

**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. 92**

**1 SINGLE STOREY DWELLING AT LETTERGEERAGH,  
DRUMLISH, 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)**

**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. 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 **18<sup>th</sup> July 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**

**1 SINGLE STOREY DWELLING AT LETTERGEERAGH,  
DRUMLISH, Co. LONGFORD**

**REPORT IN ACCORDANCE WITH  
SECTION 179 OF THE PLANNING AND DEVELOPMENT  
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**AND**

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REGULATIONS 2001 (AS AMENDED)**

**JULY 2022**

## **INTRODUCTION/ SITE LOCATION**

The subject lands are located along a country to the north east of Drumlish and to the south of Ballinamuck and is outside of the designated village envelopes as specified in Longford County Development Plan 2021 – 2027. The proposed site is not located within any Natural Heritage Area, SPA or Broad Zones. The proposed site is a green field site currently in agricultural use.

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

The proposed development provides for 1 No. 2 bedroom bungalow type dwelling with a floor area of 99m<sup>2</sup>. The proposed dwelling is a simple single storey dwelling with an overall height of 4.9m when view from the front elevation. It is proposed to finish the walls with plaster and blue/black slate/tiles on the roof.

## **PLANNING CONSIDERATION/ EVALUATION**

The site is located outside of the designated village envelopes 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 along a country road which doesn't have much development on it. It is noted that under the current Longford County Development Plan, it is the policy aim of the Council to facilitate locals to live in their native area.

A site characterisation test has been submitted for the proposed site. According to the information submitted as part of the planning application the site has a T value of 66.71 and a P value of 45.47. It is proposed to install a packaged wastewater treatment system and polishing filter.

## **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 a single storey dwelling, new entrance, gates and piers, new mains water connection, installation of wastewater treatment system and percolation area together with all ancillary and associated site works at Lettergeeragh, Drumlish, Co. 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 29<sup>th</sup> April 2022 up to and including Wednesday 01<sup>st</sup> June 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 4pm on Wednesday 15<sup>th</sup> June 2022.

#### Submissions

A submission was received from Irish Water on 27<sup>th</sup> May 2022 indicating that they have no objection to the proposed development.

#### Internal Reports

A report was received from the road section outlining conditions to be attached to the proposed development

### **5. E.I.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 10.5km north-east of the Natura sites of Ballykenny-Fisherstown Bog SPA & Lough Forbes Complex SAC.

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.

## **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 rural 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. The following Irish Water shall be complied with in full:
  - a. Where the applicant proposes to connect to public water / wastewater mains operated by Irish Water, 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. 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.

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

2. The following Irish Water shall be complied with in full:

- a. As agreed with the Housing Section Technical Staff on 13/05/22. The access to the site shall now be from the (Side private road) and not from the public road as on the current layout.
- b. The boundary hedge / ditch along the public road shall be removed along the public road for the extent of the site. The new boundary shall be set back a minimum of 3m from the edge of the existing public road. The open drain at this location shall be piped with a minimum of 450mm diameter pipe and backfilled with suitable material to facilitate possible future widening of the public road.
- c. Stormwater shall be maintained as far as possible on site via soakaways, water harvesting etc.
- d. The applicant shall apply to Longford County Council (Roads section) for a road opening license for any road works or service connections on existing public roads.

- e. Public road shall not be adversely affected by the Works with regard to pavement, obstructions, road operation, verges or drainage.
- f. All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during the course of the construction works.
- g. Any damage to the public road as a result of the Works shall be the liability of the Contractor.

**Reason:** In the interests of Road Safety.

- 3. The site boundaries shall be fully secured and augmented with native tree and hedgerow species in the first season following the commencement of development.

The following species or a mixture of these shall be used:

- Native Evergreens (Holly, Yew, Scots Pine)
- Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan).

Exotic species such as Cypress, Leylandii, Rhododendron, Laurel, Spruce and Sycamore shall **not** be used.

All existing tree and hedgerow species on site shall be retained in situ unless as otherwise required in order to comply with the attached conditions.

**Reason:** In the interests of ecological functioning and visual 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.**

*Donall Mac An Bheatha*

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**Senior Planner**