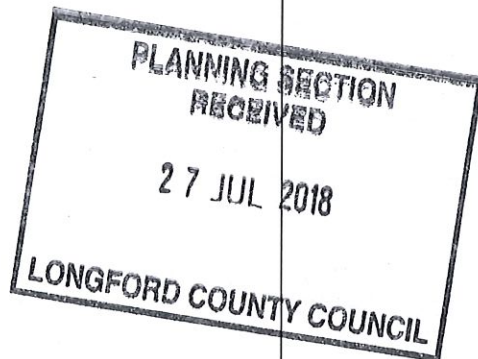




An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Árainn
Department of Housing, Planning,
Community and Local Government

LONGFORD COUNTY COUNCIL



PART 8 PLANNING APPLICATION

CHURCH VIEW, KNOCK, LANESBOROUGH, CO. LONGFORD

27th July 2018



Client:
Longford County Council,
Town Hall,
Market Square,
Longford,
Co. Longford.

Tel: 043 3343300

Originator:
Longford County Council,
Town Hall,
Market Square,
Longford,
Co. Longford.

Tel: 043 3343300

DOCUMENT CONTROL SHEET

PART 8 PLANNING APPLICATION

CHURCH VIEW, KNOCK, LANESBOROUGH, CO. LONGFORD

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Issue Number	Status	Made	Checked	Approved	Date
01	FINAL	DS	DS/OM	OM	27/07/2018

LONGFORD COUNTY COUNCIL

PART 8 PLANNING PROPOSAL FOR:

Construct 14 No. Dwellings in the townland TD of Knock at Church View, Lanesborough, Co. Longford.

The development will consist of the provision of 14 No. dwellings which includes the following: 4 No. 2 Bedroom Semi-detached 2-storey dwellings; 2 No. 3 Bedroom Semi-detached 2-storey dwellings; 2 No. 4 Bedroom Semi-detached 2-storey dwellings; 6 No. 2 Bedroom Semi-detached single storey dwellings including storage sheds, boundary walls/fences, car parking, landscaping, connection to existing services and associated site works.

Contents:

- 1. Site Notice**
- 2. Newspaper Notice**
- 3. Project Description**
- 4. Appropriate Assessment Conclusion Statement**
- 5. OS Site Location Map**
- 6. OS Planning Pack Map**
- 7. Site Identification Map, Site Location & Landholding Map**
- 8. Existing Site Layout**
- 9. Proposed Site Layout**
- 10. Proposed Site Services**
- 11. Plans, Section & Elevations for House Type A**
- 12. Plans, Section & Elevations for House Type B**
- 13. Plans, Section & Elevations for House Type C**
- 14. Plans, Section & Elevations for House Type OPD's**



Longford County Council

SITE NOTICE

Planning and Development Acts 2000-2014

Part 8 Planning and Development Regulations 2001-2013

Notice of proposed development

27th July 2018

Notice is hereby given that in accordance with the requirements of the above regulations that Longford County Council proposes to undertake the following works:

Construct 14 No. Dwellings in the townland TD of Knock at Church View, Lanesborough, Co. Longford.

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Plans and particulars of the proposed development will be available for inspection or purchase at a fee, not exceeding the reasonable cost of making a copy, at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official public opening hours, excluding weekends and bank holidays, from Friday 27th July 2018 up to and including Friday 7th September 2018.

Submissions with respect to the proposed development, dealing with the proper planning and sustainable development of the area, may be made in writing to Longford County Council, headed "**Church View, Lanesborough**" and addressed to *Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford* to arrive not later than 4pm on Friday 21st September 2018.

Signed

Barbara Heslin

Director of Services

Longford Co. Council



**Longford County Council
Planning and Development Acts 2000-2014
Part 8 Planning and Development Regulations
2001-2013**

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Signed
Barbara Heslin
Director of Services
Longford Co. Council

**Longford County Council
Áras an Chontae, Great Water Street, Longford. N39 NH56**

• Tel: 043 33 43300 • Fax: 043 33 41233
• Email: info@longfordcoco.ie • Website: www.longfordcoco.ie

'HOUSING DEVELOPMENT, CHURCH VIEW, LANESBOROUGH, CO. LONGFORD

ARCHITECTS NARRATIVE

July 2018

General

The Site forms part of an original open area purchased by Longford County Council in Lanesborough. The proposed site boundary area for housing is of 0.8346 hectares. Currently the site is vacant and is covered partially with grass and bushes. There are existing concrete areas, footpaths and tarmac pitch that shall be demolished. Also, there are some other existing structures that shall be retained as indicated in drawings. The site is bounded to the south and north west to Church View Residential Area, At north and north east to Curraghrua Residential Area. The site is located in the core of Lanesborough and enjoys good local connections to public transport linked to Strokestown at north, to Longford at east, to Roscommon at west and Ballymahon at south east.

Design

The house development consists of no.8 semi-detached two storeys dwellings and no.6 semi-detached one storey OPDs. The architectural form and design of the development and houses has been conceived to maximise the potential of the site, to also blend and be integrated within the townscape identity and minimise any architectural impact. Each dwelling will be provided of garden space at front and rear and no.2 parking spaces. Units enjoy their own gate access at side heading to a private space to rear. OPDs have been thoroughly designed to meet the needs and requirements for older people.

New pedestrian access, road access and residential turning bay have been provided. In addition, green areas have been integrated into access to minimise its visual impact. Existing structures and steps at west have been retained and new access ramps and steps has been integrated into existing site.

Materials

The proposed development will be constructed with a small palette of good quality, robust and easily maintained materials. Masonry cavity wall will generally be rendered and brick work finish where indicated. Cavity walls will be constructed to a high standard to provide excellent thermal performance and minimise the running cost of the dwellings. Roofs will typically be covered with fibre cement slates or concrete tiles. Windows and doors will be good quality upvc frame with low thermal transmittance. Pavements and parking areas will be finished with a mixture of buff coloured tarmacadam, resin bound gravel and permeable paving where required along with landscaping to all areas.

Schedule

Item	Areas / numbers
Site Area	0.8346 a.
House Type A, 4 Bed Semi-detached, 6 Person, 2 Storeys	124.00m ² / 2 u.
House Type B, 3 Bed Semi-detached, 5 Person, 2 Storeys	110.00m ² / 2 u.
House Type C, 2 Bed Semi-detached, 4 Person, 2 Storeys	84.00m ² / 4 u.
House Type OPDs, Semi-detached, 2 Bed, 3 Person, 1 Storey	75.64m ² / 6 u.
Parking spaces	No.2 per dwelling. Total: 28u.

Appropriate Assessment Conclusion Statement

Reg. Ref. PL Part 8
Proposal for 14 No.
dwellings in Lanesborough

Step 1		Yes	No
Is development required for management of Natura 2000 site?			X
Step 2 - Description of proposed development			
Size, Scale, Area, land Take		0.8346 ha (site area)	
Physical changes – excavation/Piling/Dredging etc		Will consist of the construction of 14 No. dwelling houses.	
Resource requirements		N/A	
Emissions and waste		Those associated with construction phase of the development	
Transportation requirements		Those associated with the transporting construction materials Ongoing domestic traffic generated for the occupied dwellings	
Duration of construction/operation/decommissioning			
Distance from Natura 2000 Site (or key Features)		At the closest point the proposal is approx 0.4km from the site.	
Other relevant projects/Plans		N/A	
Other		N/A	

Step 3 – Characteristics of the Site

Relevant Natura 2000 Sites (Distance Dependant on Project -one off/extension – 1km)	Lough Ree SPA 004064 Lough Ree SAC 000440
Characteristics (PlanReg report)	See attached site synopsis reports.

Step 4 – Assessment of Significance

Potential Significant Effects	Indicator	Yes			No
		certain	likely	uncertain	
Loss of Habitat Area	% of loss				X
Fragmentation	Duration/Permanence/level in relation to original context				X
Disturbance	Duration/Permanence – distance from site				X
Species Population Density	Timescale for Replacement				X
Water Resource	Relative change				X
Water Quality	Relative change in key elements				X
In-Combination effects	Other Plans or Projects in Vicinity*				X
Summary of advice from NPWS					

Screening Conclusions

AA is Not Required	Plan or Project directly connected with or necessary to the nature conservation management of the site	No Potential for significant effects	X
AA is required Uncertain	Applicant advised of requirement		



SITE SYNOPSIS

SITE NAME: Lough Ree SPA

SITE CODE: 004064

Situated on the River Shannon between Lanesborough and Athlone, Lough Ree is the third largest lake in the Republic of Ireland. It lies in an ice-deepened depression in Carboniferous Limestone. Some of its features (including the islands) are based on glacial drift. The main inflowing rivers are the Shannon, Inny and Hind, and the main outflowing river is the Shannon. The greater part of Lough Ree is less than 10 m in depth, but there are six deep troughs running from north to south, reaching a maximum depth of about 36 m just west of Inchmore. The lake has a very long, indented shoreline and hence has many sheltered bays. It also has a good scattering of islands, most of which are included in the site.

The lake is classified as a mesotrophic system, but the size of the system means that a range of conditions prevail depending on, for example, rock type. This gives rise to local variations in nutrient status and pH, which in turn result in variations in the phytoplankton and macrophyte flora. In the most recent assessment of water quality a reduced planktonic growth was noted, which may be due to the spread of the Zebra Mussel (*Dreissena polymorpha*), which feeds on phytoplankton.

The waters of Lough Ree tend to be strongly peat-stained, restricting macrophytes to depths of less than 2 m. The aquatic flora includes such species as Intermediate Bladderwort (*Utricularia intermedia*), pondweeds (*Potamogeton spp.*), Quillwort (*Isoetes lacustris*), stoneworts (*Chara spp.*, including *C. pedunculata*) and Arrowhead (*Sagittaria sagittifolia*). Beds of Common Reed (*Phragmites australis*) are an extensive habitat in a number of the more sheltered places around the lake; monodominant stands of Common Club-rush (*Scirpus lacustris*), Slender Sedge (*Carex lasiocarpa*) and Saw Sedge (*Cladium mariscus*) also occur as swamps in suitable places. Some of these grade into species-rich calcareous fen or freshwater marsh. Lowland wet grassland, some of which floods in winter, occurs frequently around the shore. Dry, broad-leaved, semi-natural woodland occurs in several places around the lake, and on some of the islands within the site, notably on Hare Island. Pockets of wet woodland also occur around the lake, most of which are dominated by willows (*Salix spp.*), Alder (*Alnus glutinosa*) and Downy Birch (*Betula pubescens*).

Lough Ree is one of the most important Midland sites for wintering waterfowl, with nationally important populations of *Wigeon* (1,475), **Teal** (912), **Pintail** (35), **Tufted Duck** (661), **Goldeneye** (137), **Golden Plover** (2,035) and **Lapwing** (3,870) occurring (all figures are average peaks for the 5 seasons 1995/96-1999/00). Regionally important numbers of **Whooper Swan** (89) and **Greenland White-fronted Goose** (92) are found feeding in the vicinity of the lake, as are **Golden Plover**, **Lapwing** and, to some extent, **Wigeon** and **Teal**. Other species which occur in winter include **Cormorant** (64), **Mallard** (675), **Coot** (250), **Shoveler** (40), **Curlew** (167) and **Great Crested Grebe** (23), as well as the resident **Little Grebe** (34) and **Mute Swan** (93).

The site supports a nationally important population of **Common Tern** (90 pairs in 1990). It is a traditional breeding site for **Black-headed Gull** and whilst a full survey has not been carried out in recent years, substantial numbers of nesting birds were present on at least one island in 2003. **Lesser Black-backed Gull** and **Common Gull** have bred in the past and may still breed. Lough Ree is an important site for breeding duck and grebes, with **Tufted Duck** (265 individuals in late May 1995) and **Great Crested Grebe** (89 individuals in late May 1995) having populations of national importance. Of particular note is that Lough Ree is one of the two main sites in the country for breeding **Common Scoter**, a **Red Data Book species**. The most recent full census of the site for the species (in 1999) gave a population of c. 32 pairs. The woodland around the lake is a stronghold for **Garden Warbler** and this scarce species probably occurs on some of the islands within the site.

Otter, a species listed on Annex II of the E.U. Habitats Directive occurs frequently within the site. The endangered, Red Data Book fish species, Pollan (*Coregonus autumnalis pollan*) is recorded from Lough Ree, one of only four sites (L. Neagh, L. Erne, L. Ree and L. Derg) in which it occurs. The shrimp, *Mysis relicta*, occurs in the lake and is a relic of the glacial period in Ireland.

Whilst recently classified as a mesotrophic system, Lough Ree had been moderately eutrophic in the mid-1990s. It is vulnerable to artificial enrichment of the waters by agricultural and domestic waste. The recent reduction in phytoplanktonic growth has coincided with the invasion of the Shannon system by the Zebra Mussel; however, in the long-term this invasive bivalve may threaten the ecology of the lake. Recreational activities, especially boating, presently cause some disturbance to the birds and an increase in such activities would be of concern. Developments above the lakeshore could affect feeding grounds of some of the wintering waterfowl and nesting habitat for duck species.

Lough Ree is of high ornithological importance for both wintering and breeding birds. It supports nationally important populations of seven wintering waterfowl species, as well as

other important species including Whooper Swan and Greenland White-fronted Goose (both of which are listed on Annex I of E.U. Birds Directive). The site has a range of breeding waterfowl, notably nationally important populations of Common Scoter, Great Crested Grebe and Tufted Duck. It also has a colony of Common Tern, another species listed on Annex I of the E.U. Birds Directive.

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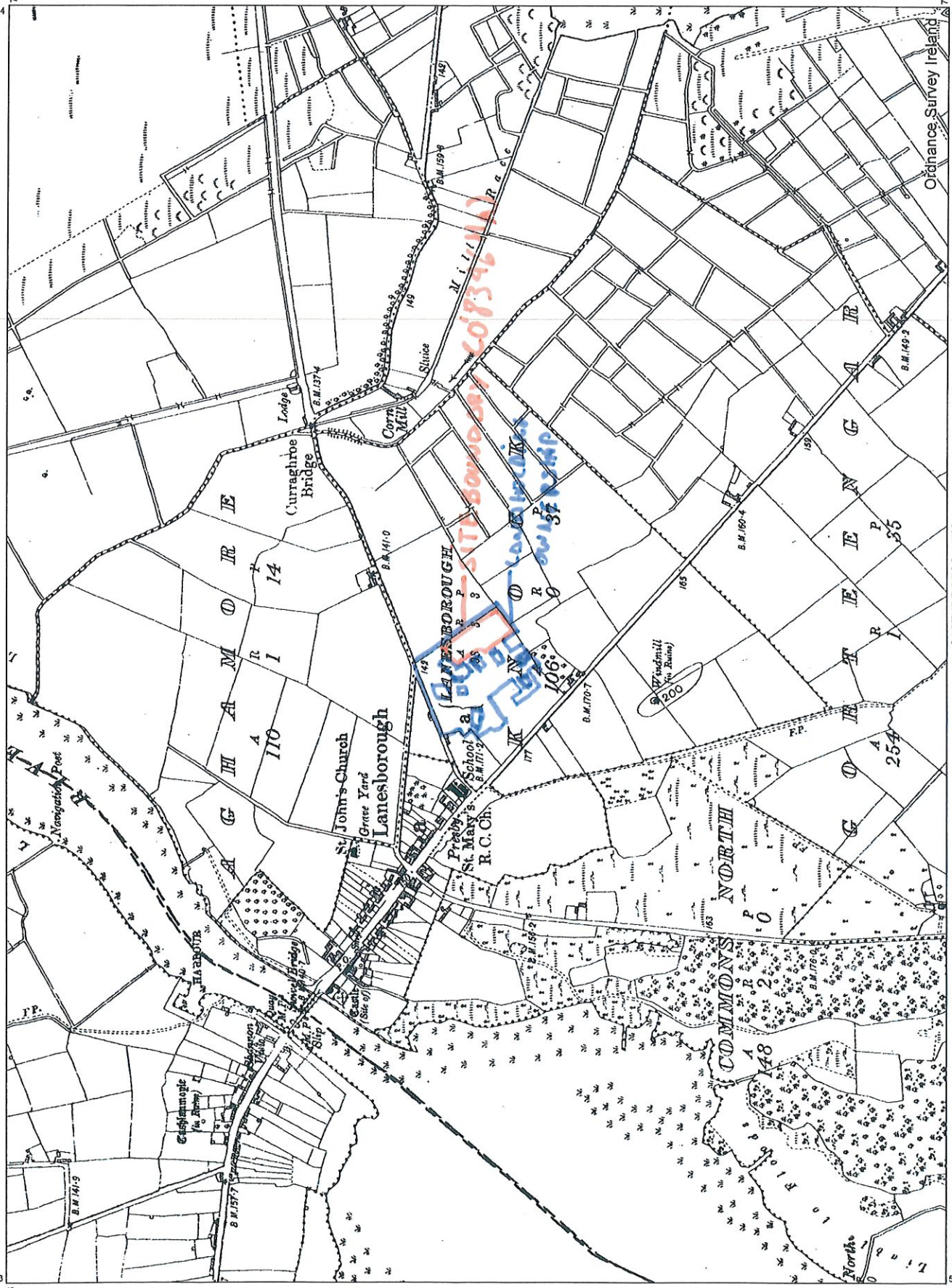
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Site Location Map

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768138

768138

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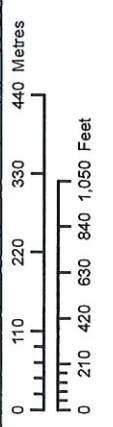
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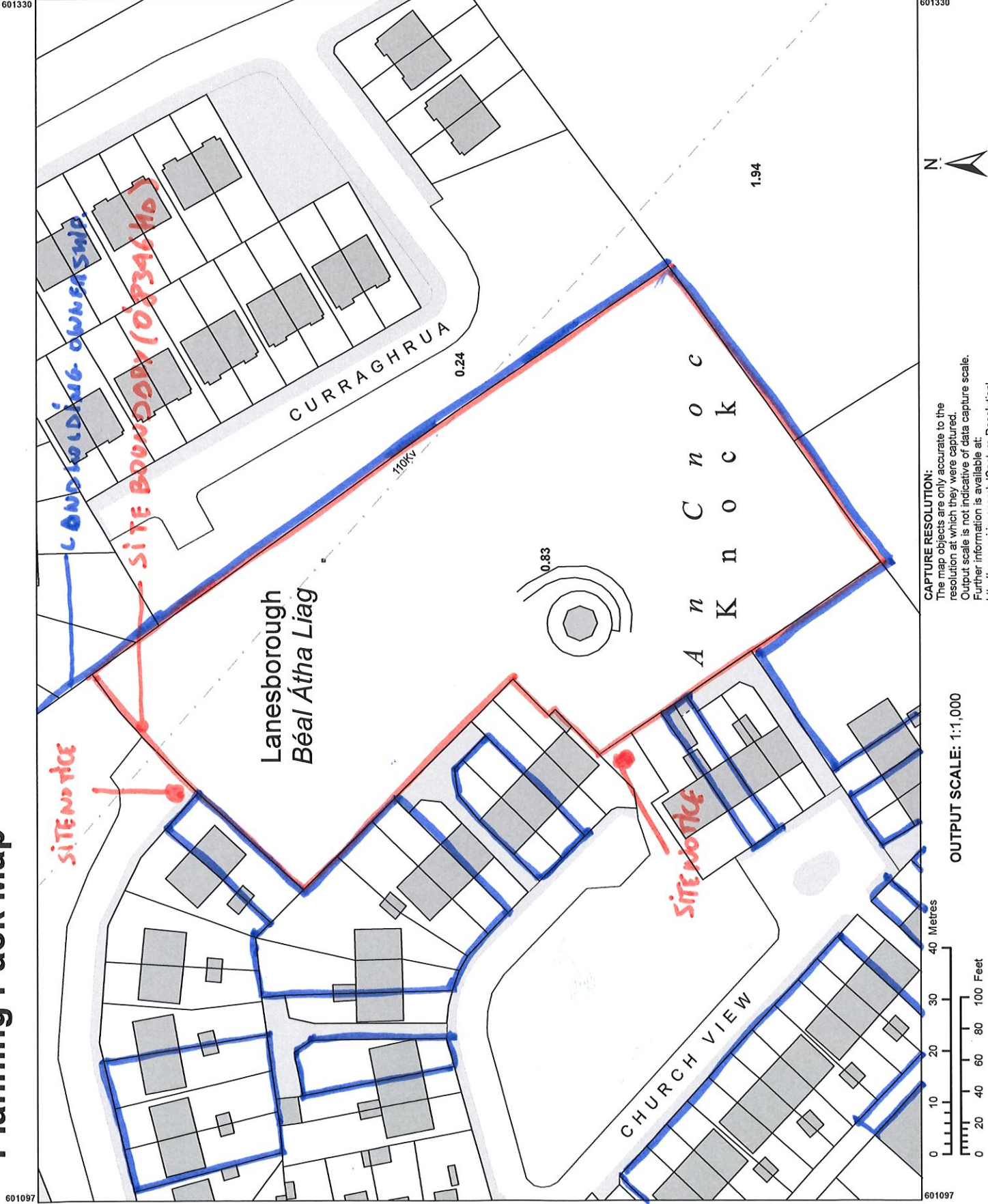
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