



Part 8 - Radharc na Muileann, Lanesborough.

Proposed construction of a new housing development of 22 houses with associated services, access roads and car parking at the proposed greenfield site, including boundary walls/fences, car parking, pedestrian entrances, landscaping, connection to existing services and associated site works at Radharc Na Muileann, Knock, Lanesborough, Co. Longford.

Additional General Information

In additional to all other information submitted, we will endeavor to mitigate any issues as they arise and will take on board and implement all conditions that may be requested as part of this Part 8 Planning Application.

1. We have received the Confirmation of feasibility report included with the planning documents and will take on board any recommendations from Uisce Eireann that may be conditioned.
2. Prior to any construction work, we will carry out any items as noted as part of any planning conditions, should they be required such as:
 - a) Ecological Impact Assessment report
 - b) A Biodiversity Management Plan
 - c) A Building Life Cycle Report
3. An Archaeological Assessment was carried by Jennings O'Donovan & Partners, which concluded that the proposed residential development will not impact the windmill ruins. The proposed layout for the residential development is sensitive to this landmark and maintains a 30m setback distance to the ruins.

We will however carry out any further Archaeological Assessments which may be required as part of any planning conditions.

A 20m buffer area can be fenced off to ensure no ground works are carried out within the buffer area. The buffer area shall be fenced off and protected during construction and shall not be used for storage or vehicular access.
4. All items from the Roads Design Department will be considered and carried out as part of any planning conditions.
5. All houses to be constructed in line with Part 8 planning conditions.
6. We will endeavour to ensure that the impact to the existing residents is kept to a minimum during construction works. The Contractor will only be permitted to work during hours specified in the planning conditions.
7. All landscaping works will be carried out as required.

8. On completion of the estate Longford County Council will take in charge the Roads, including gullies and storm sewers, footpaths and public lighting. Uisce Eireann will be responsible for the watermain and foul sewer in the public areas. The green areas will remain the responsibility of the residents to maintain. A residents committee can be set up to assist with this.
9. A traffic management plan will be prepared prior to any construction works to ensure the safety of all residents, construction workers and the general public, with particular emphasis on school drop off and pick up times.
10. 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.
11. We will take any other concerns into account and will endeavour to minimise any impact on existing residents. There will be no unapproved modifications or changes. There will be regular inspections by Longford County Council, Consultants, Assigned Certifier and Building Control. All construction works will be carried out in accordance with the Building Regulations and Planning Conditions.

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