

LONGFORD COUNTY COUNCIL

**SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000
(as amended)**

**PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (as
amended)**

PROPOSAL TO CARRY OUT A DEVELOPMENT REFERRED TO AS –

**PART 8, NO. 85,
CHANGE OF USE FROM HEALTHCARE FACILITY TO
RESIDENTIAL DWELLING AT NEWTOWNFORBES
Co. LONGFORD**

**REPORT IN ACCORDANCE WITH
SECTION 179 OF THE PLANNING AND DEVELOPMENT
ACT 2000 (AS AMENDED) AND
PART 8 OF THE PLANNING & DEVELOPMENT
REGULATIONS 2001 (AS AMENDED)**

To: The Cathaoirleach and Members of Longford Municipal District.

Being satisfied that the requirements of subsections (1) and (2) of Section 179 of the Planning and Development Act 2000 as amended, and Articles 79 to 85 inclusive of the Planning and Development Regulations 2001 (as amended) have been fully complied with in relation to the above proposed development, I have prepared the attached report in accordance with the requirements of subsection (3) of Section 179 of the Planning and Development Act 2000 as amended and formally submit same to the Cathaoirleach and Members for consideration.

1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.


3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan.

I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan, for the reasons set out in the report.

4. The persons and bodies who made submissions or observations with respect to the proposed development in accordance with the provisions of the above Act and Regulations are listed at Section 4.
5. Section 5 sets out details in relation to S.E.A. and Appropriate Assessment.
6. Section 6 sets out the recommendation of the Planning Authority in relation to the proposed development regarding the planning considerations and submissions and observations received.

In accordance with the provisions of Section 179(3)(b)(v) of the Planning and Development Act 2000 (as amended) I recommend that the proposed development should be proceeded with subject to the conditions listed in Section 6 of the attached report.

Dated this the 5th May, 2021


John Brannigan,
Director of Services.

Note:

Planning and Development Act 2000 (as amended) – Subsection 4 of Section 179.

- (4) (a) The members of the local authority shall, as soon as may be, consider the proposed development and the report of the Chief Executive under subsection (3).
- (b) Following consideration of the Chief Executive's Report under paragraph (a), the proposed development may be carried out as recommended in the Chief Executive's Report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's Report, or decides not to proceed with the development.
- (c) A resolution under paragraph (b) must be passed not later than 6 weeks after receipt of the Chief Executive's Report.



**LONGFORD COUNTY COUNCIL
PLANNING DEPARTMENT**

PART 8 – NO. 85

**CHANGE OF USE FROM HEALTHCARE FACILITY TO
RESIDENTIAL DWELLING AT NEWTOWNFORBES
Co. LONGFORD**

**REPORT IN ACCORDANCE WITH
SECTION 179 OF THE PLANNING AND DEVELOPMENT
ACT 2000 (AS AMENDED)**

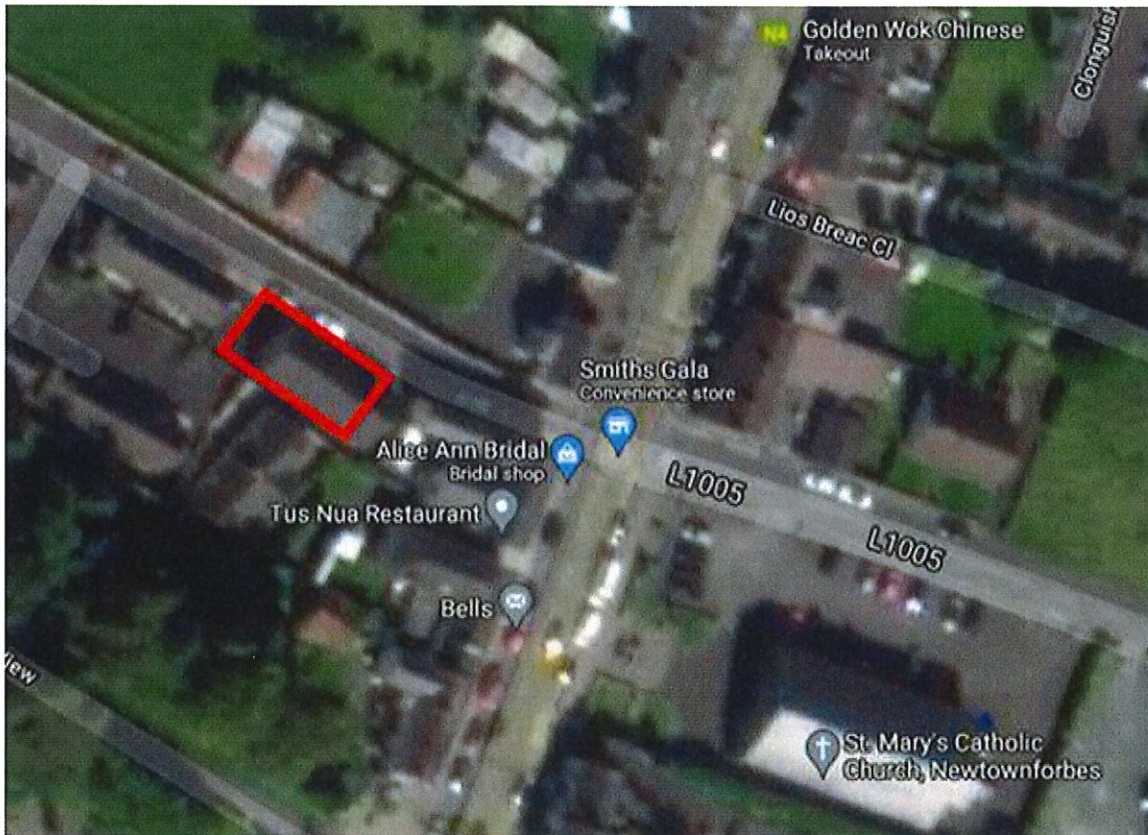
AND

**PART 8 OF THE PLANNING & DEVELOPMENT
REGULATIONS 2001 (AS AMENDED)**

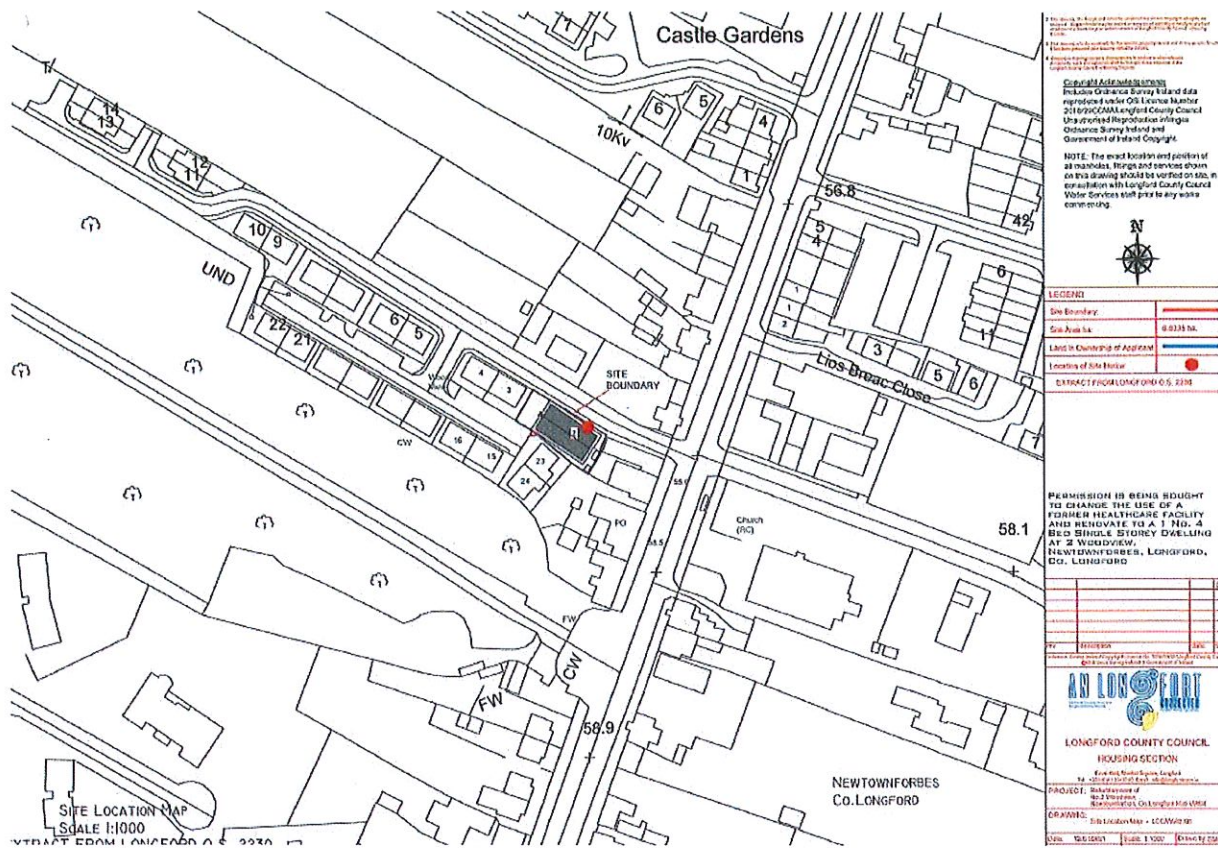
MAY 2021

1. INTRODUCTION/ SITE LOCATION

The subject lands are located within the development envelope of Newtownforbes, as identified in the Longford County Development Plan 2015 – 2021. The site is located on Woodview which is a small estate of the N4 through Newtownforbes Town. The proposed site forms part of an existing well-established residential estate. The structure is currently in use as a healthcare facility. Land in the vicinity of the site is occupied by both residential accommodation and commercial structures. The site has good connections with public transport and local shops and amenities.



Aerial view of the proposed site



Proposed site layout (above)

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development consists of the change of use of the existing healthcare facility to use as a residential dwelling the proposal also includes renovation of the structure and will include an entrance, boundary walls and associated site works.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies within the Designated Development Envelope of Newtownforbes Town. As such the provisions of the Longford County Development Plan 2015 – 2021 apply. The proposed site is zoned “established residential” which is outlined as follows:

“This zoning is intended primarily for established housing development but may include a range of other uses particularly those that have the potential to improve the residential amenity of residential communities such as schools, crèches, small shops, doctor’s surgeries, small scale residential, playing fields, etc”.

Potential sites may range from small gap infill, unused or derelict land and backland areas, side gardens of existing houses, up to larger undeveloped sites within an established residential area.

A balance must be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide infill development. Proposals for development involving the intensification of residential uses within existing residential areas will need to clearly demonstrate that the proposal respects the existing character of the area and would not harm the amenity value of adjacent properties.

Within this zoning category the improved quality of existing residential areas will be the Council's priority."

As such it is considered that the proposed development is in keeping with the zoning as outlined in the Longford County Development Plan 2015-2021.

4. PUBLIC/ STATUTORY BODIES CONSULTATION, SUBMISSIONS, REPORTS, ETC.

The proposed works were duly and properly notified as required by Section 179 of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

The plans and particulars for the proposed development for the change of use of the existing healthcare facility to use as a 1 No. single storey 4 bedroom dwelling house, including entrance, boundary walls and associated site works were made available for public inspection at the offices of Longford County Council, Áras and Chontae, Great Water Street, Longford during official opening hours, excluding weekends and bank holidays, from Friday 19th February, 2021 up to and including Wednesday 07th April, 2021.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, were invited to be made in writing to the Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford, Co. Longford to arrive not later than 4pm on Monday 21st Wednesday, 2021.

4.1 Submissions

Following the requisite statutory public consultation, one submission has been received in relation to the proposed development.

One submission was made by Irish Water with respect to the proposed development. Indicating that there is no objection to the proposed development subject to a number of conditions being met.

This submission has been noted.

4.2 External Reports

No external report were received in relation to the proposed development

4.3 Internal Reports

No internal reports were received in relation to the proposed development

5. APPROPRIATE ASSESSMENT

The proposed development was screened for Appropriate Assessment, in which it was noted that at the closest points the proposal is approximately 1.1km north east of the Natura sites of Lough Forbes Complex SAC and Ballykenny-Fisherstown Bog SPA. It concludes that, as the proposed development does not involve significant works and is being carried out on an existing building, hence there will be no potential for significant effects on the relevant sites and therefore a Stage 2 Appropriate Assessment is not required

6. RECOMMENDATION

Having regard to the above mentioned planning considerations and to the submissions and observations received, it is considered that the proposed development would be in accordance with the proper planning and sustainable development of the area. It is therefore recommended that the proposed development now be proceeded with, subject to the attachment of the following condition:

1. The following conditions in relation to Irish Water requirements shall be carried out in full.
 - a. Prior to the commencement of works the applicant must engage with Irish Water Diversion Team in order to review/approve their proposal
 - b. The Applicant shall ensure that the existing foul drain, which traverses the property, is protected during and after the works.
 - c. The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - d. All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - e. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.
 - f. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

Reason: In the interests of public health, environmental protection, road safety, and the proper planning and sustainable development of the area.

Donall Mac An Bheatha

Donall Mac An Bheatha, 05/05/2021

Senior Planner