

**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. 100**

**PROPOSED SKATEPARK WITH ROYAL CANAL  
GREENWAY CONNECTION AT THE OLD  
GREYHOUND TRACK, TOWNPARKS, 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 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.

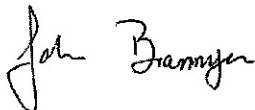
I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan, for the reasons set out 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. Nature and extent of proposed development.
6. Section 5 sets out details in relation to Appropriate Assessment.
7. Section 7 sets out the EIA Screening Determination.
8. 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 17th November 2022

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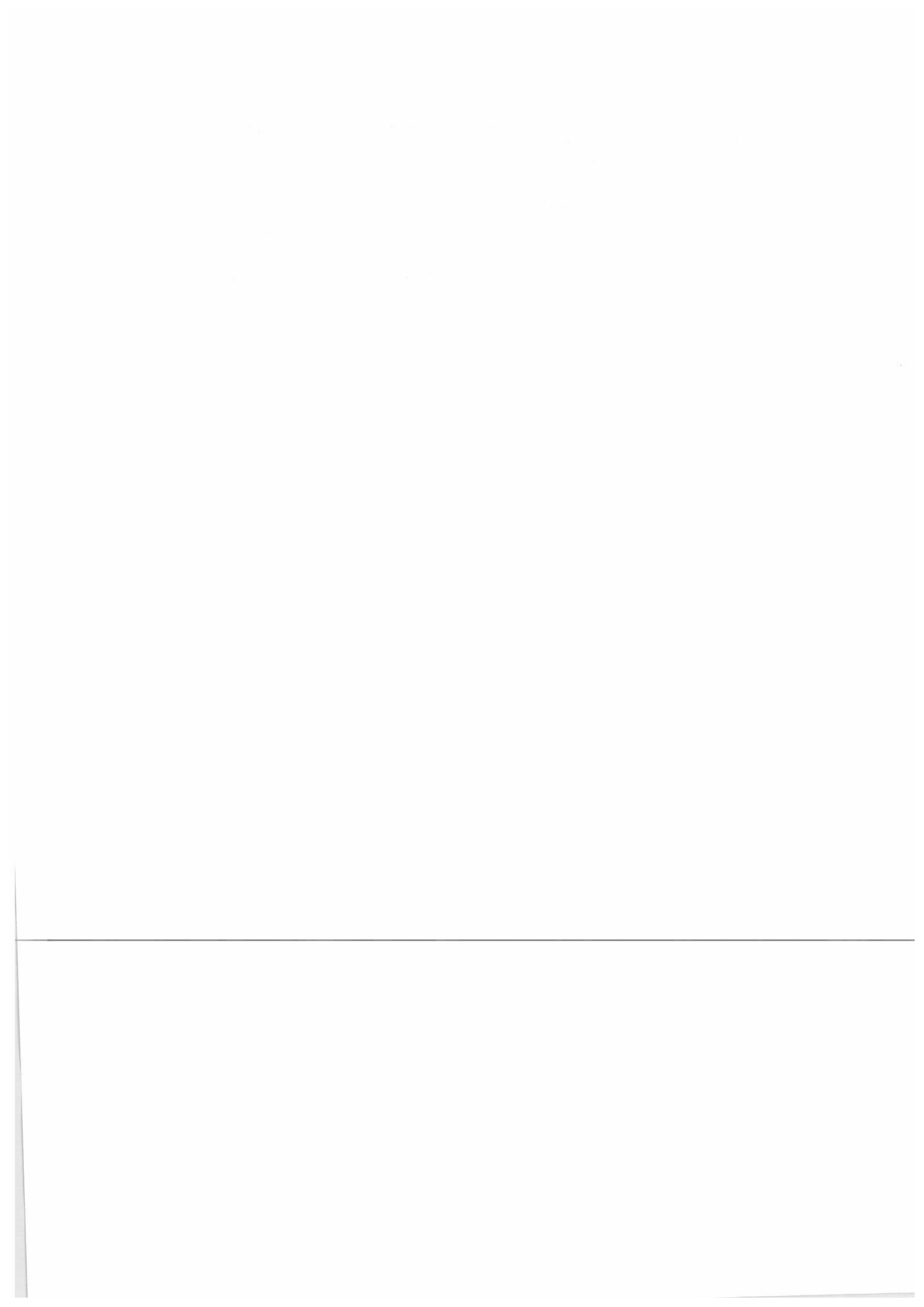
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**John Brannigan,  
Director of Services.**

**Note:**

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

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- (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**

**PROPOSED SKATEPARK WITH ROYAL CANAL  
GREENWAY CONNECTION AT THE OLD  
GREYHOUND TRACK, TOWNPARKS, LONGFORD**

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

**NOVEMBER 2022**

## **INTRODUCTION/ SITE LOCATION**

The subject lands are located at the northern end of the old greyhound track on the outskirts of Longford Town and is bounding to the east by the Park Rd and to the west by the Royal Canal and is within the designated development envelopes of Longford Town as identified in the Longford County Development Plan 2021-2027. The site is zoned "Recreation, Amenity and Green Spaces" which aims "To primarily provide for recreational open space and ancillary structures"

It is considered that the proposed development is compliant with same. The proposed site is not located within any Natural Heritage Area, SPA but is within the Boadzone of the Canal. The proposed site is currently a disused greyhound track which has been closed for a number of years (Site photos see Appendix 1)

## **NATURE AND EXTENT OF PROPOSED DEVELOPMENT**

The proposed development provides for a designated skatepark area with associated open shelter, bike shelter, and outdoor table tennis area, set within a wider landscaped area incorporating shared bicycle / pedestrian connections to the Royal Canal Greenway and all ancillary site works.

## **PLANNING CONSIDERATION/ EVALUATION**

The site is located within the designated development envelope of Longford Town as specified in Longford County Development Plan 2021-2027. The site is currently under utilised and the proposed development will bring the site back into use connect the site and adjoining residential areas to the Royal Canal and is in keeping with the existing zoning for the site which aims to ~~primarily provide for recreational open space and ancillary structures~~. The zoning also provides for the reservation of environmental buffers at strategic corridors. The proposed utilization of the River Camlin and Royal Canal as a walk and park would provide a recreational backbone to the town which would provide a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways. The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games,

educational and recreational purposes. It is considered that the proposed development is in keeping with the established zoning and is considered appropriate.

### **Longford County Development Plan 2021-2027 relevant policies**

#### **CPO 5.48**

Retrospectively provide public transport, walking and cycling infrastructure and facilities in existing development areas to achieve growth in sustainable mobility.

#### **CPO 5.68**

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.

#### **CPO 6.10**

Encourage the development of improved connectivity, provision of services and good quality public realm in urban locations and create an environment for investment in high quality residential development and supporting services and amenities such as schools, shops, recreation areas and open spaces.

#### **CPO 7.3**

Provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces.

#### **CPO 7.8**

Promote the development of healthy and attractive places by ensuring:

- Provision of open space should consider types of recreation and amenity uses required;
- Public open spaces to have good connectivity and be accessible by safe, secure walking and cycling routes;
- Open space to be planned for on a multi-functional basis incorporating ecosystem services, climate change measures, Green Infrastructure and key landscape features in their design.

#### **CH 10.26**

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

#### **CPO 10.59**

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.

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 2021-2027.

#### **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 for a designated skatepark area with associated open shelter, bike shelter, and outdoor table tennis area, set within a wider landscaped area incorporating shared bicycle / pedestrian connections to the Royal Canal Greenway and all ancillary site works at the old greyhound track, Townspark, Longford were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during public opening hours excluding weekends and public holidays between the dates of Friday 16<sup>th</sup> September 2022 up to and including Friday 14<sup>th</sup> October 2022.

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 not later than 30<sup>th</sup> March 2022.



A submission was received from Irish Waster indicating no objection subject to conditions being attached.

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

An Appropriate Assessment screening report was carried out and submitted for the proposed development which indicating that the proposed development will not have any significant impact on any Natura 2000 site.

### **E.I.A**

The proposed development was initially screened for EIA, see attached screening report. As the development is not a project listed in Schedule 5, Part 2 of the Planning & Development Regulations mandatory EIA is not required and the proposed development does not need EIA Screening.

## **6. RECOMMENDATION**

Having regard to the abovementioned planning considerations and to the submissions and observations received, and in particular, to the policy and objectives of the current County Development Plan and regarding the provision of open space, amenity provision and connectivity and objectives the current proposal is in accordance. 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 Irish Water conditions shall be adhered to in full:
  - a. The applicant shall liaise with Irish Water regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Irish Waters infrastructure shall be protected both during and after the completion of the works relating to this proposal.

- b. 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.
- c. 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.
- d. All development shall be carried out in compliance with Irish Water Standards codes and practices.
- e. All Irish Water infrastructure affected by the works shall be reinstated in accordance with Irish Water Standards.

**Reason:** To ensure adequate provision of water and wastewater facilities

- 2. Prior to commencement, the development shall be suitably assessed by a suitably qualified professional to predict the noise implications of the proposed skatepark, and to conclude with mitigating measures (if required) to reduce their impact to acceptable levels in line with best practice. Any mitigating measure to also be agreed in advance and in writing with the Planning Authority.

**Reason:** In the interest of residential amenity

**Any alterations to the submitted proposals in order to comply with the above requirements shall be submitted to the Planning Authority for file purposes.**



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**Senior Planner**

# APPENDIX 1

