

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. 93

AUGHNACLIFFE AMENITY HERITAGE TRAIL

**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 18th July 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. 93
CONSTRUCTION OF A PATH TO ENHANCE EXISTING
HERITAGE AND AMENITY TRAIL IN THE VILLAGE OF
AUGHNACLIFFE**

**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)**

JULY 2022

1. INTRODUCTION/ SITE LOCATION

Introduction:

It is proposed to construct a c.4.2km walkway approximately 3m wide to enhance existing Heritage & Amenity Trail, including three bridges, fencing, passing bays @ 500m intervals along L-10431-0 and ancillary site works to accommodate both pedestrians and through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments.

Site Location

The site is located along within the hinterland and surroundings to the east of Aghnacliffe village. The proposed site is extensive and covers predominately agricultural lands and also wraps around existing forestry and Leebeen Park and Lake. The proposed path includes three bridges, fencing, passing bays @ 500m intervals along L-10431-0. The proposed path will connect up with existing paths, which have been indicated in blue on the map below

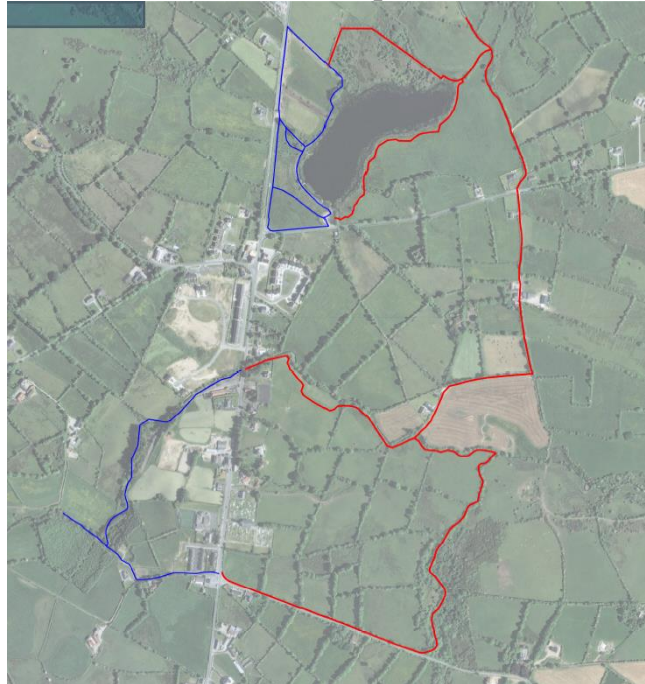


Fig. 1: Aerial image of subject site with extent of proposal works marked in red

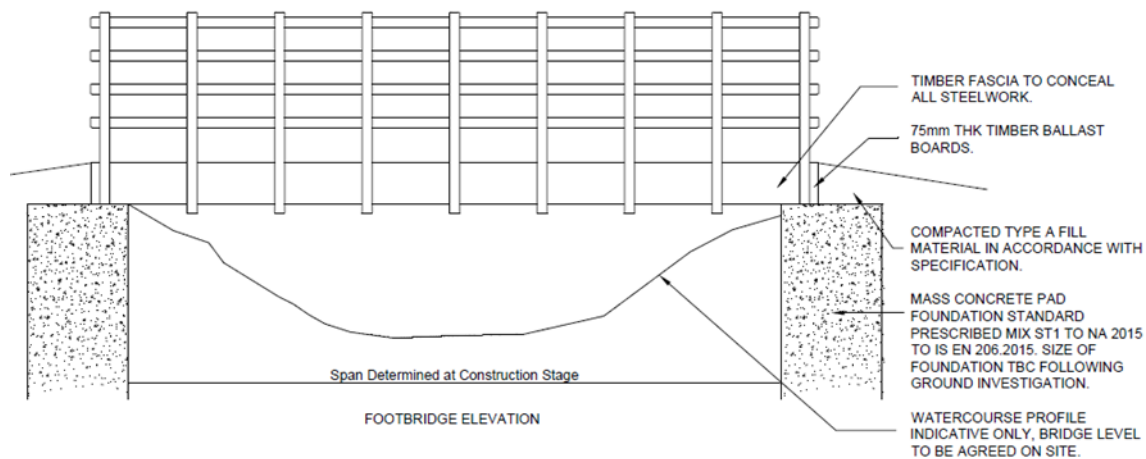


Fig 2: Elevation of proposed bridges

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Scope of Proposed Works

It is proposed to construct and construction of c4.3km long, approx. 3m wide gravel/crushed limestone path to accommodate both pedestrians and cyclists and all associated ancillary works including fencing and pedestrian bridges. The proposed path will through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments. The pathway is designed to sit within the existing landscape.

3. PLANNING CONSIDERATION/EVALUATION

The site is approximately 13km north west 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 5.68

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 10.35

Prepare and implement a strategy for access to heritage routes by identifying, promoting and supporting the development of a network of heritage trails, with a focus on publicly accessible heritage sites and attractions in co-operation with community groups, landowners and other stakeholders incorporating features of heritage 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).

The plans and particulars for the proposed development of the proposed construction of path c.4.2kms in length, approximately 3m wide to enhance existing Heritage & Amenity Trail, including three bridges, fencing, passing bays @ 500m intervals along L-10431-0 and ancillary site works to accommodate both pedestrians and cyclists, through the townlands of Aghakine, Aghnacliff, Rathmore (Granard By), Dunbeggan (Granard By) and Cleenrath. Linking two National Monuments were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official public opening hours, excluding weekends and bank holidays, Friday 6th May, 2022 up to and including Tuesday 7th 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, are invited to be made in writing to the Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford, Co. Longford to arrive not later than 4pm on Tuesday 21st June, 2022 at 4pm.

Submissions

Department of Housing, Local Government and Heritage – requesting monitoring conditions to be added to any grant of permission.

Inland Fisheries Ireland – requesting that all watercourses are protected in terms of water quality, topography and habitats

Internal Reports

None received

5. S.E.A., 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 13km north west of the Natura sites of Lough Kinale and Derragh Lough SPA

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.

The project has been screened for EIA. It is not considered to be an above threshold development as per Schedule I or sub-threshold development as per Schedule II of the EIA Directive and therefore EIA is not required.

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. The following requirements of Department of Housing, Local Government and Heritage shall be complied with in full.
 - a. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological impact assessment of the development site.
 - b. The archaeologist shall carry out a desk based archaeological assessment of the route that details the impacts of the proposed development and provided recommendations for further required mitigation measures.
 - c. Having completed the work, the archaeologist should submit a written report to the Planning Authority and to the National Monuments Service. Where archaeological material/features are shown to be present further required mitigation measures any be required including test trenching, preservation in situ, preservation by record (excavation) or monitoring may be required.
 - d. A desktop assessment that describes the riverine, archaeological and built (including industrial) heritage of the proposed bridge development area. The assessment shall include a full inventory and mapping of the sites of all identified cultural heritage features and structures (including those identified underwater) and shall also include maps/drawings that clearly indicate any proposed impacts on these assets arising from the proposed project.
 - e. The UAIA shall include a licenced wade/dive assessment of all areas where underwater impacts are proposed in relation to the bridge at Aghkine, accompanied by a hand-held metal detection survey undertaken by a suitably licenced and experienced archaeologist with metal detection experience. All archaeological diving should comply with the Health and Safety Authority's Safety, Health and Welfare at Work (Diving) Regulations 2018/2019. A Dive Licence (section 3 1987 National Monuments Act) and Detection Device consent (section 2 1987 National Monuments Act) will be required for all of these works. Please allow 5-6 weeks to facilitate the processing of Archaeological Licences.
 - f. Having completed the work the archaeologist shall submit a written report to the Department describing the results of the UAIA. The report shall include a comprehensive Archaeological Impact Statement

that comments on the degree to which the extent, location and levels of all proposed works (including Site Investigation works) required for the development will affect any archaeological materials that have been identified and areas of archaeological potential. This should be illustrated with appropriate plans, sections and photographs. Where archaeological materials/areas of archaeological potential are shown to be present, the Impact Statement shall recommend further mitigation measures. These may include further archaeological assessment, test excavations, monitoring, avoidance/preservation in situ or full excavation ('preservation by record').

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

2. The following requirements of Inland Fisheries Ireland shall be complied with in full.
 - a. Drip trays should be used for generators, pumps etc
 - b. Stockpile areas for sand and gravel and other materials should be kept to a minimum, well away from watercourses
 - c. Run off from machine services, concrete mixing areas and stockpiles must not enter the watercourses
 - d. Run off from the washing of vehicles should not enter the watercourse
 - e. Spill kits to be provided and all staff to be trained in their correct use
 - f. Silt curtains should be used where there is a risk of suspended solids entering the watercourse
 - g. Maintain a buffer zone of at least 1.5m between the watercourse and the pathway

Reason: To protect the water quality, habitat and topography of watercourses.



30/06/2022

Dónall Mac an Bheatha
Senior Planner