

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. 95
N63 BALLINALEE ROAD PEDESTRIAN AND CYCLE
SCHEME, LONGFORD TOWN**

**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 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 **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

**N63 Ballinalee Road Pedestrian and Cycle Scheme,
Longford Town**

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 proposal site encompasses the Ballinalee Road from the junction with Ard Michael and continues down along the N63 to the junction with the N4 on the N63 side of the Leo Casey roundabout. The proposed development entails the construction of a pedestrian and cycleway along both sides of the road and the associated improvement of the section of road at the junctions on the route.

Longford Co. Council obtained funding through a TII Safety Scheme for the provision of footpath and cycle track on the Majors Well road section of the N63 from the Oakvale road to the TempleMichael terrace Junction, a distance of approximately 500m and construction works are underway since October 2021. This proposed project looks at the continuation from where the cycle and pedestrian paths terminate under the TII scheme, onwards along the N63 Ballinalee Road to the N4 junction indicated in red below



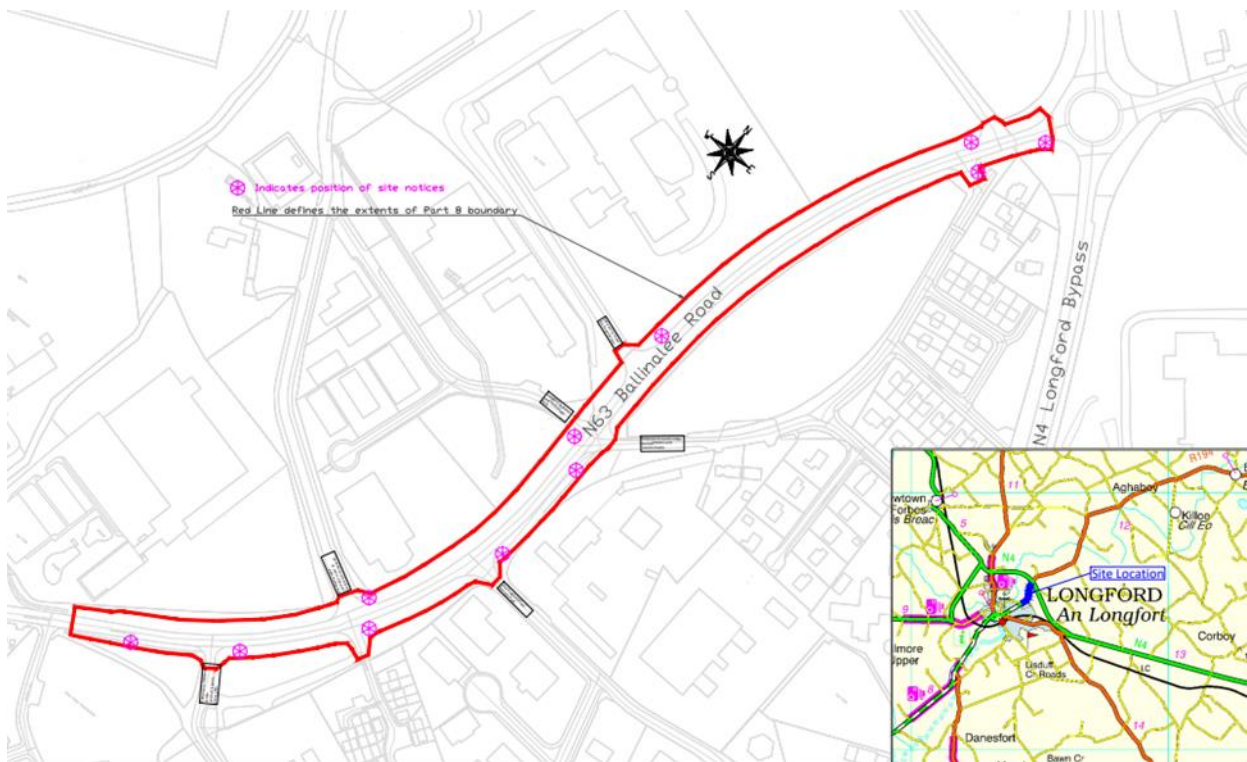
Extent of Proposal Works Outlined in Red

2 NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed works, as outlined in the submitted Part 8 application plans and particulars, include the following:

The proposed development will consist of the following:

1. Street and public realm improvement works along the N63 Ballinalee Road between the Junction of Ard Michael estate and the N63/N4 junction for a total distance of approximately 920m. The proposed works will include the provision of a cycle track and footpath contained within the existing verges on both sides of the N63.
2. Junction tightening works on both sides along the route.
3. Provision of a new controlled pedestrian and cycle crossing point.
4. The planting of native hedge screening and trees, provision of upgraded street lighting, road signage and markings, landscaping, and all ancillary site works.



Proposed Scheme

3 PLANNING CONSIDERATION/ EVALUATION

The subject site is located within the functional area of Longford County Council and within the development envelope of the settlement of Longford Town, and therefore the provisions of the Longford County Development Plan (CDP) 2021-2027 apply. Despite its location within the centre of Longford Town, the majority of the subject site is not zoned as it comprises of the carriageway of the Ballinalee Road N63.

Notwithstanding the fact that the majority of the subject site is not zoned, there are a number of policies within the CDP which relate to urban centre, public realm and traffic improvements which are as follows:

Policy CPO 6.10:

It will be Council policy to Encourage the development of improved connectivity, provision of services and good quality public realm in urban locations and create an environment for investment in high quality residential development and supporting services and amenities such as schools, shops, recreation areas and open spaces.

Public Realm Improvements – County Policy Objectives

It is the County Policy Objective to:

CPO 7.9 Prepare Design Guidelines to provide for improvements in the appearance of streetscapes and for revitalising spaces.

CPO 7.10 Promote the value of placemaking in town centres, by preparing a Placemaking Strategy for the towns of Longford, Edgeworthstown, Ballymahon, Granard and Lanesborough, and any other urban areas as deemed appropriate.

CPO 7.11 Seek funding to support the preparation of site-specific Public Realm Strategies to enhance the unique characteristics and assets of Longford's towns and villages.

CPO 7.12 Ensure the best quality of design is achieved for all new commercial and residential development, which respects and enhances the specific characteristics of the

different towns and villages in the County, by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.

CPO 7.13 Provide for improvements to the appearance of streetscapes and revitalisation of public spaces for example with cost effective, temporary uses that build on the longer-term vision for space.

CPO 7.14 Apply the following key attributes when considering public realm and public space enhancements:

- Accessible - connected and linked permeable spaces to ensure ease of movement;
- Functional - safe, adaptable and social environments to attract and foster activity;
- Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme;
- Distinctive - reference to local context and building on the character and identity of place

Transport, Infrastructure, Energy & Communication Policies

CPO 5.3 Provide for alternative forms of transportation and associated infrastructure in order to reduce the dependency on the private car, such as public transport initiatives and infrastructure for cyclists and pedestrians.

CPO 5.67 Promote the organisation of traffic in towns and villages to separate motor vehicular, bicycles and pedestrian traffic in accordance with the “*National Manual for the provision of Cycle Facilities in Urban Areas, the Design Manual for Urban Roads and Streets and The National Cycle Manual*”.

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 5.70 Seek the development of effective cycling infrastructure along the key urban arterial routes to and from Longford Town:

- (R198 – Battery Road/Church Street/Bridge Street;

- R393 – Dublin Road; and
- the N63 – Ballinalee Road);

in order to coincide with key employment areas, public transport hubs and schools within Longford Town

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.

An Arboricultural Assessment of the site was undertaken, and a report submitted as part of the application. The report indicates the proposed development will present an opportunity to implement additional new tree planting, both as part of a general landscape design scheme and as part of a tree management program aimed at maintaining high quality diverse long-term amenity tree cover, in keeping with the setting and proposed site use. The report concludes with recommendations for protection measures to ensure the conservation of retained trees during any development.

The report recommends that 208 young trees will be knocked to facilitate the proposed development. It is recommended that a condition be attached to ensure any trees that are knocked are replaced as part of the development.

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 N63 Ballinalee Road Pedestrian and Cycle Scheme at Longford Town, Co. Longford 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, from Friday 03rd June 2022 up to and including Monday 04th July 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 Monday 18th July 2022.

Submissions

2 no. submissions were received in relation to the proposed development and which are summarised below:

- Irish Water
 - Indicating no objection to the proposed development subject to conditions being attached

- Transport Infrastructure Ireland (TII)
 - Recommending that the proposed Part VIII development is undertaken in accordance with TII Publications (Standards) and Design Report and any recommendations included in the Road Safety Audit.

5. APPROPRIATE ASSESSMENT

The proposed development was screened for Appropriate Assessment, in which it was noted that at the closest points the proposal is approximately 4.2km from the Natura site of Brown Bog SAC and 5.86km from Ballykenny-Fisherstown Bog SPA . It can be concluded that the proposed development:

- “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;

- 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 can be objectively concluded that the Proposed Scheme will not give rise to significant effects, and thus does not require a Stage 2 Appropriate Assessment*

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 above mentioned planning considerations, 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 Council approve the proposed development by resolution, subject to the following conditions:

Irish Water

1. The applicant is to liaise with Irish Water regarding existing water services infrastructure in the vicinity of the works. All existing infrastructure is to be identified and marked before work commences to prevent them being covered over by the works. All Irish Water infrastructure affected by the works is to be reinstated in accordance with Irish Water Standards.

2. 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.
3. 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.
4. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interests of public health and the proper servicing of the development.

Roads

The proposed development shall be undertaken in accordance with TII Publications (Standards) the Design Report and all recommendations included in the Road Safety Audit.

Reason: In the interests of road safety

Landscaping

All trees which are removed to facilitate the proposed development shall be replaced with a semi mature tree of the same species. These trees shall be planted prior to completion of the construction phase of the development and their location shall be agreed with the Planning Authority

Reason: In the interests of the sustainable development of the area.



20/07/2022

Dónall Mac an Bheatha

Senior Planner