

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. 97

**CONSTRUCTION OF STORAGE ROOM, CHANGES TO
LAYOUT OF FIRST FLOOR AND WORKS TO THE CHANGING
ROOMS TO THE LEISURE CENTRE, ALBERT REYNOLDS
PEACE PARK 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 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 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 **16th November 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. 97

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NOVEMBER 2022

1. INTRODUCTION/ SITE LOCATION

Introduction:

The Leisure Centre is located within the Albert Reynolds Peace Park in Longford Town. It contains multiple gym and fitness areas, a main sports hall and the swimming pool. The leisure centre is used by residents of the county and also visitors to the town. There are a number of clubs, groups and schools which use the facilities. The leisure centre includes the outdoor areas, such as, the basketball courts and muga pitches.

Works have been carried out over the last few years including the new gym extension which has allowed for the fitness areas to expand. Works have been carried out to refurbish areas of the centre to improve the experience for all users.

Site Location

The site is located within the Albert Reynolds Peace Park in Longford Town.

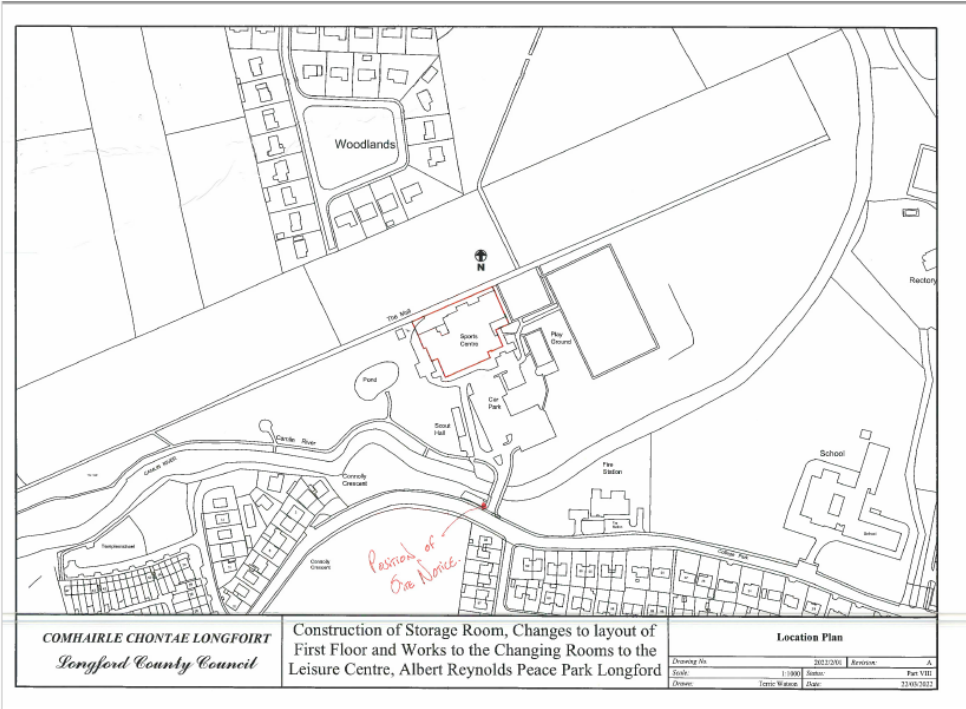


Fig 1: Location of proposed development

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Scope of Proposed Works

This project aims to further improve the leisure centre by carrying out the following works:

- Storage Room – The construction of a new storage room to the rear of the sports hall will have access from outside to allow sports clubs to store their equipment near to the court or pitch they regularly use.

- First Floor – Joining the rooms together and improving the wall facing the sports hall will enable better use of the first floor area.
- Changing rooms – Rearranging the changing rooms and replacing all fittings and redecorating will greatly improve the changing areas.

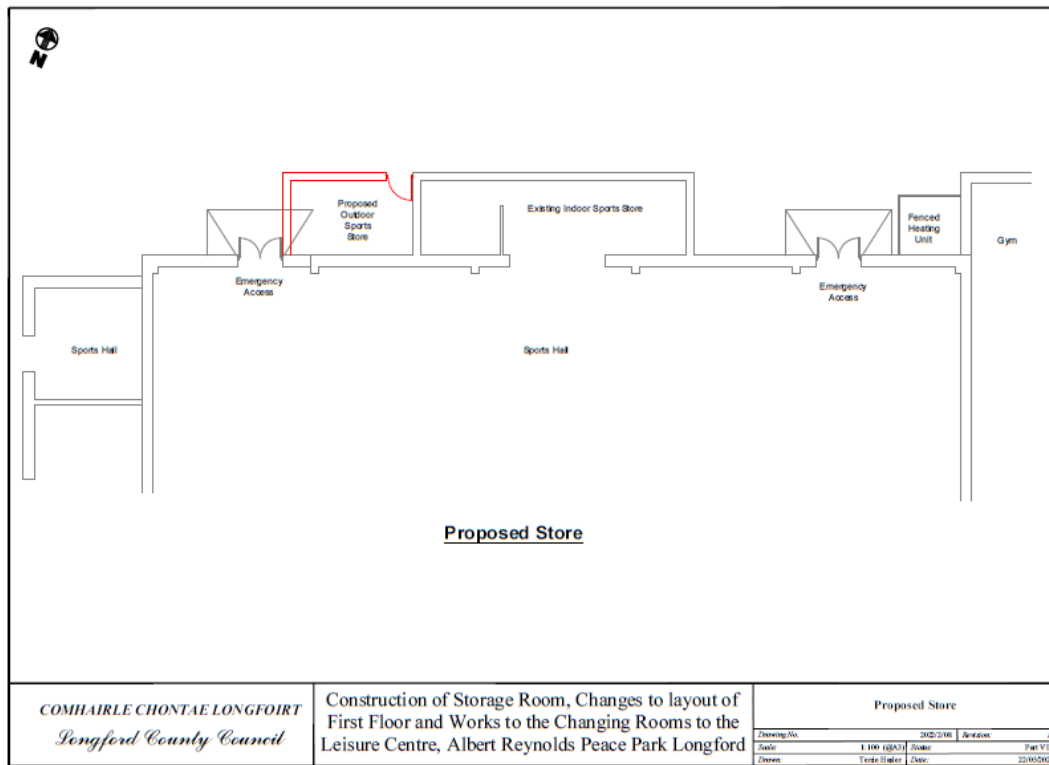


Fig. 2 Location of proposed store

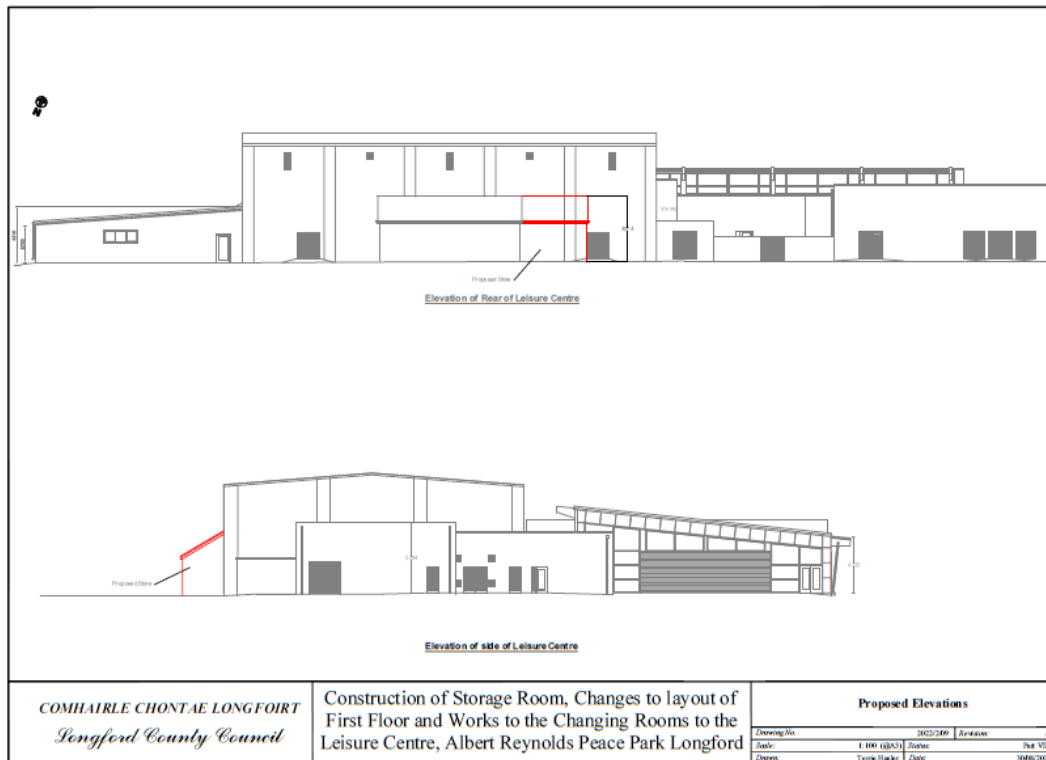


Fig. 3 Rear Elevation

3. PLANNING CONSIDERATION/EVALUATION

The site is approximately 3km from the nearest Natura 2000 sites of Brown Bog SAC and pNHA Carriglas Demesne and 5km from Ballykenny-Fisherstown Bog SPA. Appropriate Assessment Screening is detailed below in Section 5.

The site is located within the functional area of Longford County Council and lies within the Longford Town Development Envelope as outlined in the Longford County Development Plan (CDP). As such the provisions of the Longford County Development Plan 2021-2027 apply. The proposed development is located in land zoned for Recreational/Amenity/Green Space. The relevant policies are detailed as follows:

Longford County Development Plan

CPO 7.28

Support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure all communities have access to a range of facilities that meet their needs easily accessible by walking, cycling or public transport.

CPO7.48

Support the provision of multi-purpose sports halls, all-weather playing pitches and associated facilities in appropriate locations and promote the provision, improvement and expansion of sports facilities within the County subject to normal planning criteria.

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 development 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).

Submissions

None received

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 6.5km east of the Cloonageeher Bog NHA and 7km from Ballykenny-Fisherstown Bog 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.

6. RECOMMENDATION

Having regard to the abovementioned 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 Council approve the proposed development by resolution.



11/11/2022

Dónall Mac an Bheatha
Senior Planner