

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. 112

**PROPOSED CONSTRUCTION OF 1 NO. 2 BEDROOM
SINGLE STOREY HOUSE, INCLUDING BOUNDARY
WALLS/FENCES, CAR PARKING, ENTRANCES,
LANDSCAPING, ON SITE WASTEWATER TREATMENT
SYSTEM, CONNECTION TO EXISTING SERVICES AND
ASSOCIATED SITE WORKS.**

**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.

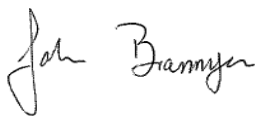
1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable 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 6 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 **13th November 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.



PLANNING DEPARTMENT

PART 8 - NO. 112

Proposed Construction of 1 No. 2 Bedroom single storey house, including boundary walls/fences, car parking, entrances, landscaping, on site wastewater treatment system, connection to existing services and associated site works.

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 2023

1. INTRODUCTION/ SITE LOCATION

The proposed development is the Construction of 1 No. 2 Bedroom single storey house, including boundary walls/fences, car parking, entrances, landscaping, on site wastewater treatment system, connection to existing services and associated site works.



Site notice

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT



Site Location of Proposed Works (outlined in red)

The subject lands are at Corneddan, Ballinalee adjacent to the L10312 Corneddan Road. The proposed site boundary area is approximately 0.616 Ha. The site at Corneddan is currently in private ownership. The site itself has a drain running along the road of the northern half and crosses the road just at the bend. The site is bounded: to the east by an agricultural field; to the North by an old farm shed; to the South by an agricultural field; and to the West by an agricultural field and a relative's house located just up from the proposed site entrance. The site is ideally suited to locating the house on the Southern end as the natural fall of the land goes from North to South.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies outside any development envelope. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.

It is proposed to locate the dwelling towards the Southern end of the site and develop the site to accommodate the following:

- 1 no 2 bedroom house with a total floor area of 73.9m².
- Percolation area and soakaway to the Southern end of the site to use the natural fall of the land for drainage.
- Level access and ramps to level access front door for ease of access.

All existing main services such as water, Eircom and electricity are available along the existing roads. Proposed connections can be made from the proposed house as shown on the Site Layout. The foul will be connected to a new wastewater treatment with percolation area. The storm will be connected to a soakaway on site. Irish Water will then carry out the connection to the water when it is complete including all reinstatement works.

The site is located outside of the designated village envelopes as specified in Longford County Development Plan 2021 – 2027. There is an existing dwelling house adjacent to the proposed development. The proposed development is located along a country road which doesn't have much development on it. It is noted that under the current Longford County Development Plan, it is the policy aim of the Council to facilitate locals to live in their native area.

A site characterisation test has been submitted for the proposed site. According to the information submitted as part of the planning application the site has a T value of 50.60 and a P value of 68.77 It is proposed to install a packaged wastewater treatment system and polishing filter.

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 Construction of 1 No. 2 Bedroom single storey house, including boundary walls/fences, car parking, entrances, landscaping, on site wastewater

treatment system, connection to existing services and associated site works were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official opening hours, excluding weekends and bank holidays, from Friday 25th August 2023 up to and including Tuesday 26th September, 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 no later than Tuesday 10th October 2023 at 4pm

4.1 Submissions

A submission was received from Uisce Eireann on 14th September 2023 requesting that the proposed connection point to the public watermain be demonstrated on the site location map.

4.2 Internal Reports

Roads Design Section – A report was received from the road section outlining conditions to be attached to the proposed development.

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, which was submitted as part of the application, in which it was noted that the nearest Natura 2000 site is Ballykenny Fisherstown Bog SPA and Lough Forbes Complex SAC, which are located approximately 9.2km from the subject site at its closest point.

The screening report concluded that, on the basis of objective scientific information the proposed development works, either individually or in combination with other projects and plans, is not likely to have a significant effect on any European site

6. EIA SCREENING

There is no specific requirement to conduct an EIA or EIA Screening of the proposed development, as determined by the EIA screening report accompanying the application.

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. The following request from Uisce Eireann shall be complied with in full:
 - a. The connection point shall be shown on the site layout plan and confirmed to the satisfaction of Uisce Eireann.

Reason In the interests of proper planning and sustainable development.

2. The following recommendations submitted by the Area Engineer shall be complied with in full:
 - a. The existing fenceline/boundary adjacent to the public roadway shall only be removed where necessary to achieve the required sightlines and, where removed, the new boundary shall be set back a minimum of 3 metres from the edge of the adjacent public roadway. The existing boundaries that are not removed/set back shall maintained to no more than 1 metre in height.
 - b. Vehicular access shall be restricted to one point only and splayed wings shall be provided at 45° angles.

- c. The area of ground between the edge of the existing public road and the line of the new boundary wall/fence shall be filled with a minimum depth of 450mm suitable granular material and capped with clause 804 granular material type B, to a minimum depth of 200mm, properly compacted. This filling should slope away from the existing road edge at a minimum slope of 2.5% and particular care should be taken to ensure that the storm water runoff from the area and the adjoining public road is disposed of properly to an adjoining watercourse. This entire area shall be surfaced with a final layer of material similar to the proposed driveway (and to the relevant TII standards).
- d. A drainage system shall be installed along the entire site frontage where the fenceline/boundary has been set back including a new outfall to an existing surface water drainage network or appropriate alternative. The new drainage system shall be constructed with concrete pipes of adequate internal diameter (Min 450mm), properly bedded, backfilled and laid to the correct grade. Two gullies with lockable gully grates, evenly spaced, shall be installed along this pipeline.
- e. Drainage channels (or similar suitable alternatives to be agreed with the roads section, Longford County Council) shall be installed across the new vehicular entrance to prevent water accessing the public road. Runoff from this area shall be piped to the new system referred to at (a) above.
- f. All surface water arising on site shall be disposed of within the site or to the existing drainage system.
- g. Any ESB/Telecom/public utility poles, which may be exposed by the removal of the front boundary, shall be relocated to a position adjoining the new front boundary by the developer at their own expense. The developer shall consult with the relevant service provider of all ESB/Telecom/Utility poles, impacted by the proposed works prior to the commencement of development.
- h. Public road shall not be adversely affected by the Works with regard to pavement, obstructions, road operation, footpaths, verges, drainage or public lighting.
- i. All necessary measures shall be taken by the development contractor to prevent any spillage or deposition of clay, dust, rubble or other debris,

whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road network during the course of the construction works.”

Reason In the interests of Road Safety

3. The site boundaries shall be fully secured and augmented with native tree and hedgerow species in the first season following the commencement of development.

The following species or a mixture of these shall be used:

- Native Evergreens (Holly, Yew, Scots Pine)
- Native Deciduous (Oak, Elm, Ash, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam, Rowan).

Exotic species such as Cypress, Leylandii, Rhododendron, Laurel, Spruce and Sycamore shall **not** be used.

All existing tree and hedgerow species on site shall be retained in situ unless as otherwise required in order to comply with the attached conditions.

Reason: In the interests of ecological functioning and visual amenity.

Signed:



A/Senior Planner