

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 VIII – NO. 130

**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.**

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 Ballymahon 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 Ballymahon 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.

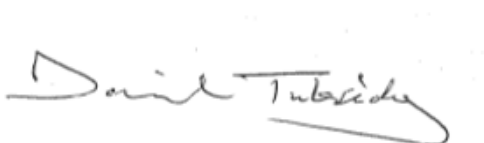
I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027, 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.
5. Section 5 sets out details in relation to Appropriate Assessment.
6. Section 6 sets out the EIA Screening Determination.
7. Section 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:

30 May 2025



David Tubridy
A/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. 130

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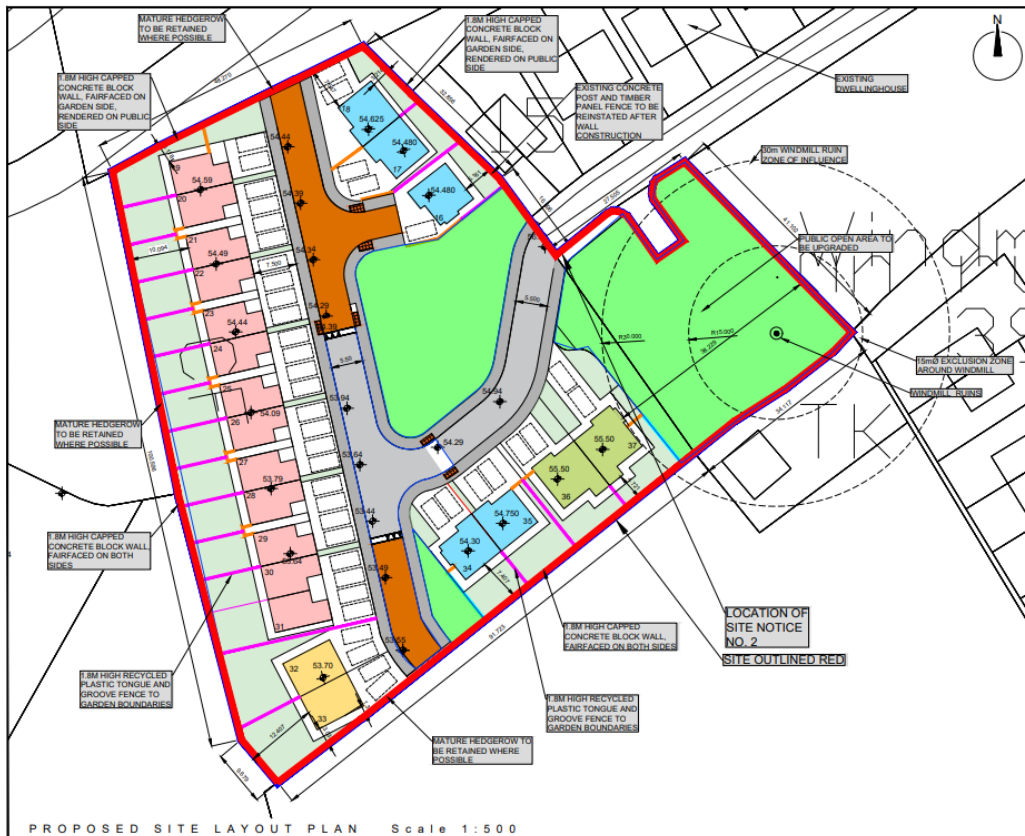
1. INTRODUCTION AND SITE LOCATION

The Proposed Development (0.837 hectares) is located in the townland of Knock, approximately 600m from the town centre of Lanesborough, County Longford and 700m from National Road N63. The subject lands are located within the development envelope of Lanesborough, as identified in the Longford County Development Plan 2021 – 2027. The site is bounded: on two sides by the Residential Estate of Radharc Na Muileann; to the north of the site but the running track/football fields associated with the vocational school. The site is to the rear of the existing housing estate known as Radharc Na Muileann.

Lands in the vicinity of the site are occupied by both residential accommodation and recreational amenities. The site has good connections with public transport and local shops and amenities.



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



Proposed development layout

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposal is for a residential development on a net site area of c. 0.837 ha. The proposal consists of the following mix of units:

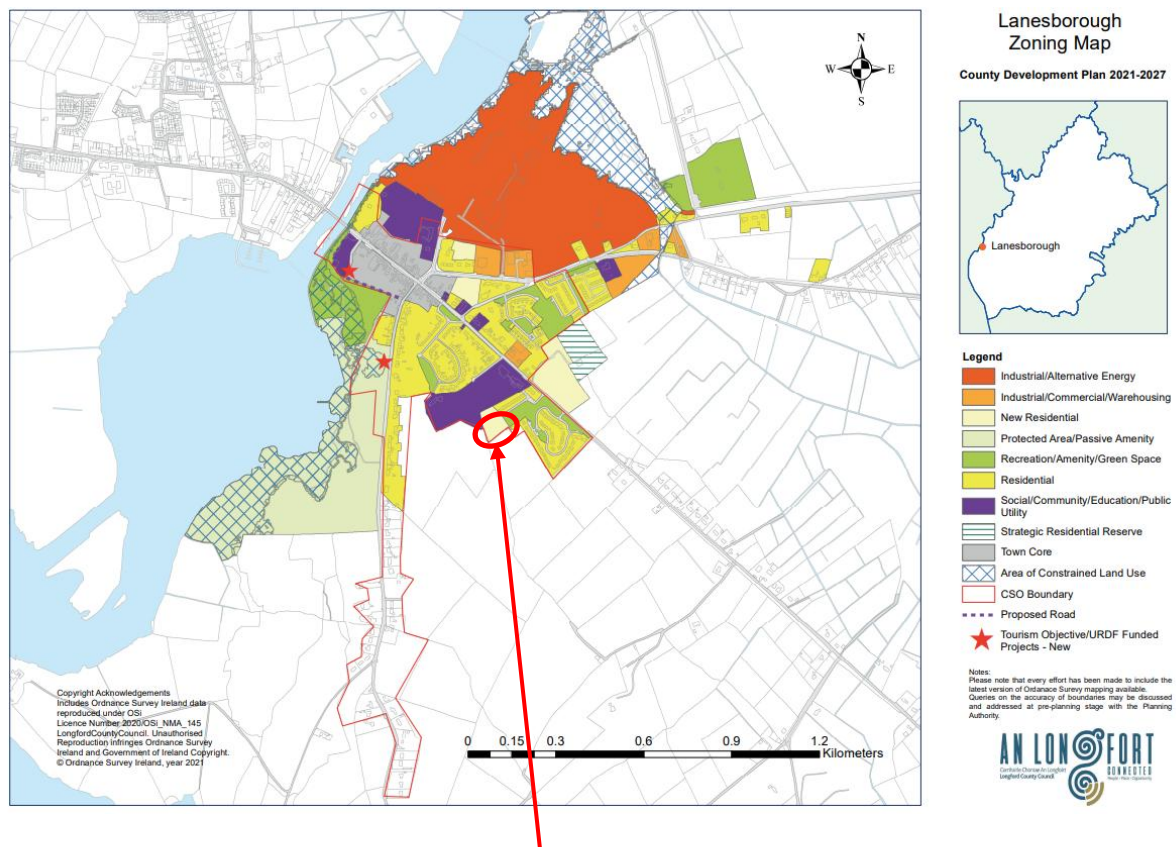
- 2 no 3 bed houses (Type 1)
- 13 no 2 bed houses (Type 3)
- 5 no 1 bed houses (Type 5)
- 2 no 2 bed houses (Type 6)
- All associated site development works including landscaping, boundary treatments, public lighting, site services, drainage works and all associated infrastructure.

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 Radharc na Muileann estate. The proposed site will be serviced by existing foul sewer and watermain infrastructure which serves the Moyvale estate. It is proposed to provide a storm drain attenuation system on the site of the proposed development. The development of 22 units on the subject site of 0.837ha equates to a density of 26.3 units per hectare.

3. PLANNING CONSIDERATION AND EVALUATION

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



Site outlined in red

The proposed site is zoned “New Residential” which aims to:

“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.

As such it is considered that the proposed development is in keeping with the zoning objectives as detailed 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 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 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 4th of April 2025 up to and including Tuesday the 6th of May 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 Tuesday the 20th of May 2025.

4.1 Submissions:

4.1.1 A submission was received from Uisce Éireann/Irish Water (07/05/2025). The submission confirms that the applicants have engaged with Uisce Éireann via a Pre-

Connection Enquiry and Uisce Éireann advise that Confirmation of Feasibility has been issued advising that water/wastewater connections are feasible.

Uisce Éireann requests any grant of permission to be conditioned:

The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

Longford County Council response:

Longford County Council confirm that they will enter into a connection agreement and adhere to the standards and conditions set out in that agreement.

4.1.2 Submission received from An Chomhairle Oidhreachta / The Heritage Council (12/05/2025) regarding a number of items and elements. The report cites 2 policies from the Longford County Development Plan 2021-2027

CPO 11.22 “seeks to protect the setting of Protected Structures and refuse permission for development within the curtilage or adjacent to a Protected Structure which would adversely impact on the character and special interest of the structure, where appropriate”.

CPO 12.23 “seeks to protect and enhance important landscape features and their setting including rivers, streams, canals, lakes and associated wetlands such as reedbeds and swamps; ponds; springs; bogs; fens; trees; woodlands and scrub; hedgerows and other field boundary types such as stone walls and ditches”, believing in their importance because they “form part of a network of habitats, corridors and ‘stepping stones’ essential for wildlife to flourish, thus providing a highquality natural environment for all”.

The report makes the following recommendations:

- Retention of hedgerows, and treelines along the western, northern and southern section of the site.
- Retain the existing mature scrub/tree vegetation in the southeast corner of the site (open space area) as to achieve:

- ☐ A soft landscaping solution that retains natural features as part of the open green space requirements for the development.
- ☐ A landscape design that offers views and glimpses to the windmill [RPS 369], in a manner that enhances its setting based on the existing soft landscaping that surrounds it. This can be achieved by mowing regimes/subtle paths and trails, and a maintenance plan for the vegetation surrounding the structure.

Longford County Council response:

Longford County Council confirm that:

- A detailed landscaping design will be developed for the project. This design shall incorporate these recommendations.
- A site tree survey shall be completed for this development.

4.1.3 A submission was received from The Department of Housing, Local Government & Heritage (20/05/2025). It is noted that the proposed development is partly located within the zone of notification associated with Recorded Monument LF017-004----: Windmill which is subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994. Given the extent and location of the proposed development it could impact on subsurface archaeological remains.

In line with national policy, see Section 3.7 of 'Framework and Principles for the Protection of the Archaeological Heritage' 1999, the Department recommends that the following archaeological conditions be included in any grant of planning permission that may issue.

Archaeological Conditions

A buffer area of 20m shall be implemented around the Recorded Monuments LF017-004- : Windmill. No ground works shall be carried out within the buffer area, including boundary works, landscaping or ground reduction. The buffer area shall be fenced off and protected during construction and shall not be used for storage or vehicular access.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Nature Conservation

No felling or site clearance to be carried out from 01 March to the 31 August. These lands are in close proximity to the rare bird, Garden Warbler, known to be breeding in the Commons North woodland and suspected to be breeding in the bramble and low scrub within the project area.

Longford County Council response:

Longford County Council confirm that:

- Longford County Council shall ensure that the 20m buffer zone area will be maintained throughout the project timeline.
- The 20m buffer area will be fenced off and protected during construction works to ensure no ground works are carried out within the buffer area and shall not be used for storage or vehicular access.
- The proposed layout for the residential development is sensitive to this landmark and maintains a 30m setback distance to the ruins.
- Nature Conservation: Longford County Council shall ensure that no site clearance will be carried out between 1st March and 31st of August.

4.2 Internal Reports

Road Design report received 10/04/2025 – Indicating a number (6 number) of modifications/amendments to be attached to any grant of planning permission.

- 1) The applicant shall consider at detailed design stage the parking arrangement at both ends of the site. Auto Track analysis should be checked and turning bays/turning areas should be considered at house number 33/34.
- 2) The applicant shall consider at detailed design stage the parking arrangements for house no 18. An appropriate parking arrangement should be provided that does not require reversing from the parking area to the adjacent turning head.
- 3) The proposed road does not tie in correctly to the existing estate road. The applicant shall at detailed design stage consider an improved alignment at this location.

- 4) The applicant shall consider the road junction layout at houses 27-29. No priority is assigned to any traffic movement. The junction shall be designed in accordance with DMURS.
- 5) Details provided for the proposed surface water drainage is inadequate. A rate of one gully per 200m² should be taken into account to ensure no ponding in the development shall occur. The location of gullies at the uncontrolled crossings should be considered to ensure no ponding/excess surface water.
- 6) Quality Audit and Stage 2 Road Safety Audit shall be carried out prior to construction. A Stage 3 Road Safety Audit shall also be carried out on completion of the project. The actions arising from the Quality Audit and Road Safety Audit shall be implemented.

5. APPROPRIATE ASSESSMENT SCREENING

The proposed development was screened for Appropriate Assessment and a report completed by Jennings O'Donovan & Partners Ltd on behalf of the Longford County Council (Housing Section). Two Natura 2000 sites were identified within 5km of the subject site. Lough Ree SPA and Lough Ree SAC.

The AA screening report concluded as follows:

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.

The report concludes that - 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 Knock, Lanesborough, Co. Longford. Therefore, an Appropriate Assessment is not required.

As the competent authority Longford County Council has reviewed the AA Screening report and the conclusion and the Planning Authority concurs with the conclusion of the report and agrees 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.

6. EIA SCREENING

EIA screening report Jennings O'Donovan & Partners Ltd. Consulting Engineers has been prepared in relation to a part 179a residential development on land situated at Lanesborough, Co. Longford in accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, having regard to the following:

- The location, size and nature of this serviced site located in an urban setting and distanced from protected and/or environmentally sensitive sites.
- The Proposed Development is below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR)
- The modest scale and quantum of the residential development proposed and integration with the adjoining community of Lanesborough.
- The description of possible effects on the environment are not considered significant and therefore further assessment pursuant to the Planning and Development Regulations 2001 as amended are not considered necessary.
- An Appropriate Assessment Screening has been carried out. It concluded that the Proposed Development will not cause significant impacts on any Natura 2000 sites, and that an Appropriate Assessment is not required.

All standard practices will be employed throughout the construction and operation phase of the development to ensure that the Proposed Development will not create any significant impacts on the quality of the surrounding environment.

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 and that the proposals align with the policy objectives and the development management standards set out in the Longford County Development Plan 2021-2027.

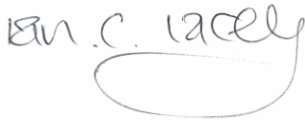
It is therefore recommended that the proposed development now be proceeded with, subject to all additional requirements indicated in the housing sections response to submissions being included in the proposed development and subject to the attachment of the following modifications/amendments set out below.

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

Modifications and Amendments:

- 1) Roads Design Section shall be consulted and engaged in the detailed design stage for the project and the six identified matters in their submission shall be addressed in full.
- 2) The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
- 3) A buffer area of 20m shall be implemented around the Recorded Monuments LF017-004- : Windmill. No ground works shall be carried out within the buffer area, including boundary works, landscaping or ground reduction. The buffer area shall be fenced off and protected during construction and shall not be used for storage or vehicular access.

- 4) No felling or site clearance to be carried out from 01 March to the 31 August. These lands are in close proximity to the rare bird, Garden Warbler, known to be breeding in the Commons North woodland and suspected to be breeding in the bramble and low scrub within the project area.

A handwritten signature in black ink that reads "Ian Lacey". The signature is written in a cursive style, with the first name "Ian" and the last name "Lacey" clearly legible.

Signed:

Date: 23/05/2025

Ian Lacey – Acting Senior Executive Planner

A handwritten signature in blue ink that reads "Kathryn Hosey". The signature is written in a cursive style, with the first name "Kathryn" and the last name "Hosey" clearly legible.

Signed:

Date: 26/05/25

Kathryn Hosey – Acting Senior Planner

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.130
(b) Brief description of the project or plan:	Permission for the 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.
(c) Brief description of site characteristics:	Radharc Na Muileann, Knock, Lanesborough, 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 Ree SAC 000440	https://www.npws.ie/protected-sites/sac/000440/	420m	None	N
Lough Ree SPA 004064	https://www.npws.ie/protected-sites/spa/004064/	600m	None	N
Fortwilliam Turlough SAC 000448	https://www.npws.ie/protected-sites/sac/000448/	5.15km	None	N
Corbo Bog SAC 002349	https://www.npws.ie/protected-sites/sac/002349/	5.7km	None	N
Ballykenny-Fisherstown Bog SPA 004101	https://www.npws.ie/protected-sites/spa/004101/	9km	None	N

Lough Forbes Complex SAC 001818	https://www.npws.ie/protected-sites/sac/001818/	9km	None	N
Brown Bog SAC 002346	https://www.npws.ie/protected-sites/sac/002346/	10.75km	None	N
Mount Jessop Bog SAC 002202	https://www.npws.ie/protected-sites/sac/002202/	11.6km	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) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests 	NA
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
<p>(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?</p>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	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>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.</p>		
<p>Conclusion:</p>		
	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
<p>Signature and Date of Recommending Officer:</p>	<p>Ian Lacey – Acting Senior Executive Planner 23/05/25</p>	

EIA Screening Form

Form 1

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development':	
Planning Reference:	Part 8 No.130
Development Summary:	Permission for the 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.
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