

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. 109

**ST. JOHN'S CHURCH – GRAVEYARD EXTENSION
ST. JOHN'S GRAVEYARD, BATTERY ROAD,
ABBEYCARTON, 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)**

AUGUST 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.

The report includes the following sections:

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. Section 5 sets out details in relation to Appropriate Assessment.
6. Section 6 sets out the EIA Screening Determination.
7. 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 31st August 2023



**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. 109

**ST. JOHN'S CHURCH – GRAVEYARD EXTENSION
ST. JOHN'S GRAVEYARD, BATTERY ROAD,
ABBEYCARTRON, LONGFORD TOWN.**

**REPORT IN ACCORDANCE WITH
SECTION 179 OF THE PLANNING AND DEVELOPMENT
ACT 2000 (AS AMENDED)**

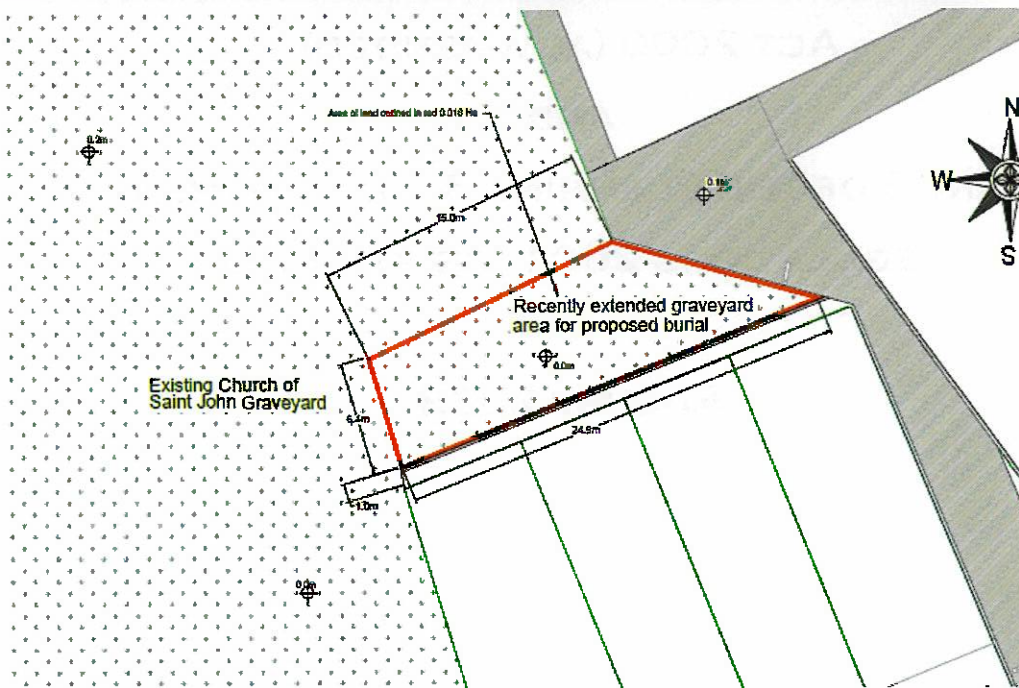
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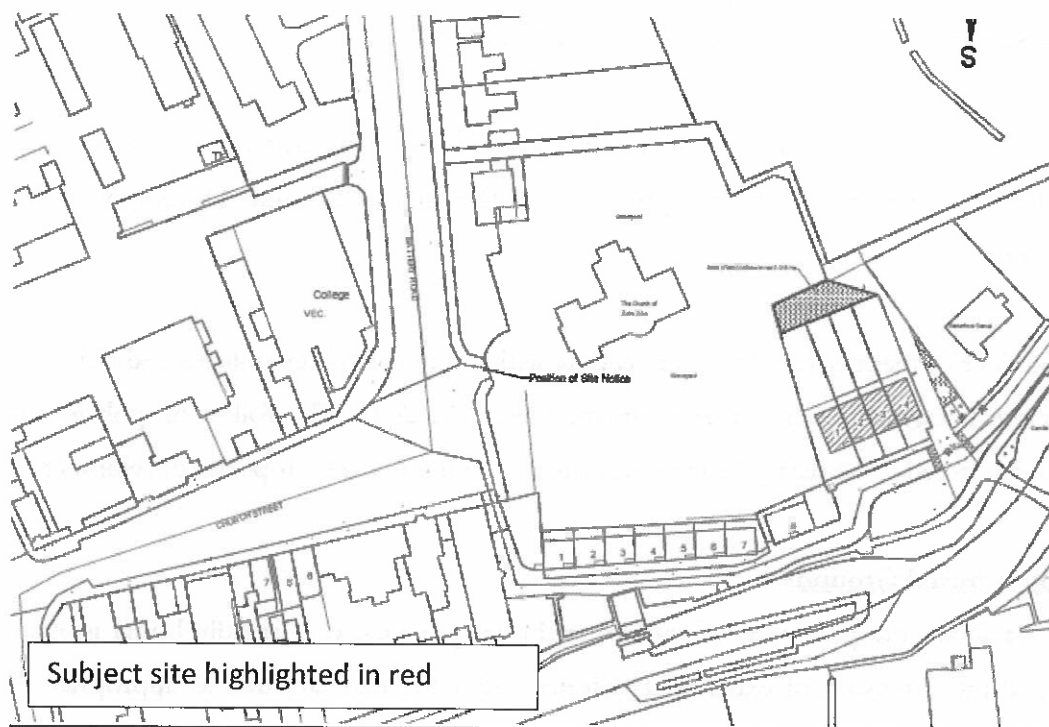
**PART 8 OF THE PLANNING & DEVELOPMENT
REGULATIONS 2001 (AS AMENDED)**

AUGUST 2023

1. INTRODUCTION/ SITE LOCATION

The proposed development is 160 sqm burial ground extension to the east of the existing St. John's Graveyard, Battery Road, Abbeycartron, Longford Town. The area relating to the proposed was previously granted planning permission for residential use under reference 00/700044. The proposed development relates to works to Record of Protected Structure (RPS) No. 14 and 18 of the current CDP 2021 – 2027.





2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Longford County Council proposes the following works at St John's Graveyard.

- 160 square metre burial ground extension to the east of the existing St. John's Graveyard, Battery Road, Abbeycartron, Longford Town. The area relating to the proposed was previously granted planning permission for residential use under reference 00/700044. The proposed development relates to works to Record of Protected Structure (RPS) No. 14 and 18 of the current CDP 2021 – 2027.
- Construction works relating to the proposed burial ground site have concluded as part the Longford County Council – Active Travel: Low-Cost Permeability Scheme, Fee Court, and under archaeological testing (DAHC License No. 22E898), monitoring and Summary Report.
- A 2.5m deep, trial pit has established the absence of groundwater at depth on site.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and is located within the Longford town boundary. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.

The proposed development is seen to be in keeping with a number of key policies and objectives presented in the Longford County Development Plan 2021-2027. The following policies and objectives are identified to be particularly relevant in the context of the proposed development:

Placemaking – Burial Grounds

CPO 7.61 - Facilitate the provision of traditional burial grounds, eco-friendly burial grounds, crematoria, and the extension of existing cemeteries and associated facilities, as appropriate, to cater for the needs of the County, subject to appropriate planning considerations, including ground and surface water, environmental, noise and traffic impacts.

Architectural Heritage Policies:

CPO 11.5 - Ensure that all development should be appropriate to its setting in the landscape or townscape and responds to and reinforces local character and heritage.

CPO 11.10 - Ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detraction from the monument or its setting.

CPO 11.11 - Require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.

Record of Protected Structures (RPS)

CPO 11.16 - Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to Protected Structures

Architectural Conservation Areas:

CPO 11.28 Protect the character of Architectural Conservation Areas in County Longford and ensure the preservation of the character of the Architectural Conservation Area.

CPO 11.29 Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within Architectural Conservation Areas

Included with the project documents included an Archaeological Licence – this document sets out and outlines the proposed methodology to be used in assessing the site and used in progressing the development on site. The proposed methodology is considered appropriate for the subject site, the area and the works proposed.

Having regard to the nature of the proposed development it is considered that the proposed development is substantially in keeping with the policies and objectives 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 160 sqm burial ground extension to the east of the existing St. John's Graveyard, Battery Road, Abbeycartron, Longford Town 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 30th June 2023 up to and including Monday 31st July 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 Tuesday 15th August 2023.

4.1 Submissions

No submissions were received

4.2 Internal Reports

- **Roads Design Section** – No report received at time of writing.
- **Environment Section** – No report received at time of writing.
- **Heritage Officer** – No report received at time of writing.
- **Chief Fire Officer** – No report received at time of writing.

5. APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, in which it was noted that the nearest Natura 2000 site is Brown Bog SAC and Mount Jessop Bog SAC, which are located approximately 4.2km respectively from the subject site at its closest point.

Given the nature and extent of the proposed development, as well as its location, it is not considered that the development would result in any significant impacts on the Natura 2000 network. Having reviewed the qualifying interests (habitats and species related interests) of the Natura 2000 sites closest to the proposed development, it is considered that there are no likely adverse impacts arising from the proposed development on the integrity of the Natura 2000 network. Accordingly, it is considered that there is no requirement to progress to a full Appropriate Assessment in this case.

6. EIA SCREENING

There is no specific requirement to conduct an EIA or EIA Screening of the proposed development.

7. RECOMMENDATION

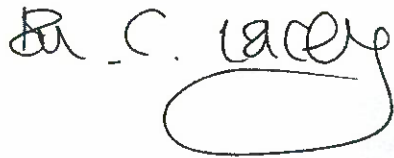
Having regard to the above-mentioned planning considerations and to the submissions and observations received, it is considered that the proposed development would be in accordance with the proper planning and sustainable development of the area. It is therefore recommended that the proposed development now be proceeded with, subject to the attachment of the following condition:

1. Any alteration required for the proposed development to meet the necessary guidelines shall be submitted to the Planning Authority for record purposes

Reason: In the interest of proper planning and sustainable development

2. Archaeological monitoring shall be carried out under the terms of a licence issued by the Department of Culture, Heritage and the Gaeltacht.

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



Executive Planner



29th Aug - 23

Acting Senior Planner

Site Photos:

