

**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. 134**

**Refurbishment and conversion of 1 no. existing two storey industrial building into 2 no. residential apartments, including boundary walls/fences, pedestrian entrances, landscaping, connection to existing services and associated site works at Canal Walk, Park Road, Longford Town, 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 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. Site location and description 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. 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 under Section 6 & 7.
4. Section 8 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.

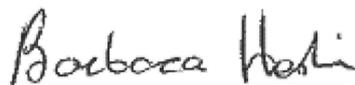
I am satisfied that all issues have been fully considered in the evaluation and that the proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Longford County Development Plan 2021-2027, for the reasons set out in the report.

5. Section 8.5 sets out details in relation to Appropriate Assessment.
6. Section 8.6 sets out the EIA Screening Determination.
7. Section 9 sets out the recommendation of the Planning Authority in relation to the proposed development regarding the planning considerations and referral submission 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 9 of the attached report.**

Dated this the:

**8<sup>th</sup> September 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. 134**

**Refurbishment and conversion of 1 no. existing two storey industrial building into 2 no. residential apartments, including boundary walls/fences, pedestrian entrances, landscaping, connection to existing services and associated site works at Canal Walk, Park Road, Longford Town, 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)

**August 2025**

**1.0 Site Location & Description**

The application site is located on residential zoned lands R2 *'To provide for residential development and protect and improve residential amenity'*.

The application site comprises a disused industrial type building the subject of this planning application.

The application site is not located within or in close proximity to any designated SAC, SPA, NHA or Broadzone area.

The application site is not located within or in close proximity to any sites and monument zone.





## **2.0 Proposed development**

Longford County Council is proposing to carry out the following works;

- Conversion of 1 no. existing two storey industrial building into 2 no. residential apartments
- Construction of boundary walls/fences, pedestrian entrances, landscaping and connection to existing services.

## **3.0 Planning History**

None

## **4.0 National and Local Planning Policy**

Project Ireland 2040, The National Planning Framework (NPF)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly (EMRA) 2019-2031

Longford County Development Plan 2021-2027

- Chapter 4 – Core, Settlement and Housing Strategies
- Section 4.8.7 Key Town – Longford Town
- Chapter 10 - Natural Heritage and Environment
- Chapter 11 – Built and Cultural Heritage
- Chapter 16 – Development Management Standards
- Section 16.4.4.10 Apartments

Longford Town Local Area Plan 2025 – 2031

Sustainable Urban Housing: Design Standards for New Apartments and the Longford County Development Plan 2021 – 2027

All other relevant Section 28 Planning Guidelines have been considered in the assessment of this application.

Project Ireland 2040, The National Planning Framework (NPF)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly (EMRA) 2019-2031

Longford County Development Plan 2021-2027

- Section 4.8.7 Key Town – Longford Town
- Chapter 16 – Development Management Standards

Longford Town Local Area Plan 2025 – 2031

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

## **5.0 Submissions**

None

## **6.0 Public & Statutory Bodies Consultation**

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 refurbishment and conversion of 1 no. existing two storey industrial building into 2 no. residential apartments, including boundary walls/fences, pedestrian entrances, landscaping, connection to existing services and associated site works at Canal Walk, Park Road, Longford Town, 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 18<sup>th</sup> of July 2025 up to and including 18<sup>th</sup> of August 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 the Monday 1<sup>st</sup> of September 2025.

The following statutory bodies were consulted:

National Environmental Health Service, report received – no comments to make.

Development Applications Unit, no comments received.

Irish Rail, no comment received.

An Taisce, no comment received.

Faite Ireland, no comment received.

The Heritage Council, no comment received.

Fisheries Ireland Ltd, no comment received.

## **7.0 Internal Referrals**

Chief Fire Officer, no comment received.

Environment, comment received and noted – no objections subject to recommendations.

Executive Architect, comment received – no objections subject to recommendations.

Water Section, no comment received.

Roads Design, no comment received.

Heritage Officer, no comment received.

## **8.0 Planning Assessment**

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout

- Environment
- Services
- Appropriate Assessment
- EIA Screening

## **8.1 Principle of Development**

The following zoning is applicable to the application site R2 *‘To provide for residential development and protect and improve residential amenity.’*

The proposed apartments are considered to be compatible and compliant with the zoning objective applicable to the application site.

## **8.2 Design & Layout**

The following document is applicable in the assessment of this application ‘Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities’.

It is proposed to refurbish and convert an existing two storey industrial building for use as residential accommodation (2 no. apartments).

- Apartment no. 1 is to comprise a duplex ground and first floor level apartment with a total floor area of 81.3 sq. m in floor area.
- Apartment no. 2 is to comprise a single storey first floor apartment with a total floor area of 45 sq. m.

Given the location of the application site in close proximity to nearby public transport and the scale of the proposed development it is considered that car parking is not an issue in this instance.

The following comments have been received from LCC Executive Architect;

**Review:**

**01. Alignment with Policy Goals**

The Principles of the Development is focused on the reuse of Vacant structure and infill site- In line local regional and national Policy on targeted development of vacant buildings.

**Housing for All**

'Housing for All' sets out four pathways to a sustainable housing system. Pathway four, 'Pathway to Addressing Vacancy and Efficient use of Housing Stock' seeks to ensure that existing housing stock is fully utilised. This will aid the revitalisation of our cities, towns and villages.

**Town Centre First**

'Town Centre First – A Policy Approach for Irish Towns', is the government's overarching policy for the renewal and regeneration of Irish towns. The strategy features a range of measures and supports aimed at making towns and villages more viable and attractive. It contains 33 specific actions including the provision of housing and addressing challenges like vacancy and dereliction.

Longford 2040 -Town Centre First Plan:

*"Transformational proposal 3 – Tackling Vacant Buildings and Dereliction:*

*A targeted and focused approach to address dereliction and vacancy within the town centre, with the aim to significantly reduce vacancy rates by 2040".|*



*Site Location Map*

## 02. Quality Design and New Housing Standards

### Area:

1 No. 2 Bedroom two storey, 4 person dwelling of 81.3m<sup>2</sup>

1 No. 1 Bedroom first floor, 2 person dwelling of 45m<sup>2</sup>

Planning Design Standards for Apartments: 2Bed 4 P - 73sqm and 1Bed 2P – 45m<sup>2</sup> minimum areas requirements. Therefore, the proposed scheme is in line with standard requirements.

Proposed scheme is a reuse of existing building and “urban infill schemes on sites of up to 0.25ha”.

### Dual aspect:

Both units are Dual aspect

### Amenity:

Proposed: Private Garden space 35.8m<sup>2</sup> with landscape boundary treatment for security and Private Amenity – 1<sup>st</sup> floor 1bed 4.55m<sup>2</sup>

Note: Planning Design Standards for Apartments Section 3.8 Private Amenity Space: *“For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, private amenity space requirements may be further relaxed, on a case-by-case basis, subject to overall design quality”.*

And Section 4.3 Communal Amenity Space: *“For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, communal amenity space may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality”.*

Relaxation on the Communal and Private amenity requirements could be lessened given the constraints of the existing site and structure. Proposed amenity spaces could be accepted given the above.

### Car Parking:

Design Standards for Apartments Section 4.6 Car Parking: *“Having regard to the types of location in cities and towns that may be suitable for apartment development, car parking ratios should be minimised, substantially reduced or wholly eliminated at locations that have good access to urban services and to public transport”.*

Reduction/Relaxation on parking required at the proposed development due to constraints of the site. However, given the proximity to public transport (Train and bus station, and walkable to town centre) and small pockets of visitor parking bays throughout this existing residential scheme, this could assist in accommodating 2no car spaces- 1no per unit if required by residents.

### Storage:

Internal Minimum storage areas provided.

Cycle storage proposed per unit.

Bin storage with landscape treatment surrounding.

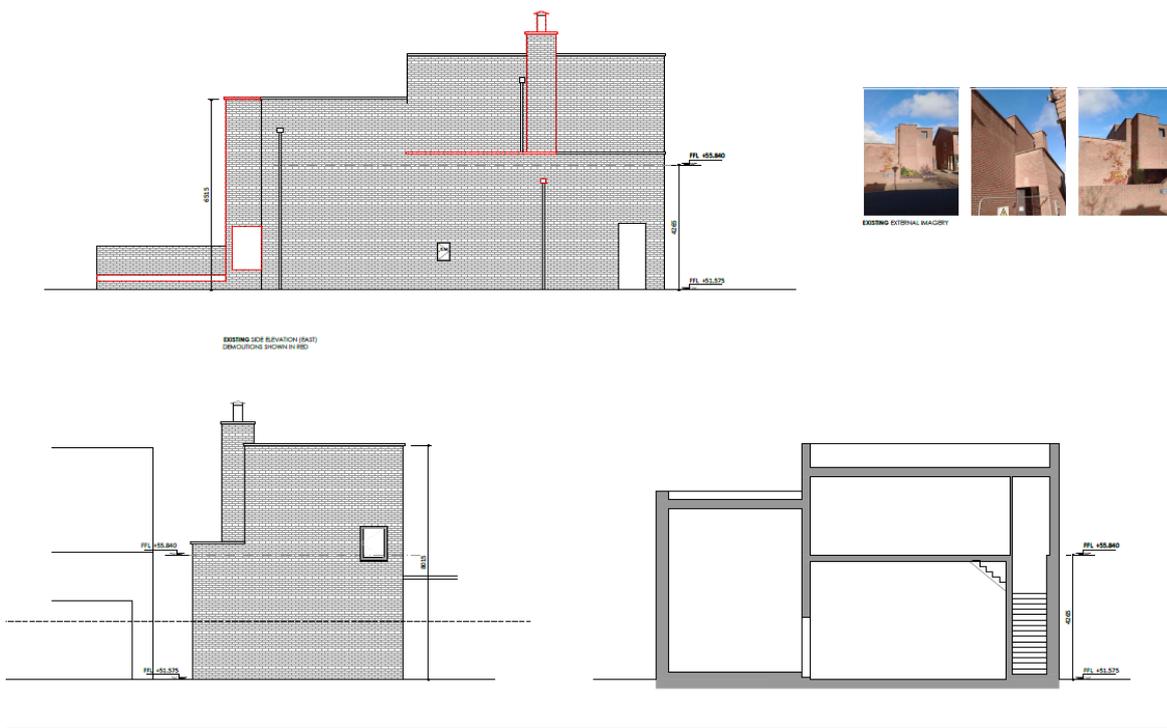
As per the above review, I would recommend a **Grant of permission** for this Proposed redevelopment.

I have **one additional comment** to add regarding the landscaped walls to the front- material finishes to be agreed with Planners in advance. Preference for brick wall finish to match existing where possible.

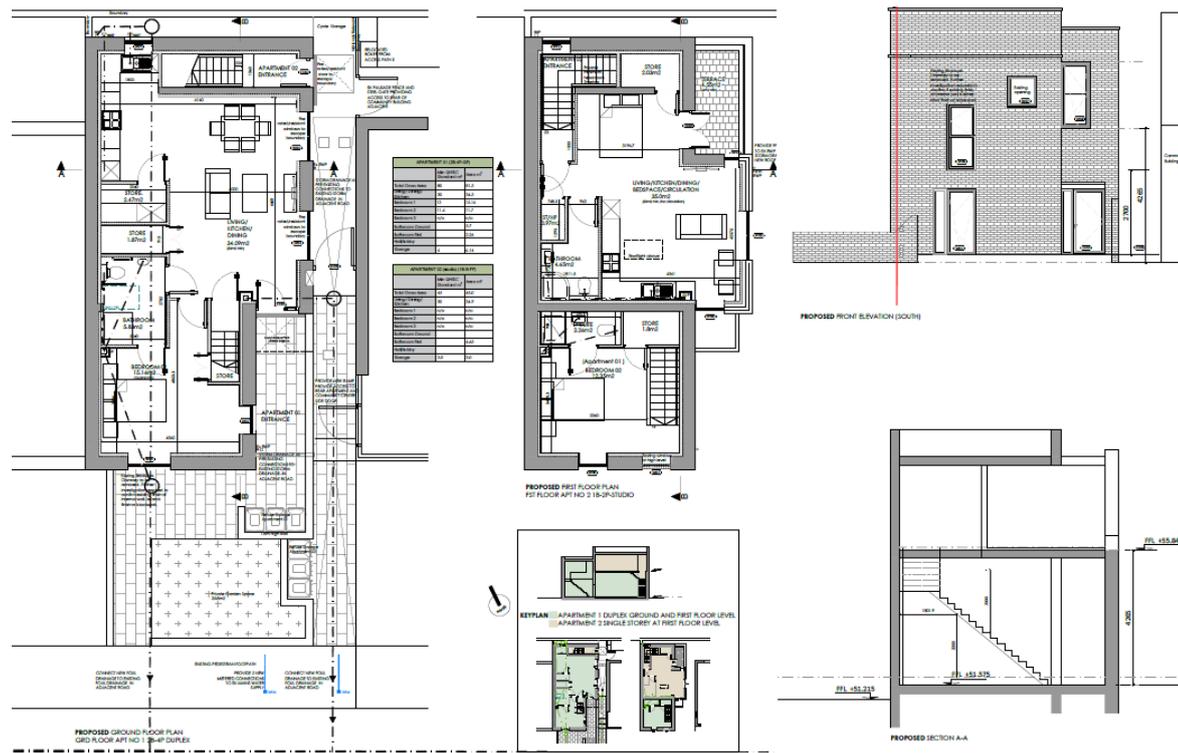
I have examined the contents of the above report and I concur with the recommendation of the Executive Architect. I am satisfied that the proposed development is compliant with the 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities'

The proposed works to convert the existing industrial type building into use as residential accommodation is considered to be compliant with the current Longford County Development Plan 2021 - 2027. The proposed works are therefore considered to be in accordance with the proper planning and sustainable development of the area.

Existing elevation and plans:







### 8.3 Services

The building is connected to the existing public water mains and public sewer.

### 8.4 Environment

The following comments have been received from LCC Environment Department:

#### Background/proposed works:

To turn an existing wood storage and boiler room into two liveable apartments.

#### Water/wastewater:

It appears that any wastewater from the apartment will be diverted into the town sewerage.

#### Waste:

A **Construction Environmental Management Plan (CEMP)** needs to be kept on file for possible review by Local authority waste officers. Waste Reduction/Raw Material usage to be monitored and records kept on file of tonnages sent offsite.

I would advise that a condition be put in planning that any **waste generated and removed** from the site be removed by a permitted contractor with a collection permit e.g. waste stone, soil, metal, cardboard, general waste and/or hydrocarbons. This material shall be brought to a permitted site as per the Waste Management Act 1996 as amended.

There also appears to be ample space for 3 bins to store waste at the site.

#### Dust:

Cutting of concrete and tarmac may give rise to dust but it should only be minimal during the projected works. Water to be used to dampen down any dust.

**Noise:**

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All **construction activities** should take place during normal working hours not earlier than suggest 7:00am and not later than 18:00 (suggested).

**Conclusion:**

I would advise that a survey be carried out to ensure that there were no leaks from the existing boiler at the site. It may mean the digging of trial holes to ensure **no hydrocarbons** in the soil.

Also there was no mention of the heating system to be installed at the site. Sound heating and insulation will reduce heating costs and go towards ensuring we reach climate changes targets.

The site is within the zone of influence of NHA at the Royal Canal 002103. It maybe necessary to screen out the site from an Appropriate Assessment point of view. I don't believe that the project would have any significant effects on the NHA.

I have examined the above report and concur with the recommendation of LCC Environment Department.

## **8.5 Appropriate Assessment**

The document, Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities, states that where from the nature, size and location of the development it is unclear if the proposal, will have a significant effect on a Natura 2000 site (s) a Natura Impact Statement will be required. The subject site is not located in close proximity to any designated Natura 2000 site.

The Planning Authority has considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions,

transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

## **8.6 EIA Screening**

It is considered that the proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

## **9.0 Conclusion and Recommendation**

Having regard to the above-mentioned planning considerations and to the submissions 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 of 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 Executive Architect submission and Environment Department 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.

- 1) Longford County Councils Environment Section shall be consulted at the detailed design stage of the project and all matters raised in their report shall be addressed in full.
- 2) Longford County Councils Executive Architect shall be consulted at detailed design stage of the project and all matters raised in their report shall be addressed in full.

**Kathryn Hosey**  
**A/Senior Planner**

*Kathryn Hosey*

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**Date: 04/09/25**

## Appendix 1 AA and EIAR Screening

## AA Screening Form

### STEP 1. Description of the project/proposal and local site characteristics:

<b>(a) File Reference No:</b>	<b>Part 8 No.134</b>
<b>(b) Brief description of the project or plan:</b>	Permission Refurbishment and conversion of 1 no. existing two storey industrial building into 2 no. residential apartments, including boundary walls/fences, pedestrian entrances, landscaping, connection to existing services and associated site works
<b>(c) Brief description of site characteristics:</b>	Canal Walk, Park Road, Longford Town
<b>(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW</b>	None
<b>(e) Response to consultation:</b>	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 <sup>1</sup>	Distance from proposed development <sup>2</sup> (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Brown Bog SAC (002346)	<a href="https://www.npws.ie/protected-sites/sac/002346">https://www.npws.ie/protected-sites/sac/002346</a>	3.4km	None	N
Ballykenny-Fisherstown Bog SPA (004101)	<a href="https://www.npws.ie/protected-sites/sac/004101">https://www.npws.ie/protected-sites/sac/004101</a>	5.13km	None	N
Lough Forbes SAC (001818)	<a href="https://www.npws.ie/protected-sites/sac/001818">https://www.npws.ie/protected-sites/sac/001818</a>	4.13km	None	N

<sup>1</sup> Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

<sup>2</sup> 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.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	NA
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> <li>• Direct emission to air and water</li> <li>• Surface water runoff containing contaminant or sediment</li> <li>• Lighting disturbance</li> <li>• Noise/vibration</li> <li>• Changes to water/groundwater due to drainage or abstraction</li> <li>• Presence of people, vehicles and activities</li> <li>• Physical presence of structures (e.g. collision risks)</li> <li>• Potential for accidents or incidents</li> </ul>	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"> <li>• Reduction or fragmentation of habitat area</li> <li>• Disturbance to QI species</li> <li>• Habitat or species fragmentation</li> <li>• Reduction or fragmentation in species density</li> <li>• Changes in key indicators of conservation status value (water or air quality etc.)</li> <li>• Changes to areas of sensitivity or threats to QI</li> <li>• Interference with the key relationships that define the structure or ecological function of the site</li> </ul>	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 <b>no likelihood</b> of significant effects on a European site.	X	The proposal can be screened out: Appropriate assessment not required.
(ii) It is <b>uncertain</b> 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) <b>Significant effects</b> are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
<b>Signature and Date of Recommending Officer:</b>	Kathryn Hosey A/Senior Planner 04/09/25	

# EIA Screening Form

## Form 1

<b>EIA Pre-Screening</b>	
<b>Establishing a development is a 'sub-threshold development':</b>	
Planning Reference:	<b>Part 8 No. 134</b>
Development Summary:	Permission refurbishment and conversion of 1 no. existing two storey industrial building into 2 no. residential apartments, including boundary walls/fences, 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 <b>Part A</b>
<b>A. Schedule 5 Part 1</b> - Does the development comprise a project listed in Schedule 5, <b>Part 1</b> , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	<b>EIA is mandatory</b> No Screening required
<input checked="" type="checkbox"/> No	Proceed to <b>Part B</b>
<b>B. Schedule 5 Part 2</b> - Does the development comprise a project listed in Schedule 5, <b>Part 2</b> , of the Planning and Development Regulations 2001 (as amended) <b>and</b> 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	<b>No Screening required</b>
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 <b>and</b> meets/exceeds the threshold, specify class (including threshold): _____[specify class & threshold here]_____	<b>EIA is mandatory</b> No Screening required
<input type="checkbox"/> Yes the project is of a type listed <b>but</b> is <i>sub-threshold</i> . _____[insert here]_____	Proceed to <b>Part C</b>
<b>C. If Yes</b> , has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	<b>Screening Determination required</b>
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	<b>Preliminary Examination required</b>