

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. 94
CONSTRUCTION OF GRANARD URBAN
GREENWAY AT GRANARD, 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 20th 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**

**CONSTRUCTION OF GRANARD URBAN GREENWAY
AT GRANARD, 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)**

JULY 2022

1. INTRODUCTION/ SITE LOCATION

The subject lands are located within the development envelope of Granard, as identified in the Longford County Development Plan 2021 – 2027. The site is located just off the R194 Regional Road from Granard to Ballyjamesduff. The proposed site is extensive and covers predominately agricultural lands and also wraps around existing forestry.



Aerial view of the proposed development site (outlined in red)

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development will consist of the construction of c.2.2km long, approximately 3m wide greenway path, bridge and fencing including loop through the forestry to accommodate both pedestrians and cyclists, from the GAA complex to the R194 Regional Road through the townlands of Carragh, Rathconan and Higginstown.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies partially within the Designated Development Envelope of Granard Town. As such the provisions of the Longford County Development Plan 2021 – 2027 apply. The proposed site is located primarily outside the development envelope with a small section within the zoned area. The amenity walkway is outlined in the development plan with the proposed path differing slightly from that indicated on the zoning map. It is considered that the proposed development is in keeping with the current development plan.

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 Construction of c.2.2km long, approx. 3m wide greenway path, bridge and fencing including loop through the forestry to accommodate both pedestrians and cyclists, from GAA complex to R194 Regional Road through the townlands of Carragh, Rathconan and Higginstown at Granard Co. Longford were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford and during official public opening hours, excluding weekends and bank holidays, from Friday 06th May 2022 up to and including Friday 07th 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 to arrive not later than 4pm on Tuesday 21st June 2022.

Submissions

A submission was received from the Department of Housing, Local Government & Heritage outlining the following and requesting conditions be attached to any grant of planning:

Nature Conservation

The National Park and Wildlife Service of this Department have assessed the documentation provided and have no objections to this development but would like to make the following recommendations.

- Attention is drawn to the invasive species Japanese Knotweed which is found at the start of the walkway. This will need to be dealt with appropriately, before the development can proceed.
- All hedgerows should remain intact along the walkway.
- The development should only proceed during the period from the 01st of September to the 01st of May to avoid unnecessary disturbance to wildlife.

Archaeology

It is noted that the proposed route of the development contains two recorded monuments: LF011-023----Class: Ringfort – rath and LF010-083----Class: Ringfort – rath, both of which are subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994. Given the scale, extent and location of the route of the proposed development it could impact on subsurface archaeological remains during the construction phases that involve ground disturbance.

In line with national policy, see Section 3.6 of the Frameworks and Principles for the Protection of the Archaeological Heritage 1999, the Department recommends

that an Archaeological Impact Assessment, as outlined below, should be prepared to assess any impact on archaeological remains within the development site. This assessment should be conditioned within any grant of planning. This will enable the Planning Authority and this office to prepare an appropriate archaeological recommendation for further required mitigation.

Archaeological Impact Assessment

1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological impact assessment of the development site.
2. 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.
3. 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.

Internal Reports

None received.

5. S.E.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 4.3km from the Natura sites of Lough Kinale & Derragh Lough SPA. It concludes that, as the proposed development does not involve significant works hence there will be no potential for significant effects on the relevant sites and therefore a full Appropriate Assessment is not required

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 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 shall be complied with in full in the proposed development.
 - a. Storm drainage: Existing storm drainage in the lands adjacent, or storm drainage outfalls from Granard town, shall not be compromised by the proposed project. Any new culverts required along the pathway shall be appropriately sized.
 - b. Fencing: Appropriate fencing shall be used where necessary to ensure users of the pathway are protected from hazards.
 - c. Pedestrian Bridges: Appropriate pedestrian bridges shall be constructed if necessary to ensure that users of the pathway are protected.

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

Reason: In the interests of public health, environmental protection, road safety, and the proper planning and sustainable development of the area.

2. The following requirements of the Department of Housing, Local Government & Heritage shall be complied with in full in the proposed development.

Nature Conservation

- Attention is drawn to the invasive species Japanese Knotweed which is found at the start of the walkway. This will need to be dealt with appropriately and in accordance with standard practice and timelines before the development can proceed.
- All hedgerows should remain intact along the walkway.
- The development should only proceed during the period from the 01st of September to the 01st of May to avoid unnecessary disturbance to wildlife

Archaeological Impact Assessment

1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological impact assessment of the development site.
2. 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.
3. 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.

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



19/07/2022

Dónall Mac an Bheatha

Senior Planner