

**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. 105**

**SCOIL MUIRE NEWTOWNFORBES SCHOOL ZONE  
SCHEME AT NEWTOWNFORBES, 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)**

**APRIL 2023**

**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 25<sup>th</sup> April 2023



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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**

**PART 8 – NO.105  
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## 1. INTRODUCTION/ SITE LOCATION

The subject lands are located within the development envelope of Newtownforbes, as identified in the Longford County Development Plan 2021 – 2027. The site is located along the N4 National Road and to the front of the existing Scoil Mhuire Primary School. The proposed development aims to increase the pedestrian safety to and from the school and encourage more walking tris. Land in the vicinity of the site is occupied by both residential accommodation, educational facilities and public open space.



**Aerial view of the proposed site (Source Google Maps)**



Proposed site layout (above)

## 2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development consists of the change of layout of Construction of a School Zone and ancillary works at Scoil Mhuire, Newtownforbes, Co. Longford, along the L-1004-0 Road and the Construction of a new controlled crossing on the N4

The development will consist of:

- Demolish section of existing boundary wall of Scoil Mhuire N.S. fronting onto the L-1004-0 road and reconstruct new set back boundary wall to facilitate a 2.5m footpath and 3m wide bus bay.
- Demolish the existing wall around area currently used for staff parking and adjacent vehicle entrance to the North and construct new boundary wall and entrance piers including gates to be offset approximately 2m-3m from the edge of the existing road.

- Relocate and upgrade existing uncontrolled pedestrian crossing point on the L-1004-0 to a controlled crossing located in line with the main school pedestrian entrance.
- Junction tightening at the junction of the N4 and the L-1004-0 local road to include realignment of junction, landscaped build outs and installation of school approach bollards.
- Relocate and upgrade existing uncontrolled pedestrian crossing point on the N4 outside the playground to a new controlled crossing located approximately 25m northeast of the current location.
- Provision of signage, road markings, road surface treatments, drainage, landscaping and ancillary works.

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

The site is located within the functional area of Longford County Council and lies within the Designated Development Envelope of Newtownforbes Town. Despite its location within the development envelope, the majority of the subject site is not zoned as it comprises of the carriageway of the N4.

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 7.13** 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.

#### **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 consisting of the Scoil Mhuire Newtownforbes School Zone Scheme were made available for public inspection at the offices of Longford County Council, Áras and Chontae, Great Water Street, Longford during official opening hours, excluding weekends and bank holidays, from Friday 24<sup>th</sup> February 2023 up to and including Monday 27<sup>th</sup> March, 2023.

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 Wednesday 12<sup>th</sup> April, 2022.



#### **4.1 Submissions**

Submission received from the principle of Scoil Mhuire strongly supporting the proposal.

#### **4.2 External Reports**

Transport Infrastructure Ireland- Indicating that the proposed Part VIII development is undertaken in accordance with the Design Reports submitted directly to TII.

#### **4.3 Internal Reports**

Area Engineer -Indicating no objections to the proposed work.

### **5. APPROPRIATE ASSESSMENT SCREENING**

The proposed development was screened for Appropriate Assessment, in which it was noted that at the closest points the proposal is approximately 1.5km northeast of the Natura sites of Lough Forbes Complex SAC and Ballykenny-Fisherstown Bog SPA. It concludes that, as the proposed development does not involve significant works and there will be no potential for significant effects on the relevant sites and therefore a Stage 2 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 conditions in relation to Irish Water requirements shall be carried out in full.
  - a. The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
  - b. All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - 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.

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

A handwritten signature in blue ink, consisting of a large, stylized capital letter 'R' with a vertical line extending downwards from its center.

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**Rita Connaughton**

**Executive Planner**