

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. 102

**DEMOLITION OF 1 No. EXISTING SINGLE STOREY
DWELLING AND THE CONSTRUCTION OF 6 NO 1, 2
AND 3-BEDROOM**

**SEMI-DETACHED SINGLE STOREY HOUSES. IT WILL
ALSO INCLUDE BOUNDARY WALLS/FENCES, CAR
PARKING, PEDESTRIAN ENTRANCES,**

**LANDSCAPING, CONNECTION TO EXISTING
SERVICES AND ASSOCIATED**

**SITE WORKS AT ST. RITA'S PARK, PARK ROAD, 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)**

JANUARY 2023

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 Longford Municipal District for consideration.

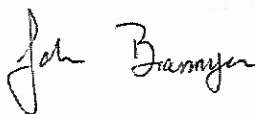
1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable 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 January 2023



**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**

**DEMOLITION OF 1 NO. EXISTING SINGLE STOREY
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INTRODUCTION/ SITE LOCATION

The subject lands are located at St Rita's on Park Road, adjacent to the R397 Ballymahon Road and is within the designated development envelopes as specified in the Longford County Development Plan 2021 – 2027. The site is zoned Residential it is considered that the proposed development is compliant with same. The proposed site is not located within any Natural Heritage Area, SPA or Broad Zones. The proposed site boundary area is approximately 0.367 Ha. The existing property has an area of approximately 124m² not including outbuildings. The site at St. Rita's is in the ownership of Longford County Council. The site itself was completely overgrown with trees, bushes, scrub, weeds and Japanese Knotweed which is currently being treated since 2017. The site is bounded: to the east by the Residential Estate of Glack; to the North by Park Road and footpath; to the South by a housing development; and to the West by housing and rear garden area /green space of adjacent housing development.

NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development will consist of demolition of 1 No. existing single storey dwelling and the construction of 6 no 1, 2 and 3-bedroom semi-detached single storey houses. It will also include boundary walls/fences, carparking, pedestrian entrances, landscaping, connection to existing services and associated site works. The layout will consist of:

- 2 No. 1 bedroom single storey houses
- 3 No. 2 bedroom single storey houses
- 1 No. 3 bedroom single storey house

PLANNING CONSIDERATION/ EVALUATION

The site is located within the designated development envelope of Longford Town as specified in the Longford County Development Plan 2021 – 2027. There is an existing dwelling house on the site which it is proposed to demolish in order to facilitate the proposed development. The proposed development is located within an existing residential area. The proposed site is located on land zoned Residential and the proposed development is consistent with this zoning. The proposed development will utilise a piece of zoned land on the outskirts of Longford Town and the site is ideally suited to housing and in particular to 1-bedroom, 2-bedroom and 3-bedroom

dwellings in line with Government requirements and due to its position in relation to the town and close proximity to all amenities.

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 1 No. existing single storey dwelling and the construction of 6 no 1, 2 and 3-bedroom semi-detached single storey houses. It will also include boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works. The layout will consist of:

- 2 No. 1 bedroom single storey houses
- 3 No. 2 bedroom single storey houses
- 1 No. 3 bedroom single storey house

at St Rita's, Park Road, Longford., Co. 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 28th October 2022 up to and including Friday 30th November 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 14th December 2022.

A submission in relation to the proposed development was received Irish Water indicating that that IW has no objection in principle to the proposed development subject to conditions being attached

5. EIAR. AND APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, in which it was noted that the nearest Natura 2000 site is Brown Bog SAC, which is located approximately 3900m west of the subject site at its closest point.

Given the nature and extent of the proposed development, as well as its location, it is not considered that the development would result in any significant impacts on the Natura 2000 network. Having reviewed the qualifying interests (habitats and species related interests) of the Natura 2000 site closest to the proposed development, it is considered that there are no likely adverse impacts arising from the proposed development on the integrity of the Natura 2000 network. Accordingly, it is considered that there is no requirement to progress to a full Appropriate Assessment in this case

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 regarding the provision of housing and with which aims 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. Irish Water

- a. 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.

- b. Where the applicant proposes to connect to the public water / wastewater network, they shall ensure that there will be no negative impact to any of Irish Waters Assets and/or infrastructure which may be in proximity to the development.
- c. All development is to be carried out in compliance with Irish Water Standards codes and practices.
- d. Irish Water does not permit any build over of its assets and separation distances as per Irish Waters Standards Codes and Practices must be achieved.
 - i. Any proposals by the applicant to build over or divert existing water or wastewater services subsequently occurs the applicant submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water prior to connection agreement

Reason: In order to protect existing services and to ensure the proper planning & sustainable development of the area.

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

Donall Mac An Bheatha

Senior Planner