

**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. 89**

**PROPOSED ALTERATIONS AND EXTENSION TO  
No.24 CONGRESS TERRACE AND CONSTRUCTION  
OF NEW SEMI-DETACHED 2 STOREY 3BED UNIT TO  
SIDE/REAR GARDEN AREA AND ALL ASSOCIATED  
SITE WORKS AT 24 CONGRESS TERRACE, ST.  
MICHAEL'S ROAD, TOWNSPARK, 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)**

**APRIL 2022**

**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 19<sup>th</sup> April 2022



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**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**

**PROPOSED ALTERATIONS AND EXTENSION TO  
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## INTRODUCTION/ SITE LOCATION

The subject lands are located at the end of Congress Terrace bounding onto the N63 National Road and is within the designated development envelopes of Longford Town as identified in the Longford County Development Plan 2021-2027. The site is zoned Established 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 is currently a semi-detached dwelling house which it is proposed to alter and extend, and it is also proposed to construct new 2 storey unit.

(Site photos see Appendix 1)

## NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development provides for

- a.) demolition of existing extension to rear of No 24, alteration to internal layout and construction of new kitchen and dining area at the rear ground floor and 2 bedrooms at the rear first floor.
- b.) Proposed construction of semi-detached two storey 3-bedroom unit adjoining unit 24. The proposed dwelling is a simple continuation of the existing two storey dwelling with an overall height of 7.7m when view from the front elevation and has a stated gross floor area of 104m<sup>2</sup>.

The proposed development will also consist of construction of new pedestrian gate to the front SW fronting St. Michael's Road and rear SE fronting N63, repair of existing boundary wall to front and side, construction of division wall and fence, private open spaces, footpaths, replacement of existing door and windows, removal of existing chimney at Unit 24, diversion of existing services pipes, connection to existing foul, surface water and watermain and existing utilities and hard & soft landscaped areas..

## PLANNING CONSIDERATION/ EVALUATION

The site is located within the designated development envelope of Longford Town as specified in Longford County Development Plan 2021-2027. There is an existing dwelling house adjacent to the proposed development. The proposed development is located at the

end of an existing row of dwellings. The proposed site is located on land zoned Established Residential and the proposed development is consistent with this zoning. The proposed development will unitise a piece of zoned land at the end of an existing line of established dwellings.

#### **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 Proposed alterations and extension to No.24 Congress Terrace and construction of new Semi-detached 2 storey 3bed unit to side/rear garden area and all associated site works at 24 Congress Terrace, St. Michael's Road, 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 28<sup>th</sup> January 2022 up to and including 11<sup>th</sup> March 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.

No submission in relation to the proposed development were received

## **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.

## **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 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 shall be contacted prior to commencement of the proposed development to ensure no conflict with IW infrastructure and adequate protection and access to existing infrastructure is maintained at all times.

**Reason:** In order to protect existing services.

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



19/04/2022

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**Senior Planner**

APPENDIX 1











