

**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 VIII – NO. 87**

**CONSTRUCTION OF A PATH TO ENHANCE EXISTING  
HERITAGE AND AMENITY TRAIL IN THE VILLAGE OF  
AUGHNACLIFFE.**

**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 Granard 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 of Granard Municipal District 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 16<sup>th</sup> July, 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. 87  
CONSTRUCTION OF A PATH TO ENHANCE EXISTING  
HERITAGE AND AMENITY TRAIL IN THE VILLAGE OF  
AUGHNACLIFFE.**

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SECTION 179 OF THE PLANNING AND DEVELOPMENT  
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**JULY 2021**

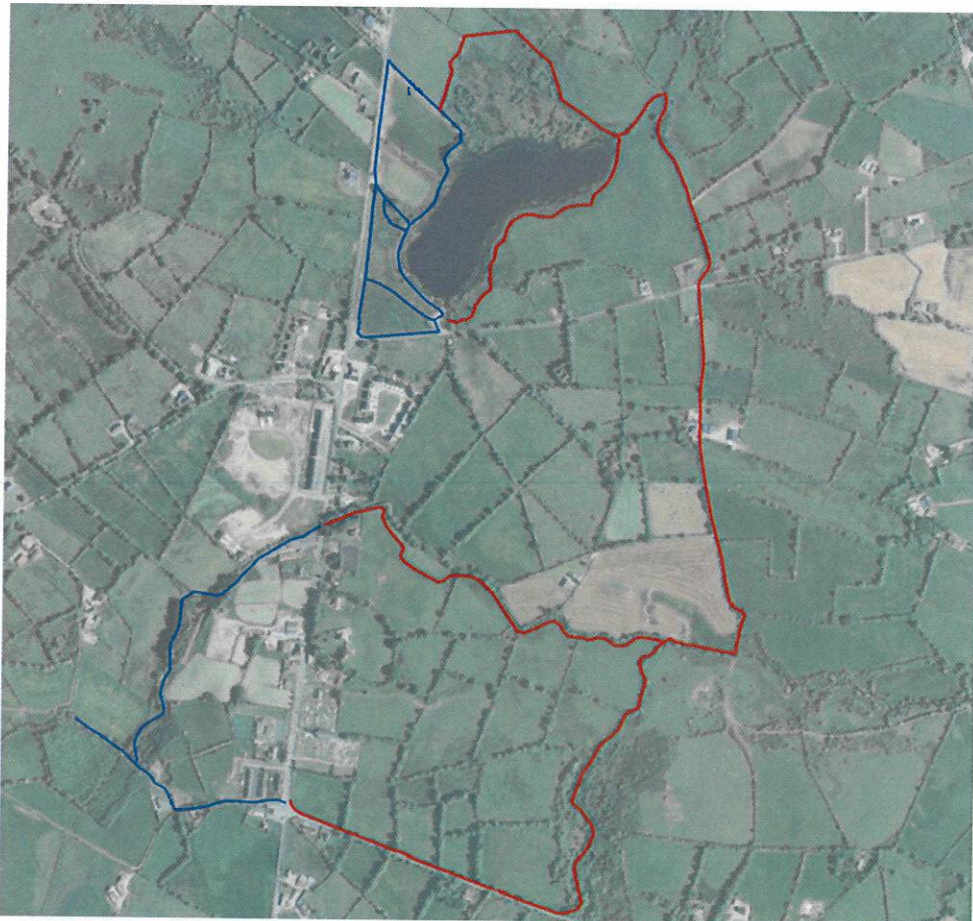
## 1. INTRODUCTION/ SITE LOCATION

### Introduction:

It is proposed to construct a c.4. approximately 3m wide to enhance existing Heritage & Amenity Trail, including three bridges, fencing, passing bays @ 500m intervals along L-10431-0 and ancillary site works to accommodate both pedestrians and through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments.

### Site Location

The site is located along within the hinterland and surroundings to the east of Aughnacliffe village. The proposed site is extensive and covers predominately agricultural lands and also wraps around existing forestry and Leebeen Park and Lake. The proposed path includes three bridges, fencing, passing bays @ 500m intervals along L-10431-0. The proposed path will connect up with existing paths, which have been indicated in blue on the map below



**Fig. 1: Aerial image of subject site with extent of proposal works marked in red**

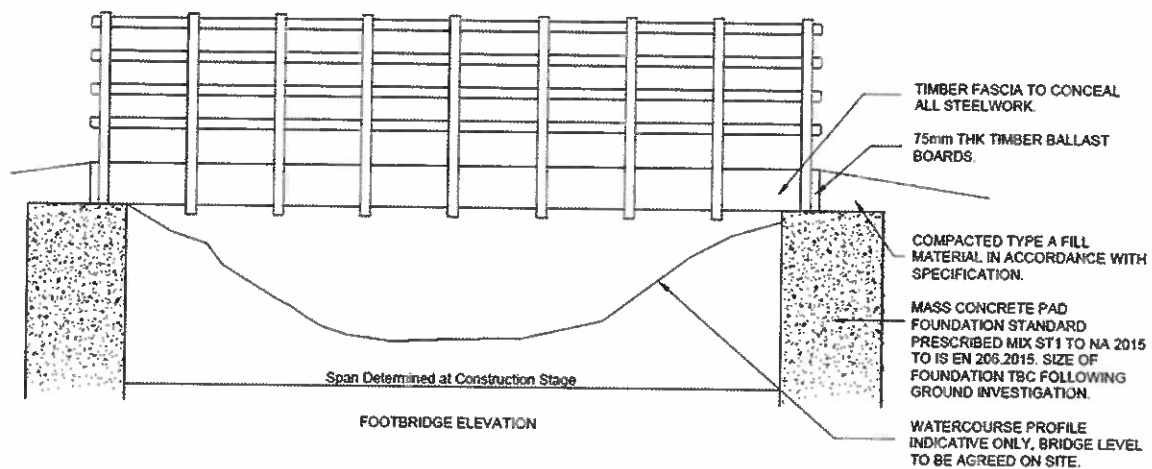


Fig 2: Elevation of proposed bridges

## 2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

### Scope of Proposed Works

It is proposed to construct and construction of c4.3km long, approx. 3m wide gravel/crushed limestone path to accommodate both pedestrians and cyclists and all associated ancillary works including fencing and pedestrian bridges. The proposed path will through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments. The pathway is designed to sit within the existing landscape.

## 3. PLANNING CONSIDERATION/EVALUATION

The site is approximately 13km north west from the nearest Natura 2000 sites of Lough Kinale and Derragh Lough SPA. Appropriate Assessment Screening is detailed below in Section 5.

The site is located within the functional area of Longford County Council and lies outside the designated development envelopes as outlined in the Longford County Development Plan (CDP). As such the provisions of the Longford County Development Plan 2015 – 2021 apply. The relevant policies are detailed as follows:

### Longford County Development Plan

#### PED 1:

*The Planning Authority aims to improve the attractiveness and usability of the pedestrian environment of the County, particularly in residential areas, designated settlements and in areas of high amenity.*

Upon examination of the proposal in the context of the above policies, it is considered that the proposed development is in keeping with the policies as outlined in the Longford County Development Plan 2015-2021.

The proposed walkway is substantially in keeping with the policies 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 of the proposed construction of path c.4.2kms in length, approximately 3m wide to enhance existing Heritage & Amenity Trail, including three bridges, fencing, passing bays @ 500m intervals along L-10431-0 and ancillary site works to accommodate both pedestrians and cyclists, through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments were made available for public inspection 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 28<sup>th</sup> May 2021 up to and including Monday 28<sup>th</sup> June 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, are 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 12<sup>th</sup> July 2021.

#### **Submissions**

Department of Housing, Local Government and Heritage – requesting monitoring conditions to be added to any grant of permission.

#### **Internal Reports**

A Road Design report was received from the roads section indicating conditions to be attached to the proposed development.

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## 5. S.E.A. AND APPROPRIATE ASSESSMENT

The proposed development was screened for Appropriate Assessment, in which it was noted that at the closest points the proposal is approximately 13km north west of the Natura sites of Lough Kinale and Derragh Lough SPA

In essence the proposal:

- Does not involve significant excavation or significant removal of tree roots or planting;
- Is not directly connected with, or necessary to the conservation management of the Natura 2000 sites considered in this assessment;
- Is unlikely to indirectly, significantly affect the Qualifying Interests or Conservation Objectives of the Natura 2000 sites considered in this assessment;
- Either alone or in combination with other projects, is not likely to have significant effects on the Natura 2000 sites considered in this assessment in view of their conservation objectives;
- It is possible to conclude that there would be no adverse effects on site integrity resulting from the project and that there would be no significant effects, no potentially significant effects and no uncertain effects if the project were to proceed.

Accordingly, it is considered that there is no requirement to progress to a full Appropriate Assessment in this case.

## 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 requirements of the Roads Department shall be complied with in full. Any alterations to the submitted proposals in order to comply with the above requirements shall be submitted to the Planning Authority for file purposes.
  - a. **Sections of Trail adjacent to public Roads.** Sections of the trail are shown running adjacent to public roads. It is not clear how these are proposed to be constructed. Any sections of trail adjacent to a public road shall not interfere in any way with the structure, drainage, maintenance of the public road or the safety of users of the public road. The applicant shall liaise with the Granard Area Municipal Engineer in respect of all aspects of the proposed trail adjacent to public roads.
  - b. **Crossing Points and junction with Public Roads.** If the proposed pathway crosses the public road, crossing points shall be in accordance with TII Publication DN GEO 03047 – Rural Cycleway Design.

- c. **Storm drainage:** Existing storm drainage along the R198 & L1017 or in the lands adjacent shall not be compromised by the proposed project. Any new culverts required along the pathway shall be appropriately sized and at a minimum match existing culverts under the public roads.
- d. **Fencing:** Appropriate fencing shall be used to ensure that the private lands are maintained stockproof, and to ensure users of the pathway are protected from hazards.
- e. **Pedestrian Bridges:** Appropriate pedestrian bridges shall be constructed where necessary to ensure that users of the pathway are protected.

**Reason:** In the interests of traffic safety and of proper planning and development.

- 2. The following requirements of Department of Housing, Local Government and Heritage shall be complied with in full.
  - a. The applicant is required to employ a qualified archaeologist to monitor all removal of topsoil associated with this development.
  - b. The report of the archaeological monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.
  - c. A key plan, clearly showing the location and direction from which photographs were taken should be included in the report. (An annotated site location map will suffice for this purpose).
  - d. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by this Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
  - e. The Planning Authority and this Department shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.



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**Dónall Mac an Bheatha**  
**Senior Planner**

15/07/21