

**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. 124**

**RECREATIONAL REDEVELOPMENT OF THE ESTATE GREEN AT  
PALACE CRESCENT, ARDNACASSAGH, LONGFORD TOWN, COUNTY  
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.

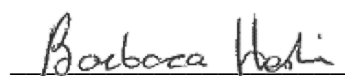
1. Introduction / Site Location of the proposed development.
2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027.

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 and the issues raised detailed in Appendix 1.
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 modifications/amendments listed in Section 7 of the attached report.**

Dated this the: 14 January 2025



**Barbara Heslin,  
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.124**

**RECREATIONAL REDEVELOPMENT OF THE ESTATE GREEN AT  
PALACE CRESCENT, ARDNACASSAGH, LONGFORD TOWN, COUNTY  
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)

**DECEMBER 2024**

## 1. INTRODUCTION/ SITE LOCATION

The Proposed Development site (0.88 hectares) is located in the townland of Ardnacassagh, Estate Green at Palace Crescent approximately 1.3km to the east of Longford Town centre. The subject lands are located within the development envelope of Longford Town, as identified in the Longford County Development Plan 2021 – 2027.

The subject site is zoned Existing Residential - To provide for residential development and protect and improve residential amenity. The site is green open space and is bound on three sides by existing and established residential properties of Palace Crescent.



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



**Proposed development layout shown in red**

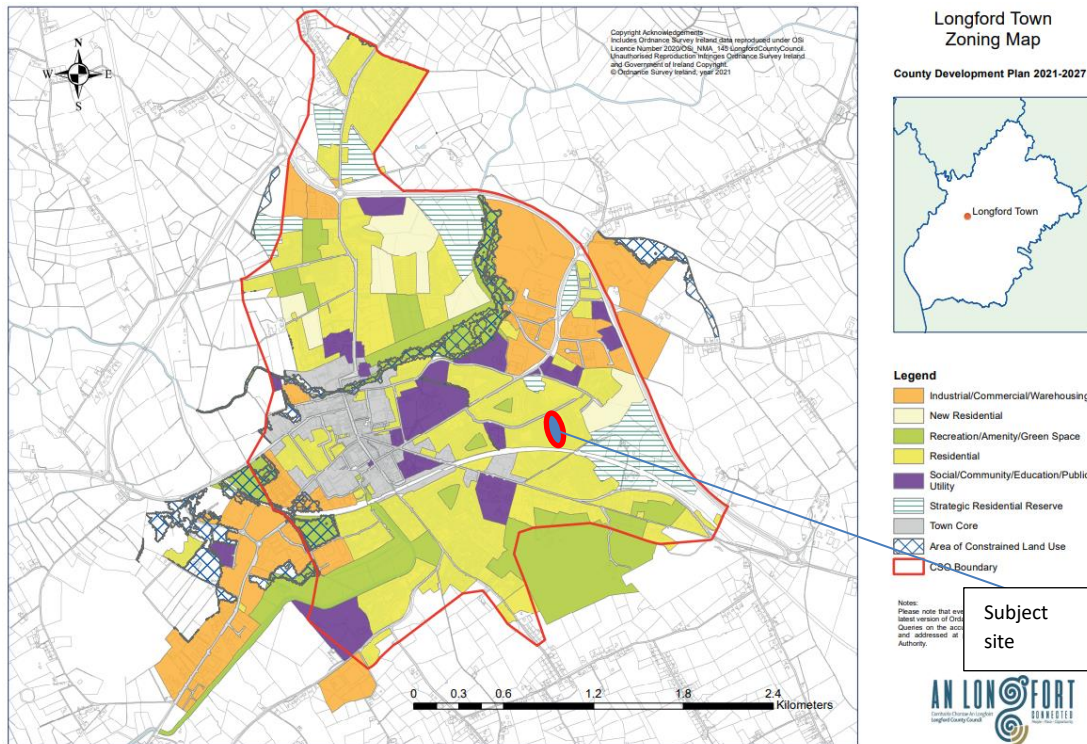
## **2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT**

The development proposal is for a Recreational Redevelopment of the Estate Green at Palace Crescent, Ardnacassagh, Longford Town, County Longford on a site area of 0.88 hectares. The development includes the following:

- Improved pedestrian links with diagonal retaining wall feature to achieve functional site levels throughout and aided by public lighting and introduction of trees.
- Severance of the Palace Crescent's existing vehicular circuit layout.
- Multiple raised crossings with bollard installation for increased pedestrian safety and priority.
- Enclosed green area for improved segregation between recreation and estate traffic.
- Additional vehicle and new bicycle parking locations.
- Children's playground.
- Mini bicycle pump track
- Mini MUGA pitch
- Zipline and reuse of existing road surfacing for play art and informal seating.
- All ancillary works

## **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.



The proposed site is zoned “Residential” which aims 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 for a Recreational Redevelopment of the Estate Green at Palace Crescent, Ardnacassagh, Longford Town, County Longford on a site area of 0.88 hectares. The development includes the following:

- Improved pedestrian links with diagonal retaining wall feature to achieve functional site levels throughout and aided by public lighting and introduction of trees.
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- Mini MUGA pitch
- Zipline and reuse of existing road surfacing for play art and informal seating.
- All ancillary works

The development proposals 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 11<sup>th</sup> of October 2024 up to and including Monday 11<sup>th</sup> of November 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 25<sup>th</sup> of November 2024.

Two submissions were received for the proposed development during the consultation period:

1. **HSA – Health and Safety Authority:** Submission received 21/10/2024. No objections to the proposed development as the development is out of scope of the Regulations for the HSA.
2. **Sláintecare – Healthy Communities Local Development Officer (Patricia Forde):** Submission received 22/11/2024. The submission is a collation of some of the comments made and received by the 40 local residents who attended two open evenings that took place on the 17/11/2024 and the 21/11/2024 for the local residents of the Ardnacassa area. Topics and issues identified the following:
  - Overall the feedback was positive and residents want a change to the green area.
  - Need for net cover over the football pitch to avoid footballs being kicked at houses.



- Additional lighting and CCTV would be desirable as the new development will attract more people to the area.
- Additional parking spaces at both ends of the crescent.
- Strong feeling to keep the Charlie McDonagh memorial in place.
- Some residents reluctant to have the pump track at the end of the crescent.
- More benches and seating areas needed.
- Additional fencing at the pump track area.
- Fencing to be provided all the way around the green.

#### **Council Response:**

**1) HSA – Health and Safety Authority** – submission is noted

**2) Sláintecare – Healthy Communities Local Development Officer (Patricia Forde):** The submission and the identified issues and topics raised by the local residents are noted. Consideration will be given to the incorporation of each matter on a case by case basis and on the need and requirement and the overall budget for the project.

The Council will endeavor to mitigate any issues as they arise and will take on board and implement all the modifications and amendments that may be requested as part of this Part 8 Planning Application.

#### **4.1 Internal Reports**

- Roads Design: None received
- Area Engineer: None received
- Housing Section: None received

### **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.”

The identified closest Natura 2000 European Sites are as follows:

- Brown Bog SAC (Site Code: 000442) 4.2km east of the proposed development
- Ballykenny-Fisherstown Bog SPA (Site Code: 004101) 5.86km east of the proposed development.

Therefore, on the basis of the assessment undertaken by the Planning Authority and 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.

## **6. EIA SCREENING**

In respect of EIA the proposed developed does not fall within the types of development listed in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001 (as amended) and the Planning Authority is satisfied that no EIA is required.

## **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 all additional requirements indicated in the Council’s Sections response to submissions being included in the proposed development.

Any layout alterations as a result of these additional requirements shall be submitted to the Planning Authority for file purposes.

**PART VIII – NO. 124 Modifications/Amendments:**

1. The proposed Part 8 shall be constructed in accordance with the plans and particulars placed on public display on 11<sup>th</sup> of October 2024 except where amended by the modifications/amendments set out below.
2. A Consulting Engineer shall be employed to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.
3. The detailed design shall give consideration to the submission and the comments received during the consultation process.
4. Given the nature of the proposed works it is advised that the local residents in close proximity to the estate green and likely to be impacted by the proposed works shall be consulted, notified and informed in advance about the proposed works, including the commencement dates, duration of work activities and any potential impacts likely during the construction and phasing of the works.

Given the nature of the proposed works it is suggested that a dedicated named project liaison officer be engaged in order to provide a single point of contact for the project.

5. All measures shall be taken by the works contractor to prevent muck, dirt, debris or other materials being deposited on the adjoining footpaths and public roads by machinery or vehicles travelling to and from the site during the construction phase. The works contractor shall arrange for vehicles leaving the site to be kept clean and the local road network.

Ian C. Lacey

Signed:

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Ian Lacey – Executive Planner

Date: 03/12/2024

Rita Connaughton

Signed:

Rita Connaughton  
Senior Planner

Date:

07/01/2025