

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. 113
CONSTRUCTION OF AN
INDUSTRIAL/COMMERCIAL BUILDING AT
KNOCK, LANESBOROUGH, 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 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 7th December 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. 113
CONSTRUCTION OF AN
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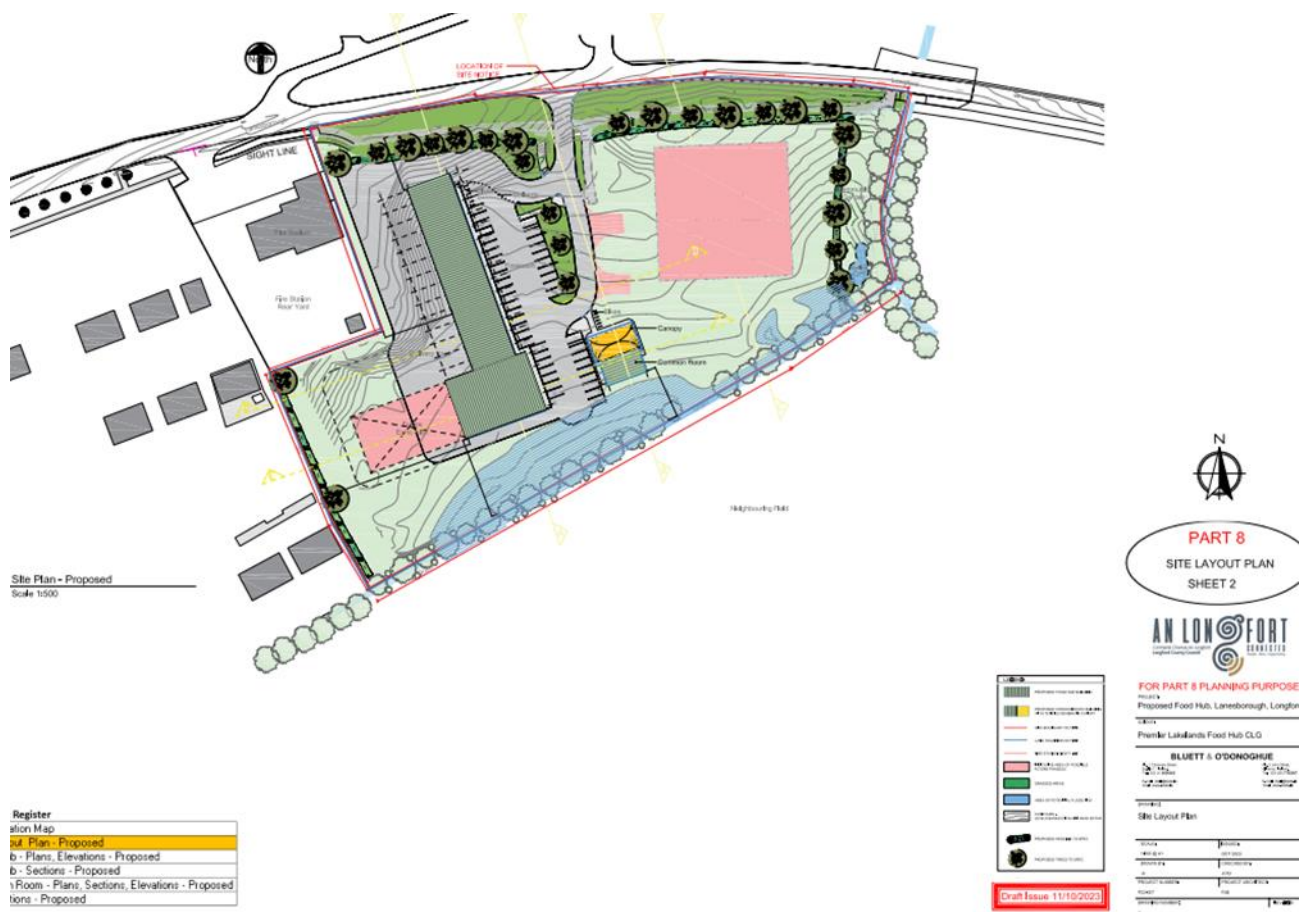
AND

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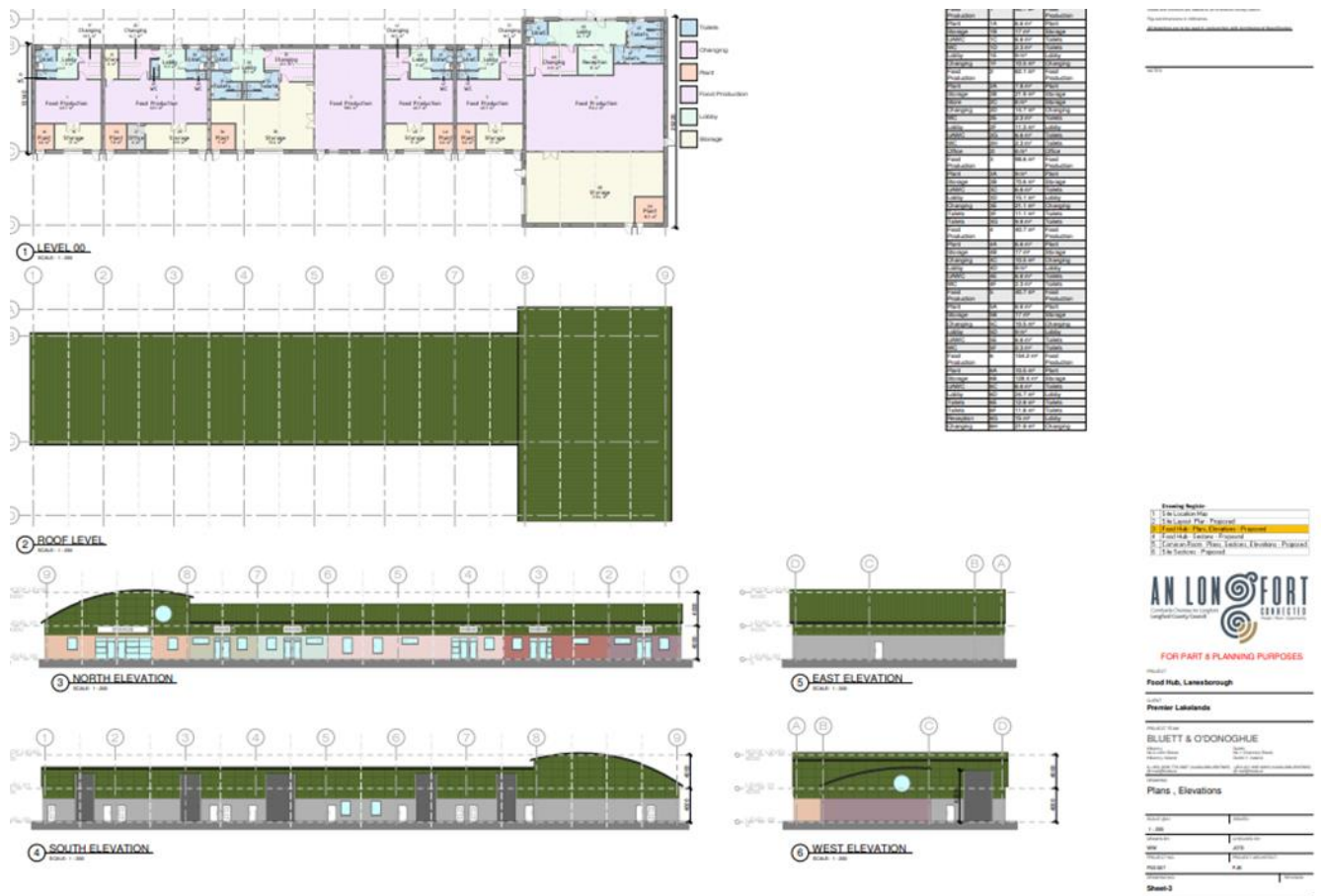
DECEMBER 2023

1. INTRODUCTION/ SITE LOCATION

The subject lands are located within the development envelope of Lanesborough, as identified in the Longford County Development Plan 2021 – 2027. The site is located just off the N63 National Road from Longford to Lanesborough along the approach road next to the Lanesborough Fire Station. The proposed site has an area of 1.8 hectares. Currently the site is vacant and is partially covered with trees, grass and bushes. Land in the vicinity of the site is occupied by both residential accommodation and social structures. The site will access directly onto the N63 National Road. The proposed development is a modification of a Part VIII previously permitted under Part 8 No.70.



Proposed site layout (above)



Plans and elevations of the proposed development (above)

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development provides for an industrial/commercial warehousing unit of 1,100m² to accommodate up to 8 individual or linked food production units, Ancillary single-storey ‘common room/product display’ building of 82 m² with canopy structure over outdoor seating area of c.105 m². The access roads are designed to Longford County Council road maintenance ‘taking in charge standard’. The architectural form and design of the development has been conceived to maximise the potential of the site, to also blend and be integrated within the townscape identity and minimise any architectural impact. The proposed industrial/commercial structure has a stated height of 8m at its highest point and will be finished with a render or stone cladding on the wall and proposed cladded finish on the roof.

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies within the Designated Development Envelope of Lanesborough Town. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.

The proposed site is located on land zoned for Industrial / Commercial /Warehousing which aims to:

“To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution.”

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/industrial development. The creation of local employment is the primary aim of this zoning. The creation of local employment opportunities is the primary aim of this zoning. Hi-tech business parks and light industrial developments will be considered within this zoning.

In certain instances, brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development management standards.

New developments will need to demonstrate a high standard of design and innovation in the construction of new industrial buildings and facilities and ensure that the surrounding areas are well maintained.

It is also noted that a portion of the site is zoned Constrained Land Use which aims to

“To facilitate the appropriate management and sustainable use of flood risk areas.”

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required

for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

It is noted that a flood risk assessment as required has been submitted as part of the application and no part of the proposed development is located within the constrained land used zoned area. The submitted flood risk assessment concludes that:

“This Site-Specific FRA has determined that a portion of the site is within Flood Zone A and Flood Zone B. This is generally expected towards the southern boundary.

The flood study has demonstrated that mitigation measures have been considered to protect any proposed buildings from flooding. These measures include, inter alia, raised floor levels, berms, watercourse maintenance schedules etc. On-site surface water management will form part of the design to restrict discharge to the watercourse, further reducing the risk of flooding. It also considers that the development is not expected to have an adverse effect on flooding downstream. The project is currently at Capital Works Management Framework (CWMF) Stage 1 ‘Inception’. The next stage would be CWMF Stage 2 ‘Detailed Design’, which would lead to complete drawings and specifications for CWMF Stage 3, ‘Tender Action’. The process of establishing the appropriate floor level in accordance with the principles set out above would occur as part of the CWMF Stage 2 ‘Detailed Design’ process. This will include a rigid maintenance schedule for regular cleaning/maintenance to the watercourse along the southern and eastern boundaries of the site.

As such it is considered that the proposed development 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).

The plans and particulars for the proposed development for the proposed construction of an Industrial/Commercial building at Knock, Lanesborough, Co. Longford were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street,

Longford and during official public opening hours, excluding weekends and bank holidays, and online from Friday 13th October 2023 up to and including Monday 13th November 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 Monday 27th November 2023.

A submission was received from the Transport Infrastructure Ireland indicating that it has no observations to make.

A submission was received from Uisce Éireann indicating that it has no objection in principle and has submissions a list of conditions to be attached

A submission was received from the Department of Housing Local Government and Heritage indicating that it has no objection in principle that in line with national policy, see Section 3.6 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999, the Department recommends that an Archaeological Impact Assessment, as described below, should be prepared to assess the potential impact on archaeological remains in the area where development is proposed to take place and recommended that conditions are included in any grant of planning permission that may issue,

4.1 Internal Reports

None received.

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 Lough Ree SPA and SAC, which is located approximately 1.0 km 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. An EIAR Screening has been submitted as part of 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 Uisce Éireann requirements in relation to water and wastewater infrastructural layout for the proposed development shall be complied with in full. Any alterations to the submitted proposals in order to comply with the requirements shall be submitted to the Planning Authority for file purposes.
 - a. The applicant shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - b. Where the applicant proposes to connect to the public water / wastewater network, they shall ensure that there will be no negative impact to any of Uisce Éireann's Assets and /or infrastructure which may be in proximity to the development.
 - c. All development is to be carried out in compliance with Uisce Éireann Standards codes and practices.

- d. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved.
 - i. Any proposals by the applicant to build over or divert existing water or wastewater services subsequently occurs the applicant submit details to Uisce Éireann for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Uisce Éireann prior to connection agreement.

Reason: In the interests of the proper planning and sustainable development of the area.

2. The following requirements in relation to road design for the proposed development shall be complied with in full. Any alterations to the submitted proposals in order to comply with the requirements shall be submitted to the Planning Authority for file purposes.
 - a. The entrance Junction with the N63 Shall be designed in accordance with the Design Manual for Urban Roads and Streets. Dropped kerbs & tactile paving shall be provided to accommodate pedestrian crossing at the junction. Sightlines at the junction shall be provided.
 - b. All existing trees in the roadside boundary in the visibility triangle from the site entrance shall be removed. Replacement trees may be replanted within the boundaries of the development if required.
 - c. The proposed development appears to include footpaths along the N63. All footpaths along the N63 and shall be a minimum of 2m wide and be of Concrete construction in accordance with Longford County Council's policy.
 - d. Footpaths shall be provided within the development from the N63 to the proposed units. Footpaths shall be a minimum of 2m wide and be of Concrete construction in accordance with Longford County Council's policy
 - e. Storm Water Drainage. No layout has been provided. Prior to the commencement of works on the site a detailed storm water layout shall be provided to the roads section. The drainage layout shall include for draining of the N63 where footpaths are being provided.
 - f. Electric charging points shall be incorporated into the car park layout.

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

3. The following Department of Housing Local Government and Heritage requirements in relation to the archaeological potential of the proposed site shall be complied with in full. Any alterations to the submitted proposals in order to comply with the requirements shall be submitted to the Planning Authority for file purposes
 - a. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
 - b. The archaeologist should carry out any relevant documentary research and inspect the site. A programme of archaeological test excavation should be conducted at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and this Department.
 - c. Having completed the work, the archaeologist should submit a written report to the Planning Authority and to this Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

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



04th December 2023

Rita Connaughton

A/ Senior Planner

APPENDIX 1 -Site Photographs







