Continue to support the implementation of the County's Tourism Strategy in line with national and regional policy in collaboration with Fáilte Ireland, Waterways Ireland, EMRA, adjoining Local Authorities, tourism businesses and communities and other supporting agencies. **As part of this process Longford County Council will liaise with Fáilte Ireland as required on the development of its strategy, as well as any smaller scale plans or programmes that are prepared to give effect to that strategy. Any such plans, programmes or policies shall be screened or assessed in full compliance with EU Directives including the SEA Directive and the Habitats Directive.***

Proposed Amendment CH 10.3		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.2 with the following additional text:

*Ensure all tourism developments shall integrate climate change adaptation, the enhancement of nature and biodiversity measures **and the protection of the***

natural environment and the County's heritage into their activities, plans and proposals.

Proposed Amendment CH 10.4		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.5 with the following additional text:

Promote the development of sustainable and high-quality visitor attractions, activities and infrastructure, enabling an increase in the overall capacity, encouraging longer area-based stays and long-term development of the county's tourism industry, subject to appropriate siting and design criteria and the protection of environmentally sensitive areas.

Proposed Amendment CH 10.5		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.7 with the following additional text:

Protect and conserve the natural, built recreational and cultural heritage features which add value to the visitor experience in County Longford and seek to restrict and prevent developments which would damage or detract from the quality of scenic areas and identified natural and cultural heritage assets. Particular care shall be taken in regard to the siting of noise generating sports and golf course development so as not too conflict with the enjoyment of areas used for informal recreation and existing public rights of way and walking routes.

Proposed Amendment CH 10.6		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.9 with the following additional text:

Support the Shannon Tourism Masterplan and tourism projects as a result of the Just Transition process and to support an application for UNESCO Biosphere Reserve for the Lough Ree area during the lifetime of this plan. Continue to support the development and expansion of tourism-related enterprise including visitor attractions, services and accommodation, food and craft businesses.

Proposed Amendment CH 10.7		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Amend the Policy Objective CPO10.10 with the following additional text:

*Prepare and update a comprehensive tourism **mapping and signage** plan for the county, in collaboration with Fáilte Ireland, ensuring that new signage is consistent and complementary to signage planned for Ireland's Hidden Heartlands Regional Experience Brand. **Signpost and waymark walking and cycle routes with appropriately designed quality signage and information boards and public lighting where appropriate shall be developed.***

Proposed Amendment CH 10.8		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	288

Insert the following Policy Objective after CP10.10:

To support the future development of Destination Experience Development Plans (DEDP's) which may be developed by Fáilte Ireland during the lifetime of this development plan and to ensure continued collaboration and alignment with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of these DEDP's.

Proposed Amendment CH 10.9		
Section	Heading	Page no.
10.5.3	General Tourism - CPO	289

Amend the Policy Objective CPO10.14 with the following additional text:

*Support and promote the use of **Sustainable Tourism and where appropriate 'Ecotourism Principles of Tourism Development'** in all proposed tourism activities in the County.*

Proposed Amendment CH 10.10		
Section	Heading	Page no.
10.6	Destination Towns - CPO	292

Insert the following Policy Objective after CP10.24:

Develop public open spaces in all of Longford's towns that have good connectivity and are accessible for safe, secure walking and cycle routes.

Proposed Amendment CH 10.11		
Section	Heading	Page no.
10.6	Destination Towns - CPO	292

Insert the following Policy Objective after CP10.24:

To facilitate, where appropriate, proposals to improve access for all at existing tourism sites and facilities, and to require all new tourism related developments to ensure the development is accessible to everyone, regardless of their age, or ability. It is an objective of the Council to support the provision of accessible tourism and to achieve this, all projects and improvements will adopt the principles of Universal Design. The Council shall undertake an Accessibility Audit within the lifetime of the Development plan to inform Accessible Tourism priority investments at key tourism hubs subject to the necessary resources.

Proposed Amendment CH 10.12		
Section	Heading	Page no.
10.7	Tourism Infrastructure and Visitor Services- CPO	293

Amend the Policy Objective CPO10.27 with the following additional text:

*Facilitating the development of visitor infrastructure linked to natural, **physical, geological** and heritage environments, while ensuring that it does not detract from the status, quality and value of these environments.*

Proposed Amendment CH 10.13		
Section	Heading	Page no.
10.7	Tourism Infrastructure and Visitor Services- CPO	293

Amend the Policy Objective CPO10.30 with the following additional text:

Encourage landowners and private businesses to cooperate with the development of off-road tracks and trails and tourism infrastructure in rural areas. Where necessary to ensure the provision and completion of this infrastructure the

Council shall use its CPO powers to acquire the required property. *The Council will endeavour to exhaust all options of voluntary agreements before considering using these CPO powers.*

Proposed Amendment CH 10.14		
Section	Heading	Page no.
10.8	History, Heritage and Ancient Sites- CPO	295

Amend the Policy Objective CPO10.31 with the following additional text:

Support the implementation of the County Heritage Plan by encouraging sustainable tourism enterprise development associated with rural lifestyle, landscape, natural and built heritage locations to develop the Longford's infrastructure and gain the benefit from increased visitors, subject to development management standards.

Proposed Amendment CH 10.15		
Section	Heading	Page no.
10.8	History, Heritage and Ancient Sites - CPO	295

Insert the following Policy Objective after CPO10.31:

Prepare and implement a strategy for access to heritage routes by identifying, promoting and supporting the development of a network of heritage trails, with a focus on publicly accessible heritage sites and attractions in co-operation with community groups, landowners and other stakeholders incorporating features of heritage interest.

Proposed Amendment CH 10.16		
Section	Heading	Page no.
10.8	History, Heritage and Ancient Sites - CPO	295

Amend the Policy Objective CPO10.36 with the following additional text:

*Support appropriate **protection and** conservation works to **planned/designed landscapes**, heritage structures, **historic properties**, **historic urban centres** and other built heritage assets, in order to safeguard these amenities for the long term. **In this regard the five themes of the National Policy on Architecture shall be taken***

into account including mitigating the negative impact of new developments on the historic character of areas and buildings.

Proposed Amendment CH 10.17		
Section	Heading	Page no.
10.9	Lakes, Bogs and Waterways	296

Insert the following text into the title of Section 10.9:

10.9 Lakes, Bogs, *Forests* and Waterways

Proposed Amendment CH 10.18		
Section	Heading	Page no.
10.9	Lakes, Bogs and Waterways - CPO	298

Amend the Policy Objective CPO10.46 with the following additional text:

Support development, in co-operation with various stakeholders to promote, preserve, improve, encourage public access to lakes, islands, riversides, uplands and other areas that have been traditionally used for outdoor recreation and extend recreational amenities including riverside and canal walks and walking and cycling routes. This shall include the provision of walking and cycling links between lakes, rivers, bogs and nearby towns, villages and visitor attractions, provided such developments do not negatively impact on sensitive environments.

Proposed Amendment CH 10.19		
Section	Heading	Page no.
10.9	Lakes, Bogs and Waterways	298

Amend the Policy Objective CPO10.49 with the following additional text:

Promote and encourage the recreational use of rivers and the development of blueways which provide opportunities for walkers, cyclist and canoers. Examine the potential for development of fishing and canoe trails on the rivers and inner lakes of Lough Ree and work with Waterways Ireland to develop facilities where appropriate, subject to the requirements of the Birds and Habitats Directives.

Proposed Amendment CH 10.20		
Section	Heading	Page no.
10.9	Lakes, Bogs and Waterways	299

Amend the Policy Objective CPO10.51 with the following additional text:

*Continue to work closely with Bord na Móna, Fáilte Ireland, Waterways Ireland, NPWS, Coillte, Just Transition related groups and neighboring counties to realise and develop the potential of the Mid Shannon Wilderness Park and Lough Ree Biosphere Nature Reserve. **In this consideration shall be given to Bord na Mona's integrated land use-strategy and be mutually inclusive of any of Bord na Mona's future uses of their land banks.***

Proposed Amendment CH 10.21		
Section	Heading	Page no.
10.9	Lakes, Bogs and Waterways	299

Insert the following Policy Objective after CPO10.51:

Support the development and expansion of tourism/recreation facilities including forest-based tourism accommodation at appropriate locations while ensuring minimum impact on the natural environment, biodiversity and public recreation.

Proposed Amendment CH 10.22		
Section	Heading	Page no.
10.10	Greenways, Cycling and Walking – CPO	300

Amend the Policy Objective CPO10.54 with the following additional text:

*Continue to develop the greenways in the county and to augment the visitor experience through the provision of infrastructure **including car parking and access barriers**, having regard to the Department of Transport, Tourism and Sport various Guidelines along with high quality signage and links to nearby visitor attractions and places of interest.*

2.11 Chapter 11: Built and Cultural Heritage

Proposed Amendment CH 11.1		
Section	Heading	Page no.
11.6	Architectural Heritage Policies – CPO	311

Insert an additional Policy Objective before CPO 11.1:

Promote and direct users to the National Inventory of Architectural Heritage (NIAH) website (www.buildingsofireland.ie) wherever appropriate.

Proposed Amendment CH 11.2		
Section	Heading	Page no.
11.6	Architectural Heritage Policies – CPO	311

Insert an additional Policy Objective before CPO 11.1:

Cooperate with the National Inventory of Architectural Heritage in assessing and celebrating historic designed landscapes, demesnes and gardens.

Proposed Amendment CH 11.3		
Section	Heading	Page no.
11.9	Archaeological Heritage-CPO	322

Amend the wording of the Policy Objective CPO11.49 as follows:

Encourage and promote the appropriate management and enhancement of the County's rich archaeological heritage, to include community initiatives.

2.12 Chapter 12: Natural Heritage and Environment

Proposed Amendment CH 12.1		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Amend the wording of Policy Objective CPO12.5 and insert the text as follows:

*Protect and conserve the conservation value of **Special Areas of Conservation**, candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas and any other sites that may be proposed for designation during the lifetime of this Plan.*

Proposed Amendment CH 12.2		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Insert a new Policy Objective after CPO12.5 as follows:

Ensure that no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European Sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects).

Proposed Amendment CH 12.3		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Insert a new Policy Objective after CPO12.5 as follows:

Ensure that any plan or project that could have a significant adverse impact (either by themselves or in combination with other plans and projects) upon the conservation objectives of any Natura 2000 Site or would result in the deterioration of any habitat or any species reliant on that habitat will not be permitted.

Proposed Amendment CH 12.4		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Amend the wording of Policy Objective CPO12.7 and insert text as follows:

Ensure an Appropriate Assessment is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on the integrity of a European Site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives to comply with the Habitats Directive.

Proposed Amendment CH 12.5		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Insert a new Policy Objective after CPO 12.14 as follows:

Require an Ecological Impact Assessment (EclIA) for any proposed development which may have a significant impact on rare, threatened and or protected species and non-designated habitats of biodiversity value.

Proposed Amendment CH 12.6		
Section	Heading	Page no.
12.5.4	Natural Heritage Areas (NHAs) – Designated Sites - CPO	335

Insert a new Policy Objective after existing CPO 12.14 as follows:

Where surveys carried out for the preparation of Environmental Impact Assessment (EIA/EclIA)/Natura Impact Statement or other assessments generate biodiversity data previously unknown or unrecorded in the County this data be submitted to the National Biodiversity Data Centre (NDBC).

Proposed Amendment CH 12.7		
Section	Heading	Page no.
12.6	The Importance of Non-Designated Sites - CPO	336

Amend the wording of Policy Objective CPO12.15 with the text as follows:

*Ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of **natural heritage**, biodiversity and **environmental** value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.*

Proposed Amendment CH 12.8		
Section	Heading	Page no.
12.6	Geological Sites	336

Insert the text into Section '12.6 Geological Sites' as follows:

An audit of Geological Heritage sites in County Longford confirmed 15 no. County Geological Sites (CGS)₂ and recommended the removal of 8 no. geological sites from the list of the County Geological Sites identified in the County Development Plan 2015-2021). The 8 no. geological sites recommended for removal are as follows:

- 1. Ardnacassagh Quarry*
- 2. Ballinamuck unconformity*
- 3. Carrickateane Quarry*
- 4. Coolcor Quarry*
- 5. Esker North townland*
- 6. Garrycam*
- 7. Kilcoursey Quarry*
- 8. Terlicken*

While the 8 sites were included in the previous CDP 2015-2021, they had not been audited and were based on a preliminary 'master list' of CGS for the County. During the Longford County Geological Heritage Audit 2015 the sites listed below were assessed as being unsuitable for the CGS status and were listed as rejected in Appendix 4 of the Geological Heritage of County Longford report.

Proposed Amendment CH 12.9		
Section	Heading	Page no.
12.7	Wetlands, Turloughs, Watercourses and Fens	341

Amend the Policy Objective CPO12.27 as follows:

Protect and conserve wetlands from infilling, fragmentation, degradation and resist development that would destroy, fragment or degrade any wetland in the County.

Proposed Amendment CH 12.10		
Section	Heading	Page no.
12.8	Inland Lakes, Waterways and Broadzones	342

Amend the Policy Objective and insert the following text into CPO12.37:

Protect, enhance and preserve the built and natural heritage of the Royal Canal and its associated structures including the maintenance of the broadzone protection area at 100m either side of the Canal. This shall include a visual assessment zone of 500m from each bank in which all development proposals are assessed for their impact on the natural setting of the canal and its views and prospects. If a proposed development is deemed to have a detrimental negative impact on the integrity of the Royal Canal, then it shall not be permitted.

Proposed Amendment CH 12.11		
Section	Heading	Page no.
12.8	Inland Lakes, Waterways and Broadzones	343

Insert the 3 no. additional Policy Objectives after CPO12.41 as follows:

CPO 12.XX	<i>Support and promote, with the co-operation of private landowners, public access to islands in the County.</i>
CPO 12.XX	<i>Adopt bye-laws prohibiting or restricting jet-skiing, water skiing and any other noise generating activities during the lifetime of this Plan.</i>
CPO 12.XX	<i>Reserve land adjacent to the canal, riverbanks and other waterbodies to promote and facilitate the creation of waterside linear routes to link with existing routes and amenity spaces and to facilitate the provision of walking/cycling routes along canals and watercourses. Protect, enhance and improve existing public rights of way and, where possible, provide additional access to inland waterways through agreement, permissive access and/or the acquisition of land for public rights of way and parking and lay-by facilities.</i>

Proposed Amendment CH 12.12		
Section	Heading	Page no.
12.8	Inland Lakes, Waterways and Broadzones	343

Insert the following Policy Objective after CPO 12.41 as follows:

Development on or within the vicinity of the Royal Canal Spur and/or Harbour that potentially hinders the continued preservation or future reinstatement of either is to be discouraged.

Proposed Amendment CH 12.13		
Section	Heading	Page no.
12.9	Peatlands	344

Insert 2 no. additional Policy Objectives after CPO12.45 as follows:

CPO12.XX	<i>Support the National Peatlands Strategy and the implementation of the National Raised Bog Special Area of Conservation Management Plan 2017-2022 and restoration works which will be both a positive conservation measure and help to reduce carbon loss in the County.</i>
CPO12.XX	<p><i>Designated and non-designated peatlands may be subject to the requirements of the planning code, Environmental Impact Assessment Directive (EIA screening and EIA where applicable) and the requirements of the Habitats Directive.</i></p> <p><i>Planning permission will be required where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such planning applications will need to be supported by an Appropriate Assessment and/or Environmental Impact Assessment where necessary.</i></p>

Proposed Amendment CH 12.14		
Section	Heading	Page no.
12.11	Biodiversity and Nature Conservation	345

Amend Section 12.11 with the additional text:

Under Section 9 of the Wildlife (Amendment) Act, 2000, a statutory responsibility is outlined to ‘promote the conservation of biological diversity’. The primary mechanism

for achieving this is the National Biodiversity Plan, of which a key concept is that local authorities (and other agencies) will share responsibility for the conservation and sustainable use of biodiversity. *The Council will work collaboratively to meet the actions and objectives identified in the EU Biodiversity Strategy for 2030.*

Proposed Amendment CH 12.15		
Section	Heading	Page no.
12.11	Biodiversity and Nature Conservation- CPO	346

Insert a new Policy Objective after CPO12.59 as follows:

Identify and map the identified wildlife corridors within the County during the lifetime of the Plan, as resources and capacity exists. To review the Ecosystems Service Scoring mechanism as a potential tool to support the evaluation of these identified habitats and their biodiversity value across the County.

Proposed Amendment CH 12.16		
Section	Heading	Page no.
12.19	Noise and Light Pollution - CPO	358

Amend the Policy Objective CPO12.103 and insert text as follows:

- (a) Require the use of energy efficient public lighting in all new development proposals.
- (b) *New / Replacement LED luminaries with warmer colours (i.e. CCT values at or below 2700K) be specified for future installations to avoid environmental impacts associated with blue-rich LED light.*

2.13 Chapter 13: Green Infrastructure

Proposed Amendment CH 13.1		
Section	Heading	Page no.
13.3.5	CEDRA 2012 'Energising Ireland's Rural Economy'	363

Amend Section 13.3.5 as follows:

Inland Fisheries Ireland (2020) on "Planning for watercourses in the Urban Environment".

Proposed Amendment CH 13.2		
Section	Heading	Page no.
13.5	General Green Infrastructure CPO	368

Amend the Policy Objective CPO13.7 to include additional text as follows:

Ensure the protection, enhancement and maintenance of Green Infrastructure in the Development Management Process. Require an Ecological Impact Assessment (EclA) for all development proposals on lands zoned Recreation / Amenity / Green Space, to ensure that the potential impacts on protected species and habitats can be assessed.

Proposed Amendment CH 13.3		
Section	Heading	Page no.
13.5	General Green Infrastructure CPO	368

Insert a new Policy Objective after CPO13.7 as follows:

Survey lands zoned Recreation/Amenity/Green Space and to apply the Ecosystem Scoring Service to assess the habitat and species value of the subject lands zoned in the key settlements of the County as resources and opportunities allow during the lifetime of the Plan.

Proposed Amendment CH 13.4		
Section	Heading	Page no.
13.7	Network of Blueways, Greenways and Peatways - CPO	371

Insert an additional Policy Objective after CPO13.19 as follows:

Proposals for greenway/blueway development should contribute towards the protection or enhancement of existing green infrastructure and have regard to the “Connecting with nature for health and wellbeing” EPA Research Report 2020.

Proposed Amendment CH 13.5		
Section	Heading	Page no.
13.9	Public Rights of Way	372

Amend Section 13.9 Public Rights of Way with the following additional text:

13.9 Public Rights of Way, *Walking and cycling routes and Trails*

Public Rights of Way constitute an important recreational amenity. They enable the enjoyment of high-quality landscape, natural and archaeological heritage and provide valuable links to natural assets and amenities such as rivers lakes, bogs, forests and places of natural beauty. A public right of way is a physically defined route over which the public have a right of passage even if the route is not in public ownership. It is described as “a user as of right” and confers an unrestricted right of the general public to pass and repass at all times of the day or night and at all seasons without notice to, or permission from the landowner.

The Planning and Development Acts 2000 (as amended) includes a mandatory objective for a County Development Plan to indicate locations on a map and to preserve public rights of way, which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. A list of the known public rights of way in Longford is attached below and these are also mapped in Appendix 8. When additional rights of way are identified they shall be incorporated them into the Plan by way of a Variation or at the next review of the plan.

Existing public rights of way constitute an important amenity and they enable the enjoyment of high-quality landscapes, providing a valuable link to natural assets and places of natural beauty, such as the lakes, bogs and forests to those that live and visit the County. There are a number of public accesses to the lakes within the county. There are several walking routes throughout the County through publicly owned lands including along the Royal Canal Way. There are other pedestrian rights of way within the County such as mass paths, which have existed for centuries but not all of which are readily identifiable. The Council recognises the importance of maintaining

established rights of way and supports initiatives for establishing new walking routes and enhanced accessibility.

Appendix 8: Green Infrastructure a *public right of way map has been included for those known routes to date*. In addition, the appendix includes a map of the existing trails and walking routes identified to date, in accordance with this provision.

However, it is important to note that this is not an exhaustive list and that the omission of any right of way shall not be taken as an indication that such a right of way is not a public right of way or has been extinguished.

Proposed Amendment CH 13.6		
Section	Heading	Page no.
13.9	Public Rights of Way	373

Amend Section 13.9 as follows to include the addition of the following table:

Table XX: County Longford Public Rights of Way

County Longford Public Rights of Way

1. *The Mall Walk*
2. *Royal Canal Walk*
3. *Commons North Walk*
4. *Granard Motte Access*
5. *St. Patrick Terrace to N55*
6. *Derrycassin Wood*
7. *Ballymahon Riverbank*
8. *Lough Ree access, Cashel*
9. *Lyanmore Path*
10. *Lough Gowna lakeshore & carpark*
11. *Leebeen Park*
12. *Lough Forbes SAC*

Proposed Amendment CH 13.7		
Section	Heading	Page no.
13.9	Public Rights of Way – CPO	373

Insert 2 no. additional Policy Objectives after CPO13.31 as follows:

CPO 13.XX	<i>Encourage and facilitate the creation of additional rights of way and extend existing ones for pedestrian, cycling, amenity or recreational purposes, either by agreement or by the use of</i>
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	<i>compulsory powers, for the creation of public rights of way, particularly in areas of high amenity and recreational importance.</i>
<i>CPO 13.XX</i>	<i>Promote the preservation, protection, enhancement, maintenance and improvement, for the common good of all public rights of way particularly those giving access to lakes, riverbanks, geomorphological features of heritage value and other places of natural beauty or recreational utility/activity.</i>

2.14 Chapter 14: Landscape Character

Proposed Amendment CH 14.1		
Section	Heading	Page no.
14.5	Landscape Character – CPO	381

Amend Policy Objective CPO14.4 with the following additional text:

Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape in new development proposals. Any new development should respect and reinforce the distinctiveness and sense of place of the landscape character types, including the retention of important features or characteristics, taking into account the various elements which contribute to their distinctiveness.

Proposed Amendment CH 14.2		
Section	Heading	Page no.
14.6.2	Landscape Unit 2 - CPO	385

Insert the following Policy Objective after CPO14.18:

*Preserve, maintain and enhance these important landscapes and **protect** the amenity value and visual integrity of the northern upland areas. Discourage inappropriate development in open countryside and prohibit developments which are likely to have material adverse visual impacts, either individually or cumulatively, on the character of these uplands. Ensure that new development will not materially interfere or detract from the scenic uplands and require that proposed developments demonstrate that every effort has been made to reduce visual impacts (including excessive bulk and inappropriate siting) and that visually prominent sites have been avoided to minimise visibility from scenic routes, lakes, walking trails, public amenities, settlements and roads. In regard to the potential impacts of development on sensitive upland areas potential developments shall consider the difficulty of establishing and maintaining screening vegetation.*

2.15 Chapter 16: Development Management

Proposed Amendment CH 16.1		
Section	Heading	Page no.
16.4.2	Urban Design	406

Amend DMS 16.5 to include the following additional text as indicated in red:

Require all developments to adequately address the 12 no. best practice principles as indicated in the Urban Design of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DoECLG, 2009) and to comply with the provisions and application of the Design Manual for Urban Roads and Streets (DMURS) for new development.

Proposed Amendment CH 16.2		
Section	Heading	Page no.
16.4.2	Urban Design	406

Amend DMS 16.7 to include the following additional text as indicated in red:

Require a detailed Design Statement to be submitted in respect of residential schemes comprising 10 or more units, large scale developments over 350sqm (e.g. commercial, business & enterprise buildings, office, retail, educational facilities etc) and any other development proposed on key strategic or sensitive sites within the urban areas, as determined by the Planning Authority.

The Design Statement shall:

- a) Describe the design concept;*
- b) Clearly demonstrate how the urban design criteria have been taken into account when designing schemes in urban area, as per the 'Urban Design Manual - A Best Practice Guide';*
- c) Clearly demonstrate how the development will comply with the provisions and application of the Design Manual for Urban Roads and Streets (DMURS) for new development.*
- c) Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy etc;*
- d) Provide site photographs;*
- e) Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same.*
- f) Set out how energy efficiency measures have been incorporated into the project design process.*

Proposed Amendment CH 16.3		
Section	Heading	Page no.
16.4.5.2	Building Height	408

Amend DMS16.20 as follows:

Development proposals that include building heights that are greater than the prevailing building height in the area should be supported by a strong urban design rationale (as part of a Design Statement) and in accordance with the principles of Urban Development and Building Heights Guidelines for Planning Authorities (2018), or any future amendments or updates of the same.

Proposed Amendment CH 16.4		
Section	Heading	Page no.
16.4.2	Building Height	408

Amend DMS16.21 as follows:

The appropriate maximum or minimum height of any building will be determined by compliance with Urban Development and Building Heights Guidelines for Planning Authorities (2018), or any future amendments or updates of the same, and:

- The prevailing building height in the surrounding area.*
 - The proximity of existing housing.*
 - The formation of a cohesive streetscape pattern, including height and scale of proposed development relative to width of street or area of open space.*
 - The impact on any Protected Structures, Architectural Conservation Areas and/or other sensitive sites.*
-

Proposed Amendment CH 16.5		
Section	Heading	Page no.
16.4.5.4	Plot Ratio	409

Amend DMS16.24 as follows:

~~*Plot ratio will apply to both new buildings and extensions to existing buildings as follows:*~~

~~*Town Centre / Brownfield Inner Suburban area 1.0 to 2.0*~~

~~*Outer Suburban – close proximity to public transport 0.5 to 1.0*~~

~~*Outer Suburban – remote from public transport 0.35 to 0.5*~~

~~*Higher plot ratio coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration*~~

~~purposes; and in specific areas where an appropriate mix of both residential and commercial uses is proposed.~~

Individual development proposals will be assessed on performance-based criteria dependent on location and individual site characteristics in accordance with the provisions of national policy NPF NPO 13.

Proposed Amendment CH 16.6		
Section	Heading	Page no.
16.4.5.10	Apartments	414

Amend DMS16.58 as follows:

A detailed design statement is required to be submitted with any development containing multiple apartment and/or duplex units, including private and communal amenity space, as per the minimum apartment design standards requirements detailed in the Urban Development and Building Heights Guidelines for Planning Authorities (2018) SPPR3.

Minimum Apartment Floor Areas	<i>Floor Area</i>	<i>Private Open space</i>
<i>Studio apartment (1 person)</i>	<i>37 sq.m</i>	<i>4 sq.m</i>
<i>1-bedroom apartment (2 persons)</i>	<i>45 sq.m</i>	<i>5 sq.m</i>
<i>2-bedroom apartment (4 persons)</i>	<i>73 sq.m</i>	<i>7 sq.m</i>
<i>3-bedroom apartment (5 persons)</i>	<i>90 sq.m</i>	<i>9 sq.m</i>

Proposed Amendment CH 16.7		
Section	Heading	Page no.
16.4.6.7	Rural Housing	421

Amend the wording of DMS16.91 sightlines as highlighted.

Access and Sightlines

- a) All applications for planning permission must include (at a minimum scale of 1:500) comprehensive details of the way in which safe access and egress to the site can be achieved.*
- b) Existing roadside hedgerows and trees should be retained as much as possible. The entrance should be carefully considered to achieve the required sight distance with the removal of a minimum extent of existing hedgerow.*
- c) Where satisfactory access can be achieved only by removing large stretches of roadside hedgerow/ditches/stone boundaries, an alternative site for the proposed*

development should be considered subject to satisfaction of other planning assessment criteria.

d) The sharing of vehicular entrances will be encouraged where appropriate in order to avoid a proliferation of access points. Where a new house is to be sited adjacent to existing dwellings, use of existing entrances, avenues and driveways should be considered.

e) Safe unobstructed sight distances should be provided and maintained thereafter from vehicular entrances onto the road network **as per the details specified in DMS16.114 follows:**

i. Local Roads: 90 metres, (subject to the discretion of the Planning Authority where a lesser distance is demonstrably adequate in terms of traffic safety)

ii. Regional Roads: 150 metres

iii. National Roads: 230 metres

Proposed Amendment CH 16.8		
Section	Heading	Page no.
16.4.8	Road Safety and Access	428

Amend the wording of DMS16.114 sightlines as highlighted:

Safe unobstructed sight distances should be provided and maintained thereafter from vehicular entrances onto the road network as follows:

Road Type	Sight Distance
National Primary Road	215 metres
National Secondary Road	215 metres
Regional Road	150 metres
Local Road	90 metres

Speed Limit	Road Type				Applicable Standard
	NP	NS	REG	LOCAL	
120kph	295m	295m	-	-	TII Publications
100kph	215m	215m	215m	-	TII Publications
80 kph	160m	160m	160m	160m desirable but subject to road width and alignment, traffic volumes and traffic speeds and where a lesser distance is shown to be adequate in terms of safety.	TII Publications
60 kph	65m	65m	65m	65m	DMURS
50 kph	49m	49m	49m	49m	DMURS
40 kph	36m	36m	36m	36m	DMURS
30 kph	24m	24m	24m	24m	DMURS

- a) In general, only the minimum interference with existing roadside boundaries and hedges shall be permitted.
- b) Third Party consent letters and accompanying Land Registry Maps for the provision of adequate Sight Distance Triangles should be submitted, if applicable.

In terms of Local Roads, this is also subject to the discretion of the Planning Authority where a lesser distance is demonstrated to be adequate in terms of traffic safety.

Proposed Amendment CH 16.9		
Section	Heading	Page no.
16.4.9	Car parking – Table 16.1	429

Amend the car parking requirements for residential developments, in Table 16.1 of the Draft Plan, as follows:

LAND USE	CAR PARKING SPACE REQUIREMENT
<i>HOUSES (outside town centres)</i>	<i>2 per dwelling</i>
<i>HOUSES (town and village centre location)</i>	<i>1 space per unit in Longford Town 1.5 space per unit in all other settlements</i>
<i>APARTMENTS / FLATS</i>	<i>1 space per unit + 1 visitor space per 4 apartments in suburban locations, towns and villages</i>

Proposed Amendment CH 16.10		
Section	Heading	Page no.
16.4.10	Cycle Parking Standards - Table 16.2	432

Amend 'Table 16.2: Cycle Parking Standards' as follows:

Table 16.2 Cycle Parking Standards

LAND USE	CYCLE PARKING SPACE REQUIREMENT
<i>HOUSES</i>	<i>1 space per dwelling</i>
<i>APARTMENTS</i>	<i>1 stand per bedroom and 1 visitor stand per 2 units</i>
<i>STUDIO FLATS</i>	<i>1 stand per unit and 1 visitor stand per 2 units</i>
<i>RETAIL</i>	<i>1 storage space per 100 sq. m</i>
<i>OFFICES</i>	<i>10% of employee numbers, (subject to minimum of 10 bicycle storage places or one bike space for every car space, whichever is the greater)</i>
<i>FINANCIAL INSTITUTIONS</i>	<i>1 unit per 40 sqm GFA, or 1 space per car space whichever is greater</i>

RETAIL WAREHOUSING / CASH AND CARRY	1 space per 20 parking spaces whichever is greater
INDUSTRY & WAREHOUSING	1 per 100sq.m GFA
HOTELS, B&B, GUESTHOUSES*	2 stands per unit accommodation
Cinemas/Theatre	1 space per 10 seats
SURGERIES/CLINICS	1 space per 5 members of staff and 0.5 space per consulting room
CHILDCARE, CRECHE, MONTESSORI	1 space per 5 members of staff and 1 space per 10 children
SCHOOLS	10% of pupil registration numbers, minimum 10 places. Consider separate teacher/ employee storage
COMMUNITY CENTRE, SPORTS CLUBS	1 space per 20 sqm GFA
GOLF AND PITCH AND PUT COURSES	4 spaces per course
GOLF DRIVING RANGE	2 spaces per facility
PUBLIC TRANSPORT HUBS (RAIL / BUS)	5% of number of daily boarders at that point/ station
OTHER DEVELOPMENTS	1 bike storage space for every car space

Proposed Amendment CH 16.11		
Section	Heading	Page no.
16.4.12	Service Stations	436

Amend the wording of Section 16.4.12 with the text as follows:

16.4.12 Service Stations

The role of service stations has become more diverse with the expansion from merely selling fuel to also providing convenience services and goods including functioning as rest areas. Ancillary uses include tyre repair, collection points for online retail activity and self-service laundrettes. Service stations must be located on the outskirts of the town or village, but inside the 50km to 60km speed limits.

Service stations and associated truck parking facilities in locations at or near national roads will be assessed having regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

Proposed Amendment CH 16.12		
Section	Heading	Page no.
16.4.16.3	Extractive Industry	442

Amend DMS 16.175 as follows:

*Require that all extract industry development complies with the requirements of Section 261 and Section 261A of the Planning and Development Act, 2000 (as amended), the Quarries and Ancillary Activities Guidelines 2004 or any updates thereof; ~~and~~ EPA Guidelines for Environmental Management in the Extractive Industry 2006 or any updates thereof and **Geological Heritage Guidelines for the Extractive Industry**.*

Proposed Amendment CH 16.13		
Section	Heading	Page no.
16.4.16.3	Extractive Industry – DM Standards	442

Amend the wording of DMS16.176 and insert the following text:

Require Developer's / Applicant's to submit the following:

- a) *An appropriate map detailing total site area, area of excavation, any ancillary proposed development and nearest dwelling and/or any other development within 1km of the application site.*
- b) *A description of the aggregate to be extracted, method of extraction, any ancillary processes (crushing etc), equipment to be used, stockpiles, storage of soil and overburden and storage of waste materials.*
- c) *The total and annual tonnage of extracted aggregates expected in the lifetime of the extraction, maximum extent and depth of working and a phasing programme.*
- d) *Details of water courses, water table depth and hydrological impacts, natural and cultural heritage impacts, traffic impact, waste management and the impacts upon landscape and walking and cycling routes.*
- e) *Assessment of cumulative impact when taken with any other extractive operations in the vicinity.*
- f) *Likely environmental effects, **including visual impact on sensitive landscapes and proposed mitigation measures and restoration.***
- g) *Detailed Rehabilitation and after-care proposals. These should include a report with plans and section drawings, detailing the following:*
 1. *Anticipated finished landform and surface/landscape treatments (both of each phase proposed (where applicable) and the excavation as a whole)*

2. *Quality and condition of topsoil and overburden*
 3. *Rehabilitation works proposed*
 4. *Type and location of any vegetation proposed*
 5. *Proposed method of funding and delivery of restoration / reinstatement works etc.*
- h) *Current Legal Planning Status of the Existing Development (Quarry/Sand and Gravel Pit).*
- i) *Justification on need for the development proposed, the extent of existing authorised quarry supplies available and the impact of the development on the local environment.*
- j) *Limited duration on permissions may be provided to allow for the re-evaluation of the development in light of unforeseen environmental implications and in light of changes in environmental standards and technology.*
-

Proposed Amendment CH 16.14		
Section	Heading	Page no.
16.4.17	Renewable Energy Developments	443

Insert additional text under Section 16.4.17 Renewable Energy as follows:

The Council recognises the importance of Renewable Energy and its potential in contributing to the reductions in fossil fuel dependency and greenhouse gas emissions. EMRA will be working with the Council and other County Councils in the region to identify potential Strategic Energy Zones. In addition, during the lifetime of the Draft Plan the Council will produce a Renewable Energy Strategy (Including a Wind Energy Strategy) for the County.

Proposed Amendment CH 16.15		
Section	Heading	Page no.
16.4.17	Renewable Energy Developments – DMS	444

Amend the wording and details of DMS16.181 as follows:

In the assessment of renewable energy development proposals such as wind and solar energy schemes (but not limited to), the Council will take the following criteria into account:

- a) *The proper planning and sustainable development of the area;*
- b) *The environmental and social impacts of the proposed development including those on residential properties, such as noise and shadow flicker;*
- c) *Traffic impacts including details of haul routes;*
- d) *Glint / Glare and the potential impact on the adjoining road networks and dwellings through the submission of an associated report;*
- e) *Impact of the development on the landscape and the Zone of Visual Influence (see Chapter 14: Landscape Character and Annex 9; Landscape Character Assessment);*
- f) *Impact on protected Views and Prospects (see Chapter 14: Landscape Character and Appendix 9 and Annex 9; Landscape Character Assessment);*
- g) *Impact on public rights of way and walking / cycling routes, blueways, greenways and peatways;*
- h) *Impact of the grid connection from the installation to the ESB network and National Grid (where applicable);*
- i) *Mitigation features, where impacts are inevitable;*
- j) *The protection of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance, proximity to structures that are listed for protection, national monuments, etc. (see Chapter 11: Built and Cultural Heritage; Chapter 12: Natural Heritage and Environment and Chapter 13: Green Infrastructure);*
- k) *The cumulative Impact of proposal development on protected bird and mammal species;*
- l) *Decommissioning of obsolete infrastructure and after-use;*
- m) *The length and duration of renewable energy projects planning permissions and the life of the project shall be considered on a case-by-case basis and subject to agreement of the Planning Authority.*

Proposed Amendment CH 16.16		
Section	Heading	Page no.
16.4.17	Renewable Energy Developments – DMS	444

Amend DMS 16.182 as follows:

Ensure that proposals for the development of wind ~~and solar~~ farms are not located within areas identified as being within Flood zones A or B as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).

Ensure that proposals for the development of solar farms located within areas identified as being within Flood zones A or B are subject to a Site-Specific Flood Risk Assessment as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).

Proposed Amendment CH 16.17		
Section	Heading	Page no.
16.4.21.3	Archaeology – DMS	450

Insert the following DMS after existing DMS16.199 as follows:

The Council in assessing development proposals will consider the following criteria: where conditions are imposed for the protection or preservation of the archaeological heritage, the costs of implementing these shall to be borne by the developer.