

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. 98

ROSE COTTAGE AT BALLINALEE, 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 Longford County Council

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 County Council 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 25th 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**

ROSE COTTAGE AT BALLINALEE, 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)**

NOVEMBER 2022

1. INTRODUCTION/ SITE LOCATION

The subject lands are located on the junction in Ballinalee village. The proposed site is bounded to the east by River Crescent – L1056, to the south by Camlin View R194 and to the north by a cul-de-sac street access to an existing residential area. Currently the structure on site, Rose Cottage is vacant abut has been recently renovated. Land in the vicinity of the site is occupied by both residential accommodation and commercial structures. The site has good connections with public transport and local shops and amenities. The proposed site is currently considered to be underutilised structures in the heart of the village and could provide a facility to enhance the village.

(See Appendix for site photos)

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development to change the internal layout and change the use of Rose Cottage consists of:

- Removal of internal walls to create 2 larger rooms from 2 smaller rooms o facilitate the proposed use and relocation of the bathroom to a larger room
- Change the uses of the building from residential cottage to a coffee shop and interpretive centre. The aim is to provide historical information about the cottage, Ballinalee and the famous battle

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies within the Designated Development Envelope of Ballinalee. As such the provisions of the Longford County Development Plan 2021 – 2027 apply. The proposed site is zoned “Town Core” which aims

“To provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses.”.

The purpose of this zoning is to protect and enhance the special character of the town centre and to provide for and improve retailing, residential, commercial, cultural and other uses appropriate to the centre of Ballinalee. This zoning provides for the consolidated development and growth of the town centre, allowing for a broad range of compatible and complementary uses which will be encouraged to locate in this area. Development will be expected to contribute to a dynamic, vibrant and pedestrian focused town core with a strong urban design approach. The Council will encourage the appropriate re-use, adaptation and regeneration of buildings, backlands, derelict and obsolete lands including residential development above retail and commercial premises in the town centre.

As such it is considered that the proposed development of a village hub is considered to be a strategic social element and as such 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).

Site notices were erected and the plans and particulars for the proposed development of the change of use of Rose Cottage at Ballinalee were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during public opening hours between the dates of Friday 16th September 2022 up to and including Friday 14th October, 2022 and are available for viewing on line.

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 not later than Friday 28th October 2022.

One number submission was received in relation to the proposed development

- Health Service Executive – Submitting a list of comments in relation to the proposed development

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 10km North west from the Natura sites of Ardagullion Bog SAC

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 requirements of the Principal Environmental Health Officer in relation to public health for the proposed development shall be ascertained and be fully complied with over the duration of this permission.

Reason: In the interests of public health.



Senior Planner.

APPENDIX 1 - Site Photos





