

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. 101

**SHARED PEDESTRIAN / CYCLIST BRIDGE OVER RIVER
CAMLIN WITH CONNECTING PEDESTRIAN AND CYCLEWAY
PROVISION EITHER SIDE OF EXISTING SERVICE ROAD AT
ABBEYCARTON / TEMPLEMICHAEL, LONGFORD TOWN,
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**



**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. 101

**SHARED PEDESTRIAN / CYCLIST BRIDGE OVER RIVER
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REGULATIONS 2001 (AS AMENDED)**

NOVEMBER 2022

1. INTRODUCTION/ SITE LOCATION

Introduction:

Construction of a shared pedestrian/cyclist bridge over River Camlin with connecting pedestrian and cycleway provision either side of existing service road at Abbeycartron / Templemichael, Longford Town, Longford.

Site Location

The site is located along the River Camlin

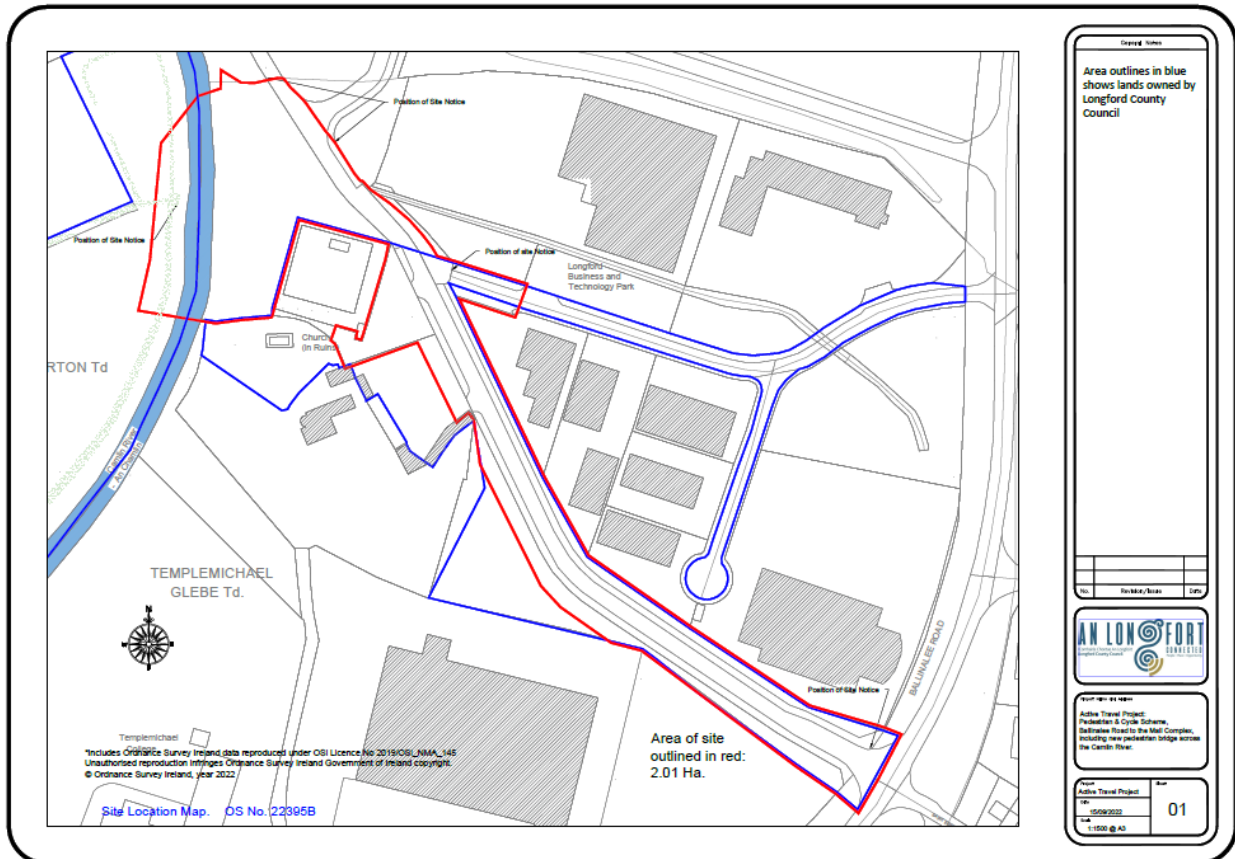


Fig 1: Location of proposed development

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Scope of Proposed Works

The proposed development will consist of:

1. Approximate 19m long, single-span, prefabricated pedestrian / cyclist bridge to extend over the River Camlin and existing Templemichael bridge abutments, resting on two newly formed concrete abutments.
2. 450m long, two-metre wide pedestrian and two-metre-wide cycleway connections on either side of the existing service road, extending from

proposed bridge embankment to junction with N63 Ballinalee Road (N63), and to include tabletop crossing area and public lighting.

3. Landscaped, pocket-park extension to Mall Complex on opposite, eastern bank of River Camlin.
4. One 61 no. space access restricted car park, one 25 no. space public car park, and 9 no. roadside parking spaces.
5. Works within the curtilage of a Record of a Protect Structure and all ancillary site works.

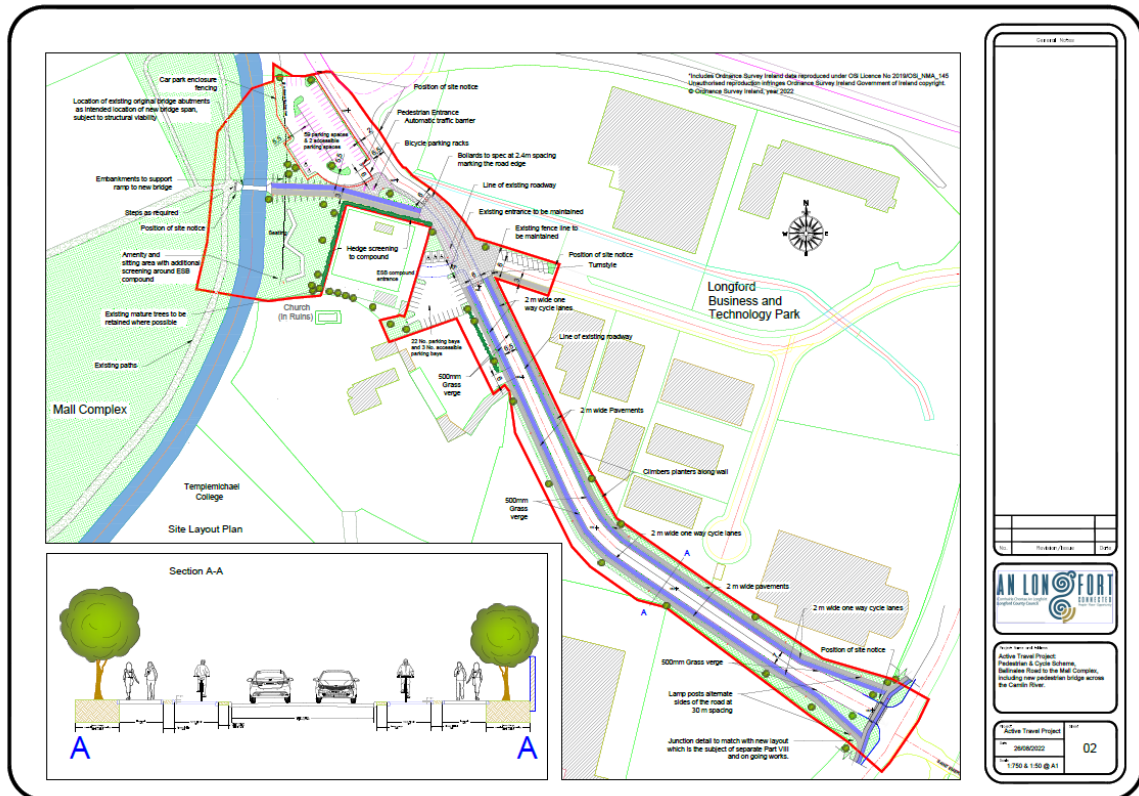


Fig 2. Site Layout

3. PLANNING CONSIDERATION/EVALUATION

The site is approximately 13km northwest 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 2021-2027 apply. The relevant policies are detailed as follows:

Longford County Development Plan

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 5.71

Facilitate the provision of cycleways and footpaths, particularly in conjunction with new housing developments.

CPO 5.73

Provide for safer routes to schools within the county and promote walking and cycling as suitable modes of transport as part of the Green Schools Programme and other local traffic management improvements.

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 6.75

Develop the Camlin Quarter (including Connolly Barracks, Church St. Great Water Street, Little Water Street onto the Albert Reynolds Peace Park (the Mall), by enhancing the public realm, investigation of potential land uses, landbank assembly and connectivity improvements.

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 7.4

Promote and encourage connectivity improvements to promote sustainable travel in urban and rural areas in accordance with relevant funding initiatives.

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.

CH10.26

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

CPO10.59

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.

The proposed walkway is substantially 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).

Construction of the 'Ennybegs Pedestrian and Cycle Improvement Scheme' to include c. 840m long shared pathway, approximately 3m in width, and ancillary site works along the L-1040-0 from St. Teresa's National School to St. Mary's Burial Ground at Clontumper / Aghaboy, Ennybeys, County Longford.

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 Planning Department offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official public opening hours, excluding weekends and bank holidays from Friday 16th September 2022 up to and including Friday 14th October 2022.

Submissions

Irish Water – Indicates the presence of water services and infrastructure nearby which may be impacted by the proposed development.

Martin McLoughlin – Highlights potential negative impact on the heritage of the area, increased traffic and antisocial behaviour. It is considered that the provision of a 30 metre offset from the private residential boundary to the south would reduce any perceived negative impact in this regard.

Internal Reports

None received

5. S.E.A. AND APPROPRIATE ASSESSMENT

Screening for SEA was carried out by Noreen McLoughlin, MSc of Whitehill Environmental to determine whether AA is required.

The Screening report determined that AA of the proposed development is not required as it can be excluded, on the basis of objective information provided in this report, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites.

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. Water

The following requirements of Irish Water shall be complied with 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 Water's 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: In the interests of public health and the proper servicing of the development.

2. Roads

The proposed development shall be undertaken in accordance with TII Publications (Standards) the Design Report and all recommendations included in the Road Safety Audit.

Reason: In the interests of road safety

3. Landscaping

Any trees which are removed to facilitate the proposed development shall be replaced with a semi-mature tree of the same species. These trees shall be planted prior to completion of the construction phase of the development and their location shall be

agreed with the Planning Authority. Removal of vegetation should only be carried out between 1st September and 1st March to protect natural habitats.

4. Layout

The proposed layout shall be redesigned to avoid development within a 30 metre offset from the private residential boundary to the south of the proposed to the written satisfaction of the Planning Authority.

Established buffer offset to be planted with native defensive planting (e.g. holly, whitethorn) to create an immediate screening for the benefit of improved privacy and restricted access – subject to archaeological licencing and monitoring by a suitably trained professional.

Reason: In the interests of the sustainable development of the area.



15/11/2022

Dónall Mac an Bheatha
Senior Planner