



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

# LONGFORD COUNTY COUNCIL

## PART 8 PLANNING APPLICATION

**CARRAGH,  
GRANARD,  
CO. LONGFORD**

**12<sup>th</sup> April 2019**



**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

### CARRAGH GRANARD, CO.LONGFORD

Document Number						
This Document Comprises	DCS	TOC	Text	List of Tables	List of Figures	No. of Appendices
	1	1	1	1	0	0

Issue Number	Status	Made	Checked	Approved	Date
01	FINAL	DS	DS/AN	AN	12/04/2019

# **LONGFORD COUNTY COUNCIL**

## **PART 8 PLANNING PROPOSAL FOR:**

**Full Planning Permission is Being Sought from Longford County Council for the proposed retention and completion of a previously permitted residential development that was granted full planning permission under planning reference number PL08/301 and duration of planning permission extended under planning permission reference number PL14/51 to also include the partial redesign of the previously permitted residential development.**

The retention and completion application comprises of the retention and completion of 25 no. dwelling houses, entrance, internal access roads, boundary treatments, public open space, infrastructural works and connections to existing public services.

The principle changes to the original planning permission reference number PL08/301 and duration of planning permission extended under reference number PL14/51 include the provision of 1 no. additional dwelling house, changes in dwelling house types and layout for all other dwelling houses, and to also include changes to the internal access road and public open space layout and all ancillary works at Carragh, Granard, Co. Longford.

**And All Ancillary Works At Carragh, Granard, Co. Longford.**

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- 8. Site Layout Plan – Boundary Treatment Layout**
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**Longford County Council**

**SITE NOTICE**

**Planning and Development Acts 2000-2014**

**Part 8 Planning and Development Regulations 2001-2013**

**Notice of proposed development**

**12<sup>th</sup> April 2019**

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

**Full Planning Permission is Being Sought from Longford County Council for the proposed retention and completion of a previously permitted residential development that was granted full planning permission under planning reference number PL08/301 and duration of planning permission extended under planning permission reference number PL14/51 to also include the partial redesign of the previously permitted residential development.**

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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 12<sup>th</sup> April 2019 up to and including Thursday 16<sup>th</sup> May 2019.

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 "**Granard Carragh Housing Development**" and addressed to *Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford* to arrive not later than 4pm on Thursday 30<sup>th</sup> May 2019.

Signed

John Brannigan

Director of Services

Longford Co. Council

Dated 12<sup>th</sup> April 2019





## NOTICE OF ELECTION

### LONGFORD COUNTY COUNCIL

An election of members for each of the local electoral areas of the above-mentioned local authority is about to be held.

Nomination papers may be obtained from the address below during the usual office hours.

A person may nominate himself/herself as a candidate or may, with his/her consent, be nominated by a proposer who is registered as a local government elector in the local electoral area of the local authority for which he/she proposes to nominate the candidate.

A nomination paper from a candidate of a registered political party must have a certificate of political affiliation attached which must be produced to me with his/her completed nomination paper.

If no certificate is attached, the candidate must, before the latest time for receiving nominations, either -

- secure 15 assents to the nomination by way of statutory declarations by local government electors registered in the relevant local electoral area (forms available from me or the registration authority), or
- make a deposit of €100 (deposit may also be made on the candidate's behalf).

The latest time for receiving nominations is **12 noon on the 4<sup>th</sup> day of May, 2019.**

Completed nomination papers may be delivered to me in person by the candidate or his/her proposer at any time when I am at my office, from **10am on the 27<sup>th</sup> day of April, 2019 until 12 noon on the last day for receiving nominations.**

I am required by law to attend to receive nominations between 10am and 12 noon and between 2pm and 5pm on the 3<sup>rd</sup> day of May, 2019 and between 10am and 12 noon on the 4<sup>th</sup> day of May, 2019.

If the election is contested, a poll will be taken on the 24<sup>th</sup> day of May, 2019 between the hours of 7.00 am and 10.00 pm.

Nora O' Farrell

Returning Officer

Longford County Council

Aras an Chontae,

Great Water Street,

Longford.

Date: 10<sup>th</sup> April 2019

## ELECTIONS MAY 2019

### EUROPEAN, LOCAL & REFERENDUM

#### YOU CANNOT VOTE

if you are not on the Register

Check online on [www.checktheregister.ie](http://www.checktheregister.ie)

The Register is also available for inspection in Local Garda Stations, Libraries and Post Offices or at the Franchise Office, Longford County Council

**IF YOU ARE NOT REGISTERED, THERE IS STILL TIME TO APPLY FOR INCLUSION IN A SUPPLEMENT TO THE REGISTER OF ELECTORS.**

**Closing Dates for Inclusion are**

**Tuesday 7<sup>th</sup> May 2019 Supplement to the Register**

**Sunday 28<sup>th</sup> April 2019 Supplement to the Special Voters List**

Application Forms are available from the Franchise Office of Longford County Council or may be downloaded from the [www.longfordcoco.ie](http://www.longfordcoco.ie) website.

Franchise Office

Longford County Council

Telephone 043-3343311

Email: [franchise@longfordcoco.ie](mailto:franchise@longfordcoco.ie)

## FÓGRA TOGHCHÁIN

### COMHAIRLE CHONTAE LONGFOIRT

Táthar ar tí toghcháin a réachtáil chun comhaltaí do gach aon cheann de thoghlimistéir áitiúla a thoghadh don údaráis áitiúil atá luaithe thuas.

Is féidir páipéir ainmniúcháin a fháil ón seoladh thíos le linn gnáthuaire oifige.

Féadfaidh duine é féin nó í féin a ainmniú mar iarrthóir i dtoghcháin nó féadfaidh duine eile (is duine alá cláráilte mar thoghthóir rialais áitiúil i limistéar an údaráis áitiúil a bhíod sé beartaíthe ag an duine an t-iarrthóir a ainmniú dó), mar mhholóir, é nó í a ainmniú, lena thollú nó lena toiliú i scríbhinn.

Ní mór deimniú cleamhnachta polaitiúchá a bheith ag gabháil le páipéar ainmniúcháin ó iarrthóir páirtí polaitiúchá céaraíthe agus caitefear é a thabhairt ar aird domsa lena fhoirm/lena foirm ainmniúcháin chomhlánaithe.

Mura mbeidh sion deimniú ughtha ar aird ní mór don iarrthóir, roimh an am is déanaí chun ainmniúcháin a fháil, ceachtar den dá rud seo a dhéanamh -

- cuig aontú dhéag leis an ainmniúcháin a fháil trí dhearbhuilthe reachtúla ó thoghthóir rialais áitiúil a bheidh cláráilte sa thoghlimistéar áitiúil abhartha (á na foirmeacha ar fáil uainse nó ón údaráis cláráithe), nó
- éarlais de €100 a íoc (is féidir éarlais a íoc thar ceann an iarrthóra freisin).

Is é 12 meánlae an 4ú lá de Mí Bealtaine, 2019 an t-am is déanaí le hainmniúcháin a ghlacadh.

Is féidir leis an iarrthóir nó lena mhólióir/a molóir páipéir ainmniúcháin chomhlánaithe a sheachadadh chugam i bpearsa tráth ar bhith a bhim i m'ofig, ó 10am an 27ú lá de Mí Aibreán go 12 meánlae ar an lá is déanaí le hainmniúcháin a ghlacadh.

Tá ceangal orm faoin dli a bheith i láthair le glacadh le hainmniúcháin idir 10am agus 12 meán lae agus idir 2pm agus 5pm an 3ú lá de Mí Bealtaine, 2019 agus idir 10am agus 12 meán lae an 4ú lá de Mí Bealtaine, 2019.

Má bhíonn toghachán comhrac ann, réachtáilfar vótaíocht an 24ú lá de Mí Bealtaine, 2019, idir 7.00 am agus 10.00 pm.

Nóra Uí Fearghail

An Ceann Comhairlirh

Comhairle Chontae An Longfoirt

Aras an Chontae,

Sráid Mhór na hAbhann,

Longfoirt

Datá: 10ú Iúil de Mí Aibreán 2019

## LOCAL ELECTIONS

### NOTICE TO POTENTIAL CANDIDATES PHOTOGRAPHS ON BALLOT PAPER

Local Election Candidates are advised that where a candidate wishes to have his/her photograph included on the ballot paper they must provide with their nomination paper.

- A photograph in digitised format (passport size – 35mm x 45mm); AND
- Two identical printed copies of the photograph.

The photograph must:

- be taken not more than 12 months prior to Polling Day
  - be of good quality and in colour
  - show the candidate's full face, head and shoulders only on a light background
- Each printed copy of the photograph must have candidate's name clearly shown on the back.

If the photographs submitted (digital and paper) do not comply with the above requirements the Returning Officer may not include the candidate's photograph. If no photograph is supplied the space for the candidate's photograph will be left blank on ballot paper.

Local Election candidates are accordingly advised to consider obtaining their photographs as early as possible to ensure sufficient time for lodging with their ballot paper.

## NOMINATIONS PROCEDURES

### ASSENTORS OPTION.

Local Election candidates who are opting to have assentors to their nomination paper are advised that each assessor is required to make a statutory declaration on the prescribed form. The statutory declaration forms are available from the Registration Authority.

Responsibility rests with the candidate to attach the 15 completed Statutory Declarations to his/her nomination paper.

The Returning Officer may rule as invalid a nomination paper from a candidate who has opted for the assenting alternative if it is considered the candidate has not complied with the statutory requirements relating to assenting.

Local Election Candidates opting for the assenting alternative are accordingly advised to secure the necessary assents as early as possible to ensure sufficient time for lodging with their ballot paper.

## Longford County Council

### Planning and Development Acts 2000-2014

#### Part 8 Planning and Development Regulations 2001-2013

##### Notice of proposed development

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Signed

John Brannigan

Director of Services

Longford Co. Council

Dated 12<sup>th</sup> April 2019

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

• Tel: 043 33 43300 • Fax: 04333 41233 • Email: [info@longfordcoco.ie](mailto:info@longfordcoco.ie) • Website: [www.longfordcoco.ie](http://www.longfordcoco.ie)

# Longford Leader

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## **ARCHITECTS NARRATIVE**

March 2019

### **General**

The Site forms part of an existing partially constructed residential site on the outskirts of Granard town. The overall site area is 1.597 hectares. The site is currently under construction from its former use as agricultural lands. The site is adjacent to the existing housing estate known as Cnoc Na Greine. The site is located on the outskirts of Granard on the Ballyjamesduff/Abbeylara road and enjoys good local connections to public transport linked to Longford at south-west, to Edgeworthstown at south and to Cavan at north.

### **Design**

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.

The design of the development will provide for the following; 10 No. high quality, two storey, three bedroom semi-detached dwellings, 4 No. high quality, two storey, four bedroom semi-detached dwellings, 4 No. high quality two storey two bedroom semi-detached dwelling, 7 No. high quality, one storey, two bedroom detached bungalow type dwelling house all of which have front and rear garden spaces to suit location and character of the neighbouring buildings located in the vicinity of the site. All units enjoy their own gate access at front and side heading to a private space to rear. Houses have been thoroughly designed to meet the needs and requirements for all suitable occupants.

### **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, colour finish to suit townscape pattern and reflect the character of the local area. 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. Windows and doors will be good quality upvc frame with low thermal transmittance. Boundary walls will consist of rendered masonry walls at back and side and grass and shrubs at front. Pavements and parking areas will be finished with a mixture of buff coloured tarmac, resin bound gravel and permeable paving where required along with landscaping to all areas.

**Schedule**

The proposal allows for 25 no. dwelling as set out in the table below.

<b>Item</b>	<b>Areas / numbers</b>
Site Area	1.597 HA
Number of overall units 3 Bed, 2 Storey Semi-detached	10 units
Number of overall units 4 Bed, 2 Storey Semi-detached	4 units
Number of overall units 2 Bed, 2 Storey Semi-detached	4 units
Number of overall units 2 Bed, Single Storey Detached	7 units
Parking Spaces	2 minimum per dwelling onsite

## Appropriate Assessment Conclusion Statement

Reg. Ref. PL Part 8

Step 1	Yes	No
<i>Is development required for management of Natura 2000 site?</i>		X
<b>Step 2 - Description of proposed development</b>		
<b>Size, Scale, Area, land Take</b>	1.597 ha (site area)	
<b>Physical changes – excavation/Piling/Dredging etc</b>	Site Clearance, Excavation of Service Trenches, Installation of Services, Connections to Existing Services, Construction of Access Road and Associated Footpaths, Construction of 25 no. Dwelling Houses, Boundary Treatment, Planting & all Associated Site Works	
<b>Resource requirements</b>	N/A	
<b>Emissions and waste</b>	Those associated with construction phase of the development	
<b>Transportation requirements</b>	Those associated with the transporting construction materials Ongoing domestic traffic generated for the occupied dwelling houses.	
<b>Duration of construction/operation/decommissioning</b>		
<b>Distance from Natura 2000 Site (or key Features)</b>	Ballykenny- Fisherstown Bog SPA -13km Browns Bog SAC -14km Mount Jessop Bog SAC - 14km Ardgullion Bog Sac -10 km	
<b>Other relevant projects/Plans</b>	N/A	
<b>Other</b>	N/A	



### Step 3 – Characteristics of the Site

Relevant Natura 2000 Sites  
(Distance Dependant on Project – 10km)

No Sites within 10km of the proposed site. No effect on protected sites

Characteristics (PlanReg report)

See attached map.

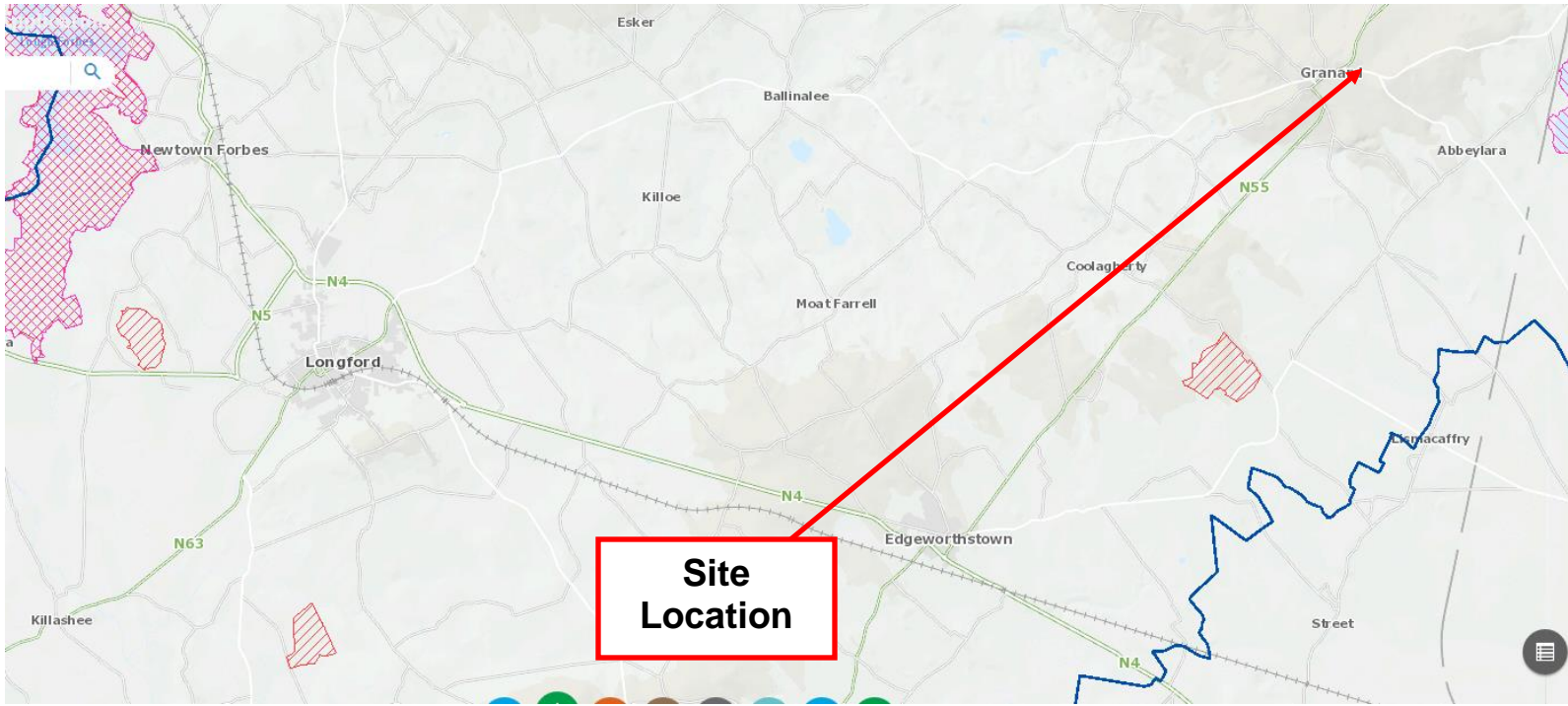
### Step 4 – Assessment of Significance

Potential Significant Effects	Yes				No
	Indicator	Significant			X
		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
<b>Summary of advice from NPWS</b>					

## Screening Conclusions

<b>AA is Not Required</b>	Plan or Project directly connected with or necessary to the nature conservation management of the site		No Potential for significant effects	X
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<b>AA is required Significant effects Certain/ Likely/ Uncertain</b>	Applicant advised of requirement	
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Surveyed 1836-1837  
 Revised 1910-1911  
 Levelled

# Record PLACE Map



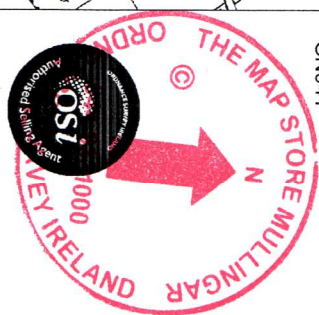
282196

**ITM CENTRE PT. COORDS**  
 634153, 781305

**DESCRIPTION**

**MAP SHEETS**

6 inch LD011 LD010  
 CN041

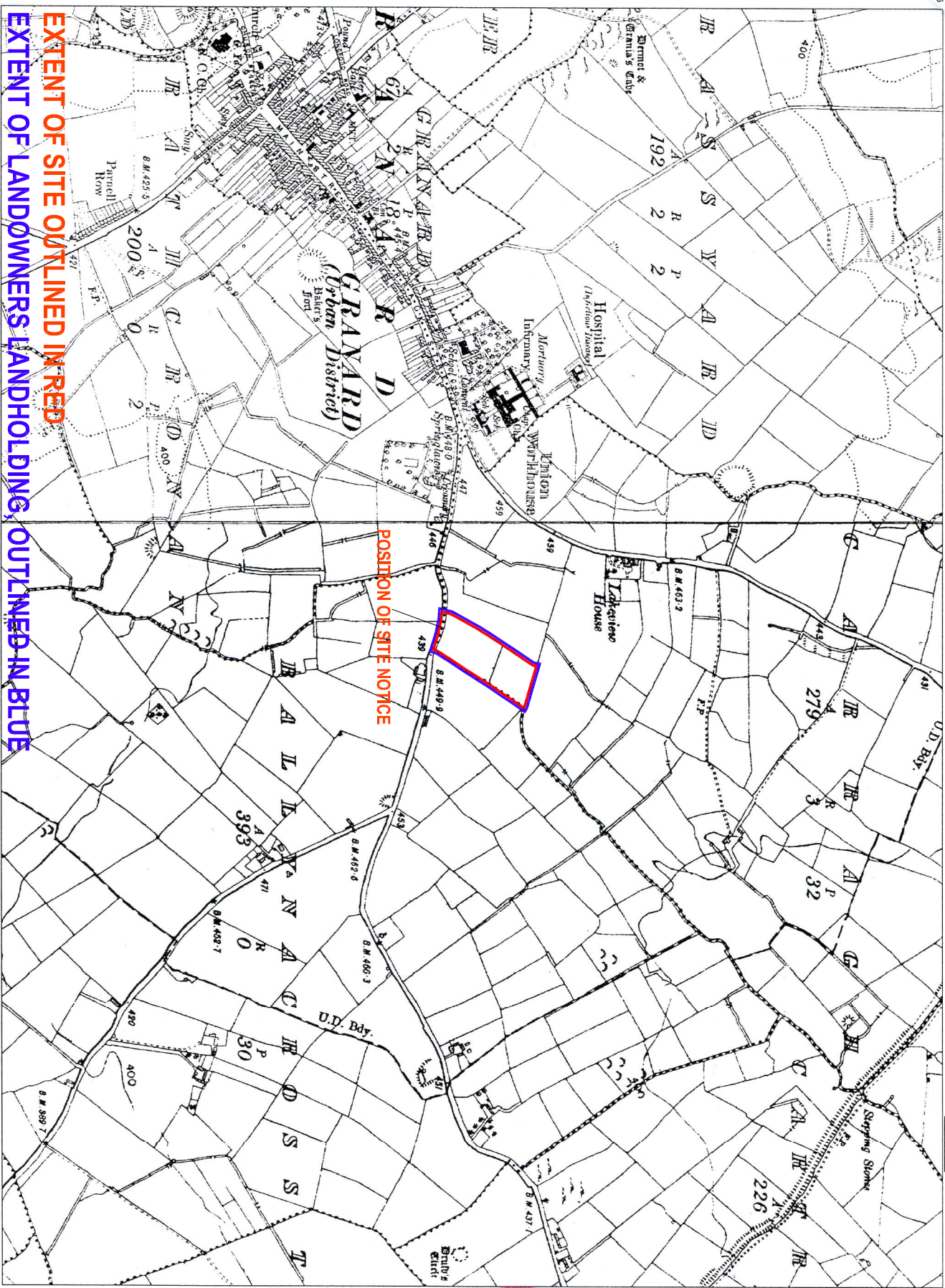


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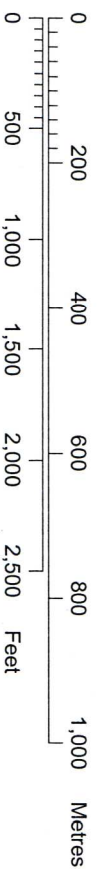
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**EXTENT OF SITE OUTLINED IN RED**  
**EXTENT OF LANDOWNERS LANDHOLDING OUTLINED IN BLUE**

POSITION OF SITE NOTICE

Scale:- 1:10,560  
 Scála:- 1:10,560



Plot Ref. No. 1247583.2  
 Plot Date 28-AUG-2007

80390

280390

282196

282196

232979

232979

235439

235439



# Rural PLACE Map



**ITM CENTRE PT. COORDS.**  
634153, 781305

**DESCRIPTION**

**MAP SHEETS**

- 1:2500
- 2174-A 2174-B
- 2174-C 2174-D

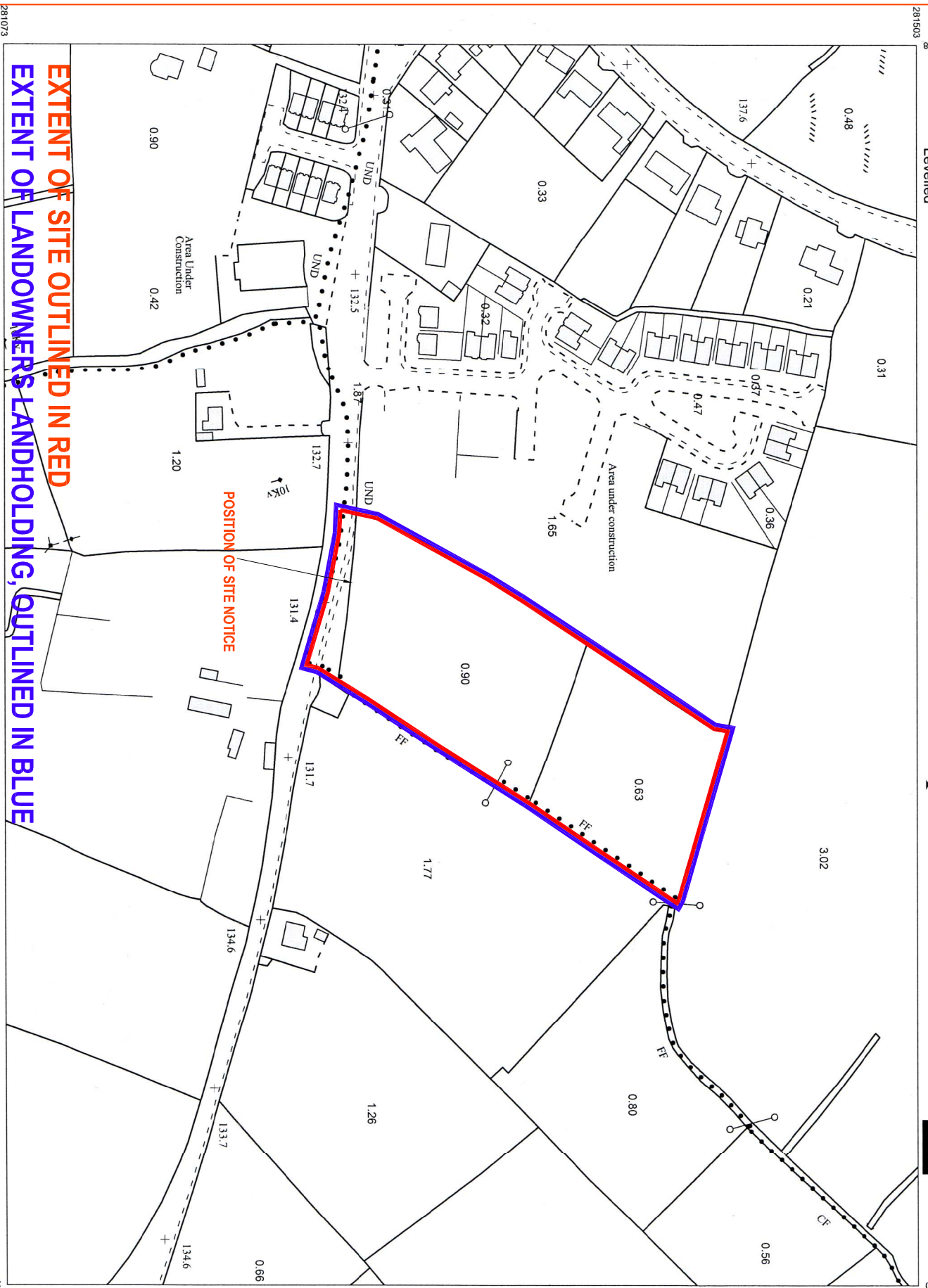


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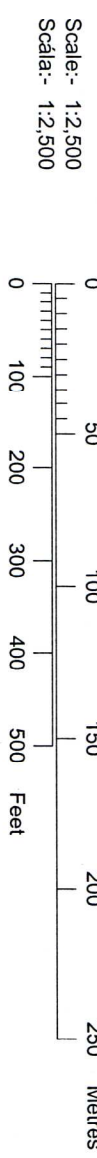
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**EXTENT OF SITE OUTLINED IN RED**  
**EXTENT OF LANDOWNERS LANDHOLDING, OUTLINED IN BLUE**



Plot Ref. No. 1247583\_2\_1  
Plot Date 28-AUG-2007