

**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. 96  
CARPARK 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 16<sup>th</sup> November 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**

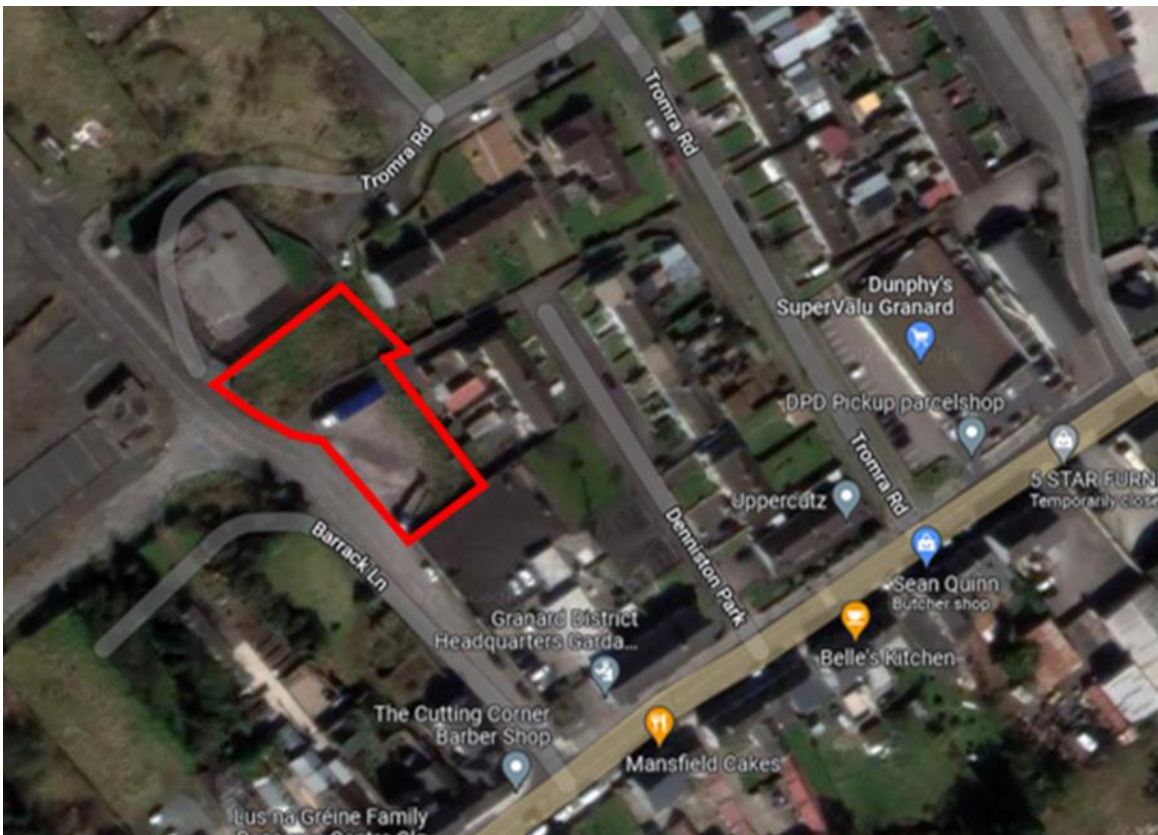
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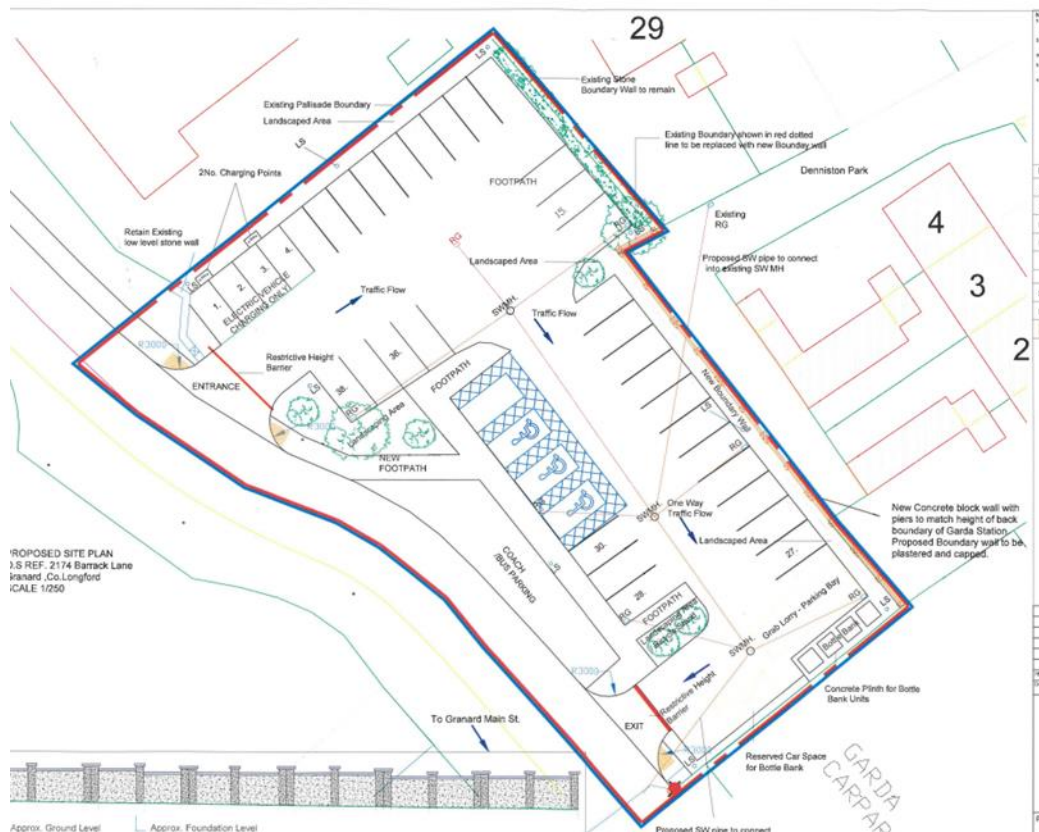
**OCTOBER 2022**

## 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 off the N55 National Road from Granard to Cavan. The proposed site is a brownfield site on backlands to the rear of Granard garda station. The site is bounded: to the east by the Residential Estate of Denniston Park; to the North by a commercial unit complex (Eircom Building) and footpath; to the South by the Garda Barracks; and to the East by local road L-51222. The site itself is completely overgrown, bushes, scrub, weeds and the remaining part of the site is used in an uncontrolled fashion for a turning space for all types of Agricultural Tractors, Lorries, Cars and Vans.



**Aerial view of the proposed development site (Approximately outlined in red see exact layout below)**



**Proposed development layout**

## 2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development will consist of the following:

- Provision of 4 No. Disabled parking bays
- 4 No. Electric Charging bays,
- 2 No. Vehicle Charging points,
- Re-Location of Bottle Bank,
- Works also to include the Construction of a proposed boundary wall, drainage works, hard and soft landscaping,
- Provision of ducting to facilitate the Installation of future public lighting and all associated site developments works.

- **Provision of Restrictive Barrier Access.**

### **3. PLANNING CONSIDERATION/ EVALUATION**

The site is located within the functional area of Longford County Council and lies 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 zoned “Social / Community / Education/Public Utility” which aim respectively to:

*“To primarily provide for educational, health, social, cultural, religious and community facilities.”*  
**This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, etc.**

As such it is considered that the proposed development is substantially in keeping with the zoning 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 construction of a car park 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 02<sup>nd</sup> September 2022 up to and including Friday 30<sup>th</sup> September 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 Friday 14<sup>th</sup> October 2022.

A submission was received from Irish Water indicating no objection to the proposed development subject to conditions being attached

A submission was received from the Environment Section indicating a number of alterations which should be incorporated into the proposed development

A submission was received from the Dept. of Housing, Local Government & Heritage indicating a monitoring condition to be attached

## **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.

**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 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 Irish Water Requirements shall be complied with in full
  - a. All existing Irish Water infrastructure shall be identified and marked before the commencement of works to prevent them being covered over by the proposal.
  - b. The applicant shall liaise with Irish Water regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Irish Waters infrastructure shall be protected both during and after the completion of the works relating to this proposal.
  - c. 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.
  - d. 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.



- e. All development shall be carried out in compliance with Irish Water Standards codes and practices.
- f. All Irish Water infrastructure affected by the works shall be reinstated in accordance with Irish Water Standards.

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

- 2. The Environment section shall be contacted prior to commencement of the proposed development to ensure that their requirements are incorporated into the revised car park design. Revised site layouts shall be submitted to the Planning Authority for record keeping purposes.

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

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

#### Archaeological Impact Assessment

- a. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office.
- b. The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.

- 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.

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



16/11/2022

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**Dónall Mac an Bheatha**  
**Senior Planner**