

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. 125

**PROPOSED CONSTRUCTION OF 7No. SEMI-DETACHED AND
TERRACED DWELLINGS WITH ACCESS USING EXISTING ROAD
THROUGH GRANADA VIEW ESTATE, ASSOCIATED CAR PARKING,
LANDSCAPING, NEW PEDESTRIAN ACCESS INTO CNOC NA
GREINE ESTATE, AND ALL ANCILLARY WORKS AT CARRAGH,
GRANARD.**

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**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 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 the planning history
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 modifications/amendments listed in Section 7 of the attached report.

Dated this the: 13 March 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**

**PROPOSED CONSTRUCTION OF 7No. SEMI-DETACHED AND
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MARCH 2025

1. INTRODUCTION/ SITE LOCATION

The Proposed Development (0.375 hectares) is located in the townland of Carragh, approximately 800m from the town centre of Granard, County Longford and 500m from National Road N55. The subject lands are located within the development envelope of Lanesboro, as identified in the Longford County Development Plan 2021 – 2027. The site is bounded: on two sides by the Residential Estates of Cnoc Na Gréine; to the west of the site, Granada View to the east and agricultural lands to the north. Land in the vicinity of the site is occupied by both residential accommodation and agricultural fields. The site has good connections with public transport and local shops and amenities.



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



2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposal is for a residential development on a net site area of c. 0.375 ha. The proposal consists of the following mix of units:

- 2 No. 2 bedroom two storey semi-detached houses.
- 3 No. 2 bedroom two storey terrace houses.
- 2 No. 3 bedroom two storey houses.
- All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.

In terms of appearance, all units will have a nap plaster and grey brick finish. Windows and doors will be dark grey in colour, single opening windows will be sash. All units will include heat pumps with underfloor heating to ground floors and radiators to first floors.

The site will be accessed via the existing road that serves the neighbouring Granada View housing development as shown in Figure 3.2. The proposed site will be serviced by existing storm and foul sewer and watermain infrastructure which also serves the Granada View estate.

3. PLANNING CONSIDERATION/ EVALUATION

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

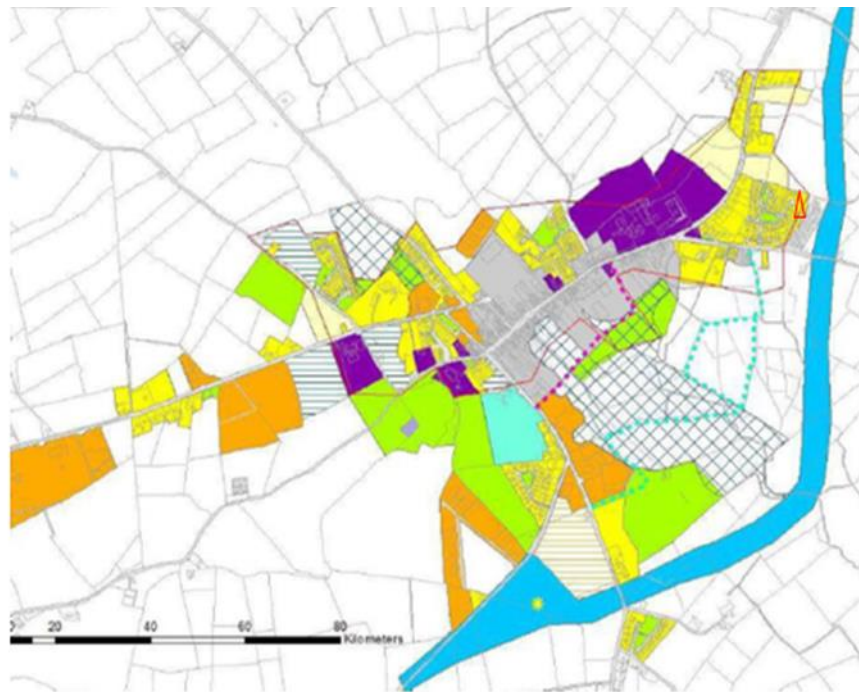


Figure 4.2: Zoning Map Extract from the Granard Zoning Map 2021-2027

Site outlined in red

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.

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 construction of a new housing development of 7 No. semi-detached and terraced dwellings with access using existing road through Granada View Estate, associated car parking, landscaping, new pedestrian access into Cnoc Na Greine Estate, and all ancillary works at Carragh 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 20th December 2024 up to and including Friday 31st January 2025.

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 14th February 2025.

1 No. submission was received from the Irish Water indicating that they had no objection.

4.1 Internal Reports

No internal reports were received.

5. PLANNING HISTORY

19-193 -The site already has planning permission in place under planning reference PL19/193 to build 3 no. 3-bedroom and 1 no. 2-bedroom houses. Planning permission was originally sought for 6 no houses, 4 No. were granted; due to a requirement to maintain an 18m buffer zone from the edge of the future Relief Road and the nearest houses.

6. 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 given the scale, nature and limited duration of the proposed works themselves, there is no potential for the Project to give rise to significant effects ‘alone’; and therefore, no potential for the scheme to interact with any other project to contribute to cumulative impacts on any European Site. It can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the proposed works at Carragh, Granard Co. Longford. Therefore, an Appropriate Assessment is not required.”

7. EIA SCREENING

A Screening for EIAR EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The carrying out of an EIA is mandatory for the types of development listed in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended. The Project comprising 7 No residential units does not meet the thresholds for which the preparation of an

EIAR is a mandatory requirement. The legislative requirements that deem whether an EIA is mandatory for a project are outlined in the Planning and Development Regulations 2001-2021.

Additionally, the thresholds listed in Part 2(10) of Schedule 5 in relation to “Infrastructure Projects” are not met as the proposed development will not be:

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
- (b) i. Construction of more than 500 dwelling units.
- ii. Construction of a carpark providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- iii. Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
- iv. Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

It is concluded that the nature or characteristics of the proposed development are not considered likely to have significant effects on the environment. The geographic extent of the proposed residential development is small and there will be no impacts during the operational phase.

8. 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 Uisce Water submission 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.

Signed:



Rita Connaughton
Senior Planner

Date: 06/03/2025

Appendix 1 AA and EIAR Screening

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	Part 8 No.125
(b) Brief description of the project or plan:	Permission to construct 7 no. dwellings
(c) Brief description of site characteristics:	Carragh, Granard, Co. Longford
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	NA

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
Lough Kinale & Derragh Lough SPA (004061)	https://www.npws.ie/protected-sites/sac/(004061)	4.4km	None	N
Derragh Bog SAC (002201)	https://www.npws.ie/protected-sites/sac/(002201)	5.2km	None	N

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) 	NA

<ul style="list-style-type: none"> • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	
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 	NA
In-combination/Other	NA

(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 	NA
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(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

<input type="checkbox"/> Yes <input type="checkbox"/> No	No
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Step 4. Screening Determination Statement

The assessment of significance of effects:

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.

Given 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.

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:	Rita Connaughton Senior Planner 06/03/25	

EIA Screening Form

Form 1

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development':	
Planning Reference:	Part 8 No.125
Development Summary:	Permission to construct 7 no. dwellings
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

Appendix 2 – Site photographs





