

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. 121
PLAYGROUND UPGRADE, MACÉOIN PARK, LONGFORD,
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**

**PART VIII – NO. 121
MACEOIN PARK, LONGFORD,
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)

September 2024

1. INTRODUCTION/ SITE LOCATION

The subject lands are located within the Townland of Townspark in the MacEoin Park Housing estate and in the development envelope of Longford Town as identified in the Longford County Development Plan 2021 – 2027. The application site is circa 1.1ha and it is situated within the townlands of Townspark and is bounded to the north and east by Longford Golf Club and to the south and west by Residential development.

The site encompasses the entire area known as the MacEoin Park, which is a public amenity area that includes an existing set of pitches and outdoor recreation elements. The development includes the extensive refurbishment and the upgrade of the sports facilities, including the construction of an U12s football pitch, handball wall, a footpath around the football pitch and steps and ramp up to football pitch and footpath, resurfacing of the hard standing area, installation of equipment of older adults, playground equipment and benches and the marking of children's play area.



Fig 1 – development site



Fig 2 – site locations in red

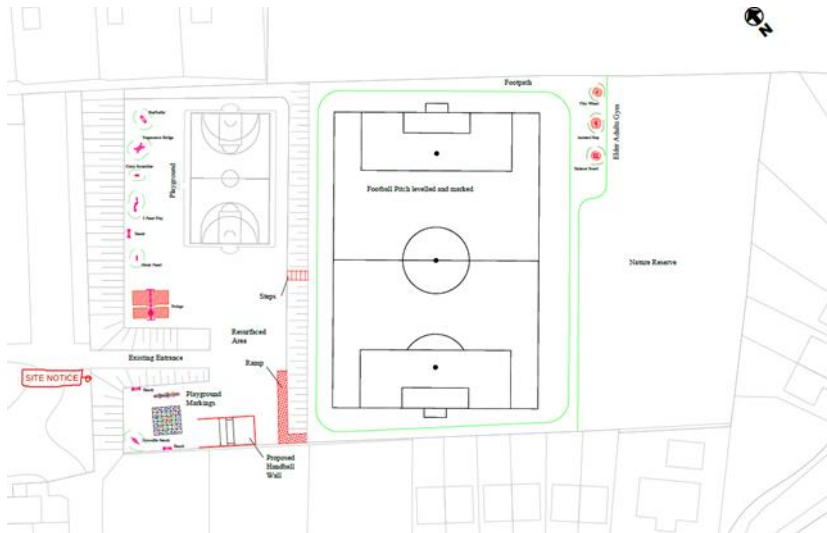


Fig 3 – Site Layout

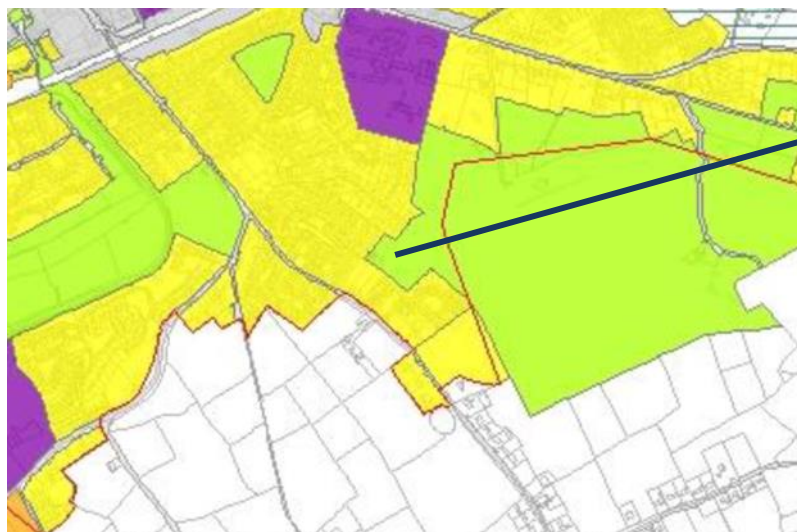
2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development consists of the following:

- Construction of an U12s football pitch, handball wall, a footpath around the football pitch and steps and ramp up to football pitch and footpath.
- Resurfacing of the hard standing area.
- Installation of equipment of older adults, playground equipment and benches.
- Marking of children's play area.

3. PLANNING CONSIDERATION/ EVALUATION

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



Subject site

Fig 4 – Longford land zonings

The lands are zoned Recreation/Amenity/Green Space - *To primarily provide for recreational open space and ancillary structures.*

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space and green infrastructure. This zoning provides for the planned increase in green infrastructure throughout the town including open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

Longford County Development Plan 2021-2027 Policy Objectives:

Chapter 6 – Regeneration:

CPO 6.71 Connect educational, recreational, employment, civic and town centre economic activity, and in particular improve the relationship between the Albert Reynolds Peace Park (the Mall) and the town core.

CPO 6.72 Build on tourism investment and the profile of the Camlin River in Longford Town through the strategic development of recreational trails and networks.

Chapter 7 – Placemaking:

CPO 7.42 Support the development of recreation and open space in accordance with the EMRA RSES Recreation and Open Space Guiding Principles and Guiding Principles for Healthy Placemaking.

CPO 7.43 Promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy.

CPO7.44 Provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses.

CPO 7.48 Support the provision of multi-purpose sports halls, all-weather playing pitches and associated facilities in appropriate locations and promote the provision, improvement and expansion of sports facilities within the County subject to normal planning criteria and the proper planning and sustainable development of the County.

The proposed development is considered to support the Regeneration and Placemaking policy objectives of the Longford County Development Plan 2021-2027 and the land use zoning objectives of Longford town.

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. The proposed development is located within an area of constrained land use areas and as such it is suggested that it should be screened for flood risk prior to the commencement of the development.

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 at the MacEoin Park, 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 19th of July 2024 up to and including Monday 19th of August 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 the 2nd of September 2024.

4.1 Submissions:

1 No. submissions was received during the consultation timeframe:

1. HSE Environmental Health Officer dated the 26/07/2024, this report identified no comments.

4.2 Internal Reports

- Active Travel Section – Outlining a number of recommendations

5. APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment.

An Appropriate Assessment is a standard legal requirement for all plans and projects likely to have a significant impact on European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA). The closest Natura 2000 sites:

- Brown Bog SAC (002346) 4.3km west pf the proposed development
- Mount Jessop Bog SAC (002202) 4.1km south west of the proposed development

On the basis of the nature and scale of the development proposed and given that there is no direct hydrological link to a Natura 2000 site, it is considered that there is no potential for significant effects on the Natura 2000 network arising from the proposed works either alone or in combination with other plans and/or projects by way of a loss fragmentation, disruption, disturbance to habitats, species or habitats of species that are of conservation interest.

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 modifications/conditions:

- 1) The applicant shall liaise with the Active Travel Section respect of the detailed design and the subsequent implementation of all recommendation in the submitted report.

In order for the proper and sustainable development of the area.



Date : 05/09/2024

Rita Connaughton
Senior Planner

APPENDIX 1 (Site photos)





APPENDIX 2

EIA Screening Form

Form 1

EIA Pre-Screening Establishing a development is a ‘sub-threshold development’:	
Planning Register Reference:	Park 8 No.121
Development Summary:	construction of an U12s football pitch, handball wall, a footpath around the football pitch and steps and ramp up to football pitch and footpath, resurfacing of the hard standing area, installation of equipment of older adults, playground equipment and benches and the marking of children’s play area
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____ [specify class & threshold here]	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____ [insert here]	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	

<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	Part 8 No. 121
(b) Brief description of the project or plan:	construction of an U12s football pitch, handball wall, a footpath around the football pitch and steps and ramp up to football pitch and footpath, resurfacing of the hard standing area, installation of equipment of older adults, playground equipment and benches and the marking of children's play area
(c) Brief description of site characteristics:	Existing recreational area
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Brown Bog SAC (002346)	https://www.npws.ie/protected-sites/sac/002346	4.3km	None	No
Mount Jessop Bog SAC (002202)	https://www.npws.ie/protected-sites/sac/002202	4.1km	None	No

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¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.


² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No potential impacts
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	No potential impacts
In-combination/Other	No potential impacts

(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No potential impacts

(c) Are ' <i>mitigation</i> ' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Step 4. Screening Determination Statement		
<p>The assessment of significance of effects:</p> <p>Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.</p> <p>The proposed development is not likely to have significant effects</p>		
Conclusion:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	X	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission

(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:		05/09/2024