



## **PROVISION OF 7 NO. UNITS**

**AT**

**CARRAGH, GRANARD**

**COUNTY LONGFORD**

## **PLANNING REPORT**

## **PART 8 PLANNING APPLICATION**

**October 2024**

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**LONGFORD COUNTY COUNCIL**  
**PROVISION OF 7 NO. UNITS**  
**AT GRANARD COUNTY LONGFORD**

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## **1 INTRODUCTION**

### **1.1 BACKGROUND**

Jennings O'Donovan & Partners Ltd., Consulting Engineers, have prepared this Planning Statement ("the Statement") on behalf of Longford County Council. ("The Applicant") to accompany the application ("the Application") for the proposed ("the Development") submitted to Longford County Council ("The Council") under The Planning and Development Act 2000, as amended. Galway County Council are applying for planning permission for the Development under Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 Planning and Development Regulations 2001 (as amended) which will comprise:

The construction of 7No. semi-detached and terraced dwellings with associated car parking, landscaping and all ancillary works in the townland of Carragh, Granard.

### **1.2 Purpose and Structure of the Planning Statement**

This Planning Statement considers the Development in accordance with the principle of Proper Planning and Sustainable Development, having regard to Government, Regional and County-level planning policies and plans including the County Development Plan, together with relevant statutory guidelines.

The Planning Statement is set out as follows:

- **Section 1: Introduction**
- **Section 2: Screening for EIAR**
- **Section 3: The Application Site and Development Description**
- **Section 4: Legislative and Planning Policy Framework**
- **Section 5: Conclusion**

## **2 SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT**

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.

### **2.1 Housing For All Programme**

The Development will be funded by The Housing for All - a New Housing Plan for Ireland which is a fund set up by the Government. The plan is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs. The government's overall objective is that every citizen in the State should have access to good quality homes:

- to purchase or rent at an affordable price
- built to a high standard and in the right place
- offering a high quality of life

The New Housing Plan for Ireland recognises that Ireland's housing system is not meeting the needs of enough people. In the context of social housing:

- *There are not enough houses being built by the State for those who need social housing.*
- *Housing has become increasingly unaffordable for the 'squeezed middle' who would once have expected to be able to purchase their own home.*
- *Too many people are experiencing homelessness or are unable to access appropriate housing.*

Section 2 of the Plan sets out a pathway to eradicating homelessness, increasing social housing delivery and supporting social inclusion. This includes

- *Work towards eradicating Homelessness by 2030.*
- *Increased Housing First Targets to 1,200 tenancies over the next five years.*
- *Deliver 90,000 social homes by 2030.*
- *This includes over 10,000 social housing homes each year over the next five years, with an average of 9,500 of those being new-build social homes.*
- *Continued funding for Local Authorities to acquire additional land for new-build public housing.*
- *Deliver an appropriate range of housing and related support services, in an integrated and sustainable manner, which promote equality of opportunity, individual choice and independent living for people with a disability.*
- *Continued support for social inclusion through the Capital Assistance Scheme (CAS) and other social housing support programmes.*
- *and other social housing support programmes.*

The New Housing Plan for Ireland makes it clear that:

*“Housing policy must address the needs of socially excluded members of society. The prevalence of homelessness and the restricted options for older persons or people with a disability are among the most pressing issues of our time and we are committing in this policy to taking further action to address needs in these areas.”*

Section 2.2 of the Plan states that the Government *“is committed to increasing social housing delivery “The plan states that “Local Authorities **have key role in the delivery of homes** and targets will be set for delivery by them with new Local Authority Housing Delivery Actions Plans, setting out how they plan to deliver on the objectives of Housing for All.”* <sup>1</sup>

### **3 THE APPLICATION SITE AND DEVELOPMENT DESCRIPTION**

#### **3.1 Site Location and Site Description**

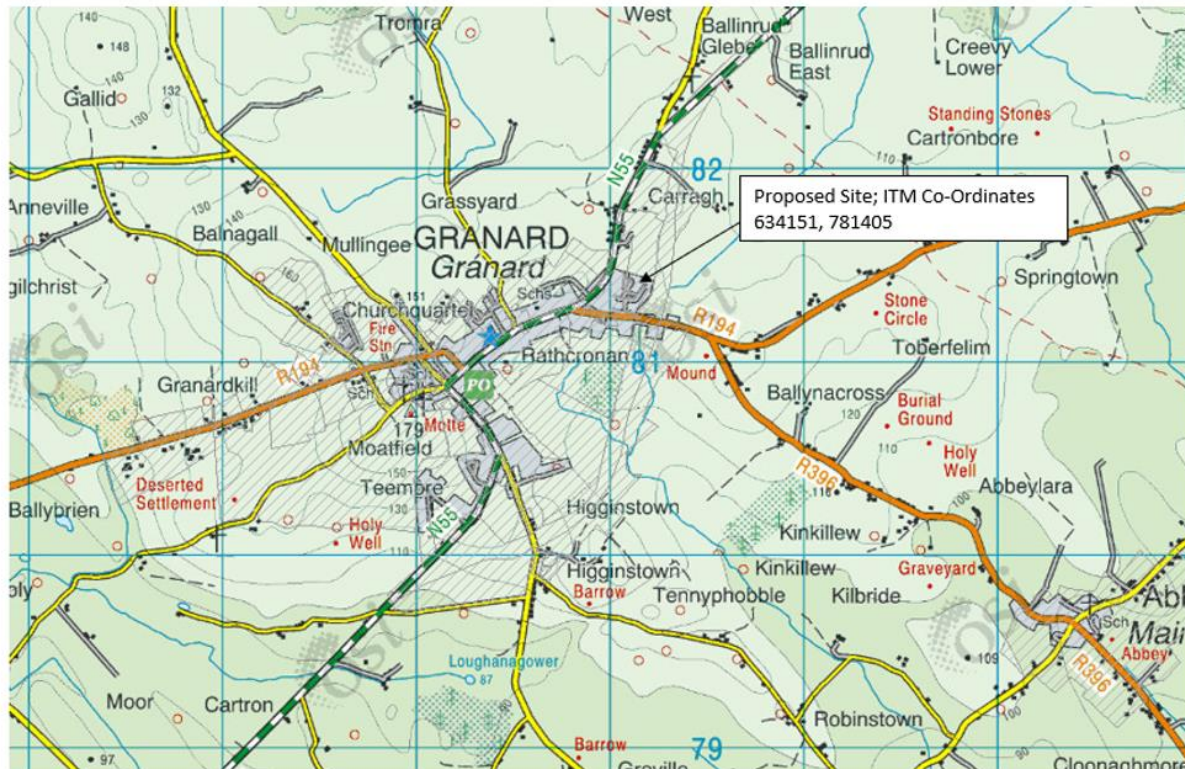
The Proposed Development (0.375 hectares) is located in the townland of Carragh, approximately 800m from the town centre of Granard, County Longford and 500m from National Road N55 (Figure 3.1).

The site is currently a vacant space adjacent to an existing residential development and contains grass and scrub growth. The site is relatively flat ranging from 134m in the north to 131m elevation in the south.

To the east of the development is a housing development of 30 no. dwelling houses, planning application no 08252, permitted in 2008.

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<sup>1</sup> <https://www.gov.ie/en/publication/ef5ec-housing-for-all-a-new-housing-plan-for-ireland/>



**Figure 3.1: Discovery Series Map**

Section 16.4.4 of the LCC Development Plan 2021 – 2027 outlines a Development Management Standard (DMS) or density of 25 units /Ha. The proposed development of 7 No units on 0.375 Ha is equivalent to a density of 19 units/Ha which is broadly consistent with the applicable development standards.

### **3.2 Planning History PL19/193**

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. However, the plans have been redesigned to allow for the construction of 7 No dwellings within the footprint.

### **3.3 The 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:

- Construction of 5 No 2 bedroom, 2 storey dwellings and 2 No. 3 Bedroom, 2 Storey dwellings.
- All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.



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.



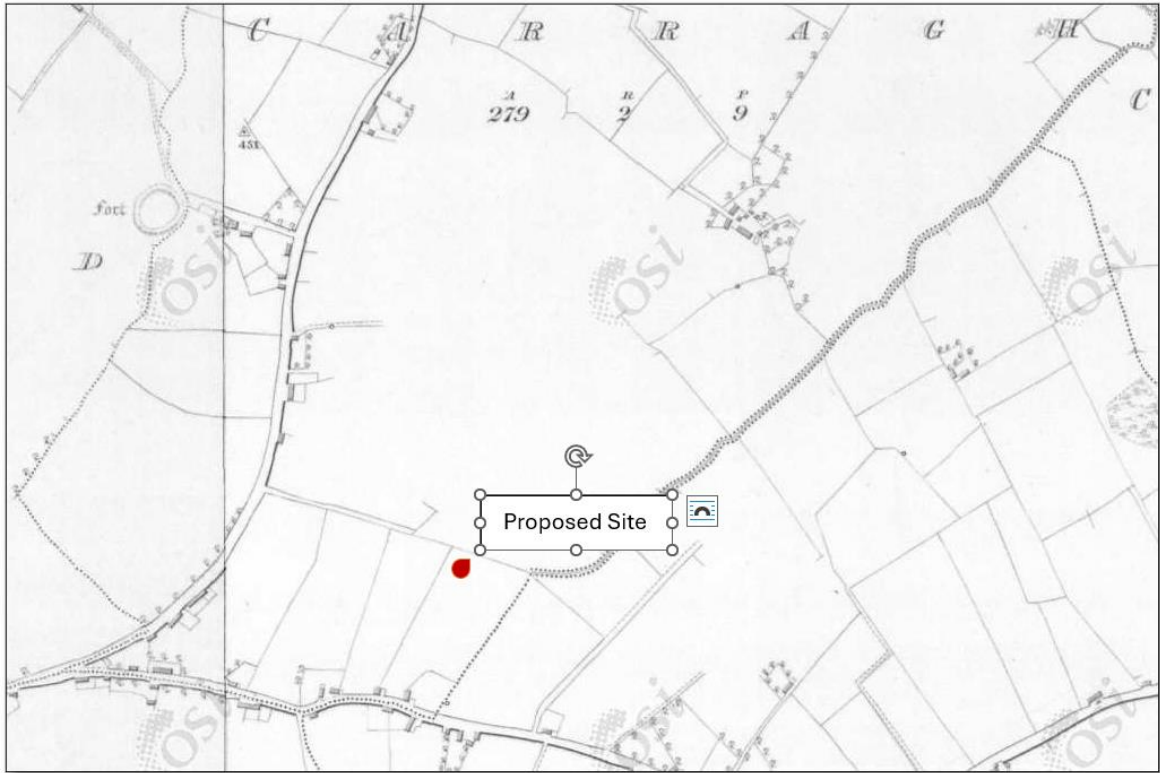
**Figure 3.2: Aerial Photograph with the Site Identified in Red**

### 3.4 Archaeological Impact Assessment

A desktop archaeological assessment was conducted by Jennings O'Donovan & Partners. Tailte Eireann online mapping service ([www.tailte.ie](http://www.tailte.ie)) provides a national mapping service. The online map viewer service allows access to early edition surveys and maps across the country. The 6 inch mapping was surveyed between 1829 and 1834 and provides a detailed image of the extent of development at that time. It also provides indicators of archaeological features in the landscape.

See snippet below of the 6 Inch Map for Carragh, Granard. There are no archaeological sites of interest identified in this area.





**Figure 3.4: Tailte Eireann Map of Carragh, Granard (extract 6 inch map first edition)**

### **3.5 Flood Risk**

The OPW's online National Flood Hazard Mapping service ([www.floodinfo.ie](http://www.floodinfo.ie)) provides information on the extent of river flood events. This provides valuable information for a range of purposes including increased awareness of the likelihood of flooding and informing flood risk management by Local Authorities and other organisations to prevent and reduce the risk from future flooding.

There is no risk of flooding at the proposed development site.

### **3.6 Screening for Appropriate Assessment**

A Screening for Appropriate Assessment (AA) has been prepared as part of the planning application. This AA Screening examined the likely significant effects of the Proposed Development, either alone or in-combination with other projects or plans on European sites, that were situated within a zone of influence (Zol), or a distance that has a potential source-pathway-receptor (SPR), both direct and indirect, with the Proposed Development. It can be objectively concluded that there are not likely to be significant effects on any European Site as a result of the proposed. Therefore, an Appropriate Assessment is not required.

## 4 **LEGISLATIVE AND PLANNING POLICY CONTEXT**

### 4.1 **Introduction**

This section provides an assessment of the Development against the relevant planning policies.

#### 4.1.1 **Project Ireland 2040 – The National Development Plan 2021-2030**

Project Ireland 2040 National Planning Framework (NPF), which sets the overarching spatial strategy for the next twenty years, includes the National Development Plan, which sets out the ten year investment strategy. The NDP sets out objectives for the delivery of social housing.

*“Over the next 10 years, the focus will be on the delivery of new build social homes, with a target to deliver an average of **10,000 new social homes in the period to 2030**. New build social homes will be supplemented by a reduced level of housing acquisitions (200 per annum) and long-term leasing, which will be ended by 2025 as the level of new build social homes increases.”<sup>2</sup>*

#### 4.1.2 **The National Planning Framework**

In 2018 the Department of Housing Planning and Local Government published the finalised National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for social, economic and cultural development in Ireland.

The NPF together with the National Development Plan sets the context for each of Ireland’s three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

The NPF highlights the importance of providing social housing for those unable to provide accommodation within their own resources. There is a plethora of planning policies in the NPF which seek to facilitate the provision of social housing across Ireland. This is enshrined in the following policies from The NPF. National Policy Objective 32 seeks to *“target the delivery of 550,000 additional households to 2040.”*

The NPF states that *“The provision by Government of housing supports for those unable to provide for accommodation from within their own resources is a key social policy and it affects a significant proportion of the population. Actions taken by public bodies in relation to social housing can have a considerable impact on the overall housing market and, equally, fiscal or regulatory measures in relation to the housing market can have an effect on the availability of social housing...”*

#### 4.1.3 **Projected Housing Output**

Housing output projections to 2030 are set out in **Figure 4.1** which shows there is a requirement to building approximately 9,000 new build social homes per annum from 2022 up to 2030. This Planning Application will bring forward much needed social housing in Longford where there is a pressing need to deliver social housing units. There is a duty on local authorities to deliver more affordable and social housing under The Housing For All Plan.

<sup>2</sup> <https://www.gov.ie/en/publication/774e2-national-development-plan-2021-2030/>

Projected Housing Output (New Build) 2022 – 2030									
Tenure	2022	2023	2024	2025	2026	2027	2028	2029	2030
Social homes	9,000	9,100	9,300	10,000	10,200	10,200	10,200	10,200	10,200
Affordable & Cost Rental homes	4,100	5,500	6,400	6,400	6,100	6,300	6,400	6,300	6,300
Private Rental and Private Ownership homes	11,500	14,400	17,750	18,200	19,800	20,400	21,500	23,000	24,000
Total Homes	24,600	29,000	33,450	34,600	36,100	36,900	38,100	39,500	40,500

Figure 4.1: Projected Housing Output (New Build) 2022 – 2030)

#### 4.1.4 The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031.

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

#### 4.1.5 The Longford County Development Plan

The site is zoned for residential development in the Longford County Development Plan 2021-2027, and Granard is defined, as a self-sustaining growth town.

The site is zoned for residential development in the Longford County Development Plan 2021-2027. (LCDP). Chapter 4 of The LCPD sets out the policies relating to housing strategies in the county.

#### Appendix 1B: Self-Sustaining Growth Town

*“Granard is a Key Employment Centre with a regional element acting as an important driver for local economies in the area, with well-established economic, administrative and social functions. The town performs an important retail, residential, service and amenity functions for local rural hinterlands and supports the principal town of Longford.”*

**The objectives for new residential development are as follows:**

##### **New Residential**

**To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.**

*The principles of sustainable development shall be taken into account when considering applications for residential development in the area, including the use of appropriate housing densities, natural, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions. It is considered appropriate that existing residential areas are augmented and areas where gaps or “leapfrogging” of development have occurred are infilled (most noticeable on the northwestern and south western approaches into the*

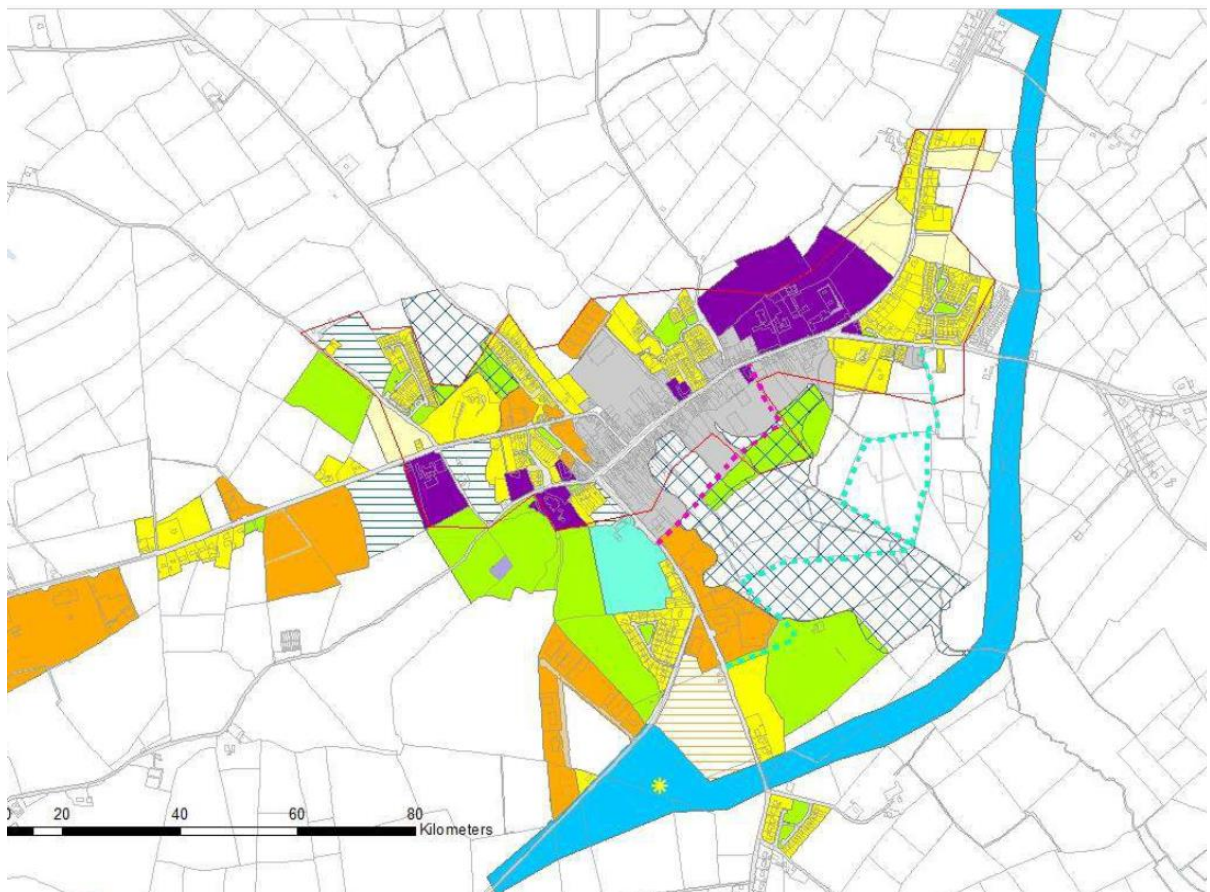
settlement), and the town be consolidated for the purposes of an appropriate and sustainable town structure, creating a clear urban/rural divide.

### **Residential**

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.



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

### Legend

-  Industrial/Commercial/Warehouse...
-  New Residential
-  Recreation/Amenity/Green Space
-  Reservation Objective
-  Residential
-  Social/Community/Education/Pu...  
Utility
-  Strategic Industrial Reserve
-  Strategic Residential Reserve
-  Tourism
-  Town Core
-  Area of Constrained Land Use
-  CSO Boundary
-  Proposed Service Road
-  Amenity Walkway

Notes:

## 4.2 Relevant Development Plan Policies

### Settlement Strategy - County Policy Objectives

*It is the County Policy Objective to:*

*CPO 4.1 Promote the sustainable growth and development of the county in accordance with the Settlement Hierarchy and population targets established within the Core Strategy and commensurate with the network of urban centres, villages and rural areas presented in the Settlement Strategy and their respective capacities to assimilate sustainable levels of future development.*

*CPO 4.2 Require at least 30% of all new homes that are targeted in settlements to be located within the existing built-up footprint of the settlements<sup>10</sup>, in an effort to make settlements more compact and reduce unsustainable urban sprawl and ribbon development.*

*CPO 4.3 Reinforce the centres of settlements through the increased focus on the development of infill sites, brownfield lands, under-utilised land/buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements and develop outwards from the centre in a sequential manner.*

## **5 CONCLUSION**

In accordance with The Planning and Development Act 2000, as amended, this Planning Statement has assessed the Application against the provisions of the LCDP, and relevant material considerations. Planning permission should be granted for this Part 8 development for all the reasons outlined above.

### **5.1 Principle of Development**

The site was zoned for residential development in The LCDP 2021-2027. Based on an assessment of the Development's compliance with the relevant policies of the County Development Plan, and compliance with the relevant regional planning policies and relevant guidance, it is concluded that the Development fully accords with the National Planning Policy, Regional Planning Policy and the County Development Plan hierarchy when read as a whole.

### **5.2 Summary / Planning Balance**

All planning applications have to be determined upon their individual merits with due consideration given to the overall planning balance of a scheme. While many development proposals will encompass both positive and negative aspects that require consideration, planning weight should air on the side of a *'presumption in favour of development unless material considerations indicate otherwise'*.