

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. 119

**DEMOLITION OF 1 No. EXISTING SINGLE STOREY
DWELLING AND 2No. OUTBUILDINGS. CONSTRUCTION OF
2 No. 2 BEDROOM SEMI-DETACHED SINGLE STOREY
HOUSES AND 4 No. 2-BEDROOM SEMI-DETACHED TWO
STOREY HOUSES, INCLUDING BOUNDARY
WALLS/FENCES, CAR PARKING, PEDESTRIAN
ENTRANCES, LANDSCAPING, CONNECTION TO EXISTING
SERVICES AND ASSOCIATED SITE WORKS, LAMAGH,
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)**

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.

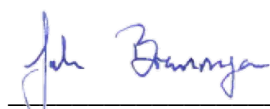
1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable 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 Longford County Development Plan 2021-2027, 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
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 modifications/conditions listed in Section 6 of the attached report.

Dated this the: **6th September 2024**



**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**

**PROPOSED DEMOLITION OF 1 No. EXISTING SINGLE STOREY
DWELLING AND 2No. OUTBUILDINGS. CONSTRUCTION OF 2 No. 2
BEDROOM SEMI-DETACHED SINGLE STOREY HOUSES AND 4 No. 2-
BEDROOM SEMI-DETACHED TWO STOREY HOUSES, INCLUDING
BOUNDARY WALLS/FENCES, CAR PARKING, PEDESTRIAN
ENTRANCES, LANDSCAPING, CONNECTION TO EXISTING SERVICES
AND ASSOCIATED SITE WORKS AT LAMAGH, NEWTOWNFORBES,
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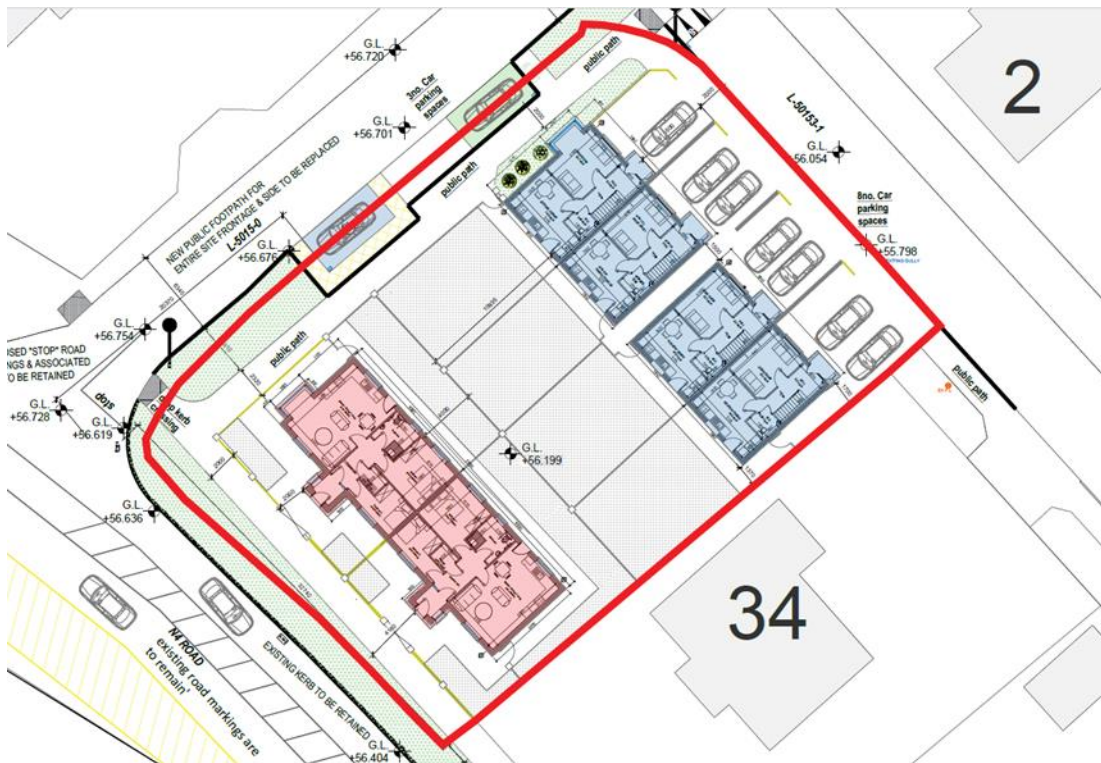
AUGUST 2024

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 bounded: on two sides by the Residential Estate of Cluain Doire; to the front of the site by footpath and the N4 and to the North by local road L- 5015-0. The site is adjacent to the existing housing estate known as Cluain Doire. 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.



Aerial view of the proposed development site (Outlined in red)



Proposed development layout

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

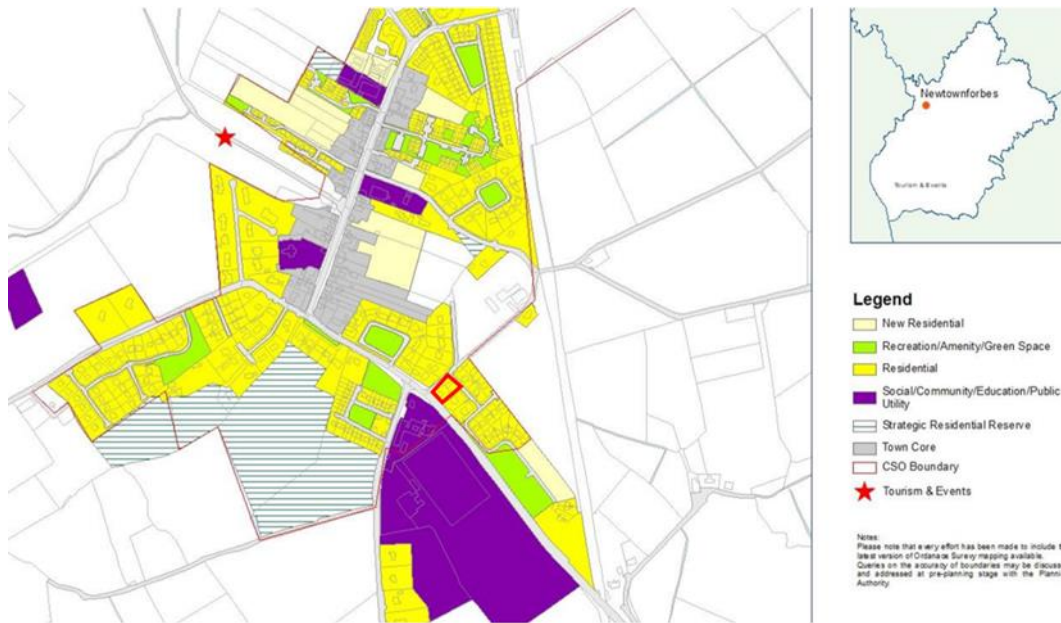
The proposed development provides the demolition of the existing dwelling and outbuildings and develop the site to accommodate the following:

- 2 No. 2 bedroom single storey houses total floor areas of 69m² each.
- 4 No. 2 bedroom two storey houses with total floor area of 78m² each.

The access roads are designed to Longford County Council road maintenance 'taking in charge standard'. The architectural form and design of the development and houses 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 design of the development will provide for 6 high quality, dwellings with rear garden space to suit location and character of the existing site.

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. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.



Site outlined in red

The proposed site is zoned “Residential” which aim to:

“To provide for residential development and protect and improve residential amenity.”

This zoning is intended primarily for established housing development but may include a range of other uses particularly those that have the potential to improve the residential amenity of residential communities such as schools, crèches, small shops, doctor’s surgeries, small scale residential, playing fields, etc; Potential sites may range from small gap infill, unused or derelict land and backland areas, side gardens of existing houses, up to larger undeveloped sites within an established residential area. A balance must be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide infill development. Proposals for development involving the intensification of residential uses within existing residential areas will need to clearly demonstrate that the proposal respects the existing character of the area and would not harm the amenity value of adjacent properties. Within this zoning category the improved quality of existing residential areas will be the Council’s priority.

As such it is considered that the proposed development is 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 of Proposed Demolition of 1 No. existing single storey dwelling and 2No. outbuildings. Construction of 2 No. 2 Bedroom semi-detached single storey houses and 4 No. 2-Bedroom semi-detached two storey houses, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works at Lamagh, Newtownforbes, 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, from Friday 24th May 2024 up to and including Monday 24th June 2024.

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 08th July 2024.

A submission was received from the Irish Water indicating that they require Further Information
Response:

1) The applicant is required to engage with Uisce Eireann through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request.

LCC response: Agreed application will be submitted.

2) The foul sewer is to be redesigned to connect to the public sewer located to the West of the proposed development. The Applicant is to liaise with UÉ personnel before submitting further information. Invert and Cover levels for the proposed sewers are to be shown.

LCC response: Please refer to revised drainage drawing.

3) The applicant is required to submit a revised watermain design. What is the purpose of the new 100mm watermain serving 2no. units. Two separate connections to the existing public main would be more advantageous. All existing service connections are to be shown on drawings and a description of how they are to be dealt with.

LCC response: Please refer to revised drainage drawing.

4) The Applicant should liaise with Uisce Éireann personnel before submitting further information.

LCC response: Revised drawing to be issued to Uisce Éireann as requested.

We also confirm as per Uisce Eireann requirements that we are connecting the foul sewer to the existing network and WWTP as per the revised drawings and NOT the pumping station as previously shown. We have responded to all of Uisce Eireann Observations and trust the attached covers all of their concerns. The CCTV survey shows some damage to the existing foul sewer in two locations. These damaged sections are within the site and part of the section of sewer to be made redundant. The remainder of the foul sewer is in acceptable service condition. This remaining section however may require an upgrade subject to Uisce Eireann requirements.

A submission was received from the Transport Infrastructure Ireland indicating they have no observations to make in relation to the development.

Response: No response necessary no observations made.

A submission was received from David & Melissa O'Reilly objecting to the proposed development on a number of grounds including overdevelopment of the site, devaluation of their property, overshadowing from the development onto their site, restriction of the view from there dwelling house, negative noise impacts and identified deficiencies in the submitted noise impact statement and the removal of existing mature trees on site.

Response:

We have taken on board their complaints and have taken them into consideration in the responses below.

1. Overdevelopment:

LCC response: For safety reasons no parking was permitted along the N4. The existing house also does not have parking along the N4. The 2 bed houses to the front will have 3 spaces adjacent the local road L5015 for their use. These are unlikely to be family homes due to only having 2 bedrooms with a maximum of 3 people. They are proposed for elderly or single people with one child.

The 2-storey houses to the rear will each have their own driveway for off street parking.

The 2 bed houses to the front will have their own front and rear gardens all be it small.

The rear 2 storey houses will also have their own front and rear gardens suitable for families.

All gardens will be enclosed.

We believe this proposal will improve the area, by bringing into use a vacant, derelict and neglected site & bring much needed houses to the area.

2. Devaluation of property:

LCC response: It is important for sustainable communities to have a variety and mix of house types and sizes. We do not believe this will devalue the neighbouring properties. This development will actually utilise a site at the edge of the village to address a local need and tidy up an underutilised vacant and derelict site.

3. Overshadowing:

LCC response: The location and scale of the houses will have minimal impact on the sunlight into the garden of the neighbouring house. There is currently some large trees and old sheds on site which will be removed as part of the works and which should improve the sunlight into the neighbouring property.

4. Restriction of View:

LCC response: The North west facing bedroom currently looks onto old dilapidated sheds, damaged fencing, rubble and incomplete walls. There is also a large tree blocking the view.

This development will tidy up a dilapidated, vacant, unused, unsightly site. There should be a clearer view once the sheds and tree are removed. There will be no structure directly opposite this window.

5. Noise impact:

LCC response: The Noise impact assessment concludes – “The construction and operational phases of the proposed development shall not result in adverse impact.” The noise for the demolition stage will be kept minimal and be of short duration.

6. Design and appearance of the development:

LCC response: There is a mix of design in the surrounding houses, including brick, stone and nap plaster. The design of the proposed development intends to incorporate stone in the design to reflect the existing old stone walls & sheds currently on the site.

7. Specific points:

LCC Response:

- 1) As per item 2 above
- 2) As per item 2 above. The 2 bed 3 person bungalows are ideally suited for the elderly adjacent local amenities, services and convenience shopping.
- 3) All dwellings in the proposed development will have their own front & rear enclosed gardens.
- 4) As per item 1 above.
- 5) The front elevation of the proposed 2 bed bungalows are actually set back further from the main road than the existing bungalow on the site. Refer to the attached site plan showing the existing house & shed overlaid onto the proposed layout.

We are also moving back the existing site boundary to allow for the public footpath to continue along the front of the development, where it currently stops short. This will improve the safety and amenity of the area for all the local residents.

8. Mature trees:

LCC Response: Two of the trees along the front boundary currently block the view and sightlines for traffic along the main road and particularly traffic exiting out from the junction with the local road. The large tree in the middle of the site must currently partly block the view of the neighbouring house. It is of no benefit to be kept. We plan to landscape the development on completion and will plant any species as requested by planning to enhance the development.

9. In Summary:

The Appropriate Assessment Screening report and the Environmental Assessment Screening report note that there is no environmental impact from the proposed development.

4.1 Internal Reports

No internal reports were received at the time of writing

5. APPROPRIATE ASSESSMENT SCREENING

The proposed development was screened for Appropriate Assessment, a screen report was submitted as part of the application and it concluded as follows “It is concluded by this AA Screening Report that the proposed development is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any potential for significant effects on any European site as a result of the proposed development can be ruled out. This conclusion is made in view of the Conservation Objectives of the habitats or species for which these sites have been designated. Consequently, this report informs the competent authority undertaking the Appropriate Assessment process that the proposed development does not need to be subject to Stage Two Appropriate Assessment and a Natura Impact Statement is not required.”

6. EIA SCREENING

There is no specific requirement to conduct an EIA or EIA Screening of the proposed development. An EIAR Screening has not 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. Water supply, foul and surface water drainage arrangements shall be in accordance with the requirements of Uisce Eireann and specific conditions submitted as part of the UE connection agreement. Any alterations to the submitted proposals in order to comply with the above requirements shall be submitted to the Planning Authority for file purposes.

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

Signed:

A handwritten signature in blue ink, appearing to be 'Rita', written over a horizontal line.

Rita Connaughton
Senior Planner

Date: 02/09/2024