

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. 115 CHANGE OF USE AND RENOVATION
OF EXISTING DERELICT BUILDING KNOWN AS MAHON'S
ON MAIN ST. EDGEWORTHSTOWN TO A CHARITY SHOP
AND SOCIAL ENTERPRISE AND ALL ANCILLARY SITE
WORKS AT THE TOWNLAND OF EDGEWORTHSTOWN
SERVICES AND ASSOCIATED SITE WORKS.**

**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.

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 development plan.

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 development plan, 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. 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 conditions listed in Section 6 of the attached report.

Dated this the **15th February 2024**



**John Brannigan,
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.



PLANNING DEPARTMENT

PART 8 - NO. 115

Change of use and renovation of existing derelict building known as Mahon's on Main St. Edgeworthstown to a charity shop and social enterprise and all ancillary site works at the townland of Edgeworthstown services and associated site works.

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)

February 2023

1. INTRODUCTION/ SITE LOCATION

The development will consist of the following renovation and refurbishment of the existing derelict building known as Mahon's building on the Main Street of Edgeworthstown to relocate an existing charity shop and social enterprise known as Fabolous Finds :

- Redevelopment of ground and first floor including demolition of existing walls and staircase.
- New shop floor fit out to the ground floor with storage room and office/studio space
- Extension to the rear ground floor to provide small kitchenette / canteen and toilet facilities.
- Refurbishment to the first floor to provide communal meeting space with media space, office space and toilet facilities.
- Landscaping works to the rear to provide biodiverse community garden / allotments with seating area.


Longford County Council

SITE NOTICE

**Planning and Development Act 2000 (as amended)
Part 8 Planning and Development Regulations 2001 (as amended)**

Notice is hereby given that in accordance with the requirements of the above regulations that Longford County Council proposes to undertake the following works:

"Change of use and renovation of existing derelict building known as Mahon's on Main St. Edgeworthstown to a charity shop and social enterprise and all ancillary site works at the townland of Edgeworthstown"

The development will consist of:

- Redevelopment of ground and first floor including demolition of existing walls and staircase
- New shop floor fit out to the ground floor with storage room and office/studio space
- Extension to the rear ground floor to provide small kitchenette / canteen and toilet facilities
- Refurbishment to the first floor to provide communal meeting space with media space, office space and toilet facilities
- Landscaping works to the rear to provide biodiverse community garden / allotments with seating areas

Plans and particulars of the proposed development will be available for inspection or purchase at a fee, not exceeding the reasonable cost of making the copy, at the office of Longford County Council, Aras an Chontae, Great Water Street, Longford during official public opening hours, excluding weekends and bank holidays from **Friday 8th December 2023 up to and including Friday 19th January, 2024.**

Plans and particulars are also available to view online at www.longfordcoco.ie

Submissions with respect to the proposed development, dealing with the proper planning and sustainable development of the area, may be made in writing to Longford County Council, headed

"Change of use and renovation of existing derelict building known as Mahon's on Main St. Edgeworthstown to a charity shop and social enterprise"

and addressed to Planning Section, Longford County Council, Aras an Chontae, Great Water Street, Longford to arrive not later than **Friday 2nd February, 2024 at 4pm.**

Signed:  8th December 2023

Signed: John Brannigan, Director of Services, Longford County Council

Site notice

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT



Site Location of Proposed Works (outlined in red)

The subject site is a vacant retail unit on Main St Edgeworthstown adjacent to the library. The proposed site boundary area is approximately 0.16 Ha.



Existing building

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies within the Edgeworthstown development envelope. As such the provisions of the Longford County Development Plan 2021 – 2027 apply. The land is zoned Town Core, which aims to *“Provide for the development & enhancement of town core uses including retail, residential, commercial, civic & other uses.”*

This proposal is considered to be in-keeping with the current zoning.

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 were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official

opening hours, excluding weekends and bank holidays, from Friday 8th December 2023 up to and including Friday 19th January, 2024.

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 no later than Friday 2nd February 2024 at 4pm

4.1 Submissions

A submission was received from the HSE on 18th January 2024 requesting that pest control management plan should be put in place prior to the commencement of construction activities.

A submission was received from Uisce Eireann on 19th December 2023 stating that there was no objection in principle.

4.2 Internal Reports

Roads Design Section – No report received at time of writing.

Environment Section – No report received at time of writing.

Heritage Officer – No report received at time of writing.

Chief Fire Officer – No report received at time of writing.

5. APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, in which it was noted that the nearest Natura 2000 sites are Glen Lough SPA and Ardagullion Bog SAC, which are located approximately 5.2km from the subject site at its closest point.

The screening report concluded that, on the basis of objective scientific information the proposed development works, either individually or in combination with other projects and plans, is not likely to have a significant effect on any European site.

6. EIA SCREENING

There is no specific requirement to conduct an EIA or EIA Screening of the proposed development, as determined by the EIA screening report accompanying the application.

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. It is therefore recommended that the proposed development now be proceeded with, subject to the attachment of the following condition:

1. The following recommendation submitted by the HSE
 - a. All necessary precautions to control rodents arising from excavation and construction works so as not to present a nuisance to neighbouring food businesses. A pest control management plan should be put in place prior to the commencement of construction activities.

Reason In the interests public health.

Signed:



Date: 13th Feb 2024

A/Senior Planner- Rita Connaughton