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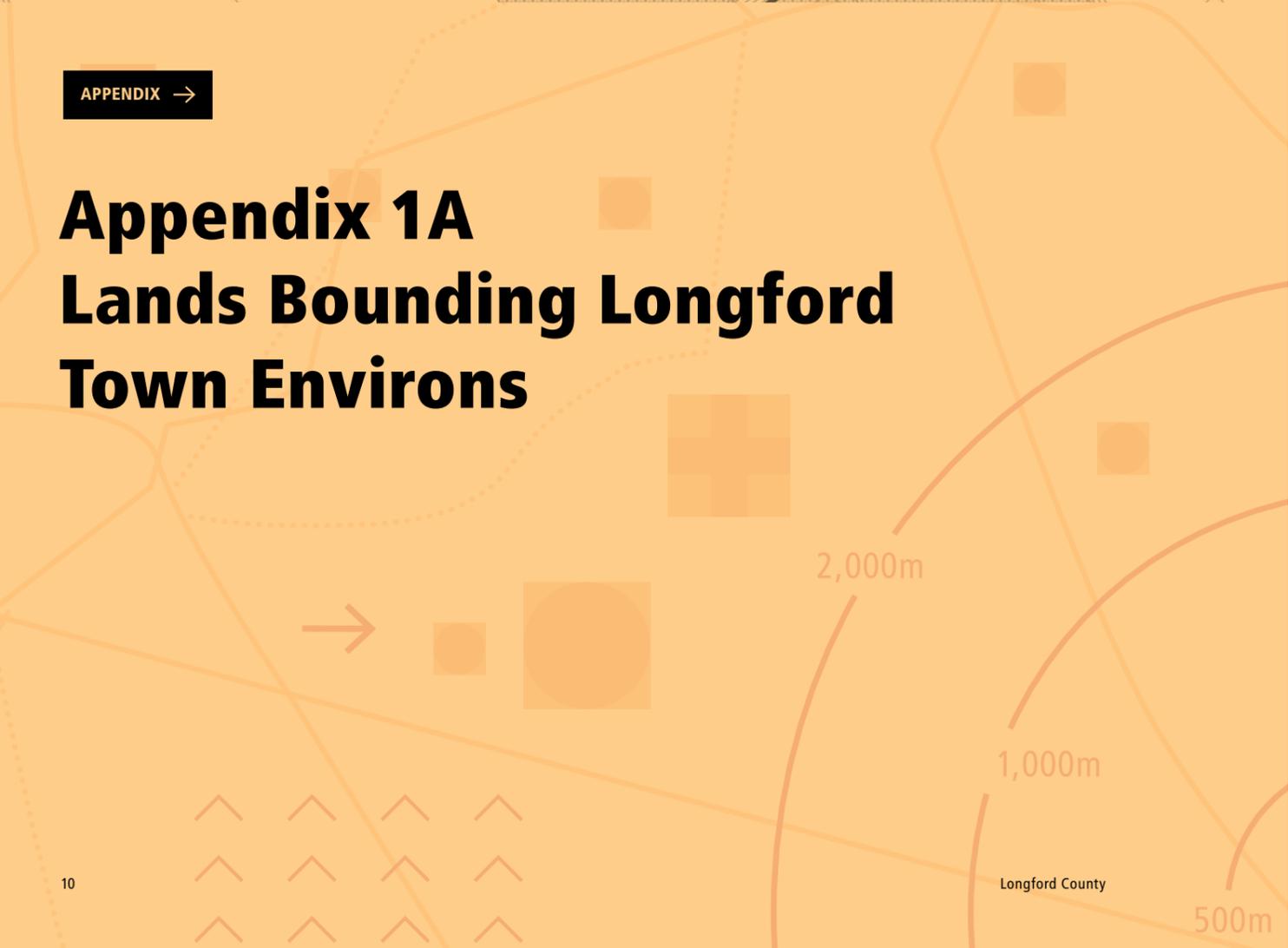
Section C: Supporting Information





APPENDIX →

Appendix 1A Lands Bounding Longford Town Environs



This section should be read in conjunction with the Core Strategy Section of this Plan. The following zonings are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area.

The zonings are intended to be flexible, provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and not detract from the amenity of the area. These zonings should be read in conjunction with the Development Plan Standards, particularly in relation to design, materials, public open space and parking requirements. The Longford Town Plan and zonings with regard to the adjoining areas should also be referred to in relation to adjacent zonings/compatibility.

The following zoning provisions should be read in consultation with the attached Zoning Map.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL LAND RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended.

Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SITE RESOLUTION OBJECTIVE

To provide a mix of uses for the sustainable regeneration of the area.

This zoning allows for a redevelopment of the site to better provide for the community and residents' needs including the provision of housing which is more in line with the traditional character and scale of development in the area, having regard for market demand, family accommodation requirements or the needs of older people or those with disabilities.

Any development proposal for the land will only be permitted where the development proposed is compatible with the existing development on the site and should aim to incorporate any of the following elements, that are appropriate to the site, in addition to the provision of residential accommodation;

- Community or resident needs (including education, childcare, healthcare, special needs housing etc);
- Opportunities for local business and enterprise;
- Active and passive recreation and amenity;
- Community facilities (properties could be rented for community development, crèches, childcare, drop-in centres, education, after-school care, training);
- Local shop facilities where such facilities would be commercially viable.

Any development proposal for the site must be accompanied by a phasing scheme for the works including proposals for the protection of the residential amenities of existing residents in the area.

Potential developers are advised to consult with the Planning Authority regarding any proposed site resolution developments at the preplanning stage.

RECREATION, AMENITY AND GREEN SPACES

To primarily provide for recreational open space and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors. The proposed utilisation of the River Camlin and Royal Canal as a walk and park would provide a recreational backbone to the town which would provide a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

SOCIAL/COMMUNITY

To primarily provide for social and community facilities in addition to sporting and recreational facilities.

This zoning provides for facilities that serve the community as a whole such as schools, community centres, creches, nursing homes etc. and also allows for the extension of existing sporting, recreational and cultural facilities.

HI-TECH/LIGHT INDUSTRIAL/EMPLOYMENT GENERATING

To primarily provide for Hi-Tech/Light Industrial and employment generating uses.

Zonings of this nature are indicative and are adaptable to the nature, size and requirements of future employment/hi-tech industrial development. The creation of local employment and generation of economic development is the primary aim of this zoning. Hi-tech business/office will be considered within this zoning.

The provision of developments within this zoning shall be designed to the highest architectural standards and will be flagship in terms of quality, employment and status.

The provision of any development within this zoning is subject to the protection of the N4 Mullingar to Roosky corridor and potential developers are advised to consult with the Planning Authority regarding any proposed developments at the preplanning stage.

EMPLOYMENT/MIXED USE

To primarily provide for employment generating uses (office/light industrial/commercial) and residential where appropriate.

Development carried out under this zoning should have regard to the dual use of the zoning, and adaptable to the nature, size and requirements of future employment/mixed use development. Developers should be cognisant of the high profile location of this zoning and design, siting and materials should be chosen accordingly.

INDUSTRIAL/COMMERCIAL

To primarily provide for industrial development with a possible element of commercial/retail development.

The dual zoning is weighed towards industrial development, with allowances made for ancillary commercial development. Larger scale commercial development under this zoning will require the preparation of a detailed plan for the area involved prior to consideration, and, in particular, retail, to be considered in the light of the findings of the retail strategy.

INDUSTRIAL

To primarily provide for industrial/workshop and warehouse development including compatible uses such as offices and distribution.

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/industrial development. The creation of local employment is the primary aim of this zoning. Hi-tech business/office and light industrial developments will be considered within this zoning.

INDICATIVE FLOOD ZONE

Proposals for development on lands identified as Indicative Flood Zone shall complete a Justification Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.

The zoning of these lands is subject to the satisfactory completion of the above criteria.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹ shall be complied with as appropriate.

¹ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms. When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations. Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the

design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level. With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

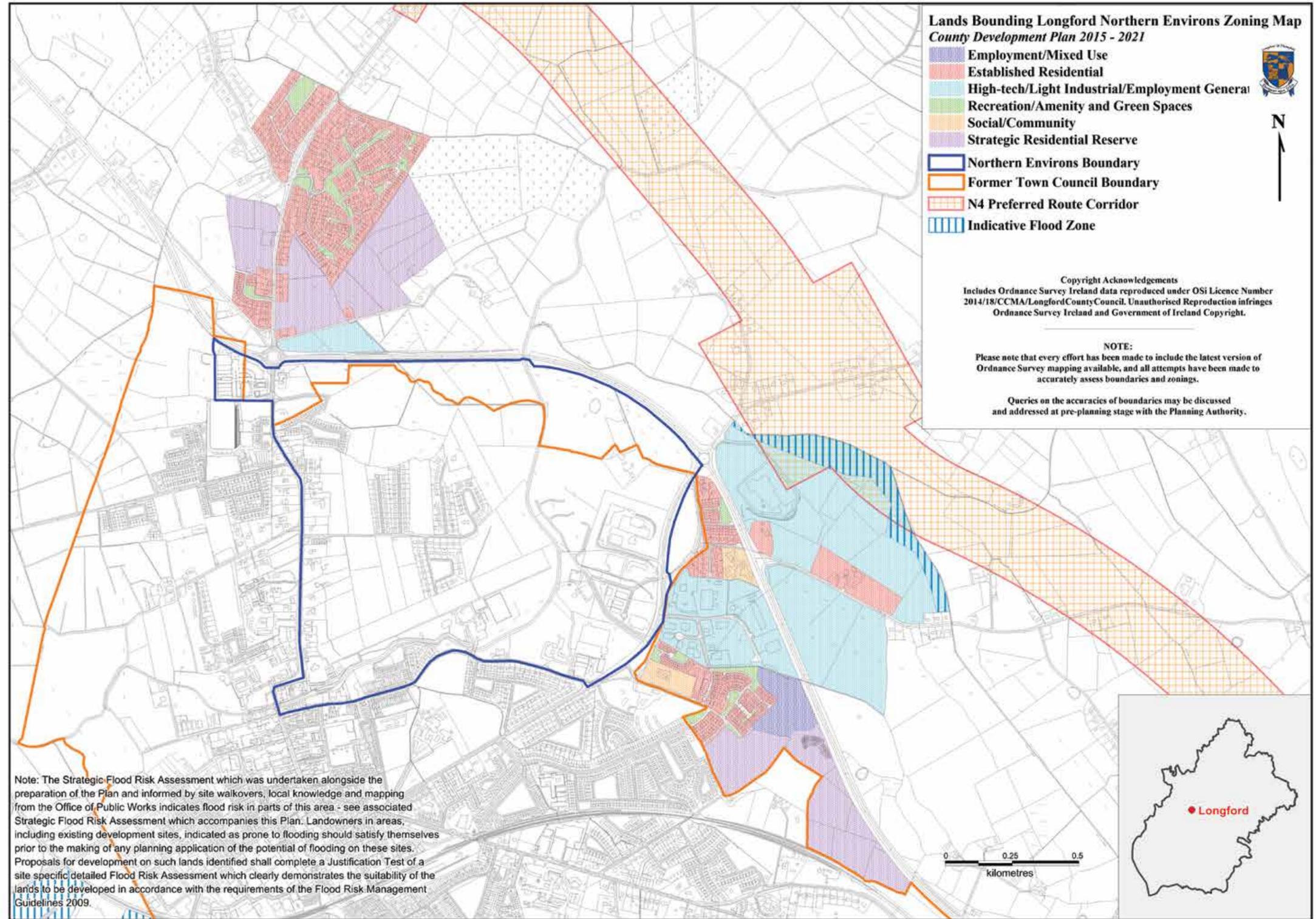
Access and Egress During Flood Events

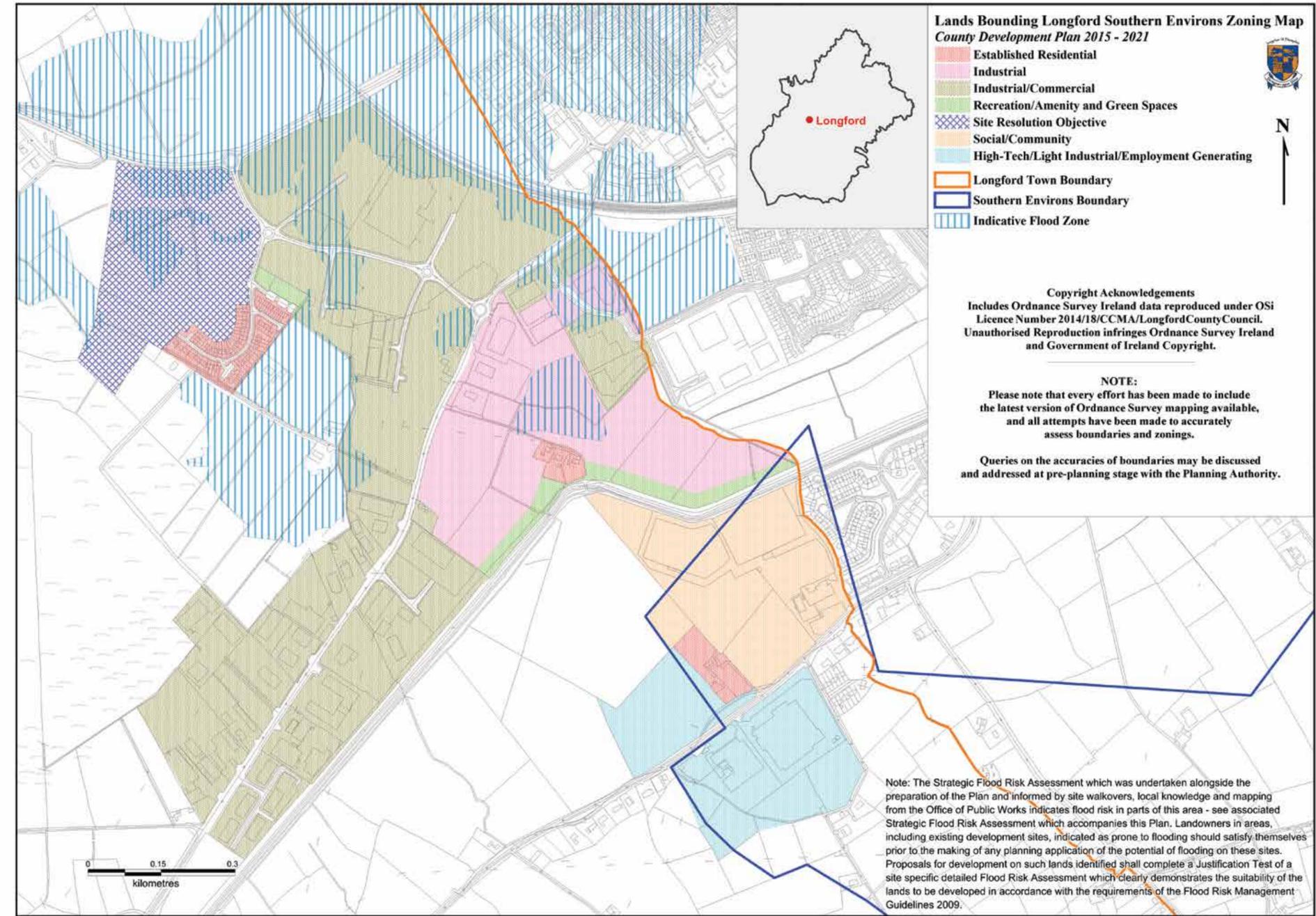
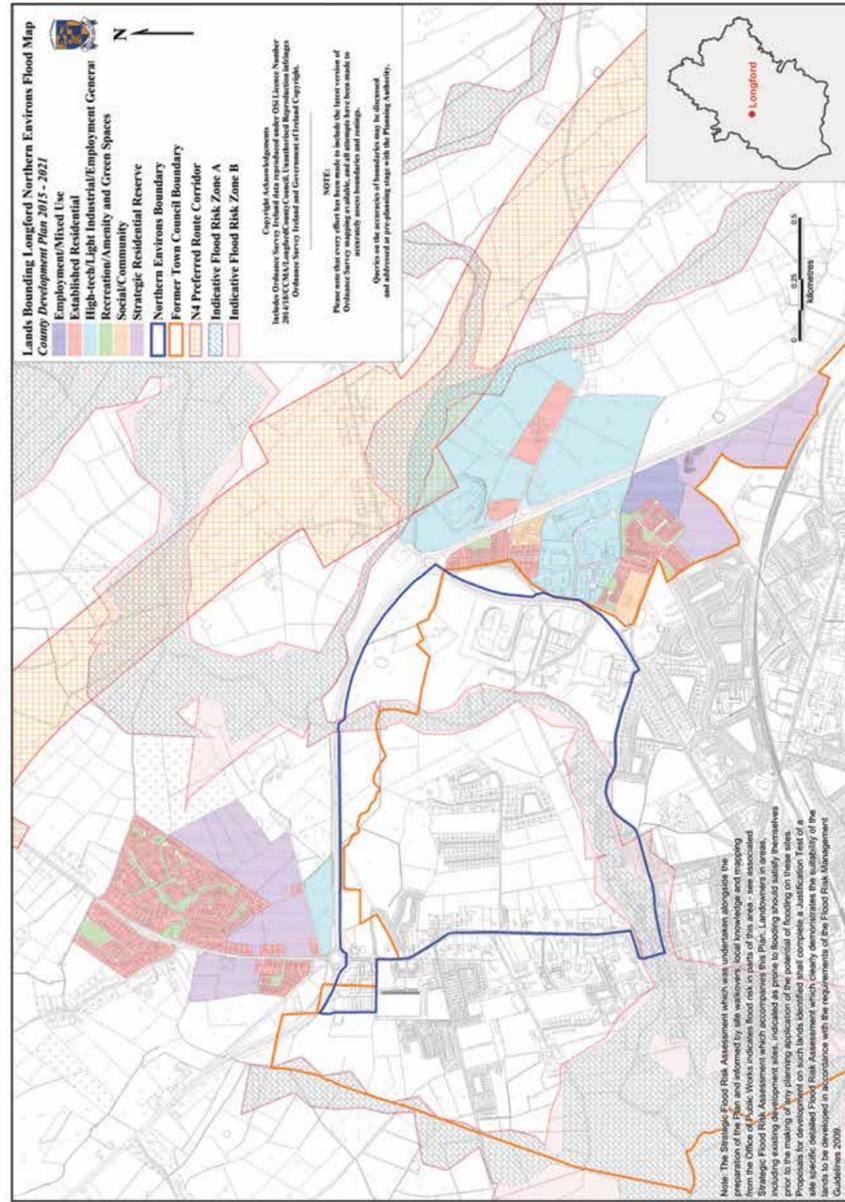
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

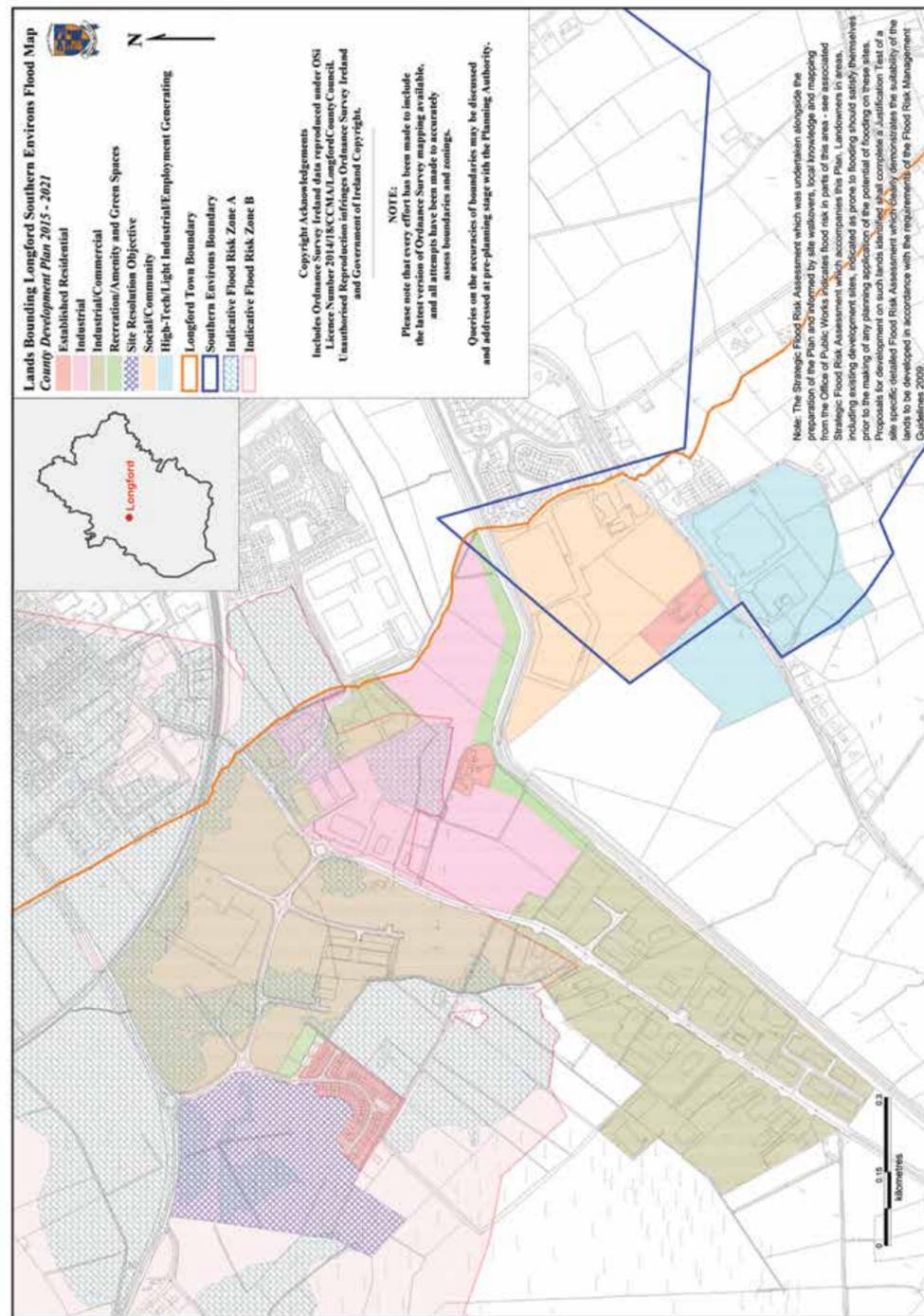
- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

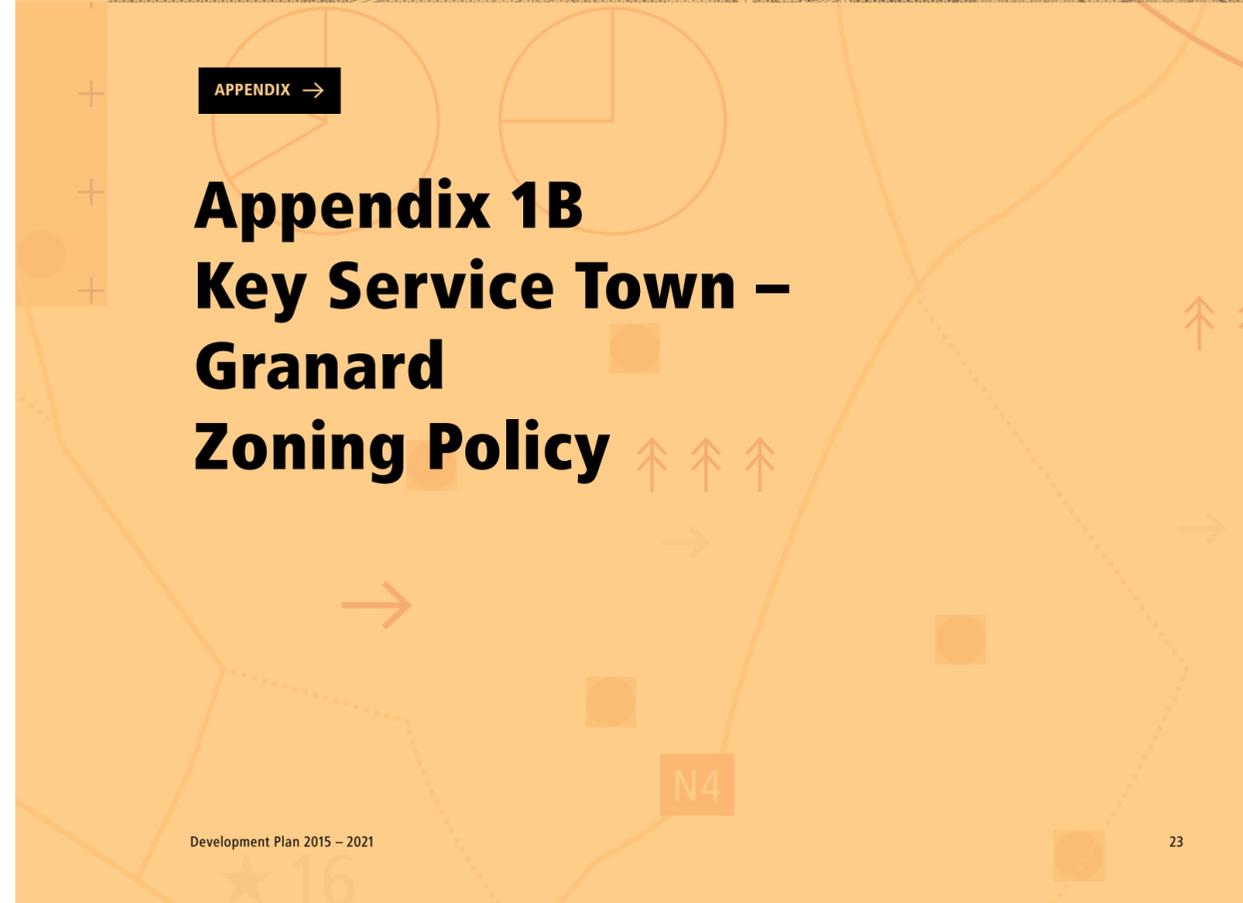






APPENDIX →

Appendix 1B Key Service Town – Granard Zoning Policy



Key Service Town Granard

Granard is a County growth 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 important retail, residential, service and amenity functions for local rural hinterlands and supports the principal town of Longford.

Strong emphasis will be placed on the growth of the local economy in Granard and the development of its vital administrative and social functions to support and complement growth in the region, developing and enhancing synergistic links with the adjacent Border Region.

Zoning

The zonings contained within this document and illustrated on the accompanying map are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area. The development envelope shown is indicative of areas within and on the outskirts of the town that the planning authority consider appropriate for development, while satisfying the objectives of local, regional and national policy as contained in the relevant development plans and guidelines. The zonings are intended to be flexible and provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area.

Zonings should be read in conjunction with the Development Plan Design Standards, particularly in relation to design, materials, public open space and parking requirements.

The following zoning provisions should be read in consultation with the attached Zoning Map.

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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

Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:
 - a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family

- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, siting and materials should be chosen accordingly.

It is the policy of council to ensure maximum pedestrian permeability between the Main Street, Barrack Street and ancillary areas throughout the town centre. In this regard the pedestrian use of existing archways, lanes and passages, and the development of new non-vehicular linkages between Main/Barrack Street and backland and/or infill development and parking areas will be promoted, particularly where passive overlooking, active frontages, adequate lighting and security can be reasonably achieved. Developers will be required to facilitate such access where possible as part of any development proposal.

Where appropriate, development design proposals shall provide for further access to adjacent zones of commercial/residential lands in order to facilitate their future access and development.

INDUSTRIAL / COMMERCIAL / WAREHOUSING

To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/ industrial development. The creation of local employment opportunities is the primary aim of this zoning. Hi-tech business/ office, and light industrial developments will be considered within this zoning. In certain instances brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development control standards. The term ‘Commercial’ does not include traditional commercial functions that should locate within the town core.

Where appropriate, development design proposals shall provide for further access to adjacent zones of industrial lands in order to facilitate their future access and development.

STRATEGIC INDUSTRIAL RESERVE

To provide for the longer term industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Lands zoned for the purposes of Strategic Industrial Reserve may be considered to meet longer term industrial needs of the area outside of the current Plan period. New industrial development of a substantial nature is not considered appropriate on these lands however in limited circumstances where live permissions for industrial development exists under this zoning, the life of said permission may be extended having regard to the provisions of the Planning and Development Acts 2000 – 2010.

Proposals for single small scale industrial units 4500m^2 are considered appropriate on these lands where it can be demonstrated that such provision would not compromise the future ability of the adjoining lands to be developed as part of an overall scheme and that the development would integrate successfully with any future development. In addition where it has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of industrial zoned lands and the demand for specific industrial development, consideration will be given to the release of lands zoned Strategic Industrial Reserve for these purposes.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, etc.

RECREATION, AMENITY AND GREEN SPACES

To primarily provide for recreational open space and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

The proposed utilisation of the Motte as a public park would provide a strong recreational element required for the town, with the potential to establish a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways.

ROAD OBJECTIVE

To facilitate the provision of necessary road infrastructure

A strategic road corridor will be reserved to facilitate the provision of a relief road to bypass the town along the N55.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.

- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below² shall be complied with as appropriate.

- ² Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

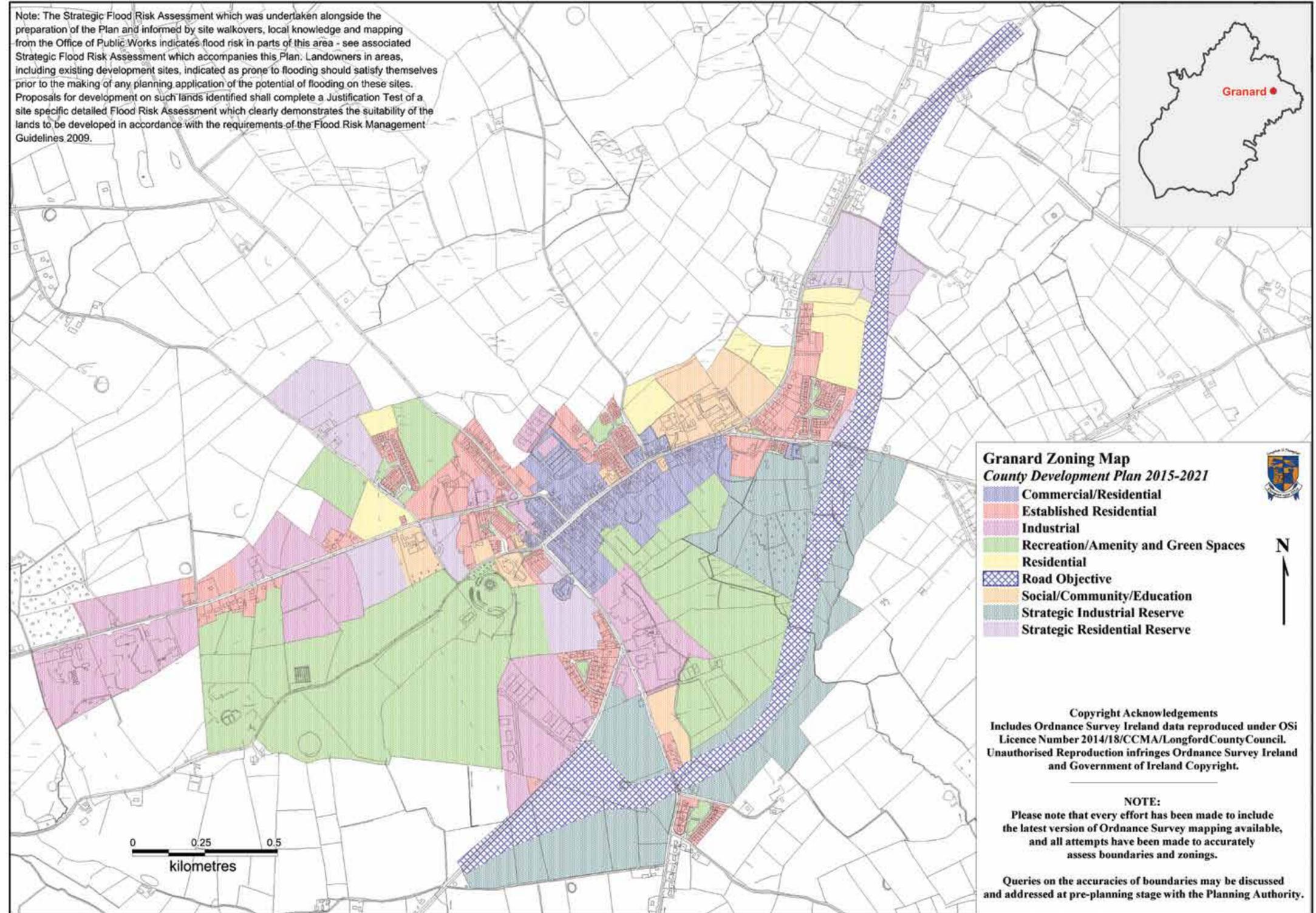
- flood escape routes have been kept to publicly accessible land.

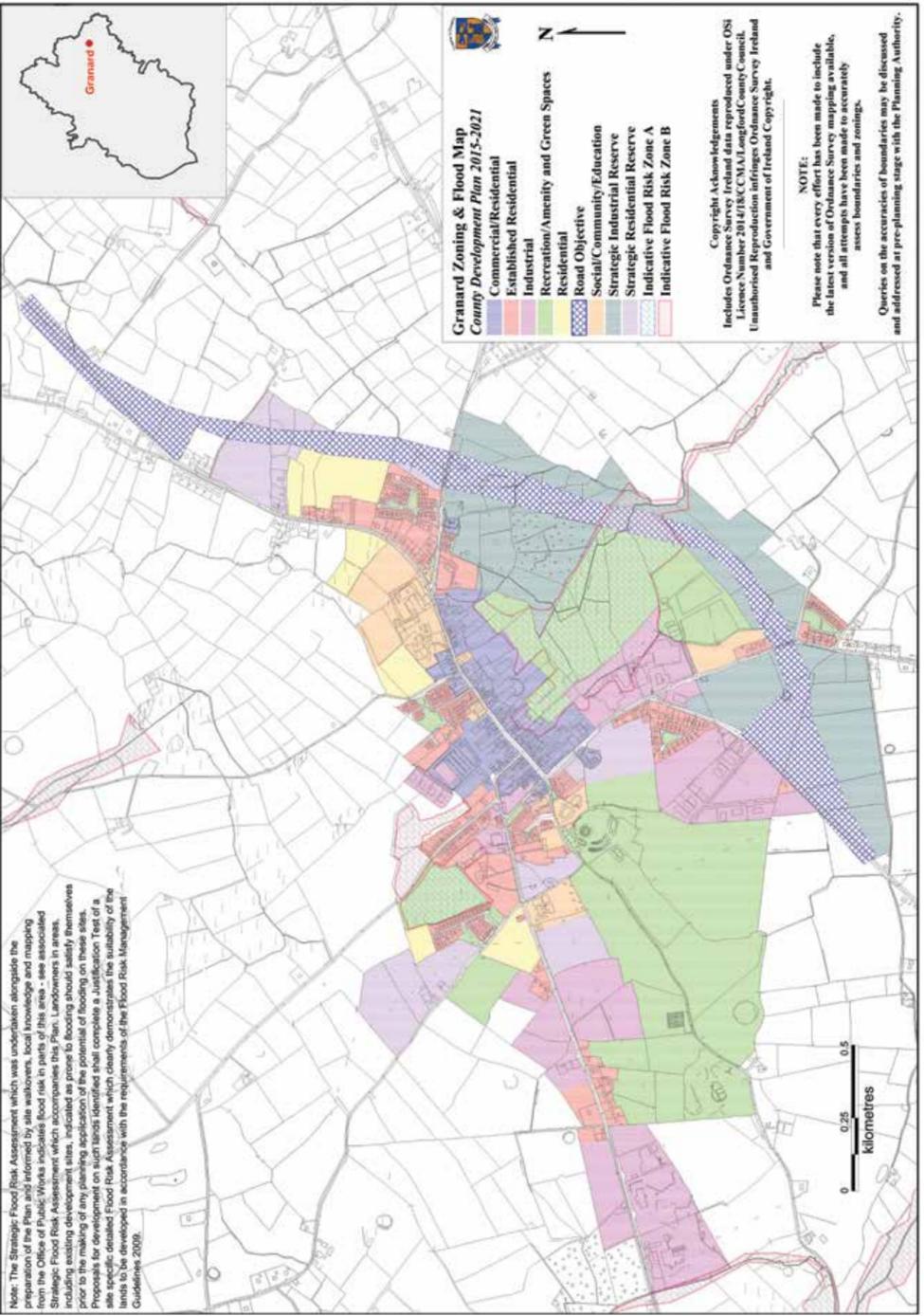
– such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.

– this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





APPENDIX →

Appendix 1C Service Town – Edgeworthstown Zonings and Policy

2,000m

N5

Service Town Edgeworthstown

Edgeworthstown serves a wide hinterland providing important local level residential, retailing, social and leisure functions to its rural hinterland as well as facilitating service provision and accommodation where major transport nodes are present.

Emphasis will be placed on maintaining and enhancing Edgeworthstown's role as a service town, by way of orderly sustainable expansion commensurate with its position in the urban hierarchy.

The zonings contained within this section and illustrated on the accompanying map are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area. The development envelope shown is indicative of areas that the planning authority consider appropriate for development, while satisfying the objectives of local, regional and national policy as contained in the relevant development plans and guidelines. The zonings are intended to be flexible provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area.

Zonings should be read in conjunction with the Development Plan Design Standards, particularly in relation to design, materials, public open space and parking requirements.

The zoning provisions for each settlement should be read in consultation with the attached Zoning Maps.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

The spatial structure of the development shall also consider characteristics of the existing built fabric. Accordingly, consideration shall be given to principle features such as Edgeworthstown House and its setting, Mostrim Rectory and the existing buildings located along the town's main street, ensuring the creation of a unique and appropriate environment that does not undermine the local sense of place.

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 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.

Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended.

Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:
 - a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - b) The lands are being developed in a sequential manner;
 - c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL / RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

INDUSTRIAL / COMMERCIAL / WAREHOUSING

To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/ industrial development. The creation of local employment opportunities is the primary aim of this zoning. Hi-tech business/ office, and light industrial developments will be considered within this zoning.

In certain instances brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development control standards. The term 'Commercial' does not include traditional commercial functions that should locate within the town core.

Where appropriate, development design proposals shall provide for further access to adjacent zones of industrial lands in order to facilitate their future access and development.

STRATEGIC INDUSTRIAL RESERVE

To provide for the longer term industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Lands zoned for the purposes of Strategic Industrial Reserve may be considered to meet longer term industrial needs of the area outside of the current Plan period. New industrial development of a substantial nature is not considered appropriate on these lands however in limited circumstances where live permissions for industrial development exists under this zoning, the life of said permission may be extended having regard to the provisions of the Planning and Development Acts 2000 – 2010.

Proposals for single small scale industrial units $500m^2$ are considered appropriate on these lands where it can be demonstrated that such provision would not compromise the future ability of the adjoining lands to be developed as part of an overall scheme and that the development would integrate successfully with any future development. In addition where it has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of industrial zoned lands and the demand for specific industrial development, consideration will be given to the release of lands zoned Strategic Industrial Reserve for these purposes.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, etc.

RECREATION, AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

The protection of the Black River through the inclusion of a Buffer Zone will slow and filter any run-off into the watercourse, maintain an important wildlife corridor and enhance aesthetics of the area.

ROAD OBJECTIVE

To facilitate the provision of necessary road infrastructure

A road reserve has been provided to facilitate the provision of an additional arm to the existing roundabout on the N4 to allow for the future connection to the proposed N4 Mullingar Rooskey National Route.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines

- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below³ shall be complied with as appropriate.

- ³ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

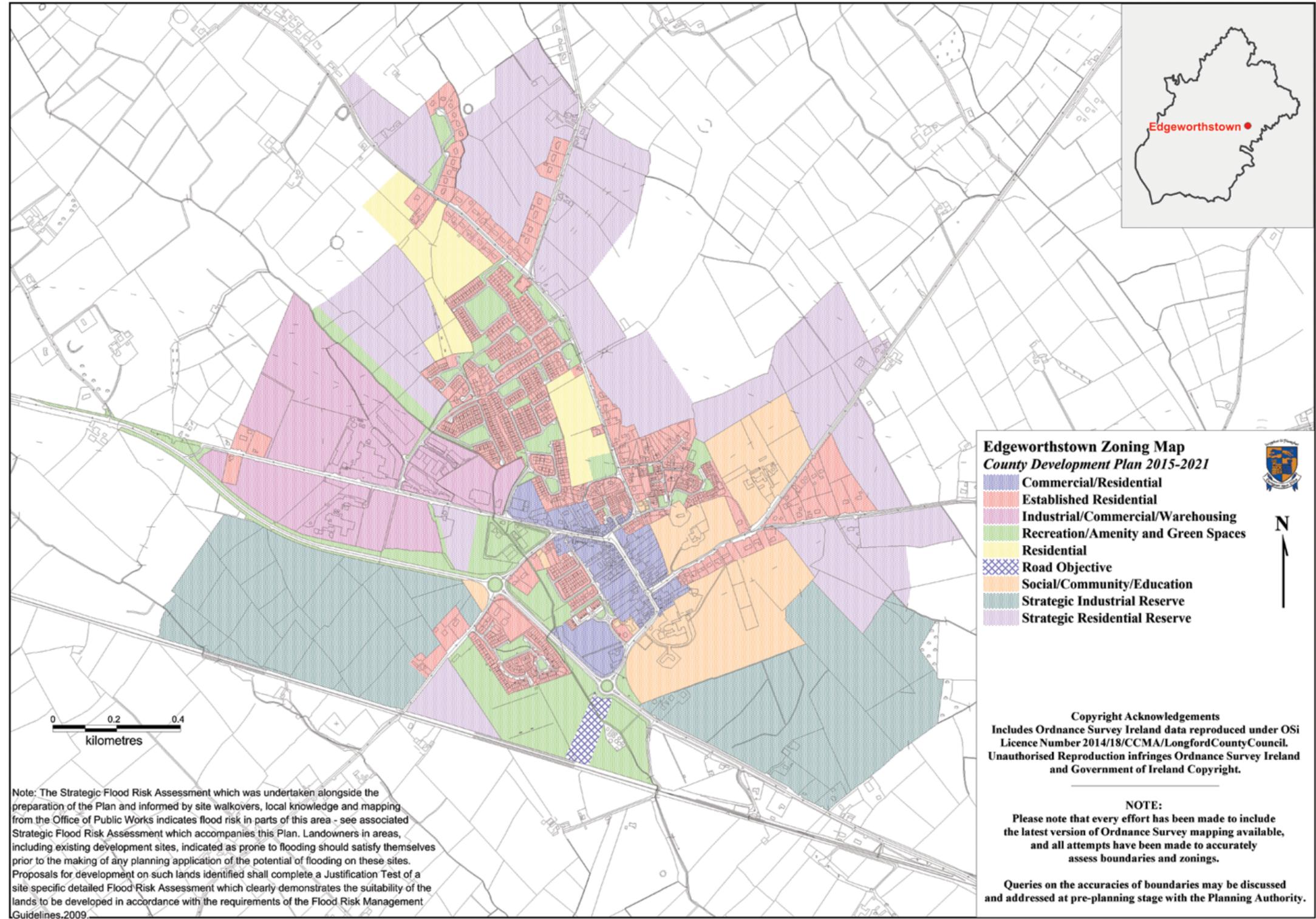
- flood escape routes have been kept to publicly accessible land.

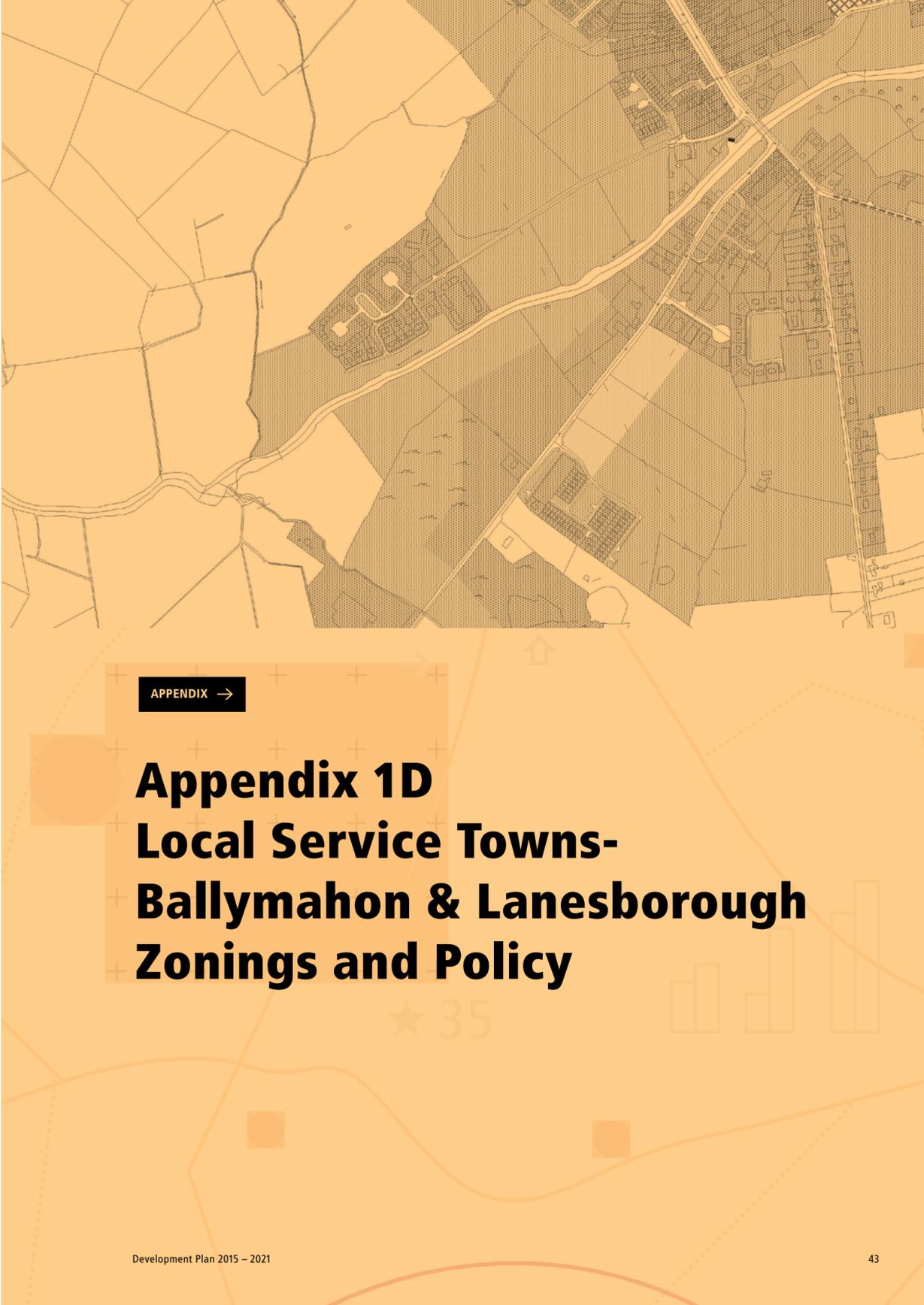
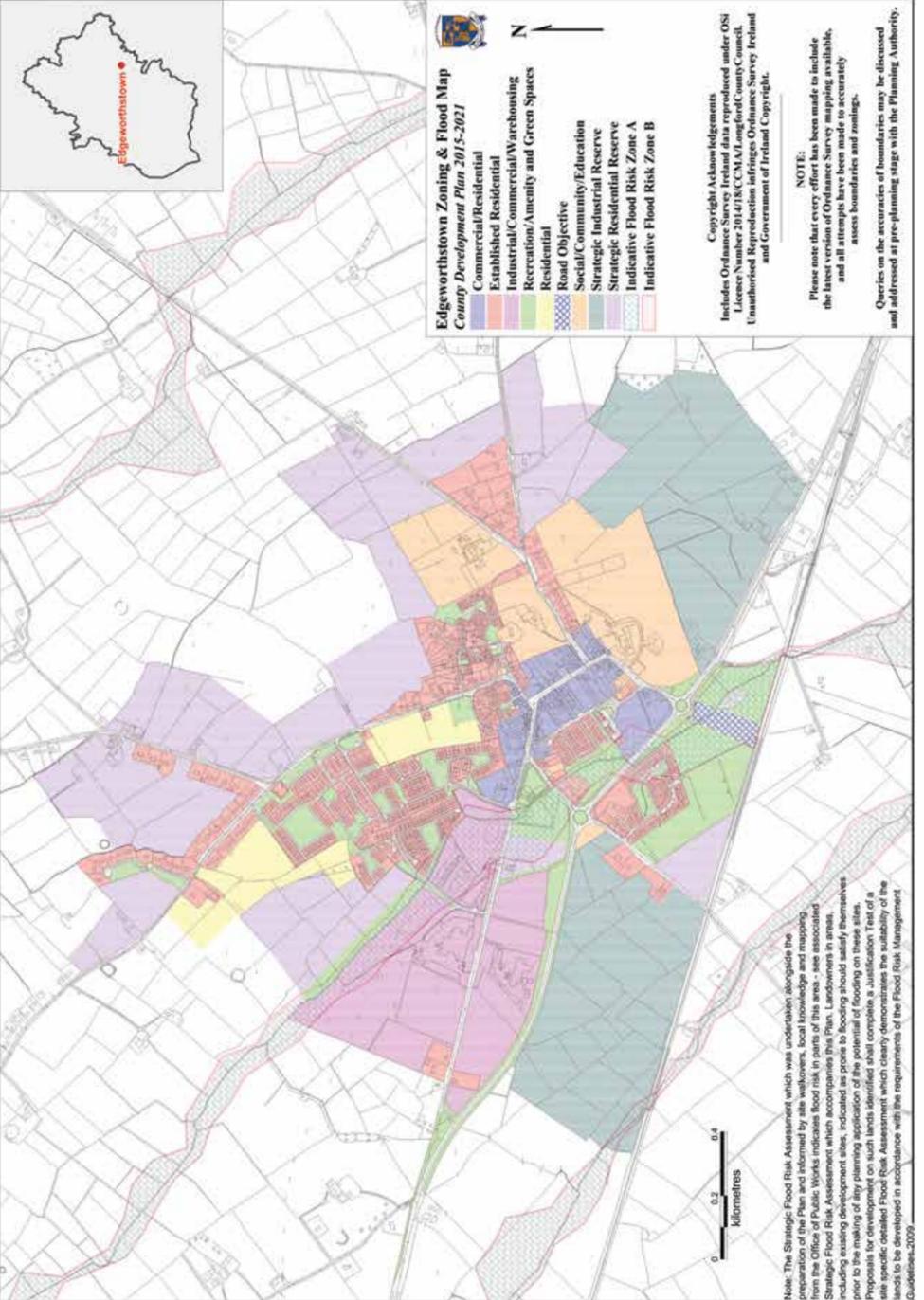
– such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.

– this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





APPENDIX →

Appendix 1D Local Service Towns- Ballymahon & Lanesborough Zonings and Policy

Local Service Towns

These towns have attractive streetscapes, physical settings and heritage buildings that present a strong visual character. They have an important role in the provision of local level retailing, social and leisure functions and local services to wider rural hinterland.

Emphasis shall be placed on the maintenance and enhancement of strong visual character and built fabric in these towns.

The zonings contained within this section and illustrated on the accompanying map are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area. The development envelopes shown are indicative of areas that the planning authority consider appropriate for development, while satisfying the objectives of local, regional and national policy as contained in the relevant development plans and guidelines. The zonings are intended to be flexible provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area.

Zonings should be read in conjunction with the Development Plan Design Standards, particularly in relation to design, materials, public open space and parking requirements.

The zoning provisions for each settlement should be read in consultation with the attached Zoning Maps.

Ballymahon

Ballymahon is located on the River Inny to the east of Lough Ree, and is situated almost centrally between the large settlements of Athlone to the south-west, Mullingar to the east and Longford to the north. The town is served by an adequate road network- the national secondary route (N55) from Athlone to Cavan passes through the town as well as the regional route (R392) from Lanesboro to Mullingar, which generates steady levels of traffic through the settlement. Ballymahon exhibits a typical market town structure, based around a strong linear north-west/south-east axis. The main commercial activity is contained within a central core.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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 north western 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.

Requirements will be imposed in relation to the provision of interconnecting public open spaces in connection with larger residential developments, with particular emphasis on riverside access and walking routes, as outlined under the Recreational designation.

Open space shall be designed with the following concepts in mind: safety, security, usability, access to the river, wildlife and habitat protection, character creation/preservation.

Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SITE RESOLUTION OBJECTIVE

To provide a mix of uses for the sustainable regeneration of the area.

This zoning allows for a redevelopment of the site to better provide for the community and residents needs including the provision of housing which is more in line with the traditional character and scale of development in the area, having regard for market demand, family accommodation requirements or the needs of older people or those with disabilities.

Any development proposal for the land will only be permitted where the development proposed is compatible with the existing development on the site and should aim to incorporate any of the following elements, that are appropriate to the site, in addition to the provision of residential accommodation;

- Community or resident needs (including education, childcare, healthcare, special needs housing etc);
- Opportunities for local business and enterprise;
- Active and passive recreation and amenity;
- Community facilities (properties could be rented for community development, crèches, childcare, drop-in centres, education, after-school care, training);
- Local shop facilities where such facilities would be commercially viable.

Any development proposal for the site must be accompanied by a phasing scheme for the works including proposals for the protection of the residential amenities of existing residents in the area.

Potential developers are advised to consult with the Planning Authority regarding any proposed site resolution developments at preplanning stage.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

It is envisioned that much of the proposed retail/commercial development in the town would take place in the existing commercial core, revitalising the centre of Ballymahon and include provision for car-parking.

INDUSTRIAL / COMMERCIAL / WAREHOUSING

To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/ industrial development. The creation of local employment opportunities is the primary aim of this zoning. Hi-tech business/ office, and light industrial developments will be considered within this zoning. In certain instances brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development control standards.

The term 'Commercial' does not include traditional commercial functions that should locate within the town core.

Where appropriate, development design proposals shall provide for further access to adjacent zones of industrial lands in order to facilitate their future access and development.

SOCIAL/COMMUNITY/PUBLIC UTILITY

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning encompasses community uses (such as schools, churches, OPD's etc.), public utility and social/administrative designations such as the Fire and Garda Stations. Expansion of these services will be facilitated where needed and compatible with adjoining land uses.

RESIDENTIAL/COMMUNITY SERVICES/MEDICENTRE

This zoning relates to the area of the former "workhouse" site to the south of the town on the western bank of the River Inny. The zoning accommodates the existing residential and medicentre/community services and healthcare facility which have already been established on the site and allows for the consolidation and expansion of these services.

Any development at this location shall be designed to the highest standard and shall take cognisance of the riverside location and the preservation of recreational and visual amenity in this context.

RECREATION, AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

The proposed utilisation of the River Inny as a riverside walk and park would provide a recreational backbone to the town which would provide a wildlife corridor through the town and a potential link to other outlying recreational areas such as Newcastle woods, providing a community base for walking, watersports and other outdoor pursuits.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these

zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below⁴ shall be complied with as appropriate.

⁴ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as "tanking") specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

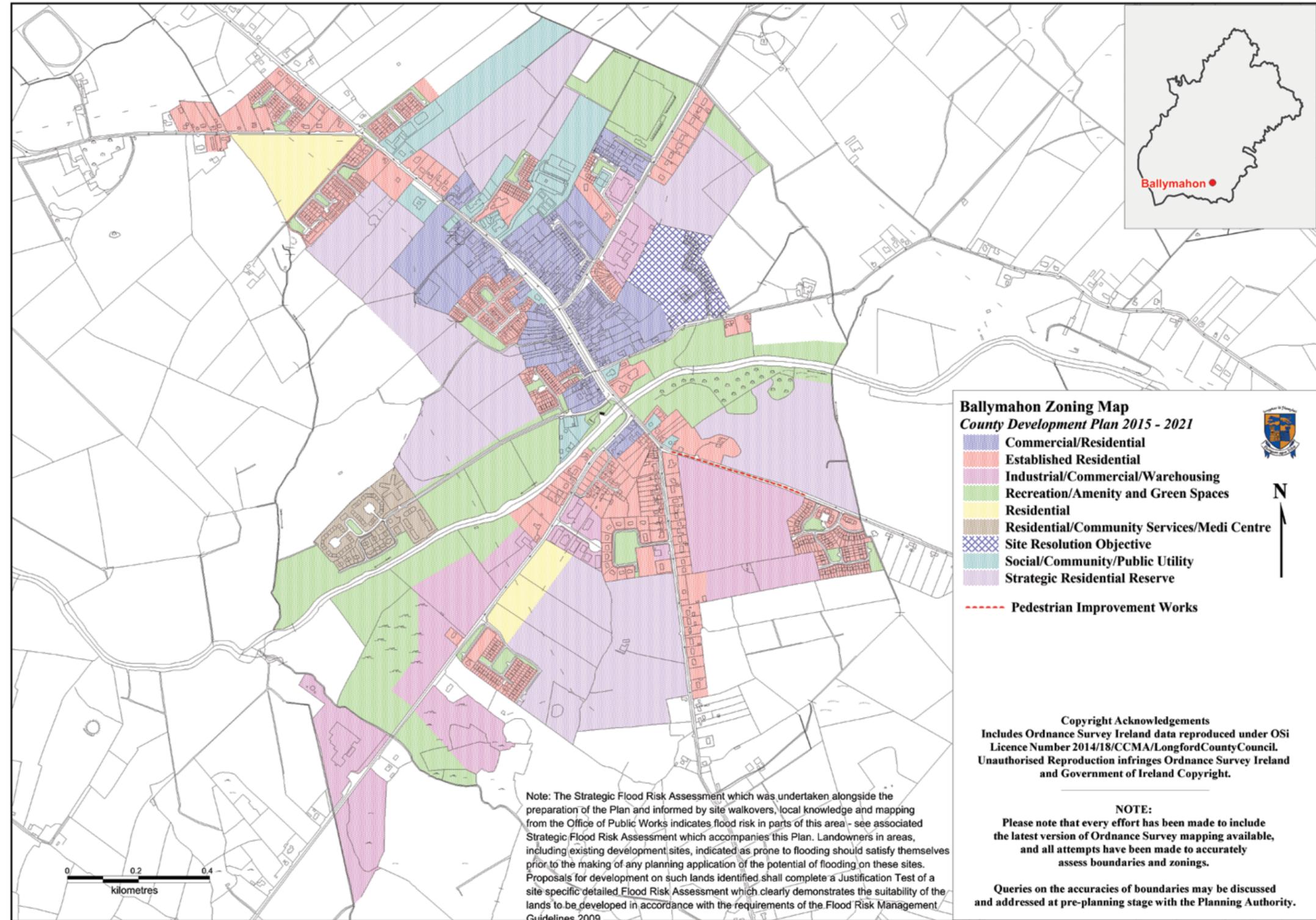
Access and Egress During Flood Events

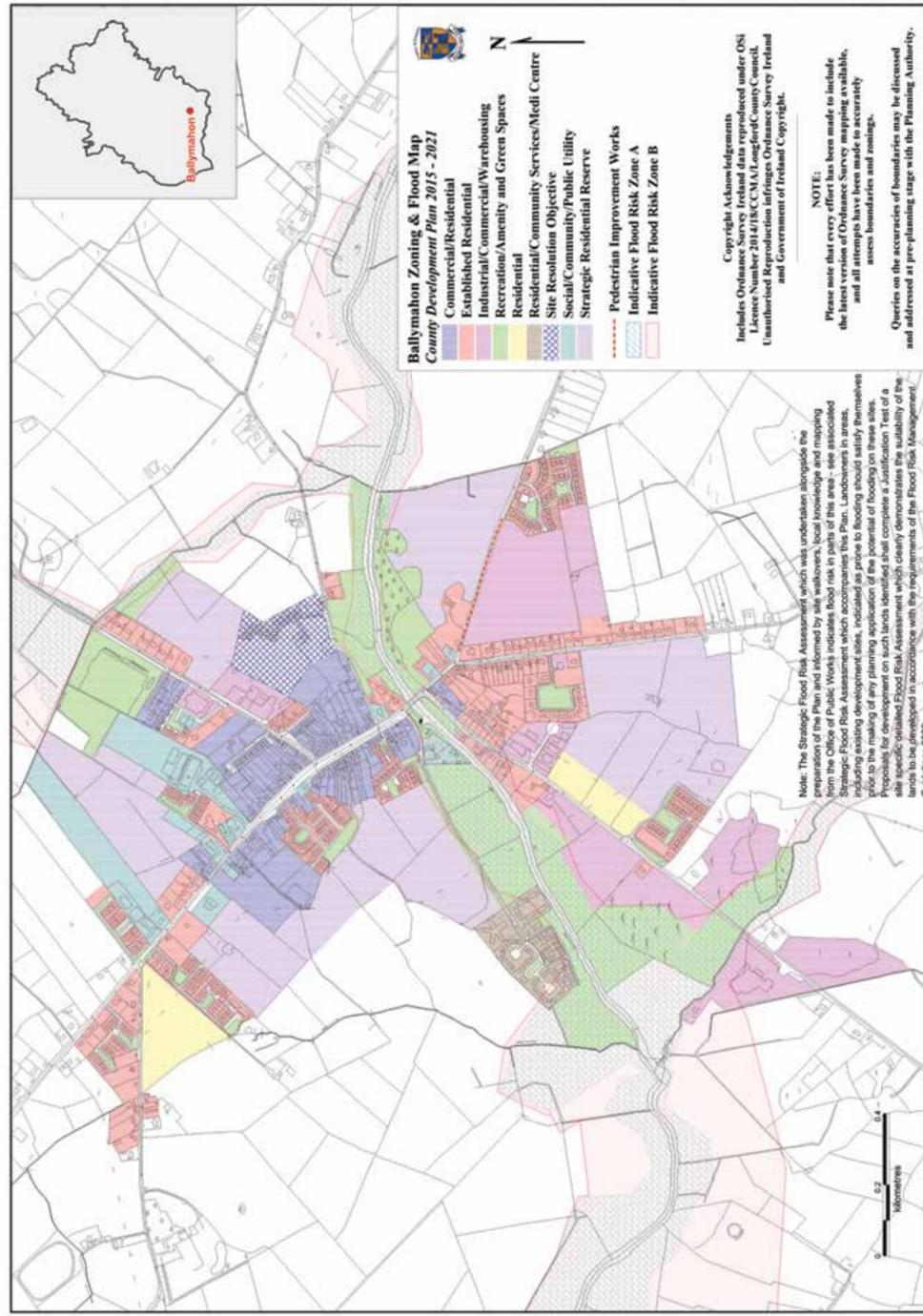
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





Lanesborough

The main street of Lanesborough is located along the N63 (National Secondary Route) from Longford to Roscommon with the regional route from Lanesboro to Mullingar (R392) passing through in an east-west direction. The core area of the town, an important bridging point on the Shannon, is laid out in a linear pattern, running in an east-west direction across the River Shannon.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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

Requirements will be imposed in relation to the provision of interconnecting public open spaces in connection with larger residential developments, with particular emphasis on riverside access and walking routes, as outlined under the Recreational designation.

Open space shall be designed with the following concepts in mind: safety, security, usability, access to the river, wildlife and habitat protection, character creation/preservation.

Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail strategy for the County. Developers should be cognisant of the high profile locations of this zoning and design, siting and materials should be chosen accordingly. All development in this regard will be subject to sequential test.

It is envisioned that much of the retail/commercial development in the town would take place in the existing commercial core, revitalising the centre of Lanesborough and include provision for car-parking.

INDUSTRIAL / ALTERNATIVE ENERGY

To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution and to allow for the expansion of existing energy infrastructure.

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/ industrial development. The creation of local employment opportunities is the primary aim of this zoning. Hi-tech business/ office, and light industrial developments will be considered within this zoning. In certain instances brownfield sites of a strategic nature may be considered for business use subject to compliance with all relevant development control standards.

To facilitate the transition from peat burning to renewable energy sources, the zoning also provides for the expansion of energy production facilities including biomass / biofuels, solar, wind and geothermal sourced energies. Manufacturing, servicing and research and development linked activities will also be considered.

Where appropriate, development design proposals shall provide for further access to adjacent zones of industrial/alternative energy lands in order to facilitate their future access and development.

SOCIAL/COMMUNITY/EDUCATION/PUBLIC UTILITY

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning encompasses community uses (such as schools, churches etc.), public utility and social/administrative designations such as the Fire and Garda Stations. Expansion of these services will be facilitated where needed and compatible with adjoining land uses.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

The Green housing area is an integral part of the identity of Lanesboro, having been built by Bord na Mona in the 1950's. The Church opposite, which is a listed building, and the elevated nature of the site add to the prominence of the grassed area, making it a natural congregation and gathering area. The addition of identifying features in this area, such as bog oak sculptures and seating, would provide the basis for development of a functional congregation area in the town. The existing mature trees and planting would mean that the works required to improve this area would be minimal.

The Riverside area along the banks of the Shannon is extensively used at present by locals and non-locals alike for passive and active recreational purposes. The connections from the riverside with the Commons North area adjacent make it a popular walking route, while the presence of the internationally renowned "hot-water stretch" make a highly regarded angling location. Local organisations have recently succeeded in installing fishing stands for disabled anglers, a well needed addition to the amenity potential of the banks.

Development to the rear of the Main Street will be encouraged in a manner that enhances the riverside location, including the installation of native riverside planting to replace existing non-native hedging in particular.

PROTECTED AREA/PASSIVE AMENITY

This area forms part of the NHA/SAC/SPA of the Lough Ree area. The aim of this zoning will be to protect this area from unsuitable development, while enhancing its potential to continue as a valuable recreational and educational resource for Lanesboro.

This may involve the repair and maintenance of signage and footpaths throughout the area, management and enhancement of the ecological attributes of the area and maintenance of these activities in a way that does not compromise environmental or ecological integrity.

Signage is an important element that will help to raise awareness of the importance of the area over a wide range of disciplines from geology to ecology and ornithology. This should be designed in keeping with its surroundings. Similarly, footways should be simple and cause minimal intrusion into the landscape.

TOURISM

To support the provision of a heritage and amenity centre.

This objective facilitates the provision of a heritage and amenity visitor centre / national park in combination with a potential monastic trail.

The car park and Lancashire Field are prominently located adjacent to the river with strong potential for the development of high profile leisure and amenity facilities with a possible element of interpretation and environmental education.

Development of this area could include the provision of a hotel/ leisure centre with conference facilities with potential for an integrated interpretative centre. In any case, development in this area must be of the highest quality with due regard given to the sensitivity of the location. This will include a high quality finish with carefully designed form, scale, design and materials to blend in with the surrounding landscape. Layout and location of parking and ancillary facilities will be an important element in the design of any proposed development in this location.

Location of water sports and other active recreational facilities will be considered in this area, subject to stringent design criteria due to the sensitivity of the location.

High design standards will be required for the proposed leisure and amenity development, respecting the high profile and scenic location.

This will include siting criteria that will minimise the intrusion of the new structure into the existing lakeshore setting and the sensitive use of design and materials to successfully incorporate the structure and its ancillary facilities into the surrounding landscape.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below shall be complied with as appropriate.

- ⁵ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;

- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.

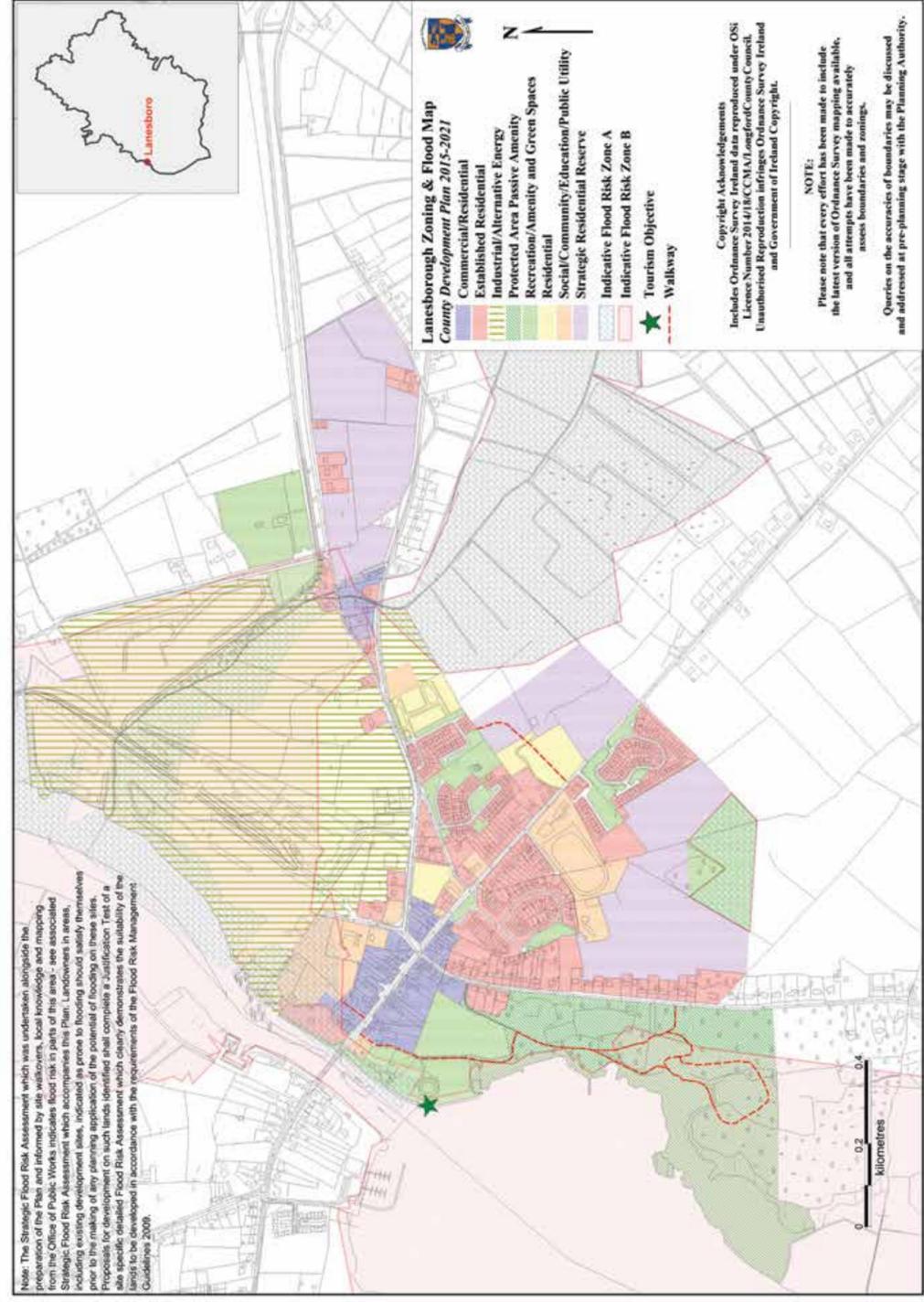
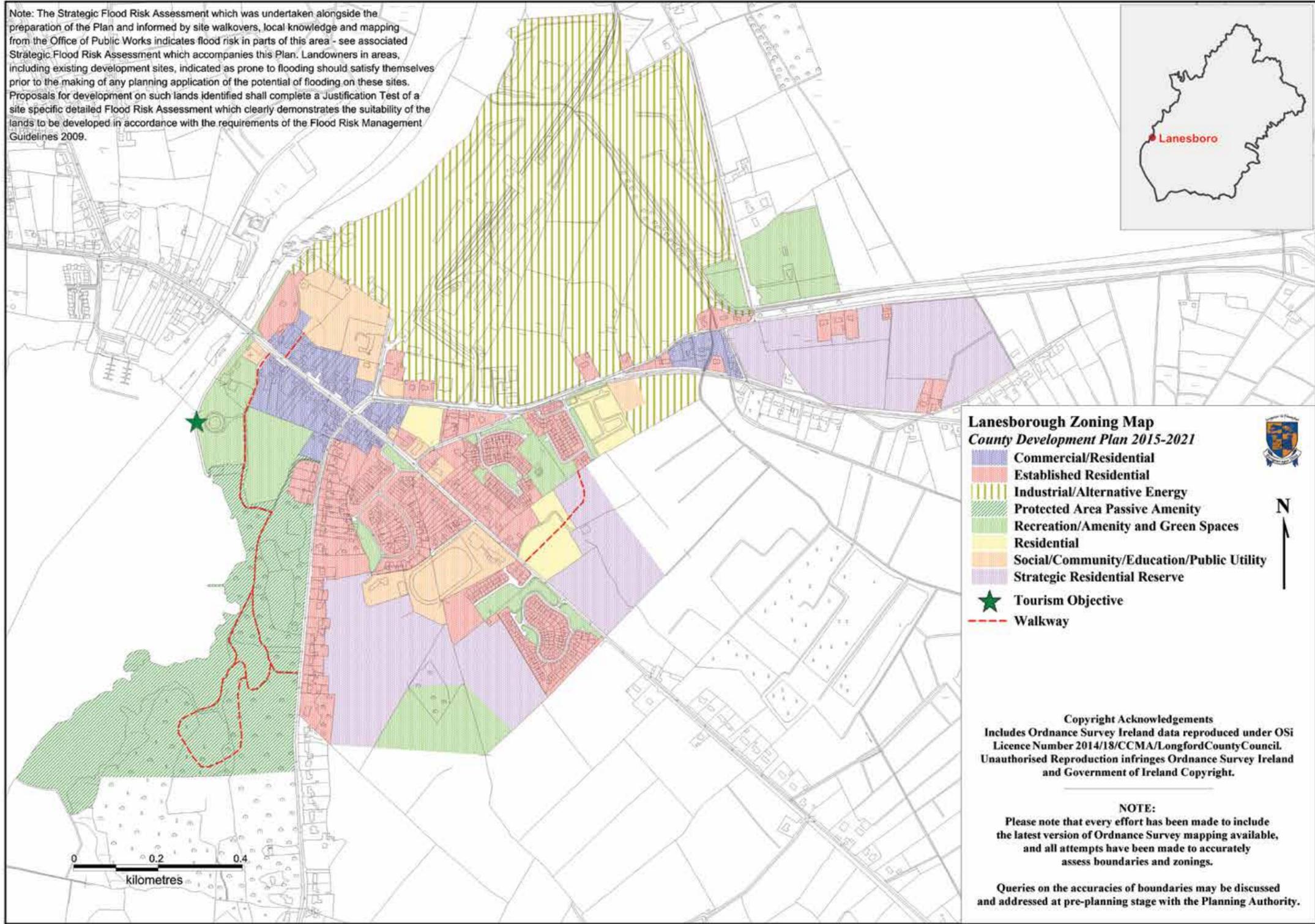
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.

- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

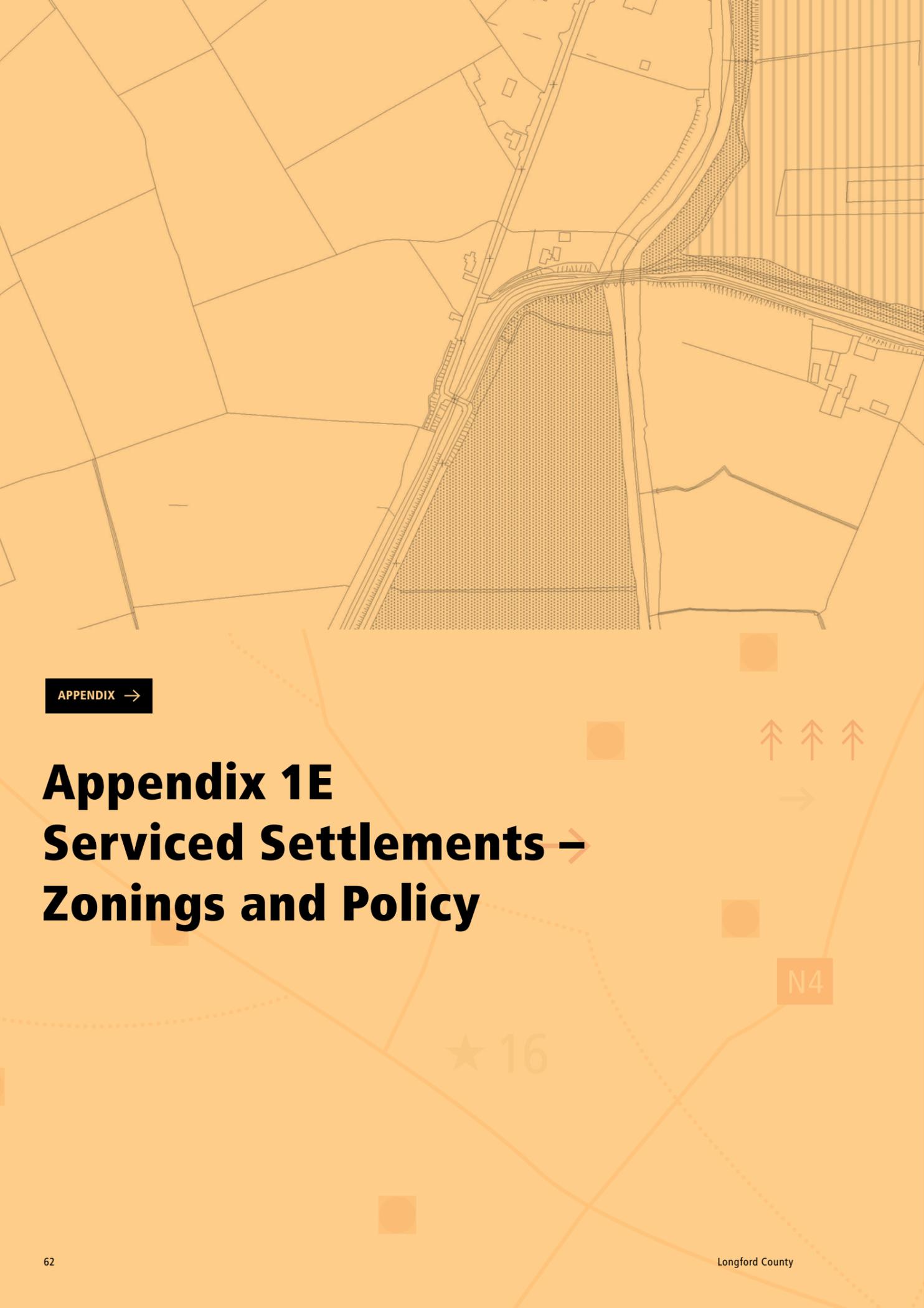
Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, indicated as prone to flooding should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites. Proposals for development on such lands identified shall complete a Justification Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.



Appendix 1E

Serviced Settlements →

Zonings and Policy



Serviced Settlements

These settlements have unique attributes in terms of natural and/or built heritage and specific cultural and historic associations that require specific designation to protect and enhance their character. Each town has the infrastructural capabilities available to act as local growth settlements. The towns also provide services to rural communities, including housing, neighbourhood level retail and social facilities and are of particular importance in the delivery of services such as social, community and neighbourhood services at a local level, to the highly dispersed rural population of Longford.

The zonings contained within this section and illustrated on the accompanying maps are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area. The development envelopes shown are indicative of areas within the towns that the planning authority consider appropriate for development, while satisfying the objectives of local, regional and national policy as contained in the relevant development plans and guidelines. The zonings are intended to be flexible and provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area.

Zonings should be read in conjunction with the Development Plan Design Standards, particularly in relation to design, materials, public open space and parking requirements.

The zoning provisions for each settlement should be read in consultation with the attached Zoning Maps.

Abbeyshrule

Abbeyshrule, located in the south east of the County is situated on the River Inny, which flows through the town on the eastern boundary, and the Royal Canal which forms the western perimeter of the town. Abbeyshrule takes its name from the Gaelic word for stream or a river.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,

- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - b) The lands are being developed in a sequential manner;
 - c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure the any additional developments enhance the existing attractive streetscape.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

This zoning provides for the reservation of environmental buffers at strategic corridors throughout the town in order to provide a visual barrier between different land uses and ensure the protection of the town’s watercourses, maintaining an important wildlife corridor and enhancing the aesthetics of the area.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

AIRPORT DEVELOPMENT OBJECTIVE

To provide for Airport related activities and the expansion of existing Air Facilities.

This zoning provides for the consolidation and expansion of existing airport services at Abbeyshrule including passenger buildings and services, airport infrastructure, hangerage, storage, maintenance and ancillary facilities, transport depot, training facilities, storage depot, warehouse, offices and light industrial/enterprise units.

All developments in this zone will be required to comply with all Irish Aviation Authority standards.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant

and the Council that the development itself will not be exposed to unacceptable levels of flood risk.

- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below⁶ shall be complied with as appropriate.

⁶ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction
Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning
In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

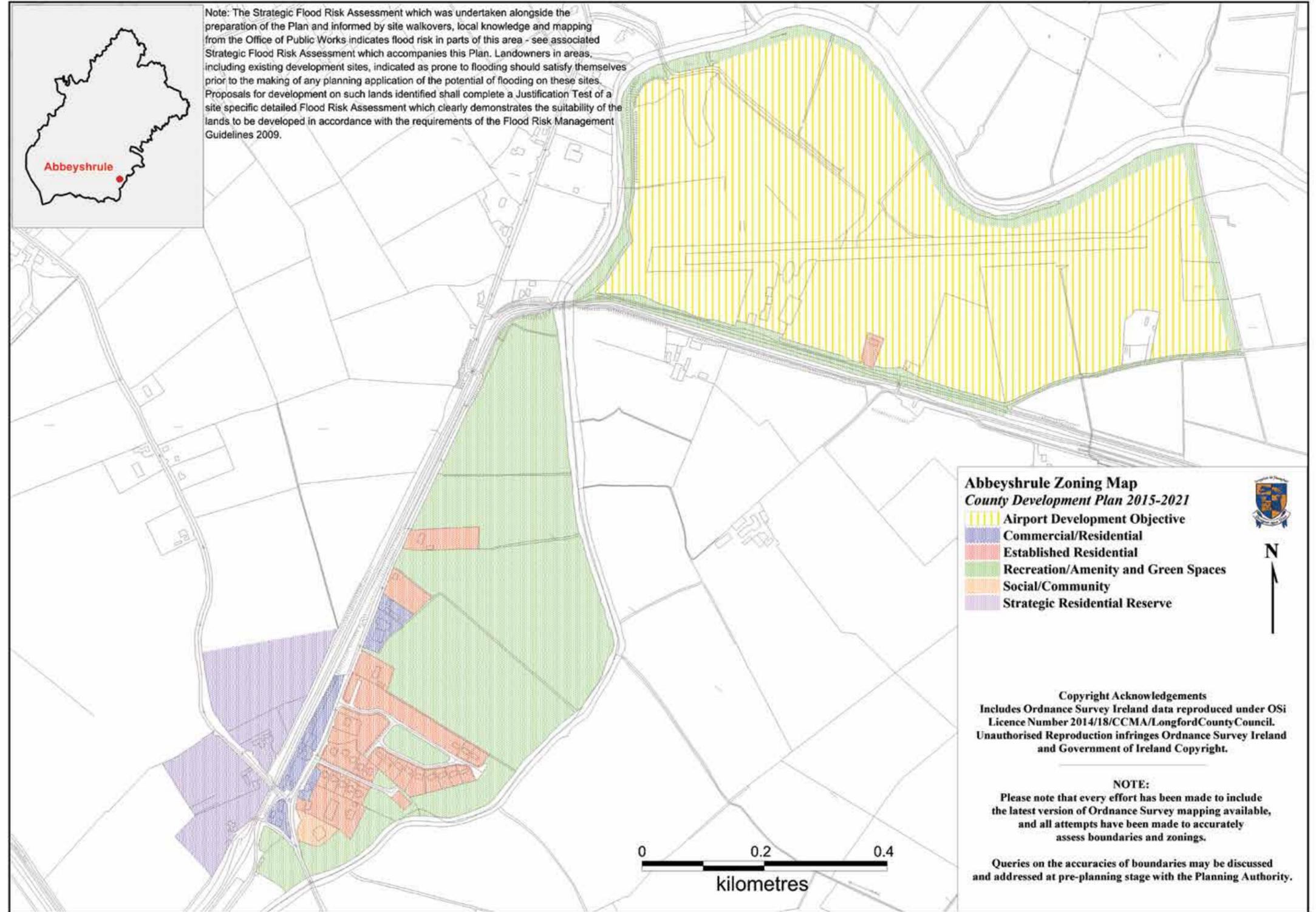
- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

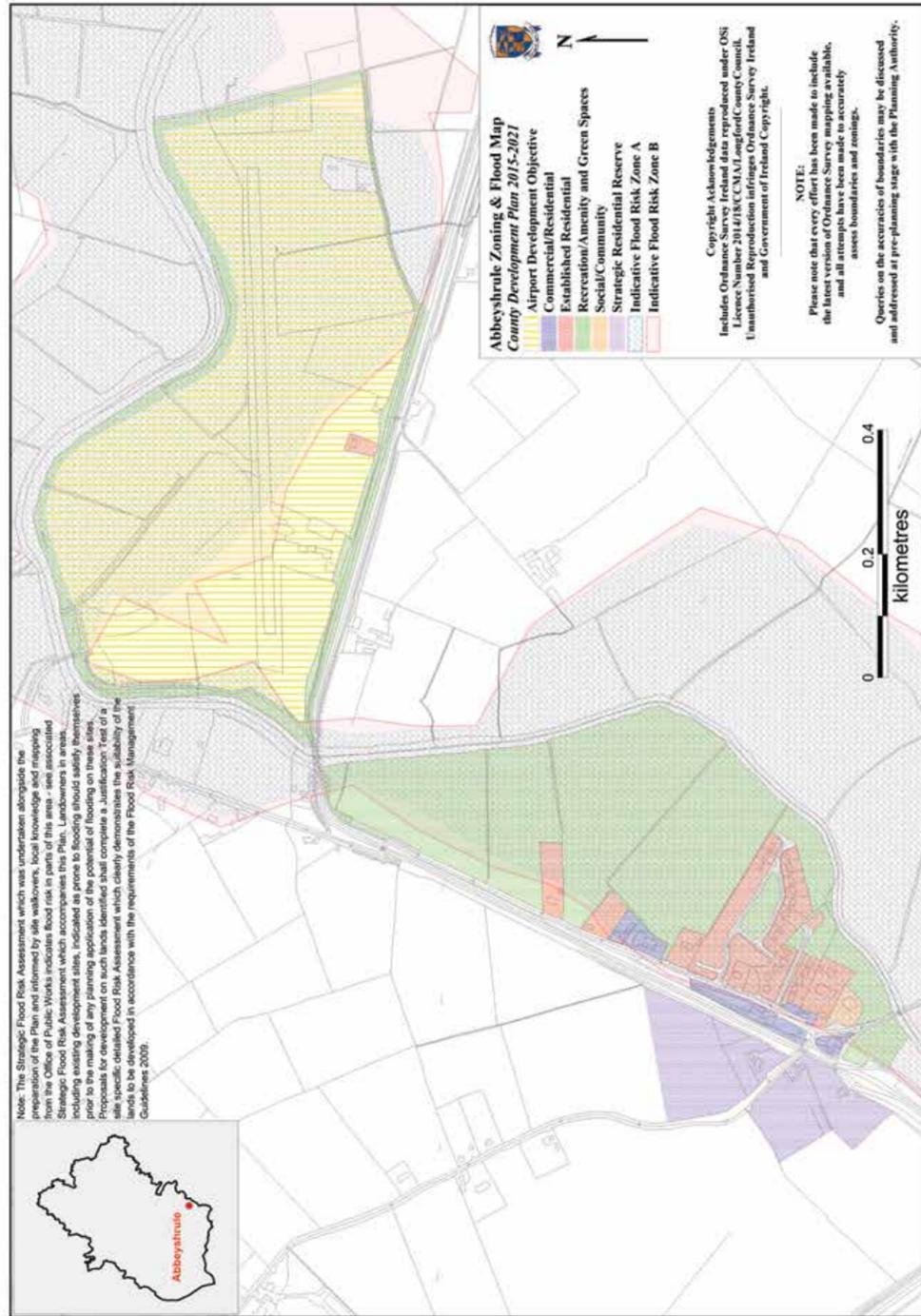
Access and Egress During Flood Events
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.

- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information
Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





Ardagh

Ardagh or Árd Achadh, meaning high field, situated beside the ancient Ardagh Mountain, is a picturesque village, located in the southern part of County Longford to the south east of Longford town and south west of Edgeworthstown. It is a traditional rural Irish village with a combination of rustic houses and fine churches.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

- Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

- A proposal for a single dwelling house may be considered under this zoning where:

- the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

- In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- The lands are being developed in a sequential manner;
- It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure any additional developments enhance the existing attractive streetscape.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

This zoning provides for the reservation of environmental buffers at strategic corridors throughout the town in order to provide a visual barrier between different land uses and ensure the protection of the town's natural assets, maintaining an important wildlife corridor, enhancing the aesthetics of the area and providing important amenity areas.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

TOURISM / CULTURE AND EVENTS

To realise the tourism potential of the area

This objective provides for the development of the Arts, Culture and Entertainment facilities including activities that are accessible to all in both physical and economic terms. The zoning also provides for the facilitation of festivals and related events.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below⁷ shall be complied with as appropriate.

⁷ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

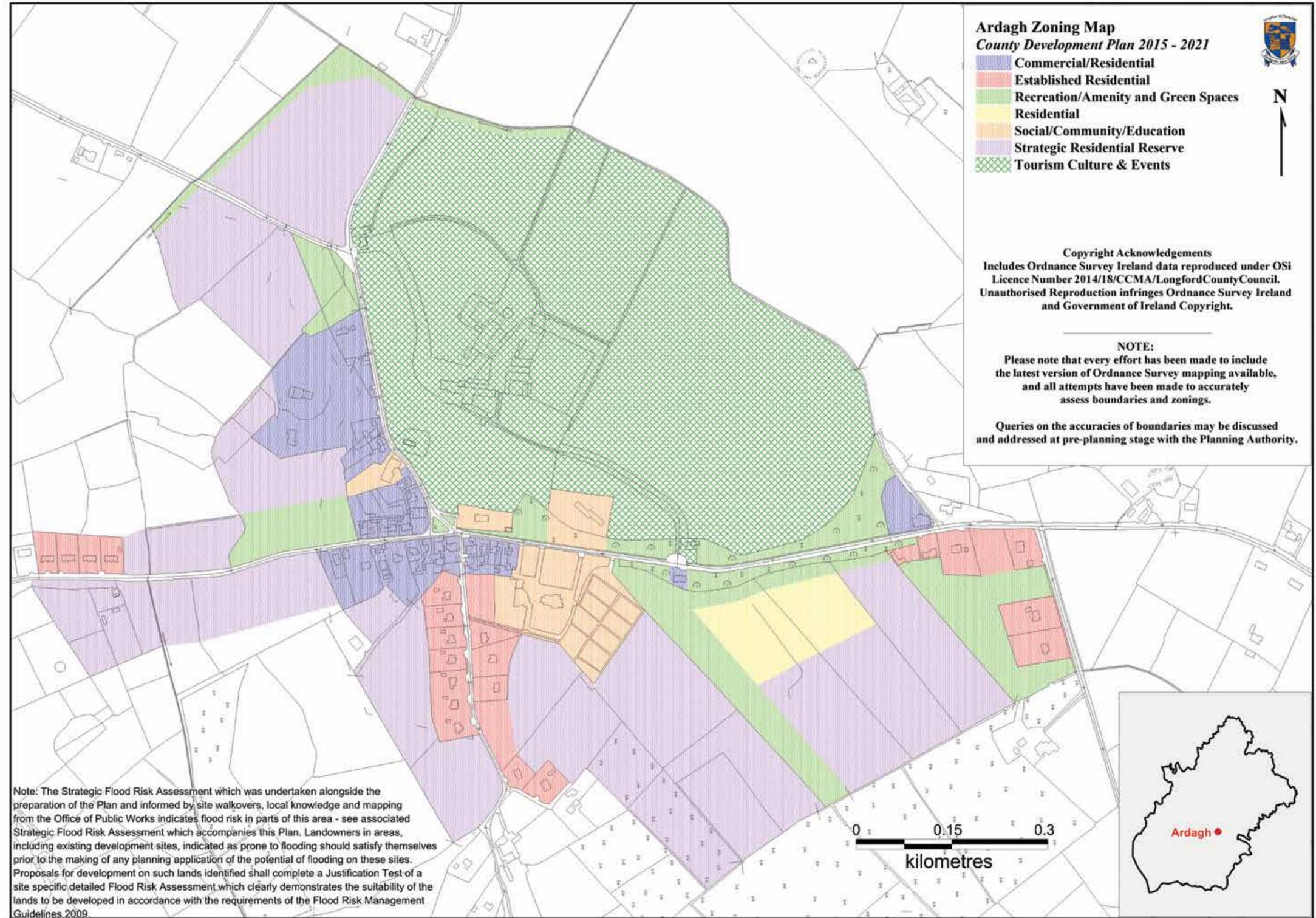
Access and Egress During Flood Events

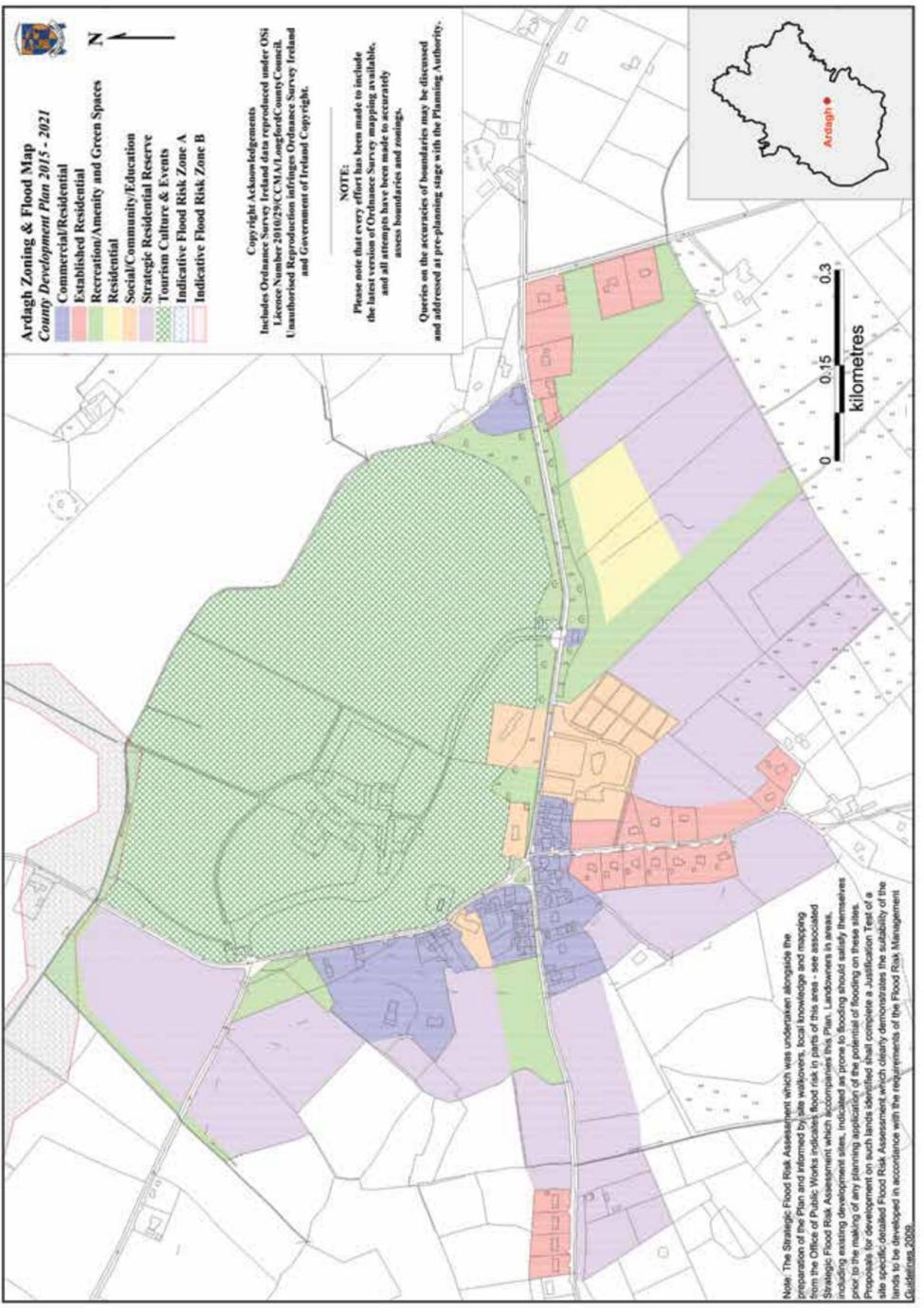
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





Aughnaccliffe

Aughnaccliffe is a settlement in North County Longford, midway between Cavan Town and Longford Town in proximity to the lakes of the Upper Erne system and Gowna.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

The principles of sustainable development shall be taken into account when considering applications for residential development in the area, natural, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

- A proposal for a single dwelling house may be considered under this zoning where:
 - the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
- In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - The lands are being developed in a sequential manner;
 - It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SITE RESOLUTION OBJECTIVE

To provide a mix of uses for the sustainable regeneration of the area.

This zoning allows for a redevelopment of the site to better provide for the community and residents needs including the provision of housing which is more in line with the traditional character and scale of development in the area, having regard for market demand, family accommodation requirements or the needs of older people or those with disabilities.

Any development proposal for the land will only be permitted where the development proposed is compatible with the existing development on the site and should aim to incorporate any of the following elements, that are appropriate to the site, in addition to the provision of residential accommodation;

- Community or resident needs (including education, childcare, healthcare, special needs housing etc);
- Opportunities for local business and enterprise;
- Active and passive recreation and amenity;
- Community facilities (properties could be rented for community development, crèches, childcare, drop-in centres, education, after-school care, training);
- Local shop facilities where such facilities would be commercially viable.

Any development proposal for the site must be accompanied by a phasing scheme for the works including proposals for the protection of the residential amenities of existing residents in the area.

Potential developers are advised to consult with the Planning Authority regarding any proposed site resolution developments at preplanning stage.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches, burial grounds etc.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size.

The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

This zoning provides for the reservation of an environmental buffer in order to provide a visual barrier between different land uses and ensure the protection of the town's natural assets, maintaining an important wildlife corridor and enhancing the aesthetics of the area.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone.

The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below⁸ shall be complied with as appropriate.

⁸ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less

vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

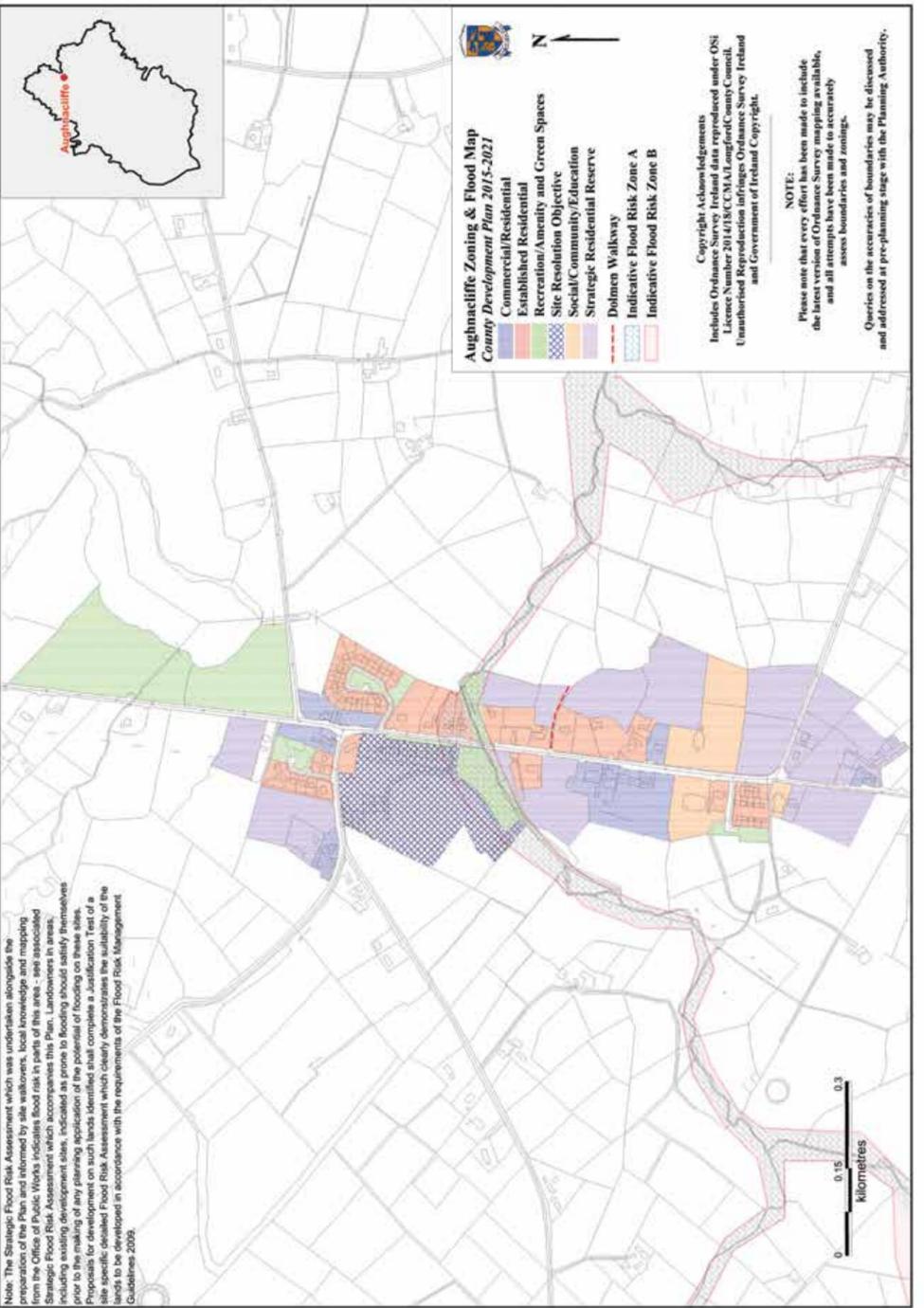
- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, indicated as prone to flooding should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites. Proposals for development on such lands identified shall complete a Justification Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.





Ballinalee

Ballinalee has developed around a central crossroads, with a strong and focused structure within the centre of the settlement that tapers off towards the settlement edge. Ballinalee takes its name from Beal atha na Laogh, meaning "the mouth of the ford of the calves," and is situated on the River Camlin.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future

plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors throughout the town in order to provide a visual barrier between different land uses and ensure the protection of the town's watercourse, maintaining an important wildlife corridor and enhancing the aesthetics of the area.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

LIGHT INDUSTRIAL/COMMERCIAL/SERVICING

To primarily provide for small scale industrial/workshop and warehouse development including compatible uses such as offices and distribution

This zoning provides for small scaled light industrial/commercial warehousing facilities and ancillary business uses.

FLOODING

– The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.

- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased.

Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below⁹ shall be complied with as appropriate.

⁹ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

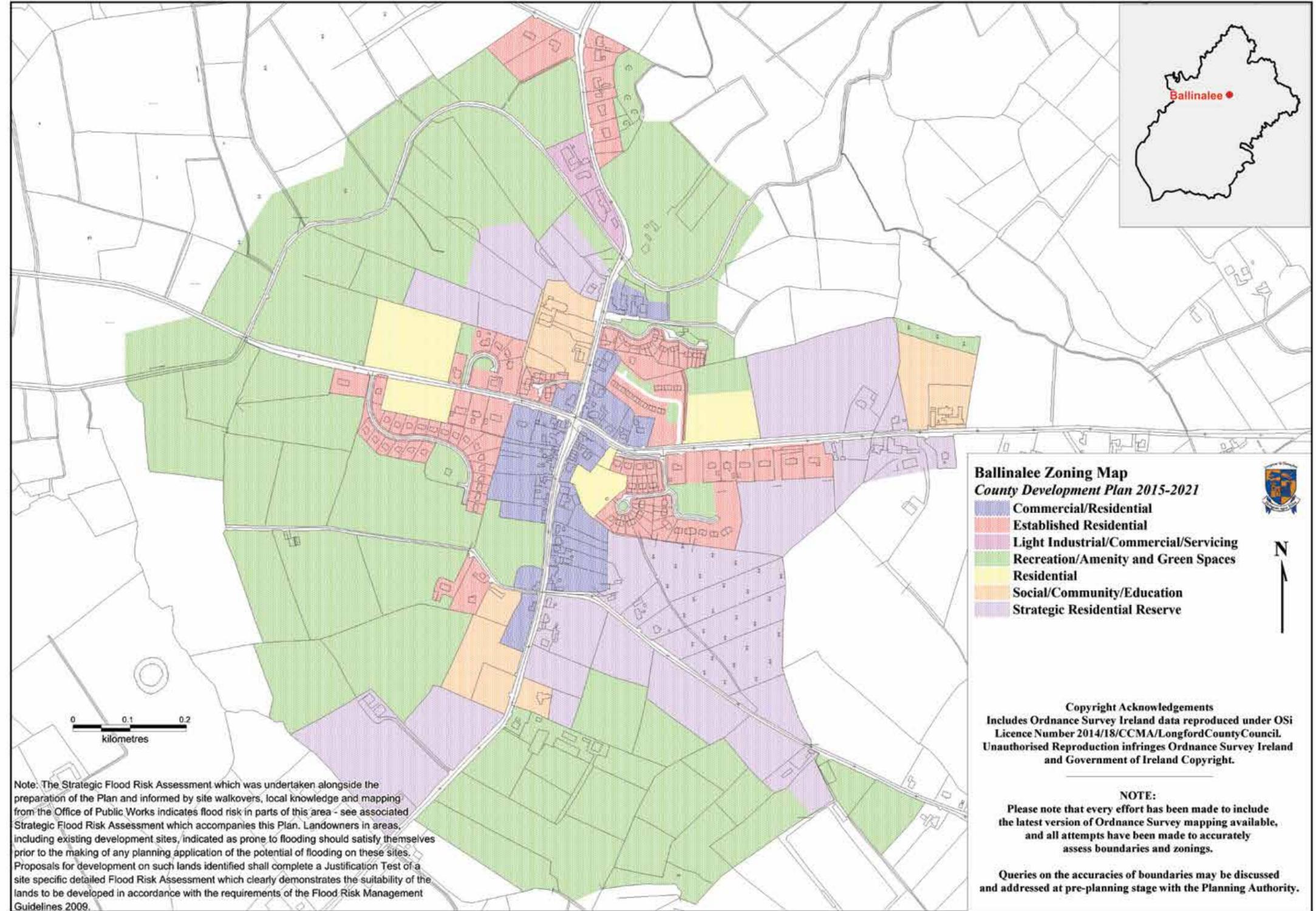
Access and Egress During Flood Events

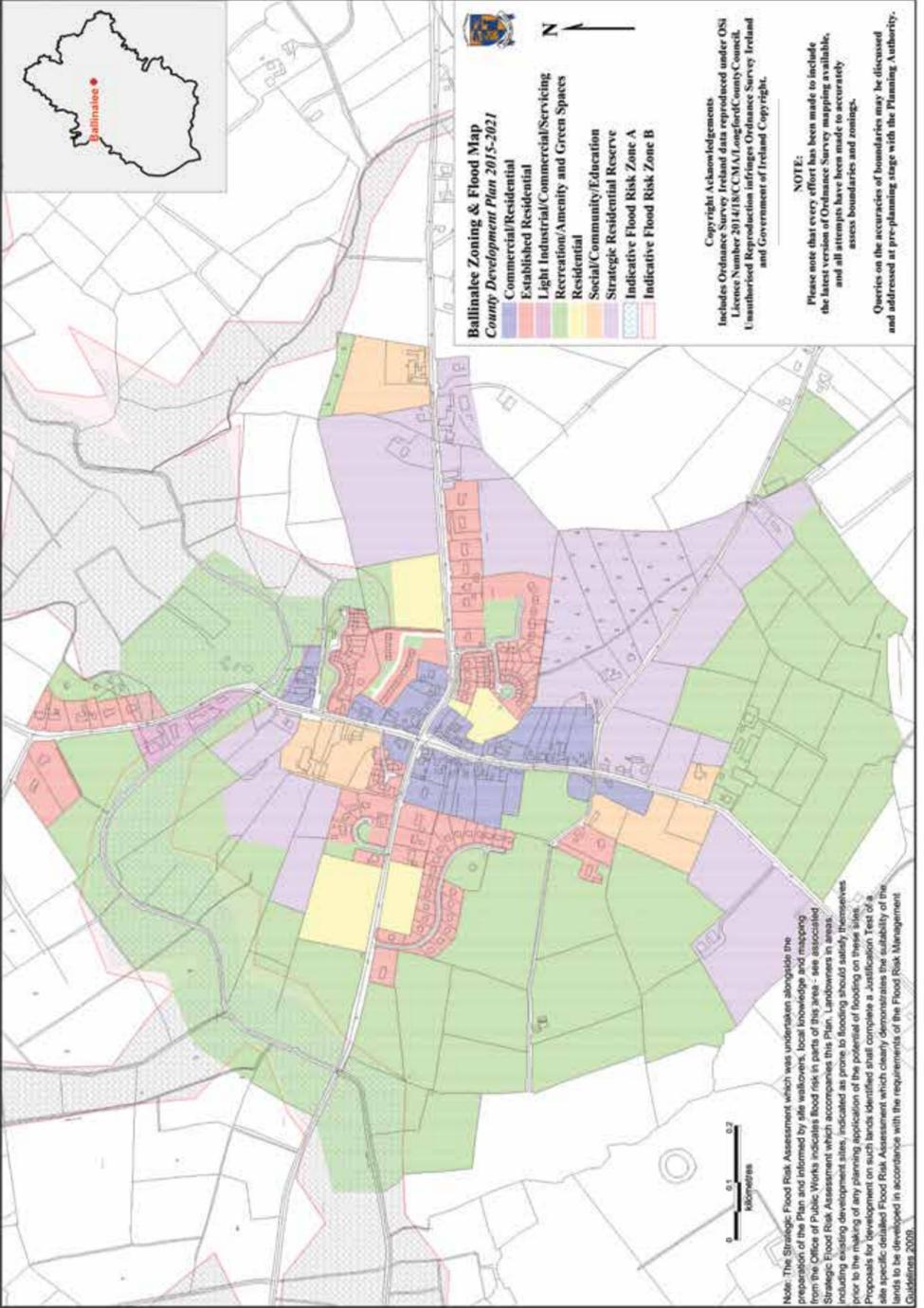
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





Ballinamuck

Ballinamuck is a settlement located in the north west of the County. The settlement was the scene of the Battle of Ballinamuck, where a French army aiding the United Irishmen rebellion of 1798, was defeated. Ballinamuck or Béal Átha na Muc, means "mouth of the pig's ford".

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

- Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

- A proposal for a single dwelling house may be considered under this zoning where:
 - the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

- In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - The lands are being developed in a sequential manner;
 - It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

SOCIAL/COMMUNITY/EDUCATION**To primarily provide for educational, health, social, cultural, religious and community facilities**

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches, burial grounds etc.

COMMERCIAL/RESIDENTIAL**To primarily provide for commercial/retail development with a possible element of residential development**

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

RECREATION/ AMENITY AND GREEN SPACES**To primarily provide for recreational open space, environmental buffers and ancillary structures**

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

This zoning provides for the reservation of an environmental buffer in order to provide a visual barrier between different land uses and ensure the protection of the town's natural assets, maintaining an important wildlife corridor and enhancing the aesthetics of the area.

The zoning further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹⁰ shall be complied with as appropriate.

¹⁰ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

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Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;

- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

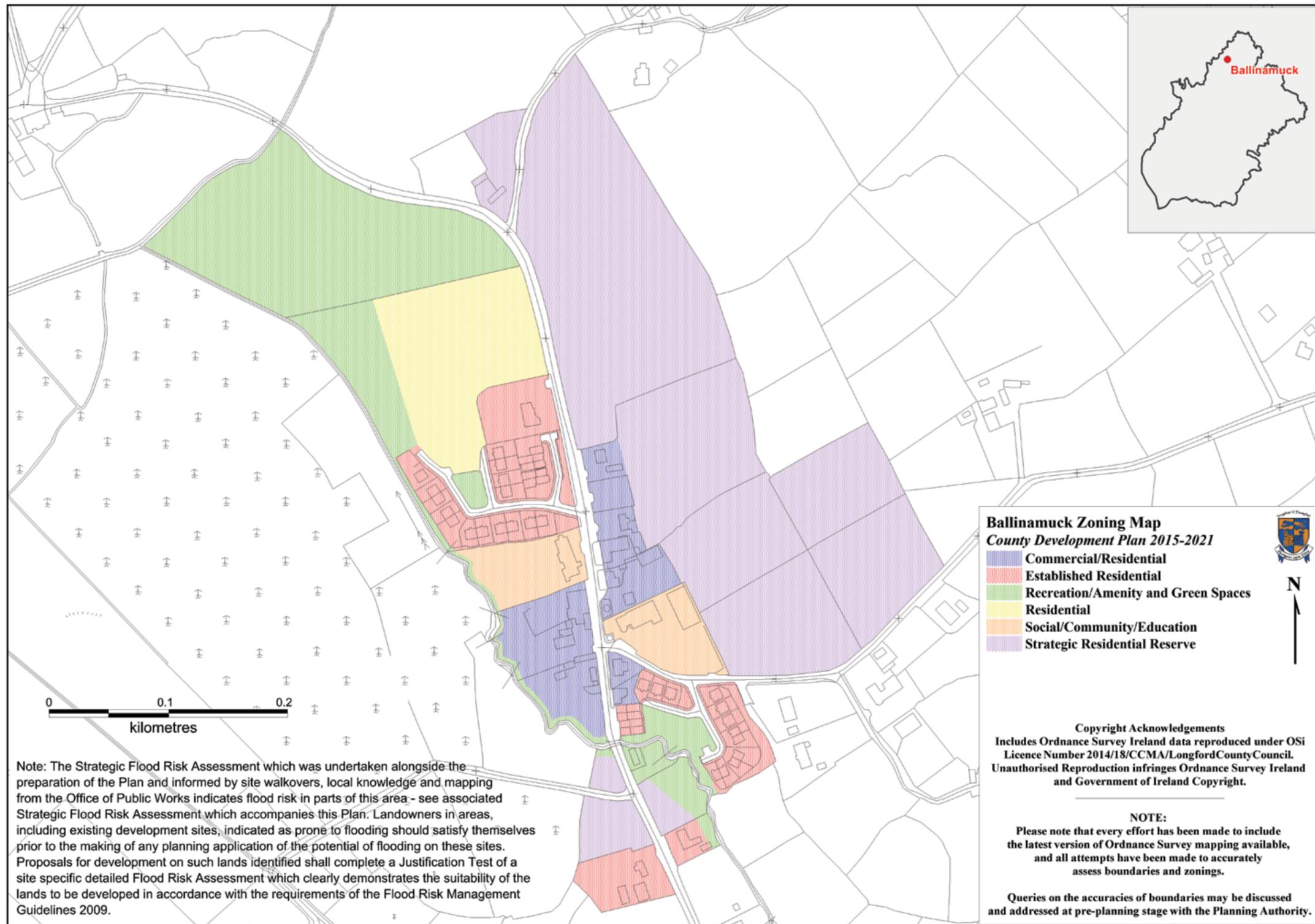
Access and Egress During Flood Events

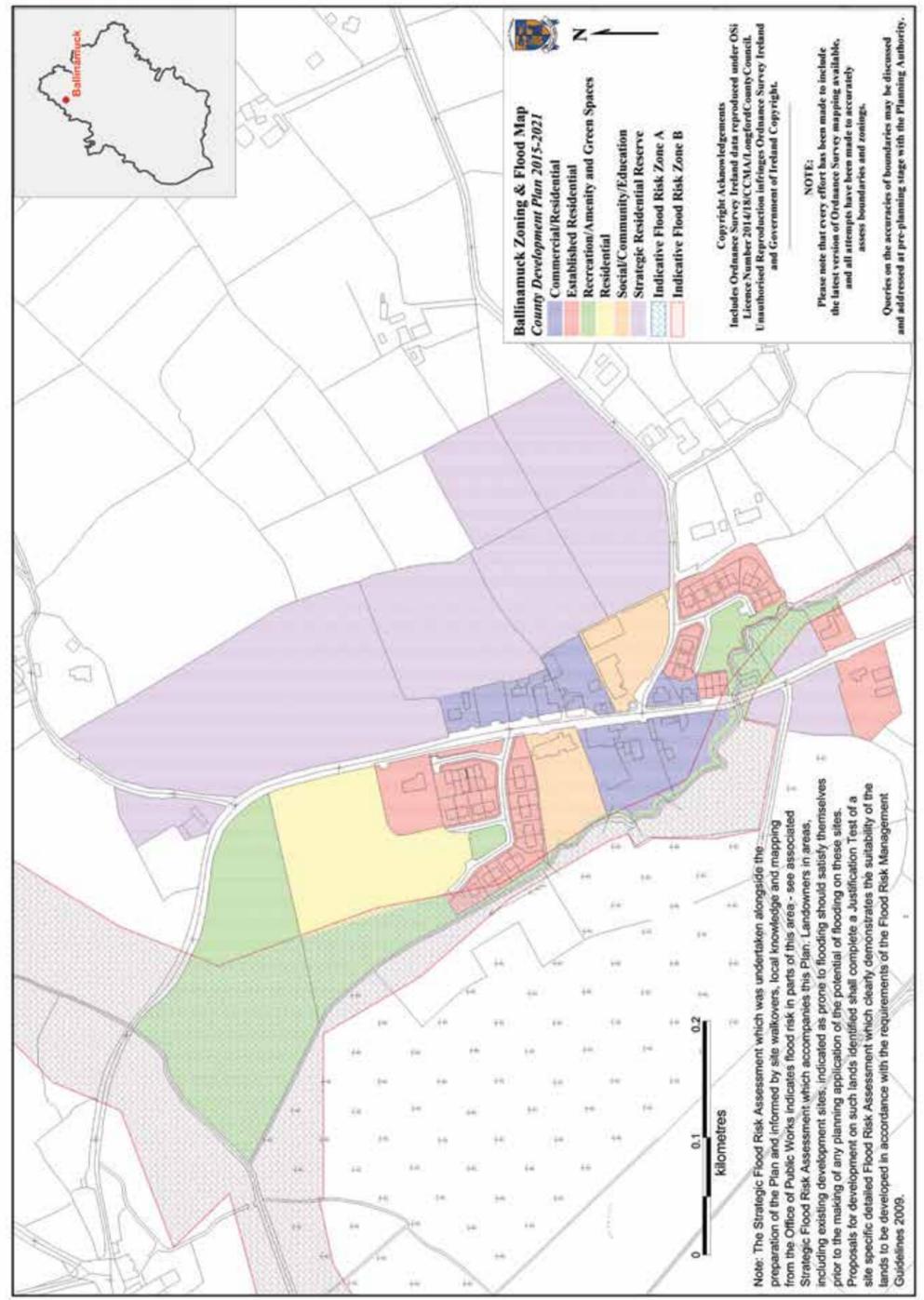
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.





Carriglass

Carriglass Demesne, established in the 17th century comprises a walled parcel of land with an area of 650 acres approximately 4km adjacent and to the northeast of Longford Town.

Zoning

SITE RESOLUTION OBJECTIVE

To provide a mix of uses for the sustainable regeneration of the area.

This zoning allows for a redevelopment of the site to better provide for the community and residents needs including the provision of housing which is more in line with the traditional character and scale of development in the area, having regard for market demand, family accommodation requirements or the needs of older people or those with disabilities.

Any development proposal for the land will only be permitted where the development proposed is compatible with the existing development on the site and should aim to incorporate any of the following elements, that are appropriate to the site, in addition to the provision of residential accommodation;

- Community or resident needs (including education, childcare, healthcare, special needs housing etc);
- Opportunities for local business and enterprise;
- Active and passive recreation and amenity;
- Community facilities (properties could be rented for community development, crèches, childcare, drop-in centres, education, after-school care, training);
- Local shop facilities where such facilities would be commercially viable.

Any development proposal for the site must be accompanied by a phasing scheme for the works including proposals for the protection of the residential amenities of existing residents in the area.

Potential developers are advised to consult with the Planning Authority regarding any proposed site resolution developments at preplanning stage.

TOURISM

To provide of high quality tourism products and services.

This zoning provides for tourist related development including tourist accommodation, hospitality and entertainment. Proposals such as hotel and golf courses, entertainment events, eco-tourism, health centres, horse-riding, walking and cycling and facilities that relate to the special qualities of the surrounding natural environment will all be considered under this zoning.

Development proposals will be required to respect the scenic amenity and limited environmental capacity (existing protected areas and archaeology) for development and encourage good design.

Flood Plain / Protected Trees

FLOOD PLAIN

Building will not be permitted in the flood plain of the Camlin River, with the exception of any proposed reed-bed treatment system or similar suitable alternative, which will be protected from, or designed to safely cater for periodic inundation.

PROTECTED TREES

The area is designated as a Natural Heritage Area due to the importance of the mixed woodland that borders the estate, its mainly mature nature and the lack of similar habitats in the north midlands. These trees are also protected under Appendix 9 of the County Development Plan.

Preservation and enhancement of existing biodiversity through retention of existing mature trees and woodland and supplementing this with additional native planting will be required as part of any development proposal. Wildlife corridors should also be facilitated and detailed in all plans.

PROTECTED STRUCTURES/AREAS

The Manor House itself is a protected structure, and, as such, under Part IV of the Planning and Development Act, 2000, all structures within the curtilage of the house are also protected. These include the following important elements:

- Manor House
- Gandon Stable and Farmyard Complexes
- Gandon Gates on the Eastern entrance / triumphal arch
- Associated walls and Lodges

The conservation and preservation of the protected structures within the estate will be carried out in tandem with proposed residential and commercial development. This shall be laid out in a phasing plan to be submitted as part of any development proposal.

Preservation and conservation works shall be carried out to an agreed works programme, drawn up and administered by suitably qualified personnel, in consultation with the Heritage Council.

The final uses of these structures, particularly the Manor House, once restored, should be considered as part of any application for development in the area. It should be noted that an active use, where possible, is considered most appropriate in terms of the Architectural Heritage Protection Guidelines for Planning Authorities, DoEHLG, 2004.

ARCHAEOLOGY

There are three recorded archaeological artefacts within the boundary of the demesne, including two ring forts and a church. These features are included in the sites and monuments record for the area. Regard should be had to existing archaeological features on the site when submitting any proposals for development.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
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Specifications for developments in flood vulnerable areas as set out below¹¹ shall be complied with as appropriate.

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Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

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Emergency Response Planning

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- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
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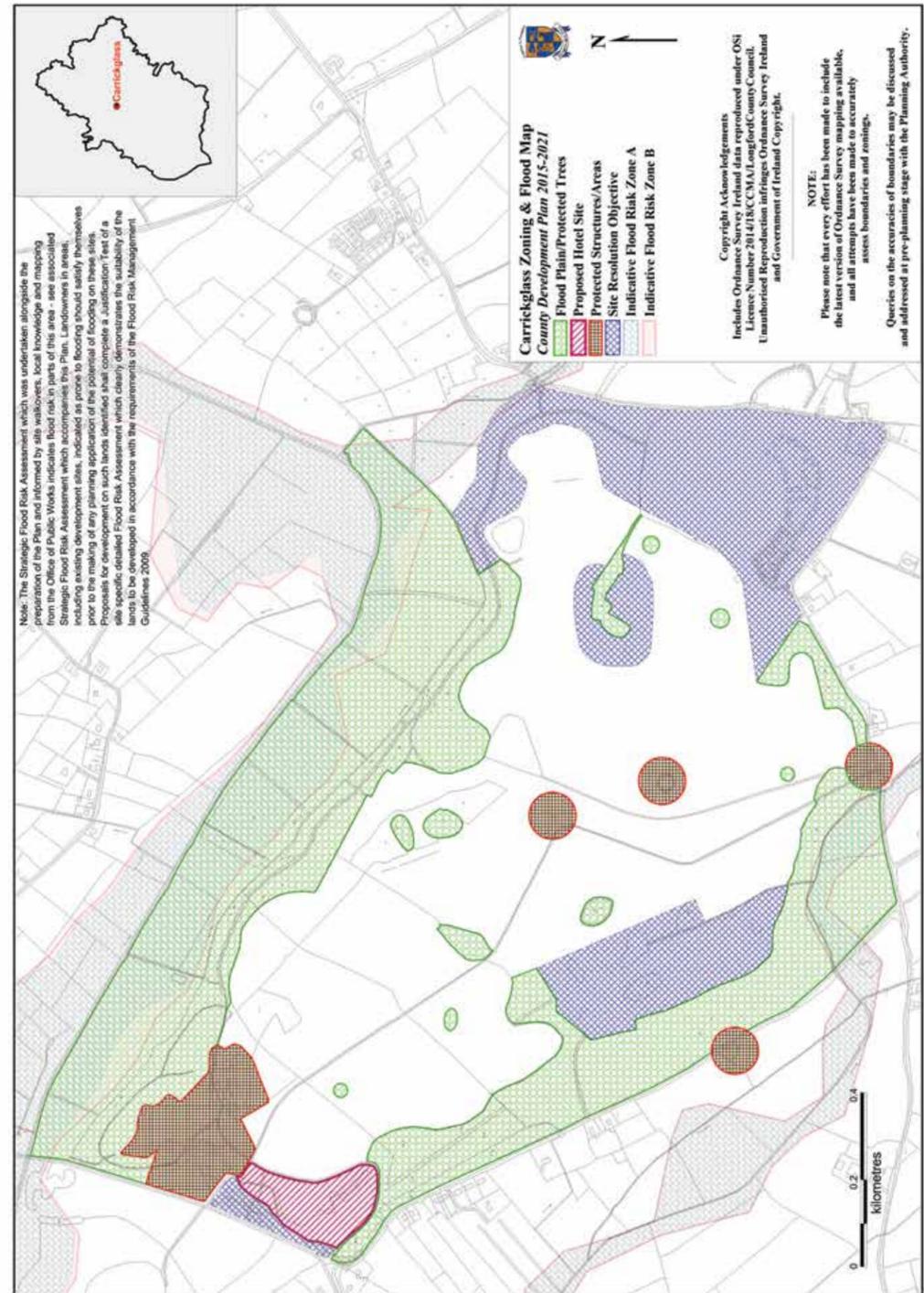
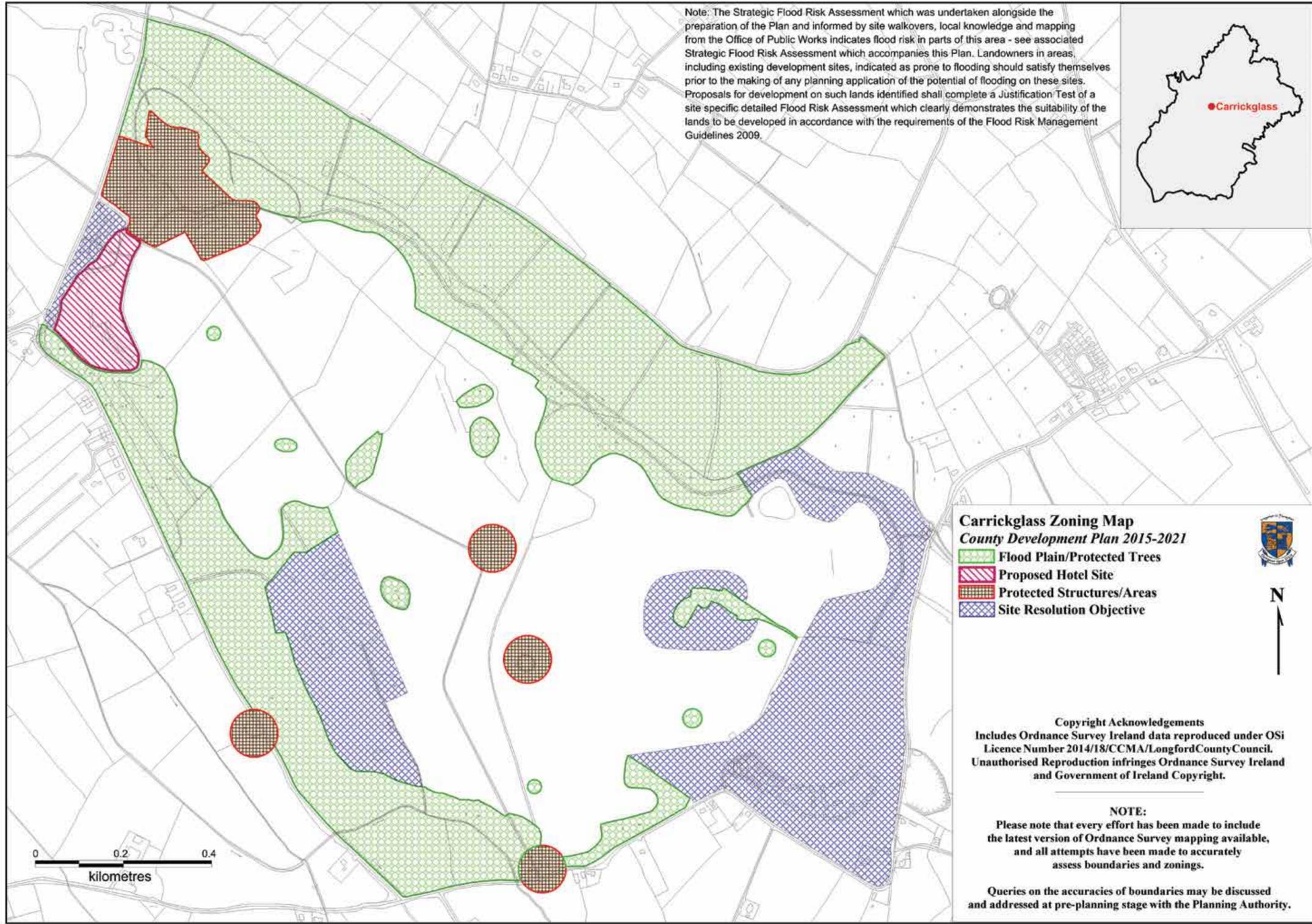
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- this information will be provided in a welcome pack to new occupants.

Further Information

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Clondra

Clondra, located on the County boundary with Roscommon is located close to the River Shannon, from where there is a link to the Royal Canal which, along with the River Camlin, bisects the settlement. Resulting from its strategic location at the confluence point of the River Shannon, Camlin, Royal and Cloondara Canal, Clondra is an important historic village.

The core of the present village dates from the time of the construction of the Royal Canal. Consequently the village developed around the watercourses and many traditional village functions, such as the Corn Mill, were a direct result of this. Accordingly, the settlement retains an interesting group of Canal related buildings in Ireland.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

The Bull House has been included in this zoning so that it can be retained and if possible could be repaired and used for commercial activities, subject to sensitive design and restoration.

Any development should consider the visual impact on the harbour area and be designed to the highest architectural standards.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for social, community and educational facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

The areas around the Royal Canal, Clondra Canal and River Camlin are zoned for recreational and amenity use. This will prevent privatisation of this important public resource and will ensure that the area remains an accessible and attractive place for both locals and visitors.

CANAL REDEVELOPMENT AREA

The zoning caters for the use of the Canal as an amenity area and facilitates improvements in the level of services available for Canal users increasing the tourism potential of the area. The zoning is intended to facilitate environmental improvement works, including the provision of enhanced pedestrian facilities, street furniture and play areas etc. In addition to this, the zoning will facilitate the provision of a service building/interpretative centre, with a multi-function purpose including (but not limited to) a water controllers office, a stores depot, a service block (toilets, showers, laundry, pump out), a marketing suite (small scale shop, tourist office), the provision of small-scale commercial facilities (such as a coffee shop) and other uses that benefit the community.

TOURISM / MIXED USE WITH PROVISION OF MARINA

To primarily provide for mixed use and marina development, including residential uses, compatible social and community facilities, local shopping and commercial facilities, recreational facilities, open spaces and supporting tourism development. This shall be in tandem with the creation and provision of a Marina at the developer's expense on developing the site and be subject to the provision of a site for educational purposes.

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, naturally, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.

No other development will be permitted on the site in the absence of the development of a marina.

Proposals for development on the site shall clearly demonstrate adequate access proposals as part of any application for development. Required future roads are intended to be achieved through the development management process, as conditions on any future planning permissions and shall be provided at the developer's expense on developing the site. Pedestrian linkages shall also be included as part of any development proposal.

Development carried out under this zoning shall give consideration to the natural landscape setting of the site and in particular to the adjoining River Camlin, Cloondara Canal and River Shannon.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹² shall be complied with as appropriate.

¹² Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;

- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

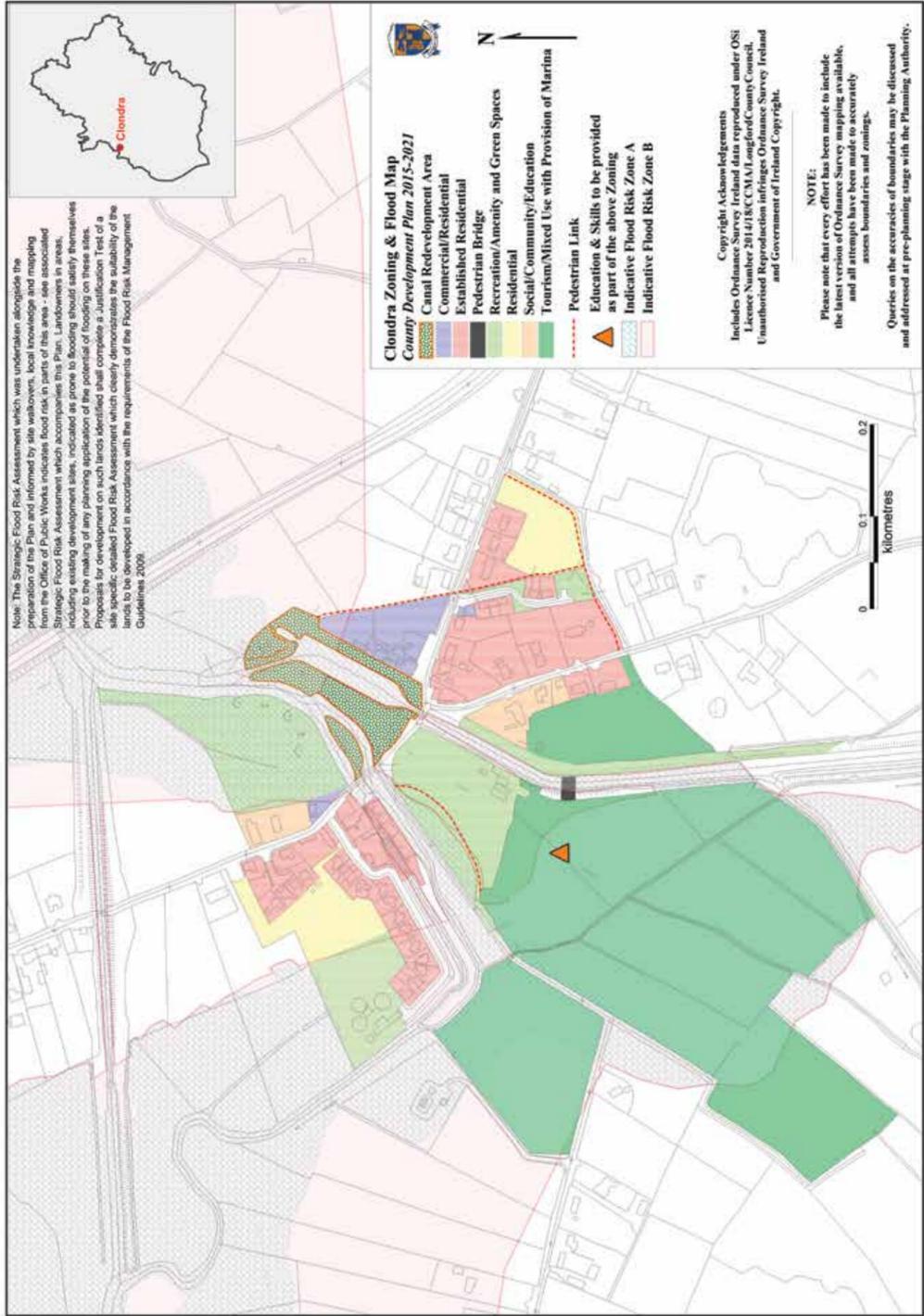
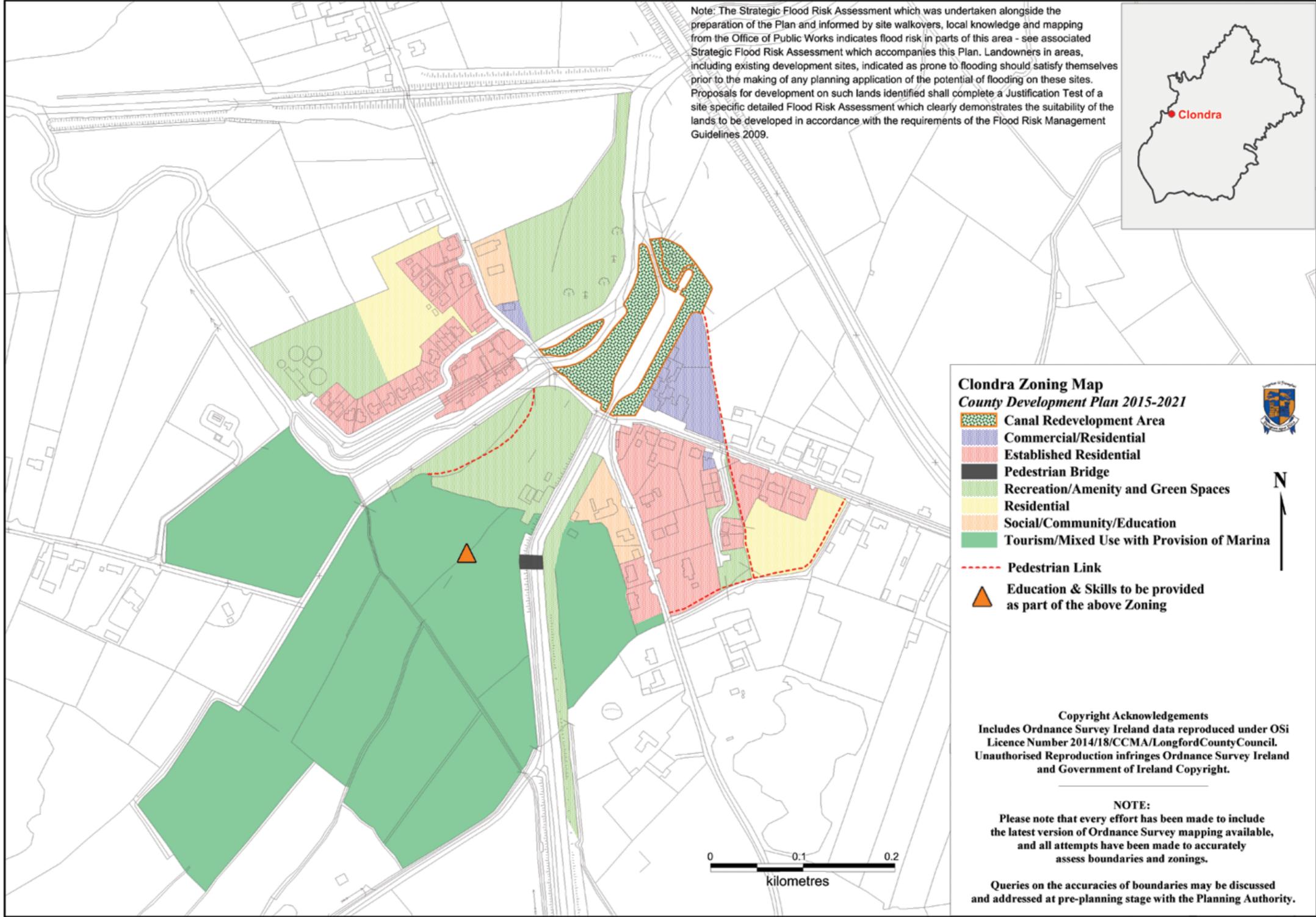
Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.



Drumlish

Drumlish is situated in the north of the County. The settlement's organic development around a central crossroads provides a compact core for Drumlish and lends the village a sense of cohesion.

Historically, Drumlish takes its name from the Irish meaning for 'sheltered hillside'. Originally part of the ancient parish of Killoe, Drumlish obtained independence and became known as the parish of Monaduff in 1822. In 1834, the parish then became known as Drumlish.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:

- a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
- b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
- c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.

3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;

- a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
- b) The lands are being developed in a sequential manner;
- c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly.

INDUSTRIAL/WAREHOUSING

To primarily provide for industrial/workshop and warehouse development including compatible uses such as offices and distribution.

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/ industrial development. The creation of local employment is the primary aim of this zoning. Hi-tech business/office, and light industrial developments will be considered within this zoning.

Where appropriate, development design proposals shall provide for further access to adjacent zones of industrial lands in order to facilitate their future access and development.

STRATEGIC INDUSTRIAL RESERVE

To provide for the longer term industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution

Where there is a live permission for industrial development that has not been activated, the life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. New permission will not be considered.

Proposals for single small scale industrial units <math> < 500\text{m}^2 </math> are considered appropriate on these lands where it can be demonstrated that such provision would not compromise the future ability of the adjoining lands to be developed as part of an overall scheme and that the development would integrate successfully with any future development. In addition where it has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of industrial zoned lands and the demand for specific industrial development, consideration will be given to the release of lands zoned Strategic Industrial Reserve for these purposes.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for social, community and educational facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

VILLAGE WALKWAY

The village walkway would provide a recreational backbone to the town which would provide a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways. Where appropriate, the village walkway shall be provided as part of any development.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.

– Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines

– [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.

– Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹³ shall be complied with as appropriate.

¹³ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress During Flood Events

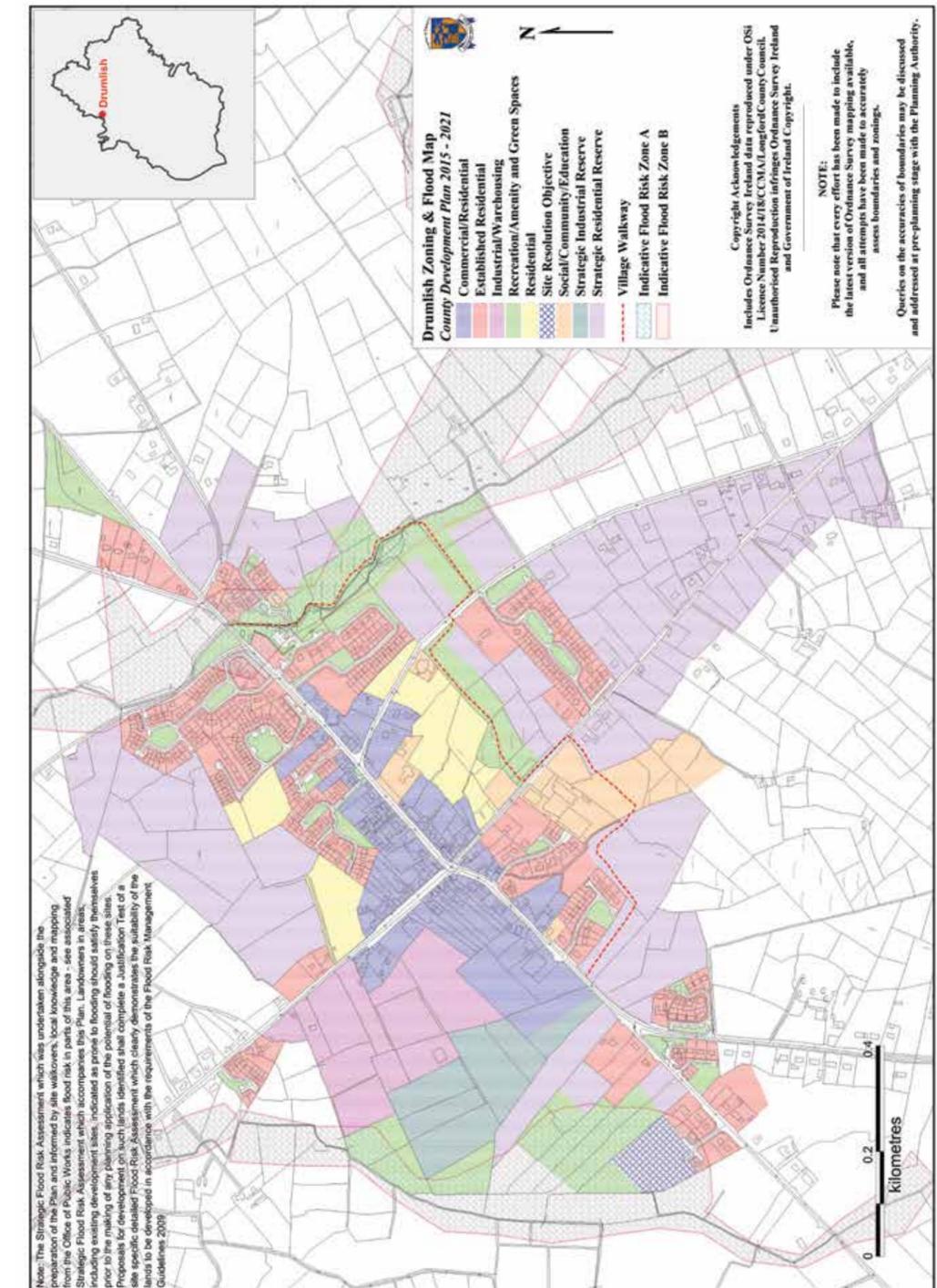
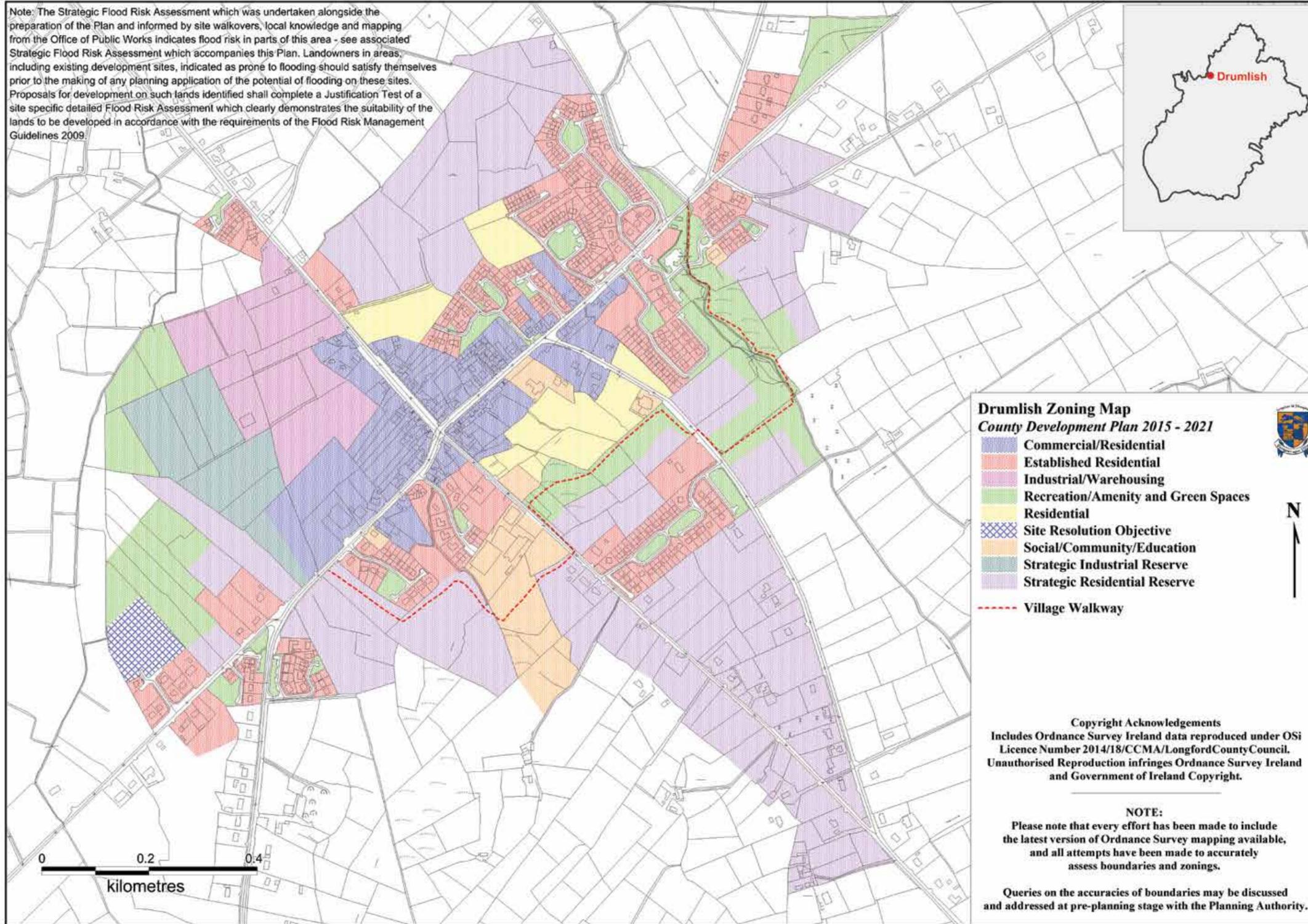
Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.

Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, indicated as prone to flooding should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites. Proposals for development on such lands identified shall complete a Justification Test of a site specific detailed Flood Risk Assessment which clearly demonstrates the suitability of the lands to be developed in accordance with the requirements of the Flood Risk Management Guidelines 2009.



Kenagh

Kenagh situated in the south of the County adjacent to the Royal Canal, is a picturesque settlement with a wide main street and relatively charming street frontage. The name Kenagh derives from the Irish word 'Caonach' meaning moss. The village was accordingly named after acres of land on which moss grew on stone around the Mosstown Estate. The village itself was built around the estate by the Kingstons between the years of 1837 to 1843.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.

2. A proposal for a single dwelling house may be considered under this zoning where:
 - a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - b) The lands are being developed in a sequential manner;
 - c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

Expansion of existing enterprises and local level retail provision where appropriate, will be considered within this zoning.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

The zoning also provides for sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹⁴ shall be complied with as appropriate.

¹⁴ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;

- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

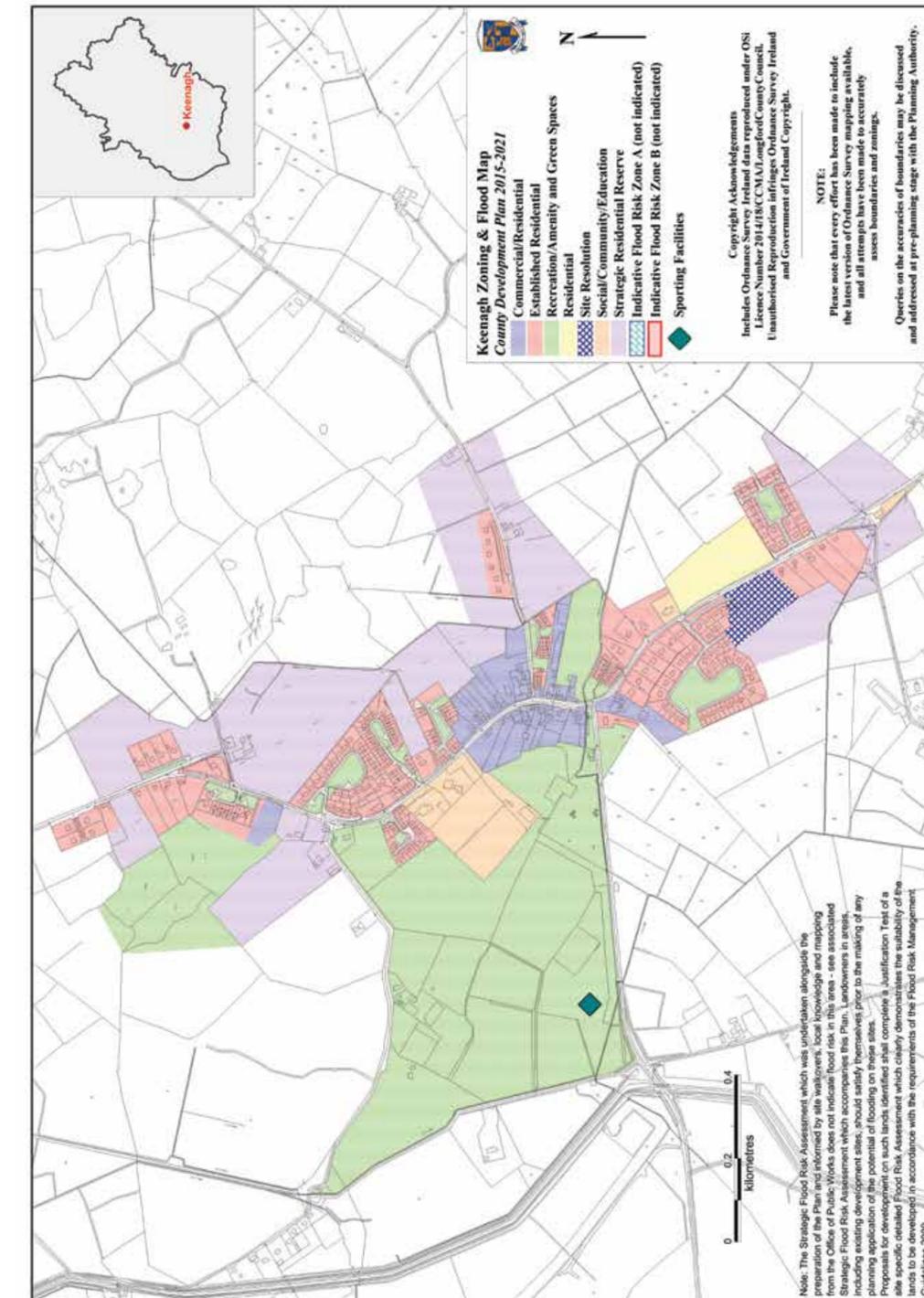
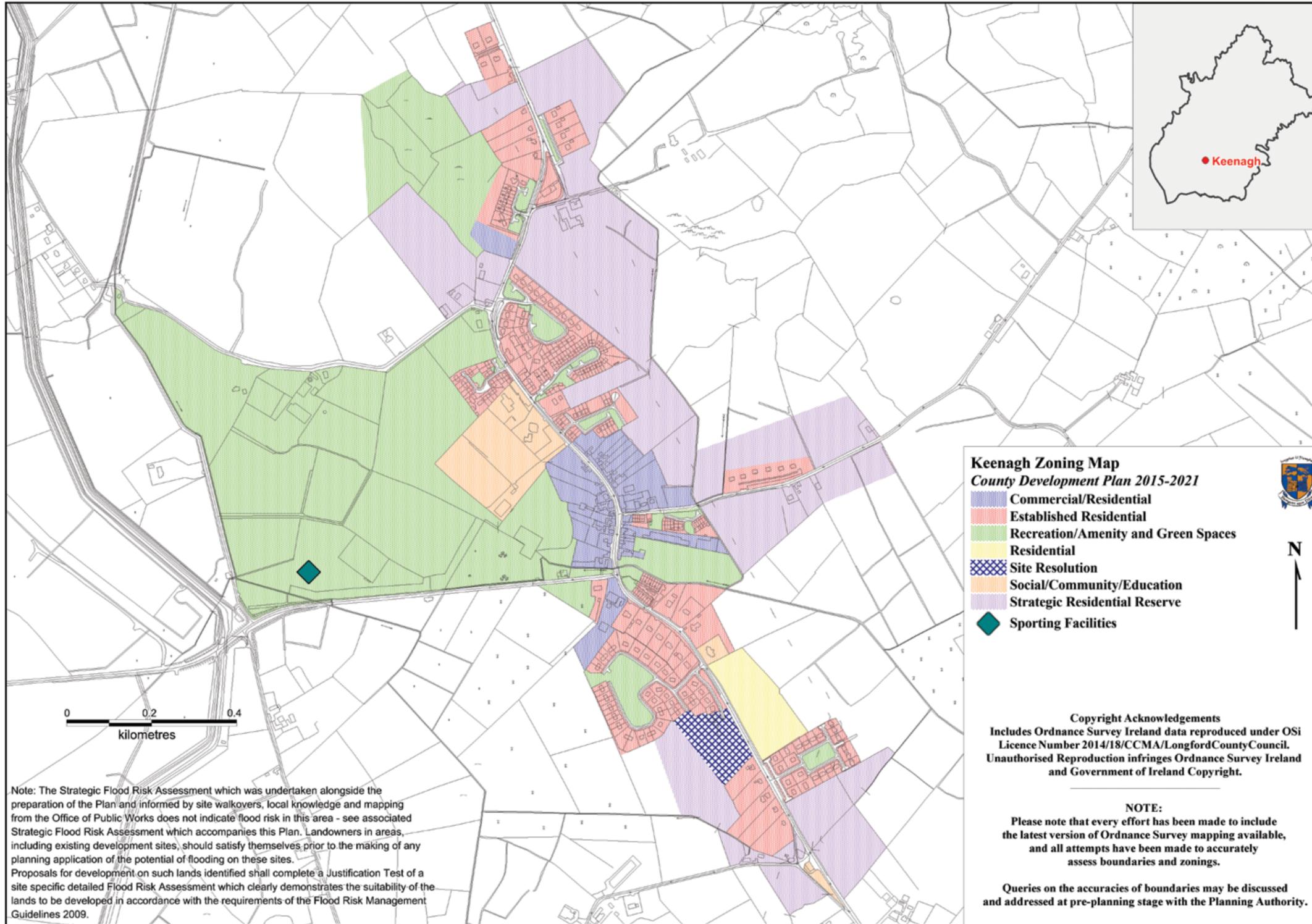
Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.



Legan

Legan is situated to the south of the County with a river running around the extent of the settlement. The River Inny is situated two miles south east of the settlement.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.
2. A proposal for a single dwelling house may be considered under this zoning where:
 - a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - b) The lands are being developed in a sequential manner;
 - c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, recreational, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

The zoning also provides for sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.

- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased.

Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below¹⁵ shall be complied with as appropriate.

¹⁵ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings. Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

- Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

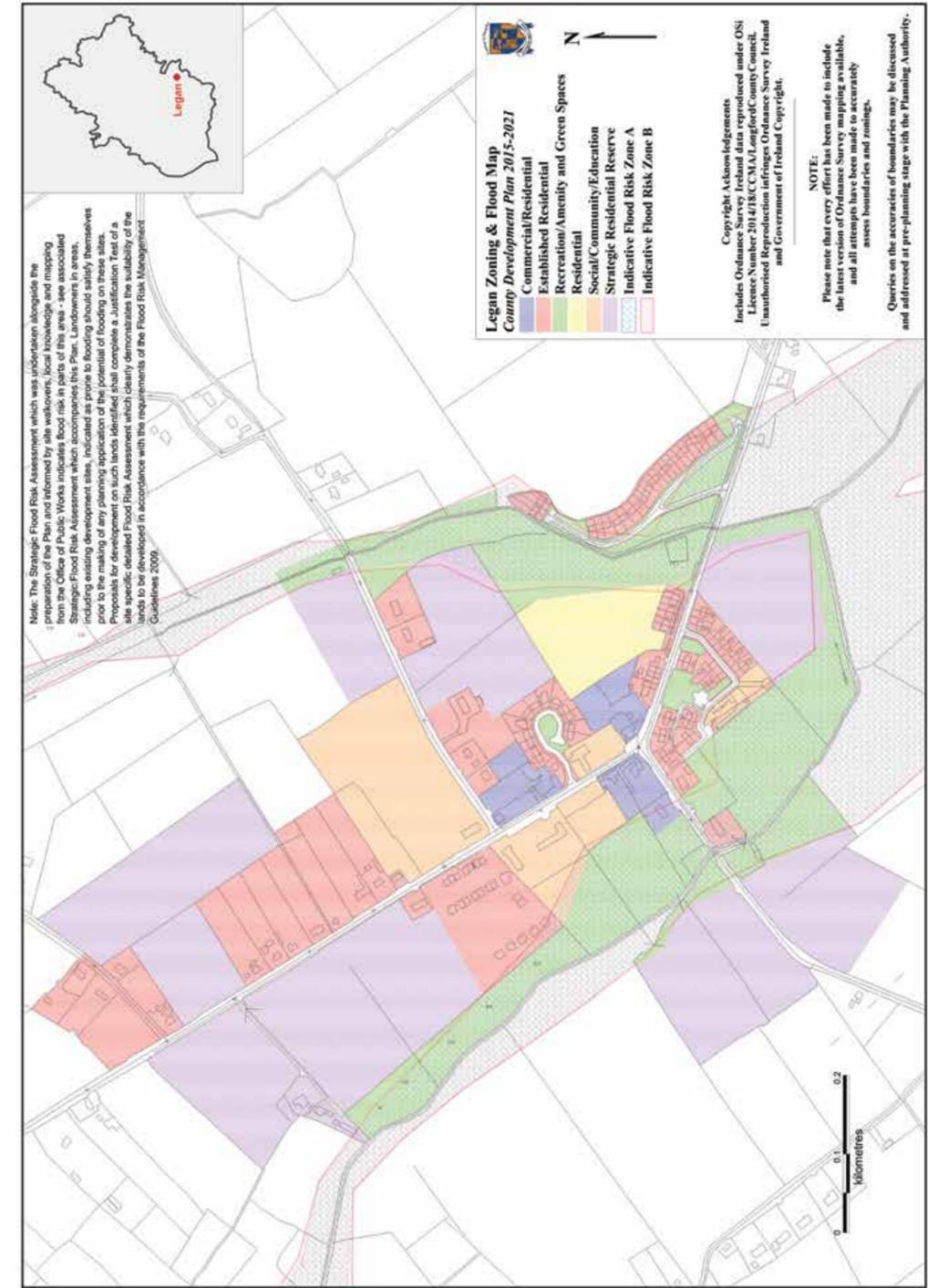
Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

Further and more detailed guidance and advice can be found at <http://www.flooding.ie> and in the Building Regulations.



Newtownforbes

Newtownforbes (Lios Breac, meaning “the speckled ringfort”) is located along the N4 National primary route 4km to the northwest of Longford Town. Newtownforbes takes its name from the Forbes family, also known as the Earl of Granard, who originated in Aberdeen and were granted lands in the area around 1621, and have been resident in Castleforbes since 1691.

Zoning

RESIDENTIAL

To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities

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.

ESTABLISHED RESIDENTIAL

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.

STRATEGIC RESIDENTIAL RESERVE

To provide for the longer term housing requirements of the town

Residential development, other than that set out below, will not be permitted on these lands during the lifetime of the Plan (It should be noted that lands zoned for the purposes of strategic residential reserve may be released for development over future plan periods). The following residential type development may be considered acceptable;

1. Where there is a live permission for residential development that has not been activated.

The life of these permissions may be extended in accordance with the provisions of Section 42A of the Planning & Development Act 2010, as amended. Proposals for new developments will not be considered over the lifetime of the current plan period.
2. A proposal for a single dwelling house may be considered under this zoning where:
 - a) the unit to be provided will serve as the permanent place of residence of the landowner or a member of his/her immediate family
 - b) and where it can be clearly demonstrated that the provision of such a unit would not compromise the ability of the wider area of zoned land to be developed in the future,
 - c) and the dwelling would easily integrate with the existing and future development of the lands and those in the vicinity.
3. In exceptional circumstances where it can be clearly demonstrated by the developer that there is a significant difficulty in the release or identification of lands for a specific residential type development, consideration will be given to the release of lands zoned Strategic Residential Reserve, subject to established planning criteria and including in particular;
 - a) The requirement to remain within the overall residential land use targets as set out in the Core Strategy;
 - b) The lands are being developed in a sequential manner;
 - c) It has been clearly justified and demonstrated, to the satisfaction of the Planning Authority, that there is a clear discrepancy between the supply and release of residentially zoned lands and the demand for residential units.

Certain developments that can demonstrate a strategic element, (e.g. a significant commercial or social element), may be deemed acceptable.

COMMERCIAL/RESIDENTIAL

To primarily provide for commercial/retail development with a possible element of residential development

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail policy for the County. Developers should be cognisant of the high profile locations of this zoning and design, whereas siting and materials should be chosen accordingly to ensure that any additional developments enhance the existing attractive streetscape.

SOCIAL/COMMUNITY/EDUCATION

To primarily provide for educational, health, social, cultural, religious and community facilities

This zoning provides for facilities that serve the community as a whole such as schools, community centres, crèches, nursing homes, churches etc.

RECREATION/ AMENITY AND GREEN SPACES

To primarily provide for recreational open space, environmental buffers and ancillary structures

To preserve, provide for and improve active and passive recreational public and private open space, environmental buffers and ancillary structures. The areas included in this zoning objective cover both private and public open space and are dispersed throughout urban centres of every size. The Council will not normally permit development that would result in a loss of open space.

This zoning provides for open spaces, parks and development incidental to the enjoyment of open space including sport and leisure facilities such as a clubhouse, changing rooms, meeting rooms, a gym, sports training halls, catering facilities, caretaker accommodation.

The zoning also provides for the reservation of environmental buffers at strategic corridors and further facilitates the protection of existing green areas and public open spaces which provide for the passive and active recreational needs and provides for the use of such land or such facilities for games, educational and recreational purposes.

TOURISM AND EVENTS

To realise the tourism potential of the area

This objective provides for the development of Arts, culture and entertainment facilities. The zoning also provides for the facilitation of festivals and related events. Cognisance of the heritage of the site should be had as part of any proposal for development under this zoning.

FLOODING

- The zoning included in the Plan for already developed areas within Flood Zones A and B is generally conferred by its established use - as opposed to potential or suitability for any future use.
- The Flood Risk Zones A/B layer is taken from the Stage 2 SFRA which accompanies the Plan. The SFRA is a live document which may be updated to take account of any new information which is scheduled to be released by the OPW.
- The zoning does not represent an intention to allow unlimited developments or developments which are incompatible with flood risk zones.
- Any new development will have to comply with the provisions of the Plan with respect to flood risk management (including Policy SFRA 1 to Policy SFRA 11) as well as the Flood Risk Management Guidelines
- [Only] Compatible developments associated with the zoning would be permitted when accompanied by an appropriately detailed flood risk assessment showing that the proposed site design for any proposed development does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies the applicant and the Council that the development itself will not be exposed to unacceptable levels of flood risk.
- Landowners or developers in areas so indicated should satisfy themselves prior to the making of any planning application of the potential of flooding on these sites.

Where Flood Risk Zones A and B are indicated on the land use zoning maps in areas which have been previously developed, it is the objective of the plan to facilitate the appropriate management and sustainable use of flood risk areas within this zone. The zoning in these locations shall limit new development, while recognising that existing development uses within these zones may require small scale development over the life of the Plan, which would contribute towards the compact and sustainable urban development of the area.

The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Development proposals within this zone shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

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Specifications for developments in flood vulnerable areas as set out below¹⁶ shall be complied with as appropriate.

¹⁶ Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

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Flood-Resistant Construction

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This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

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- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and

- Awareness of risks and evacuation procedures and the need for family flood plans.

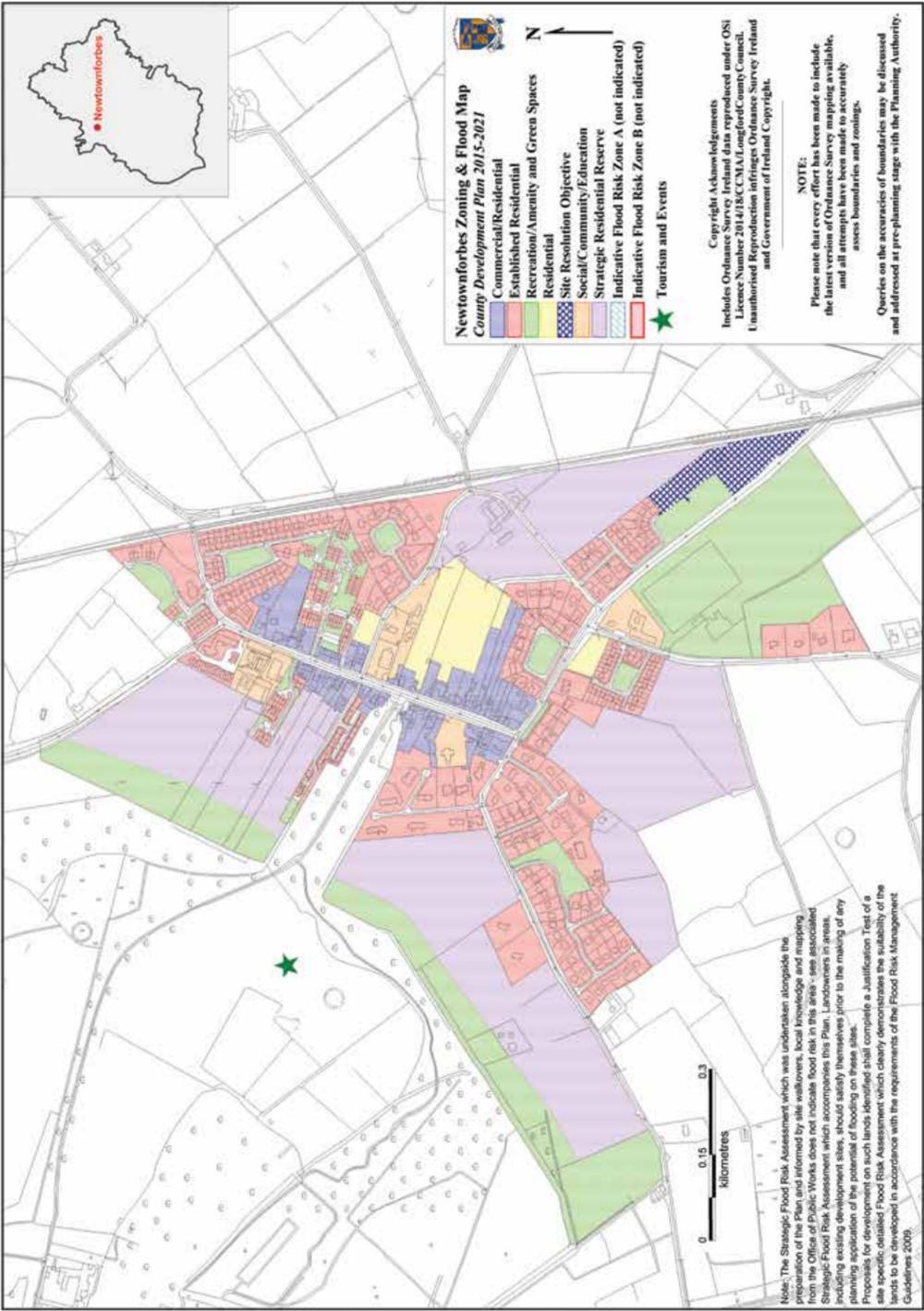
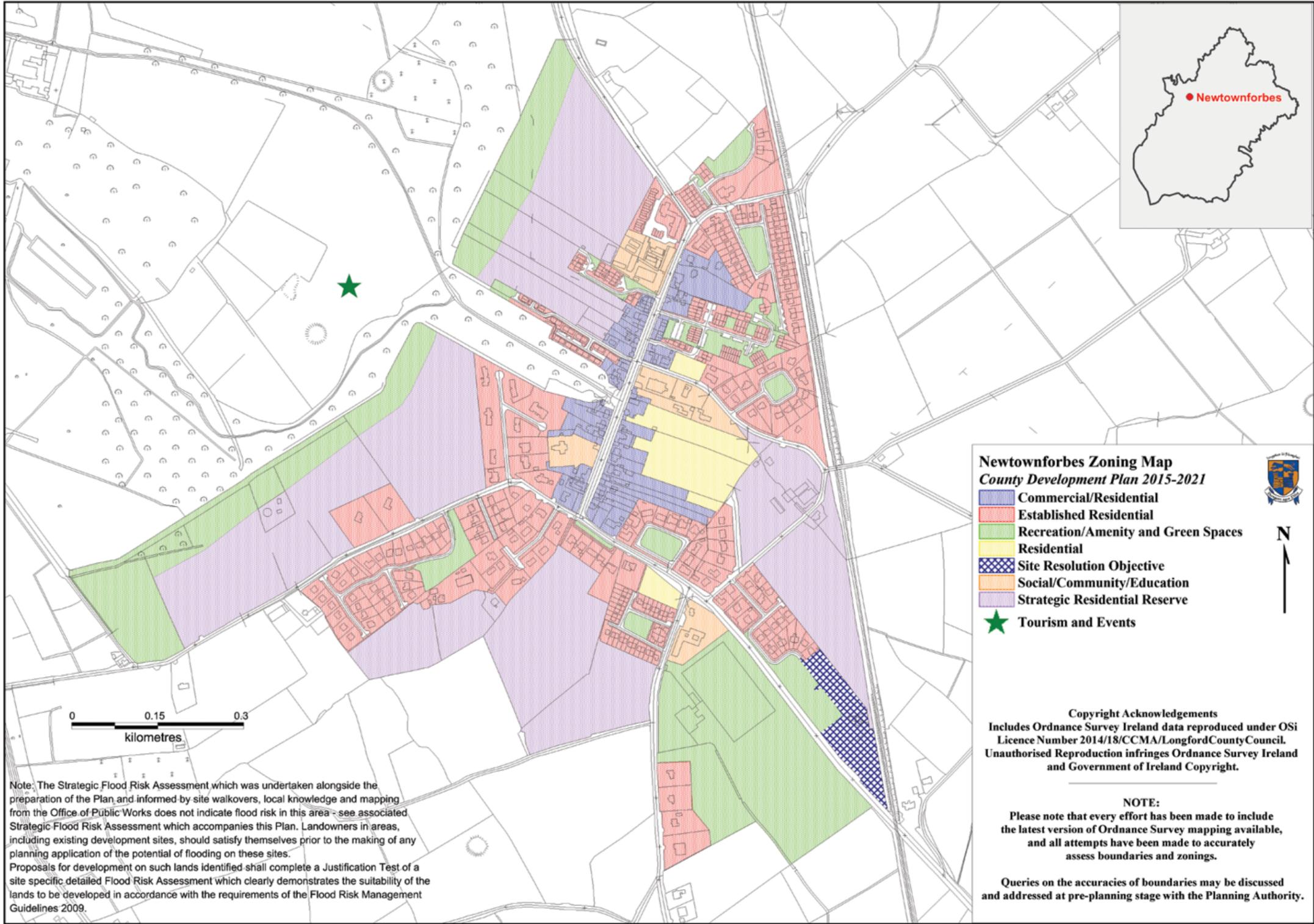
Access and Egress During Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

Further Information

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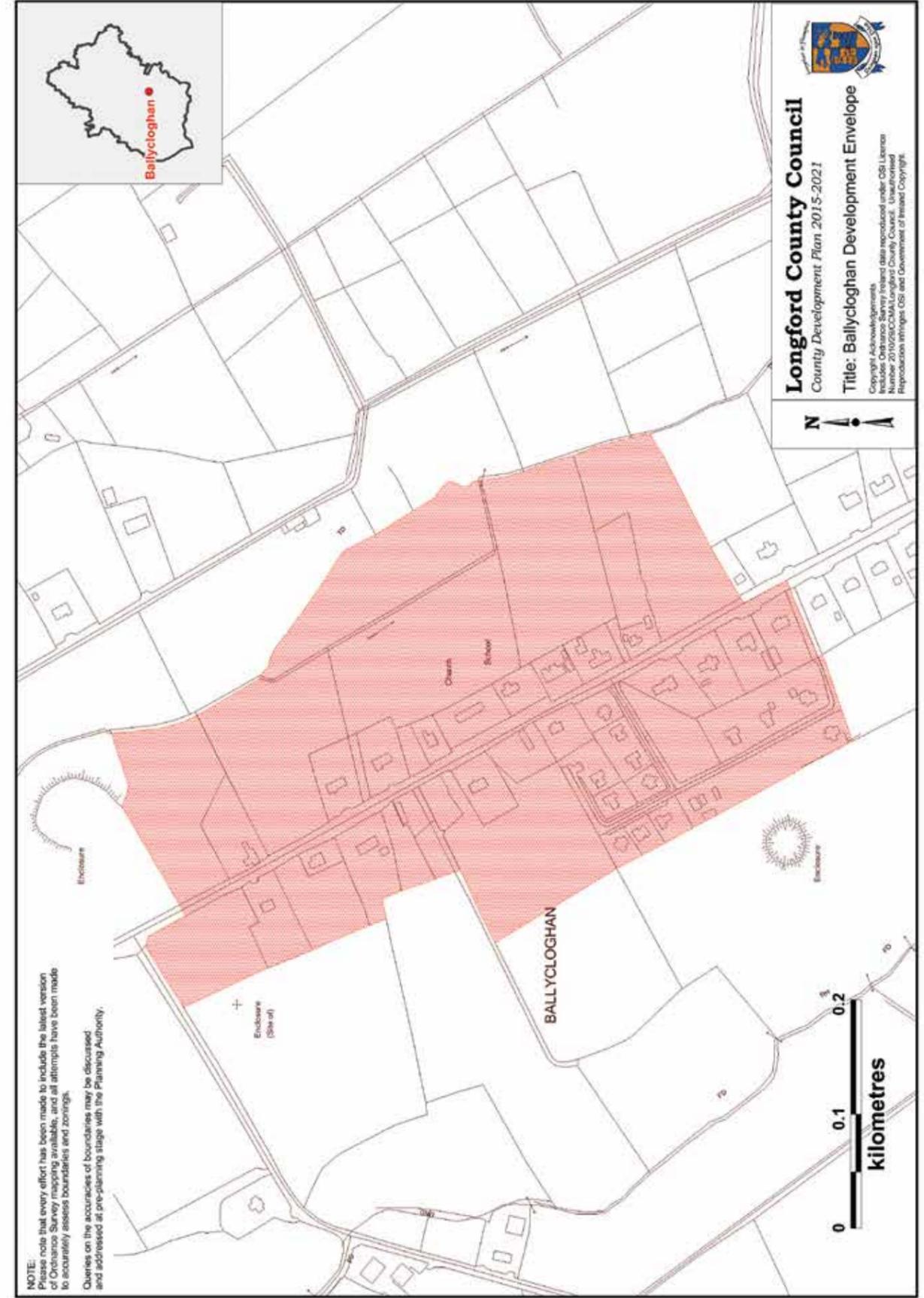
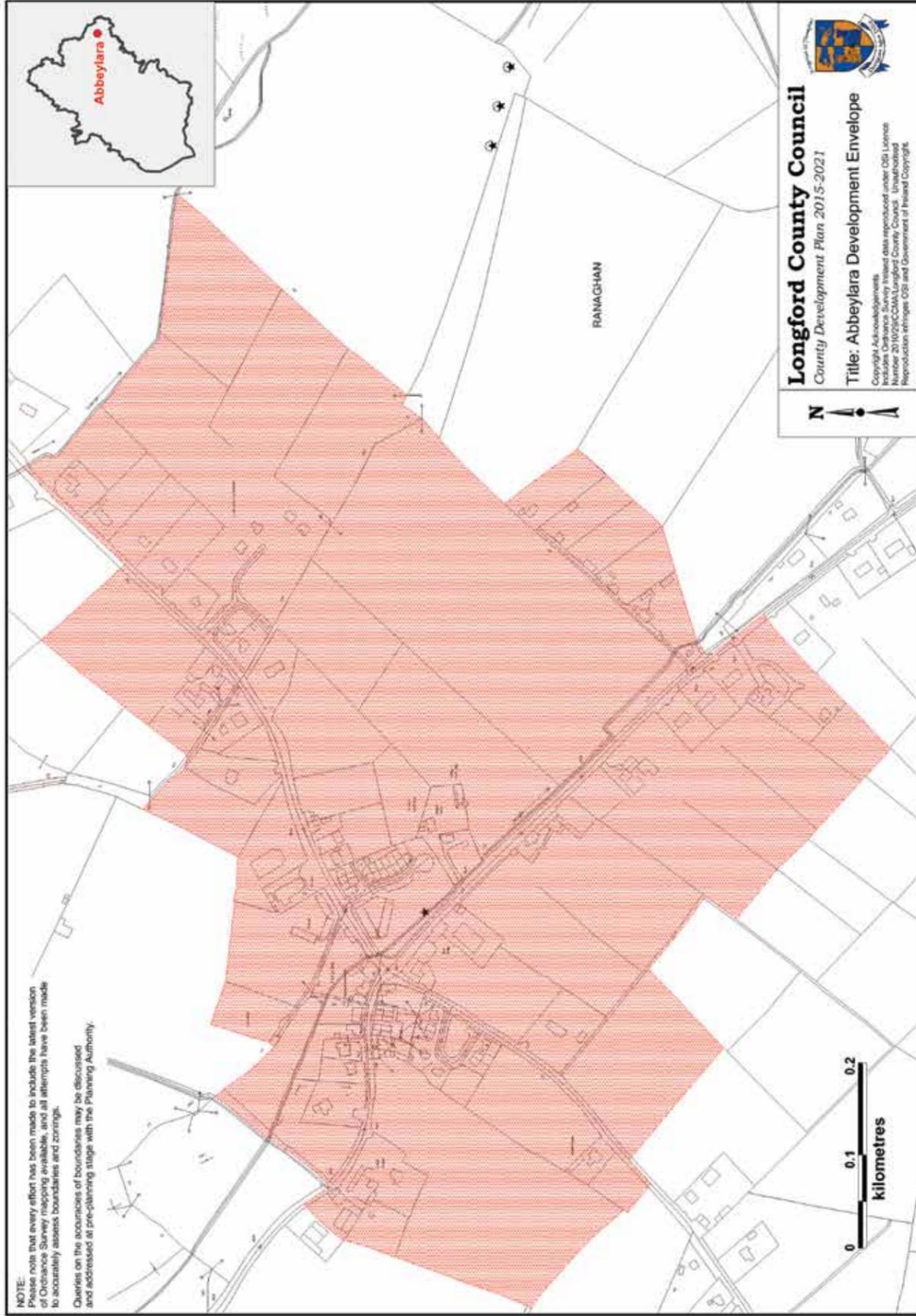
APPENDIX →

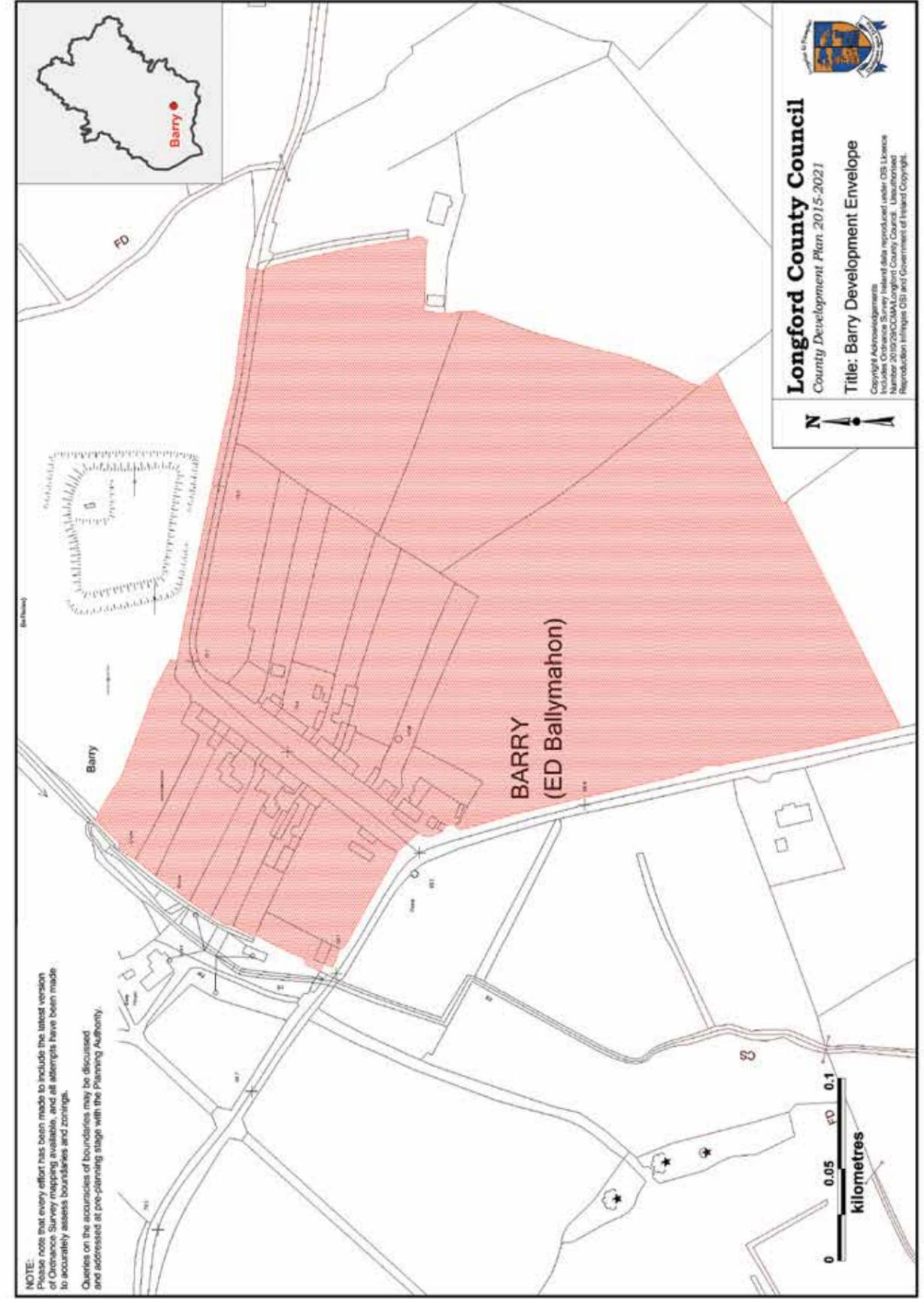
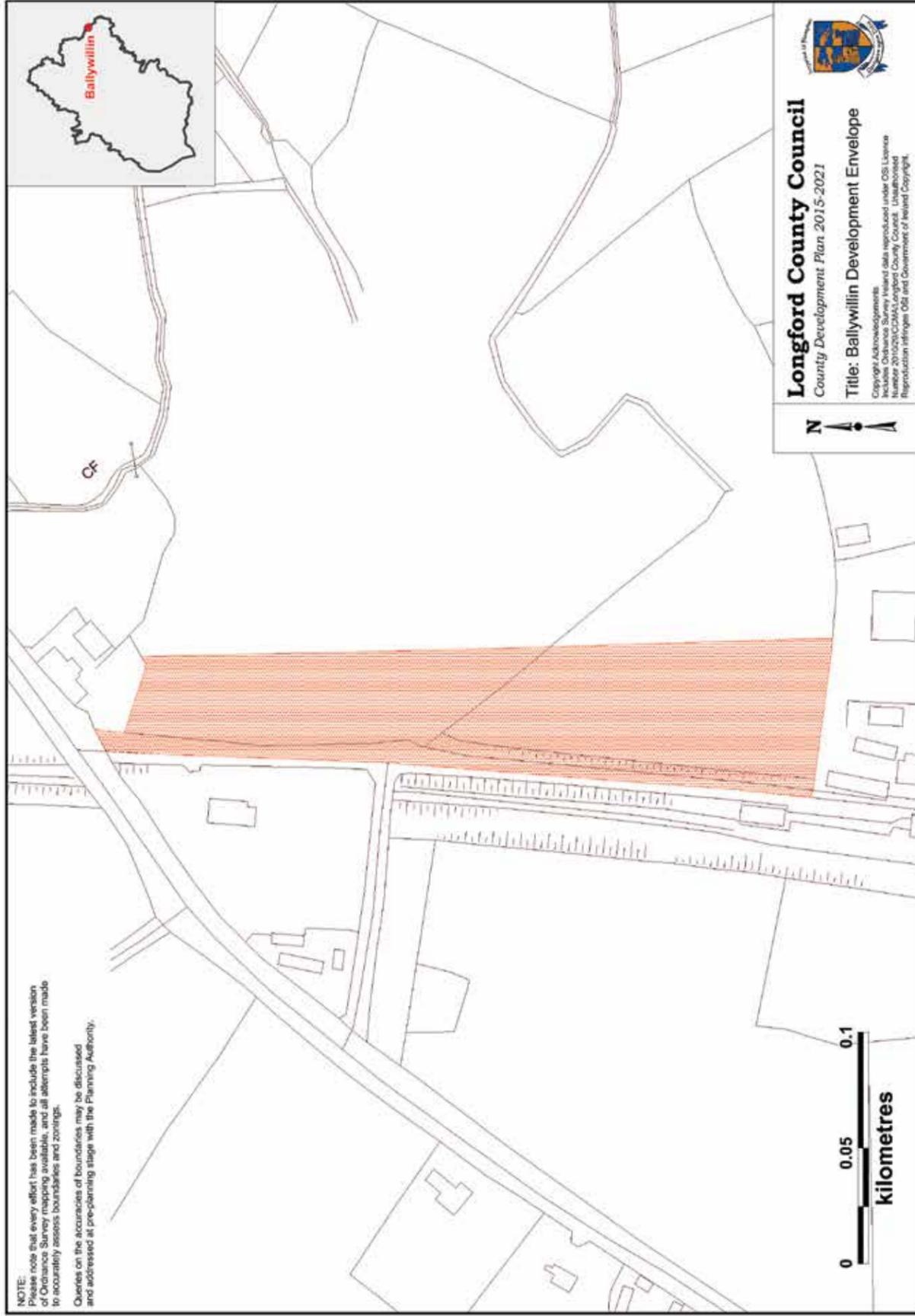
Appendix 1F Rural Service Settlement – Zonings and Policy

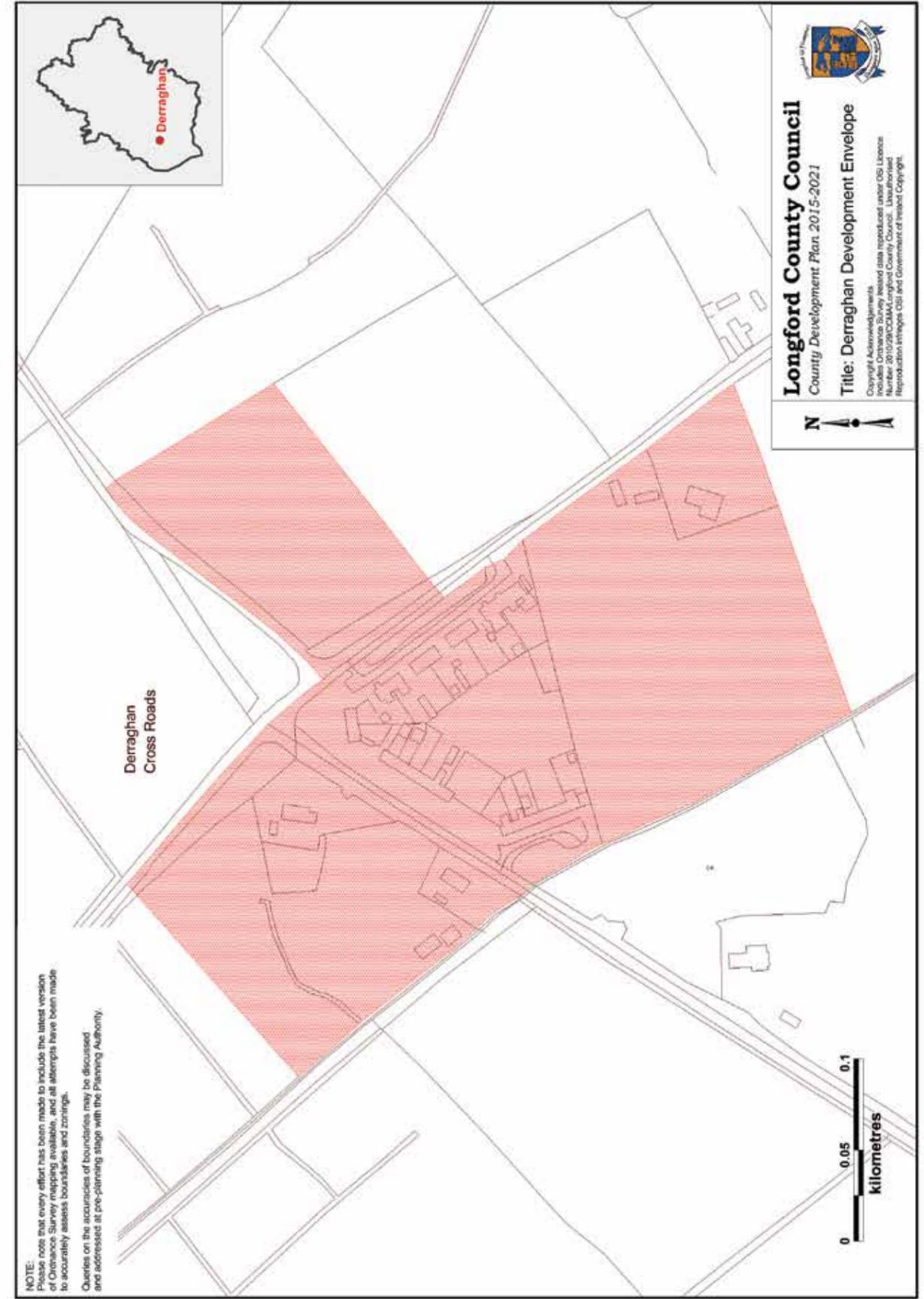
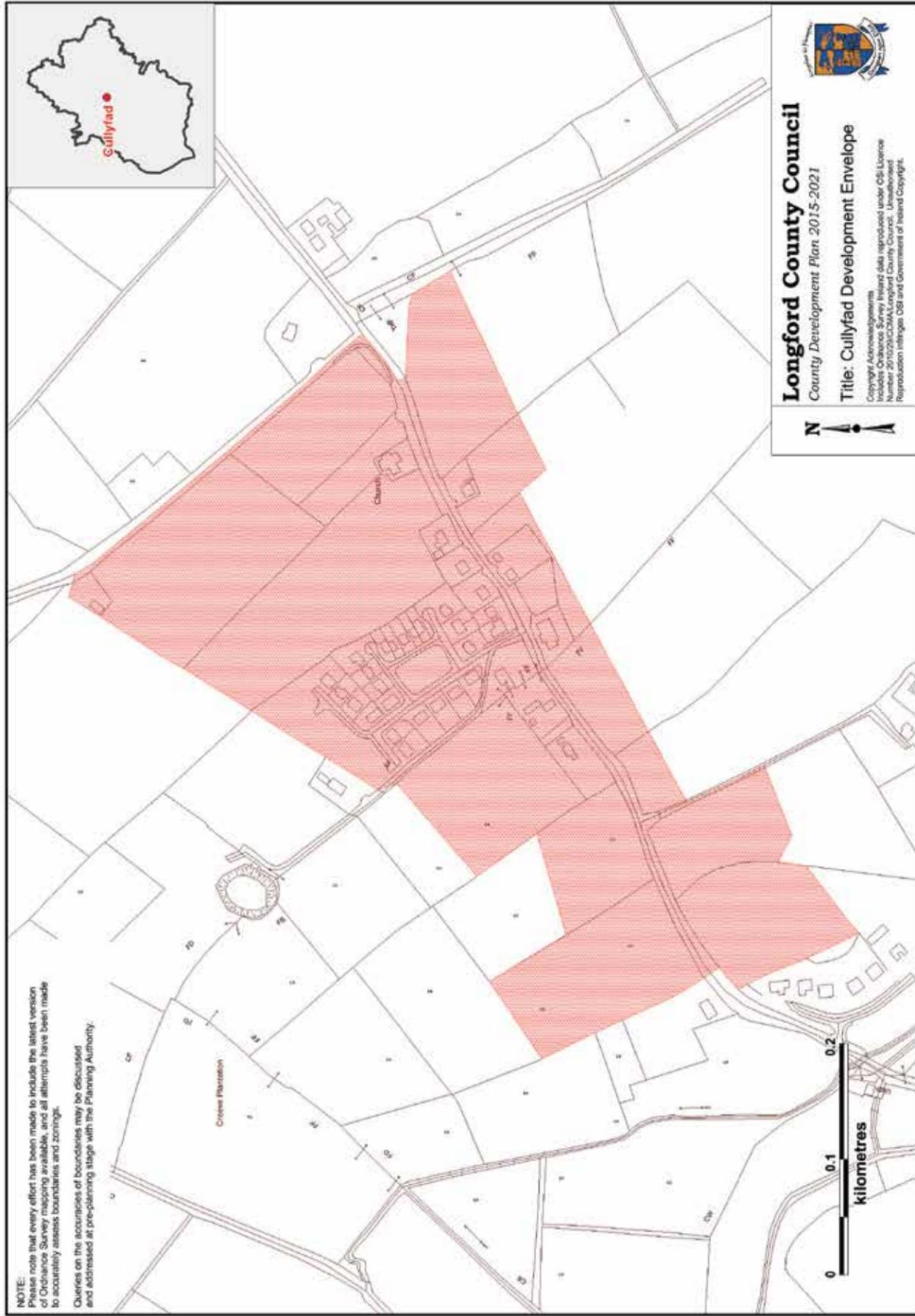
Zoning

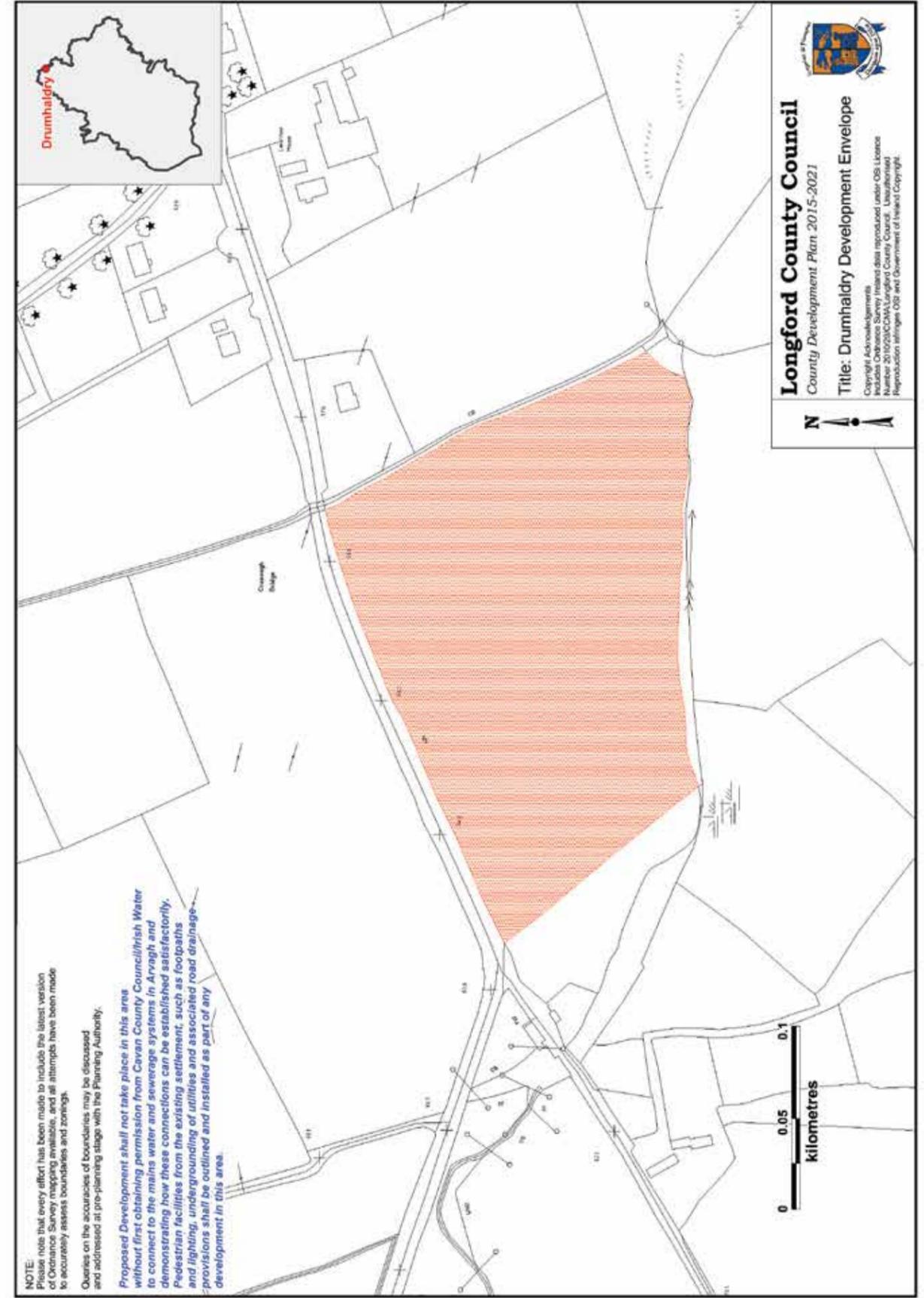
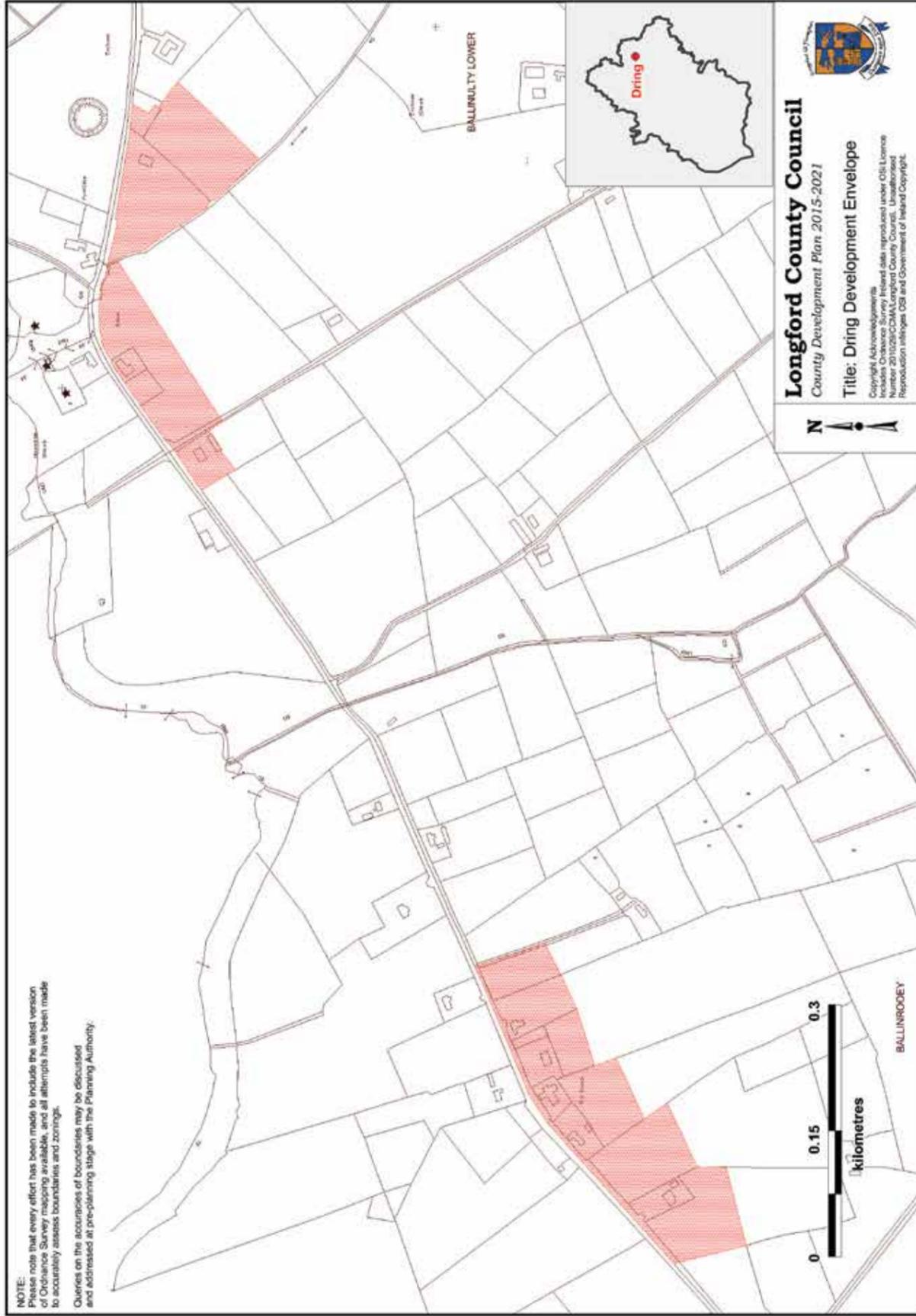
The areas contained within each identified village envelope are zoned for *'small scale residential reflective of the existing character of the settlement and limited local level services such as post offices, neighbourhood shops, schools etc'*, except where specifically stated otherwise.

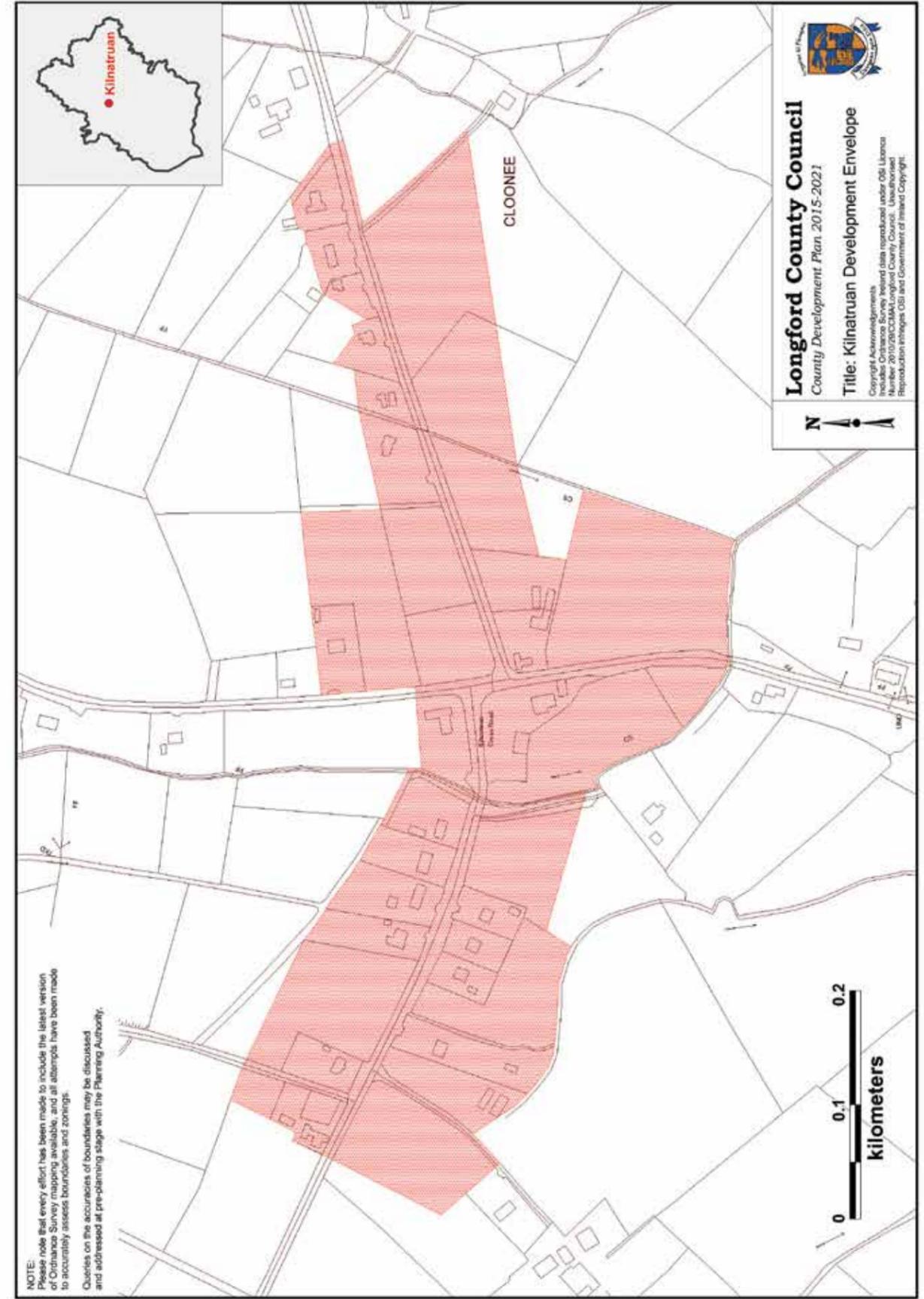
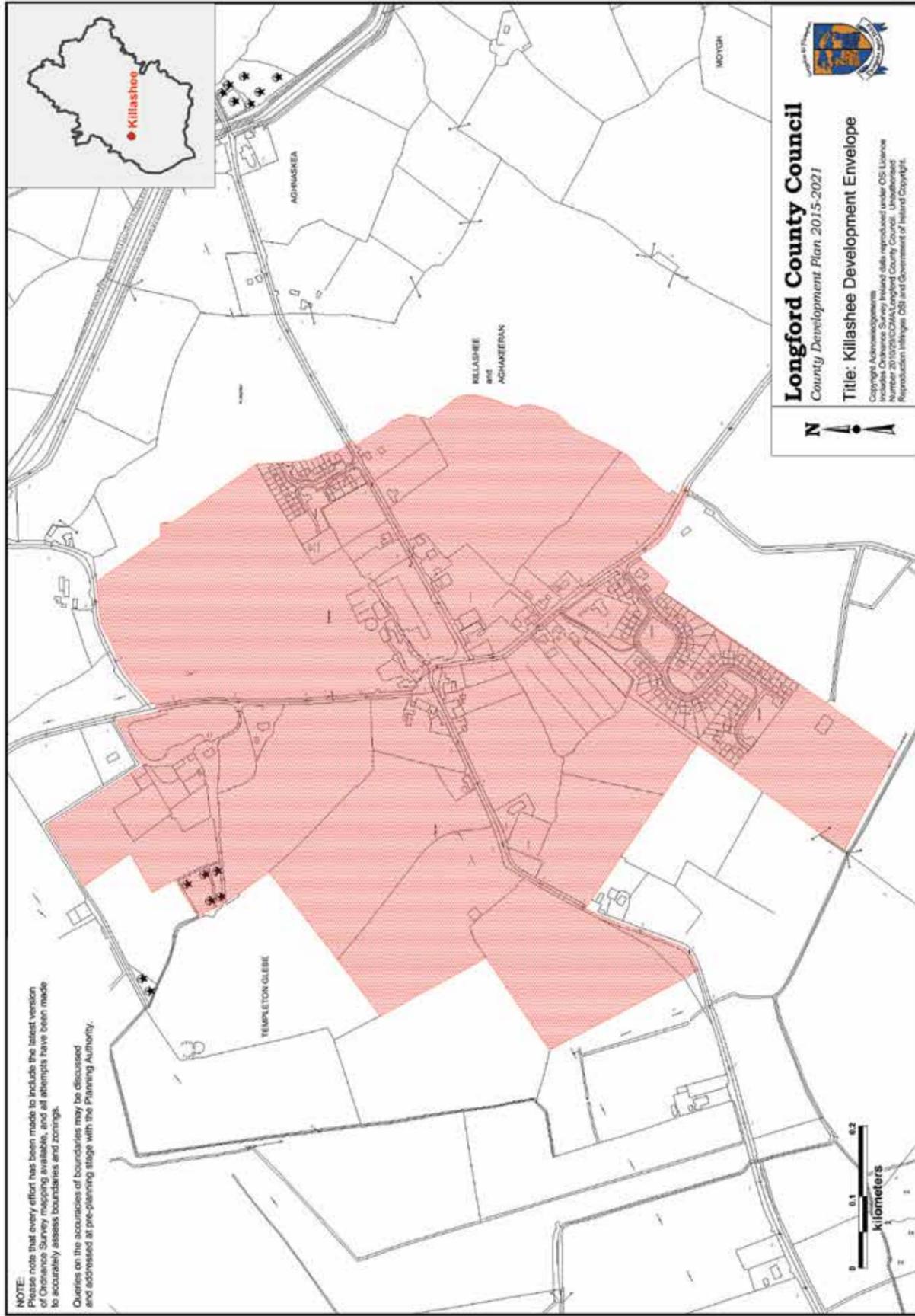
These locations have existing congregation areas and services such as schools, shops, post offices, public houses and residential houses available. Residential development in these areas will be only permitted at a small scale, reflective of the character of the existing settlements. Small-scale residential development which will alleviate the pressures for one-off housing in the open countryside will be permitted in these areas. These areas will cater for local need, in a similar manner to current one-off housing policy (and in accordance with the provisions of the Sustainable Rural Housing Guidelines). Given the existing distinct character of these settlements which have experienced a certain level of recent development, it is envisaged that these areas will also provide limited local level services such as post offices, neighbourhood shops, national schools etc. There shall be a strong emphasis on the creation and maintenance of a sense of identity and local character in the proposed development of these areas.

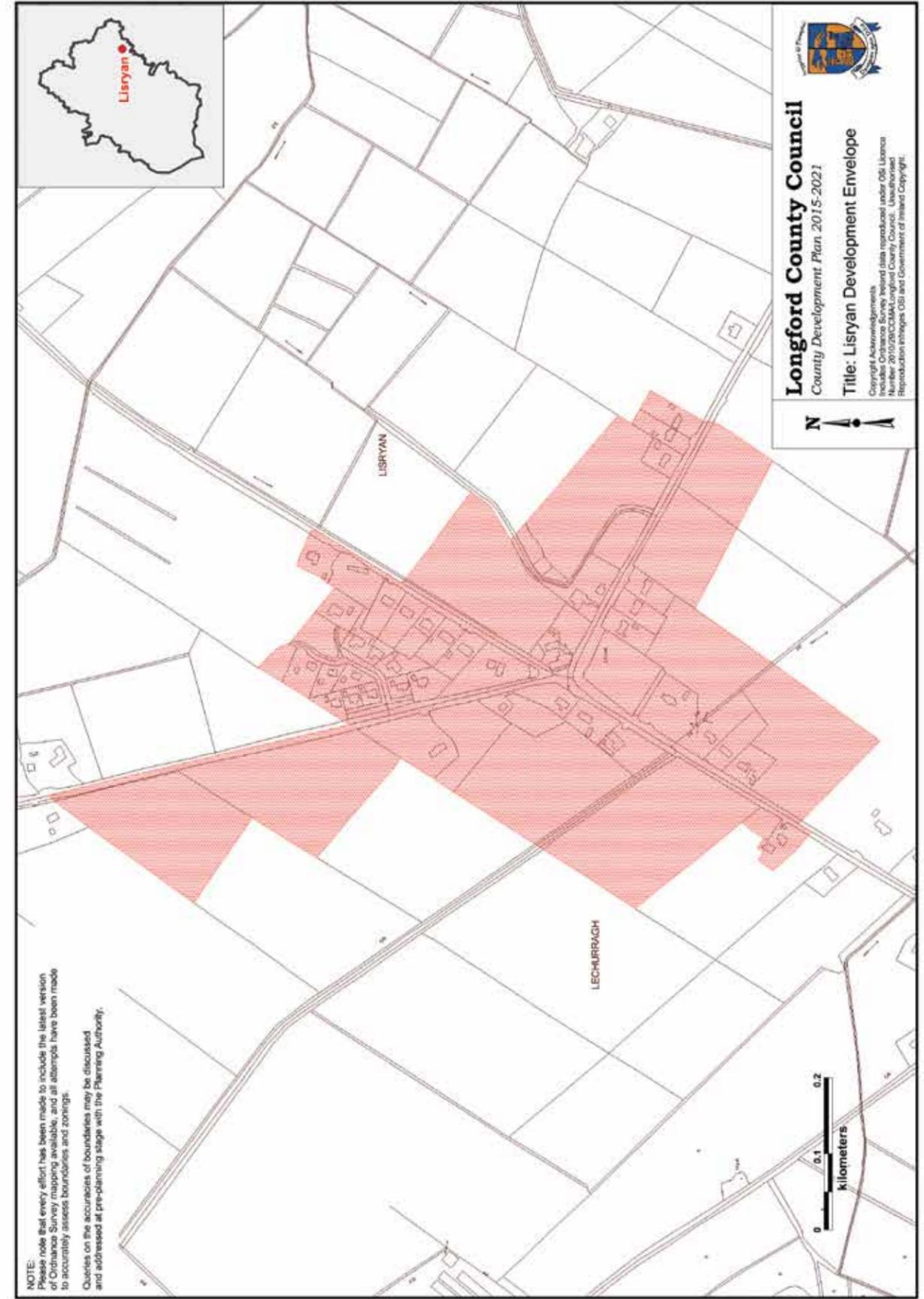
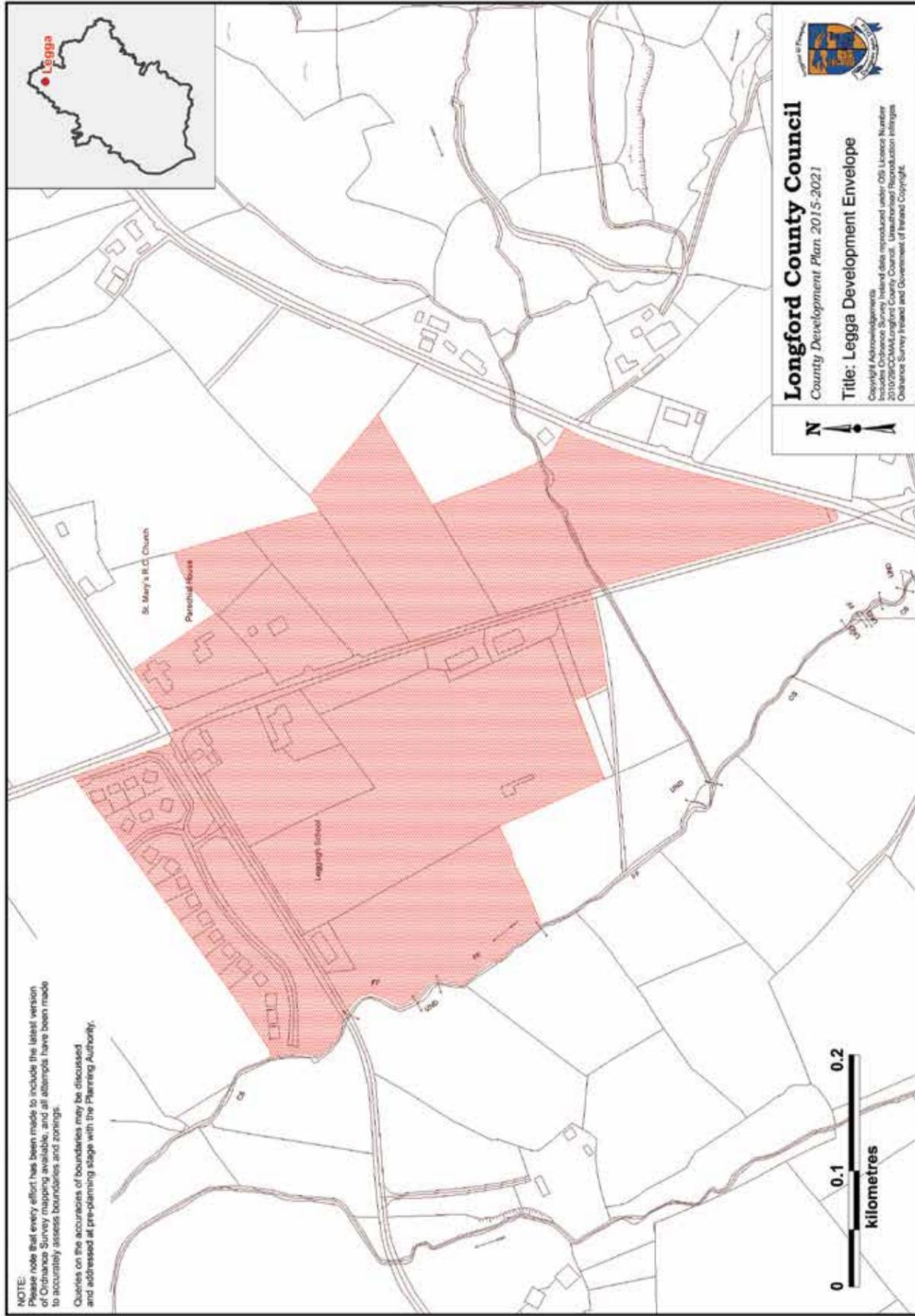


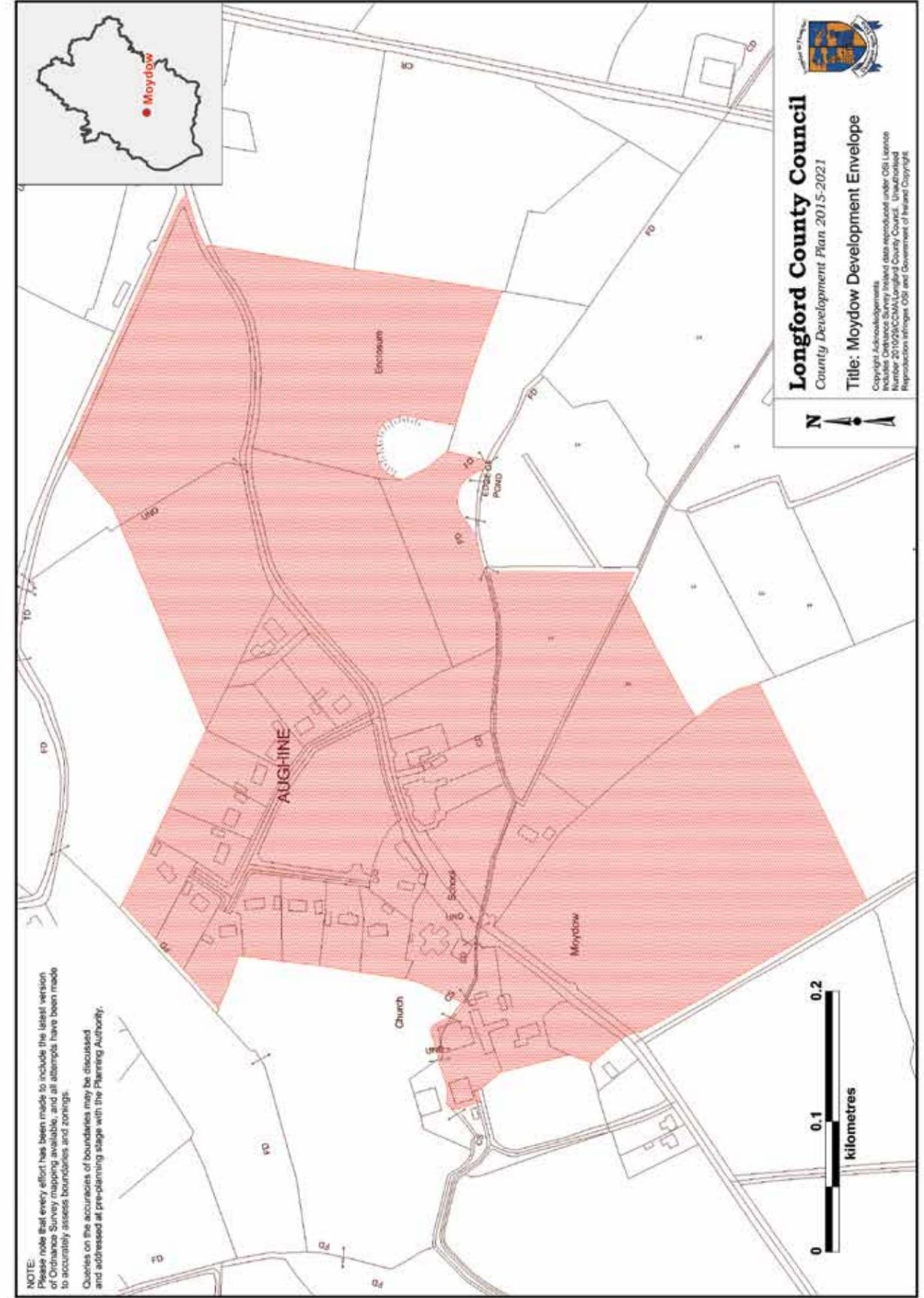
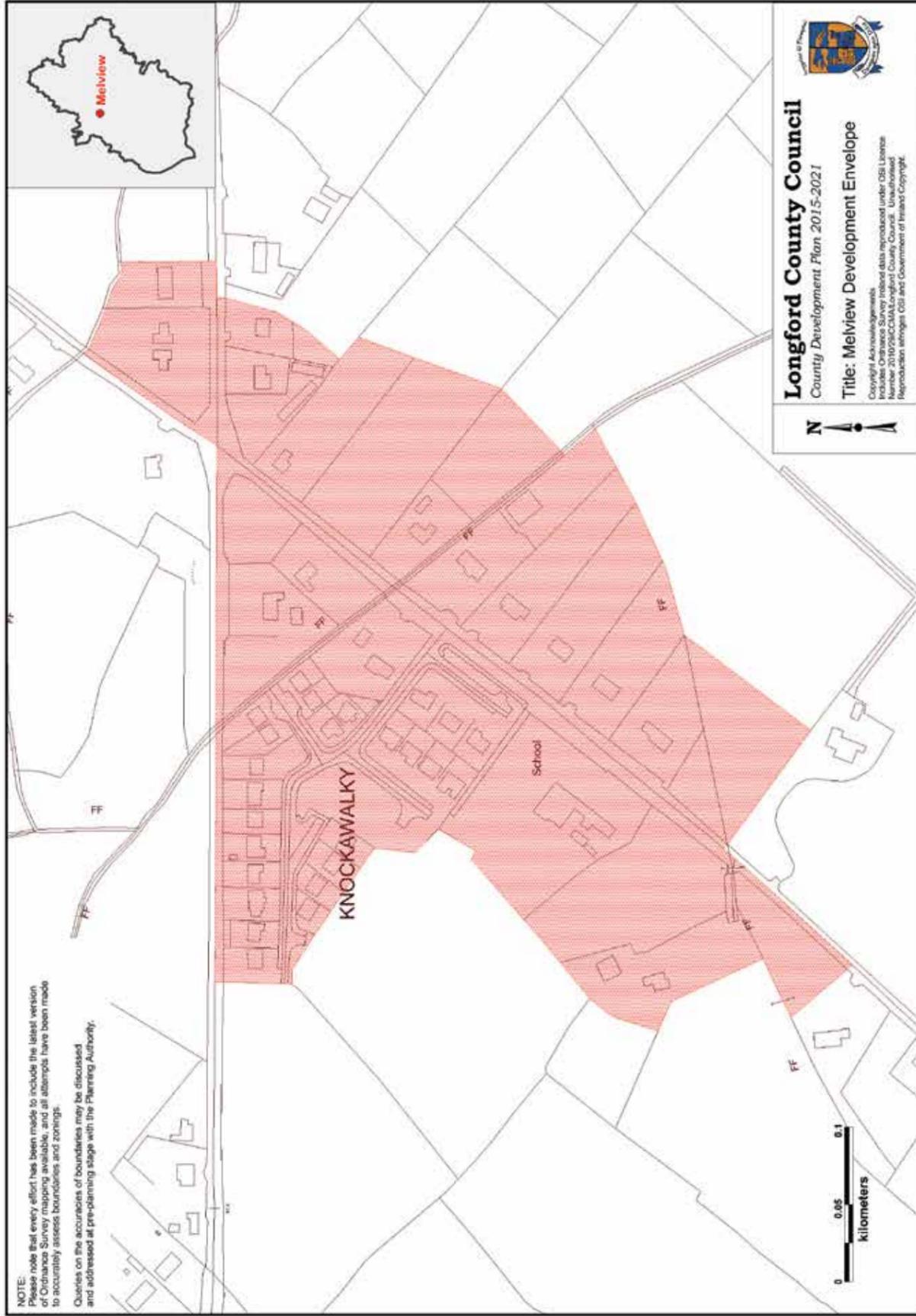


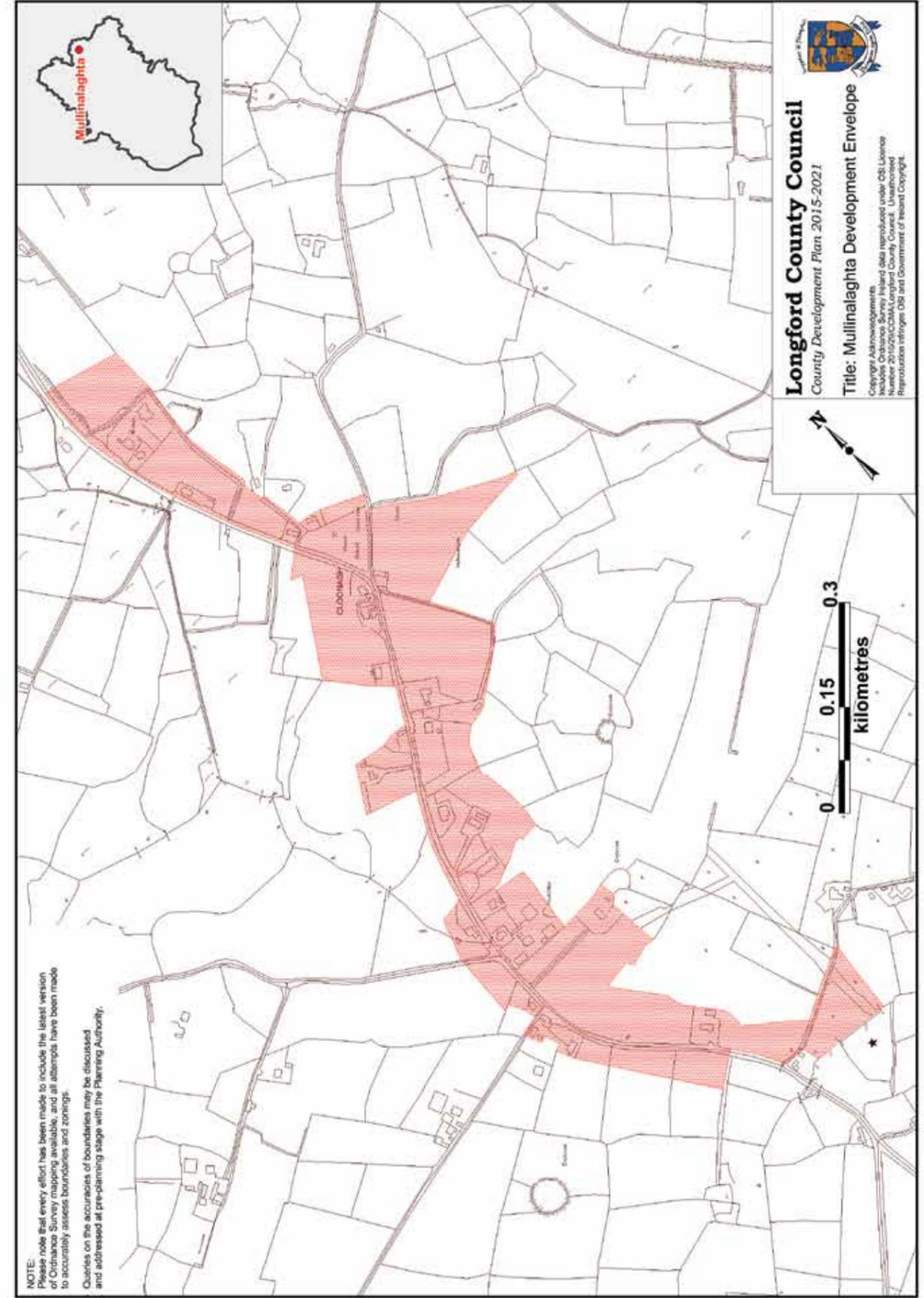
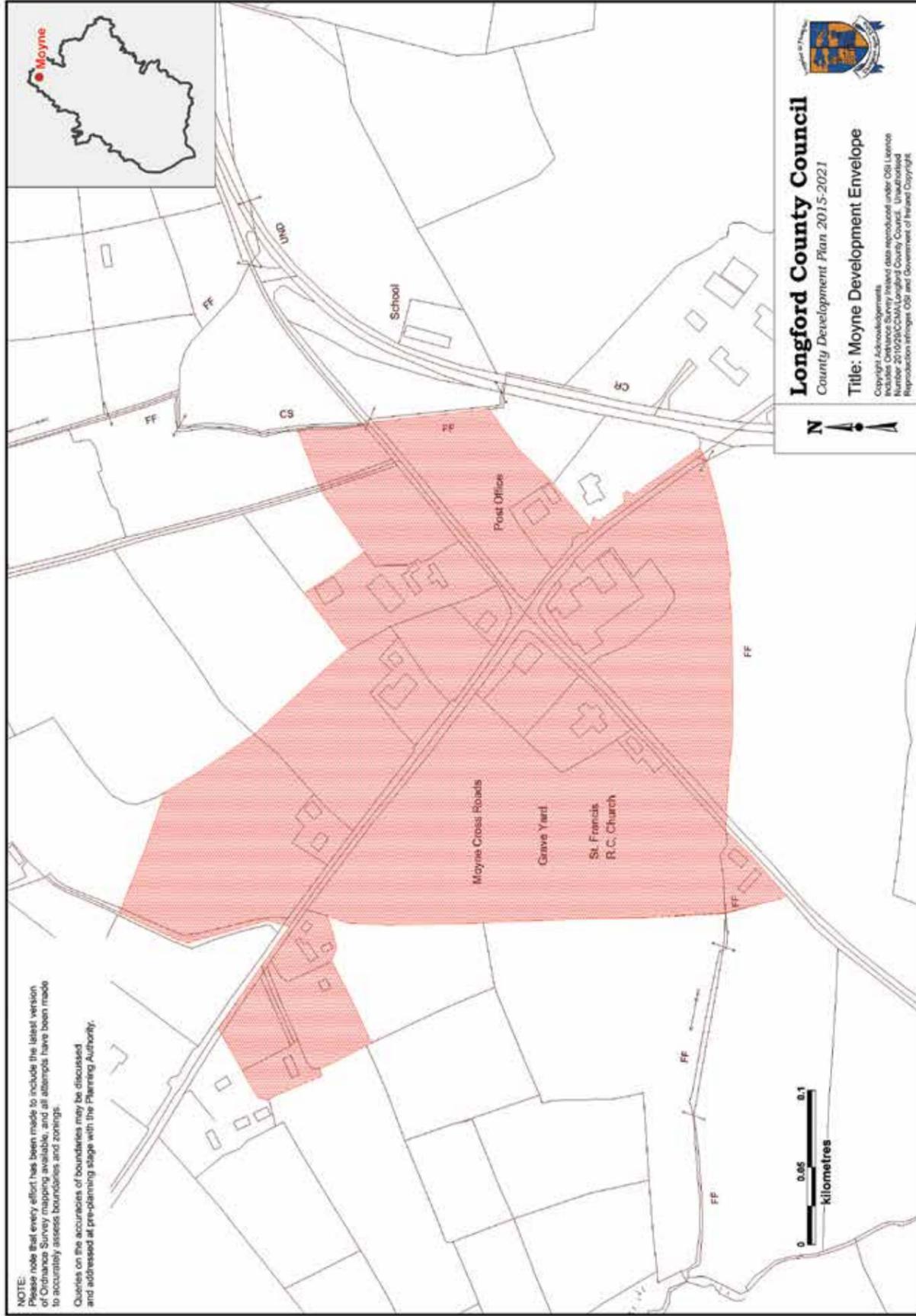


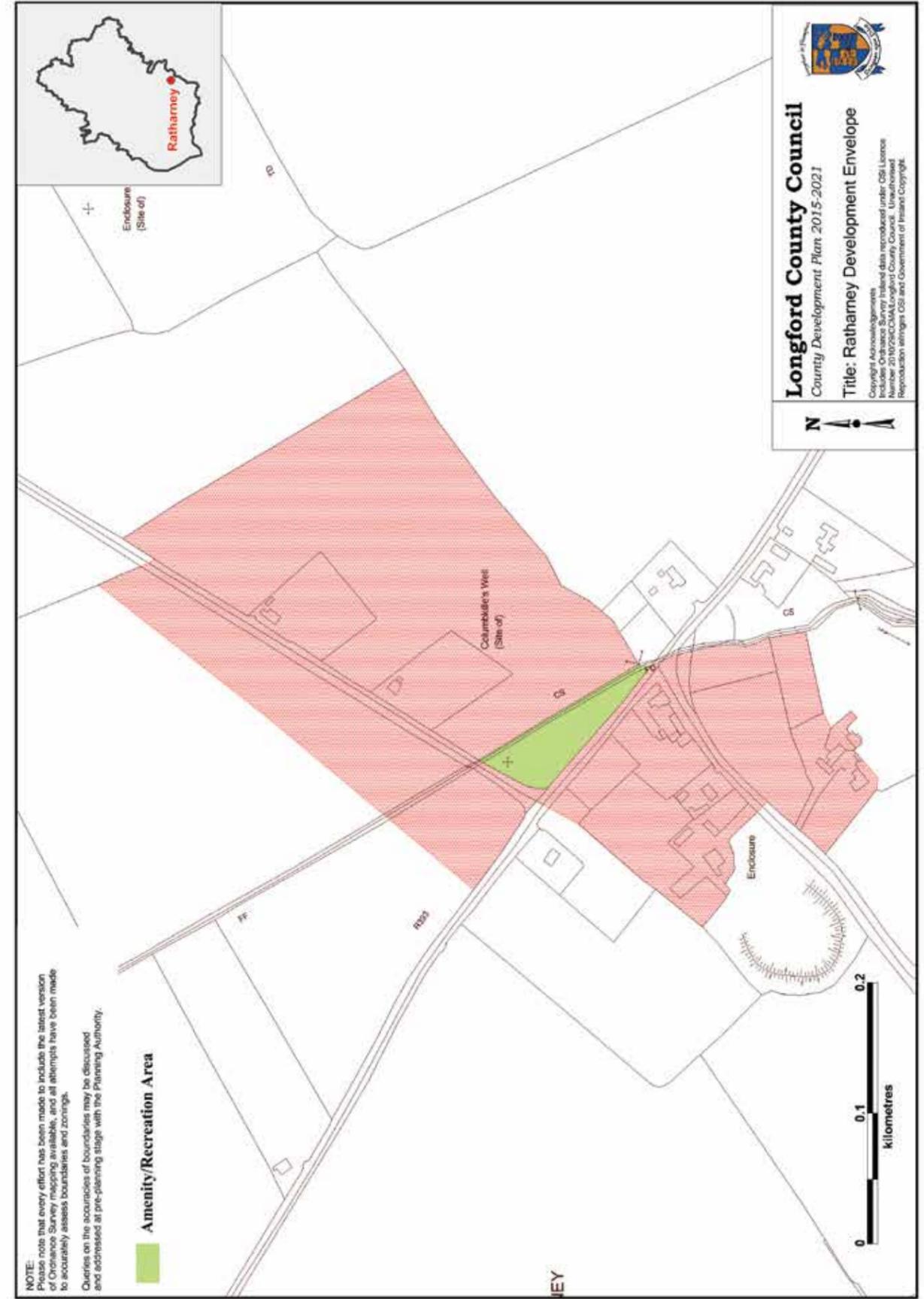
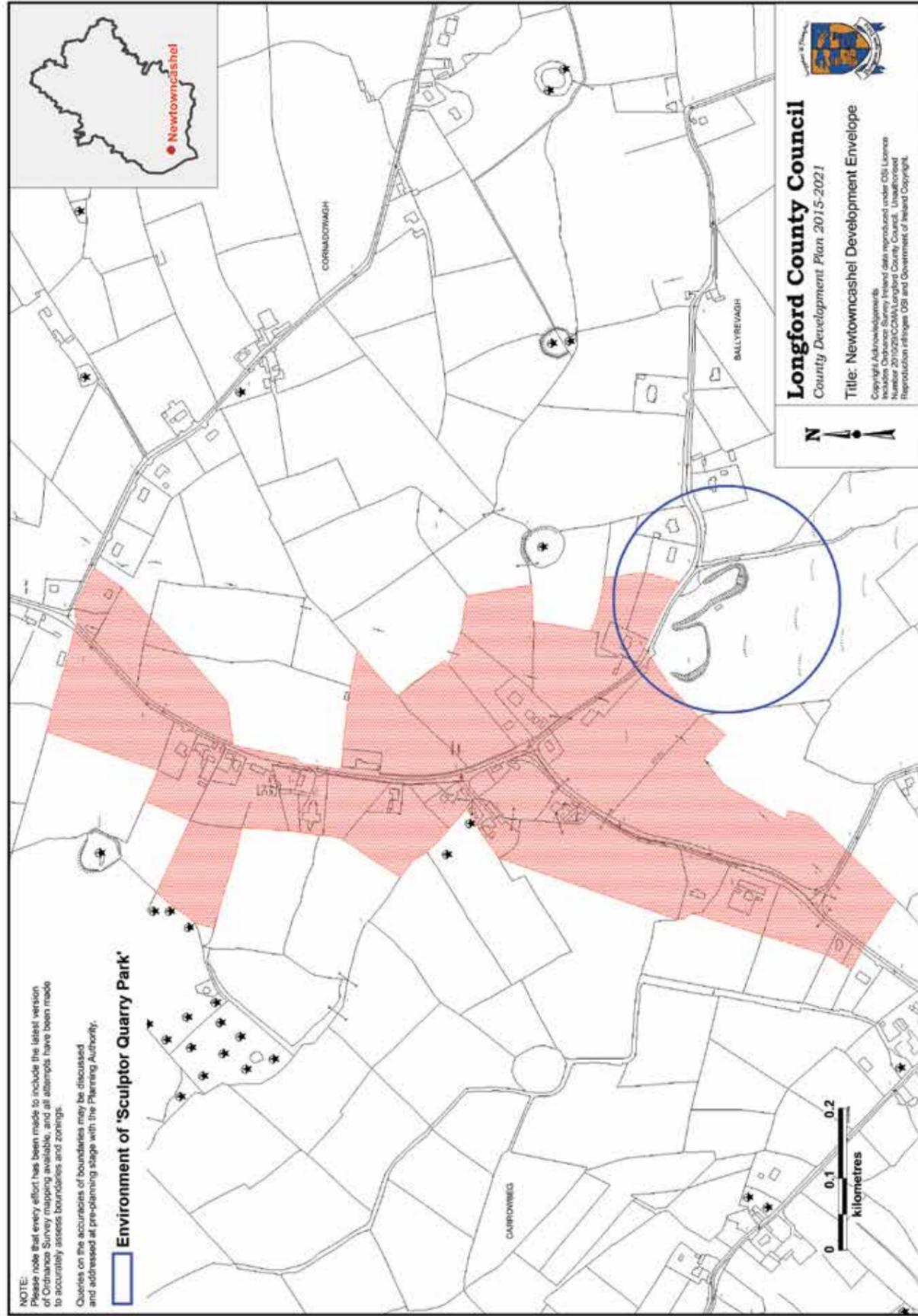


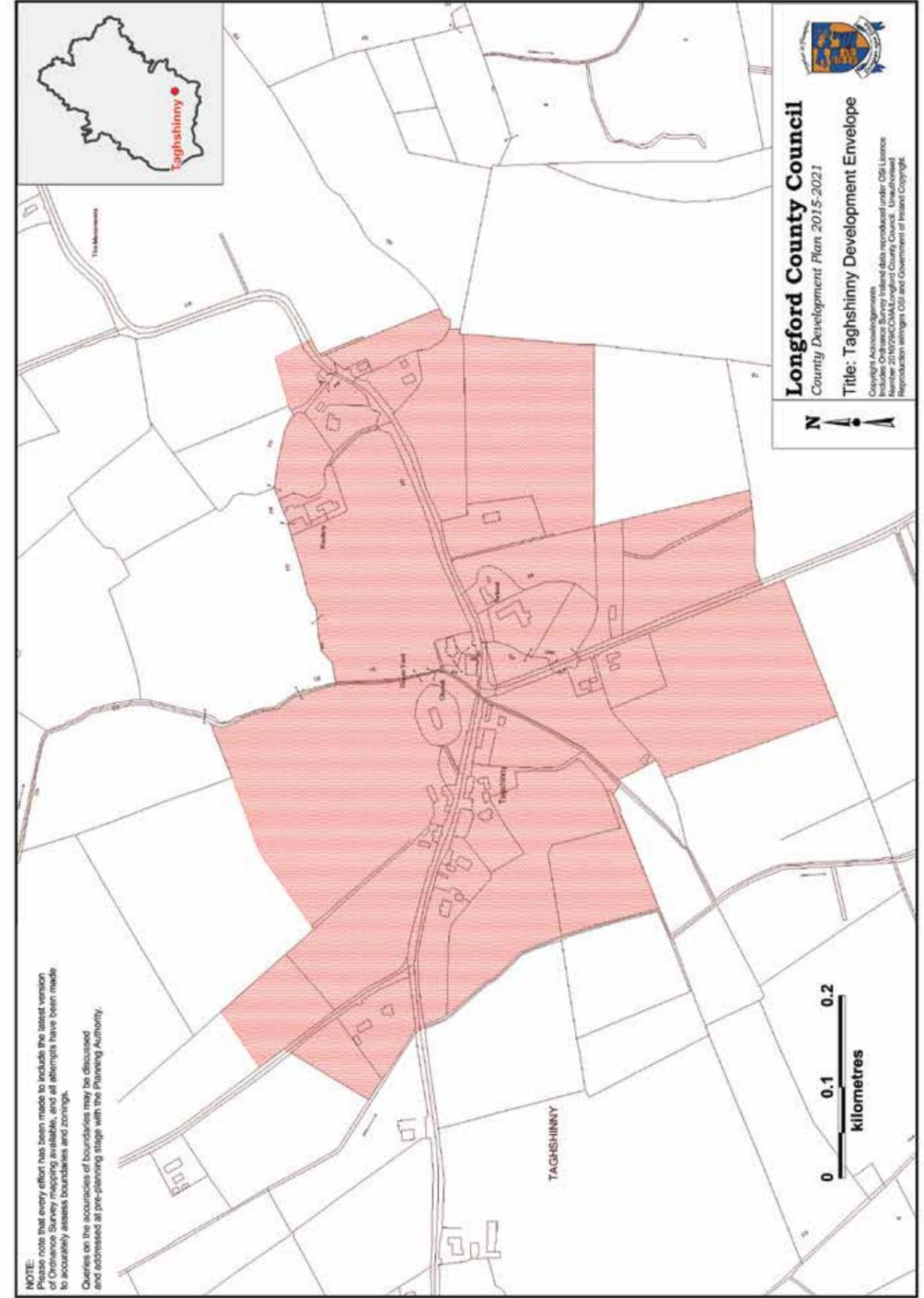
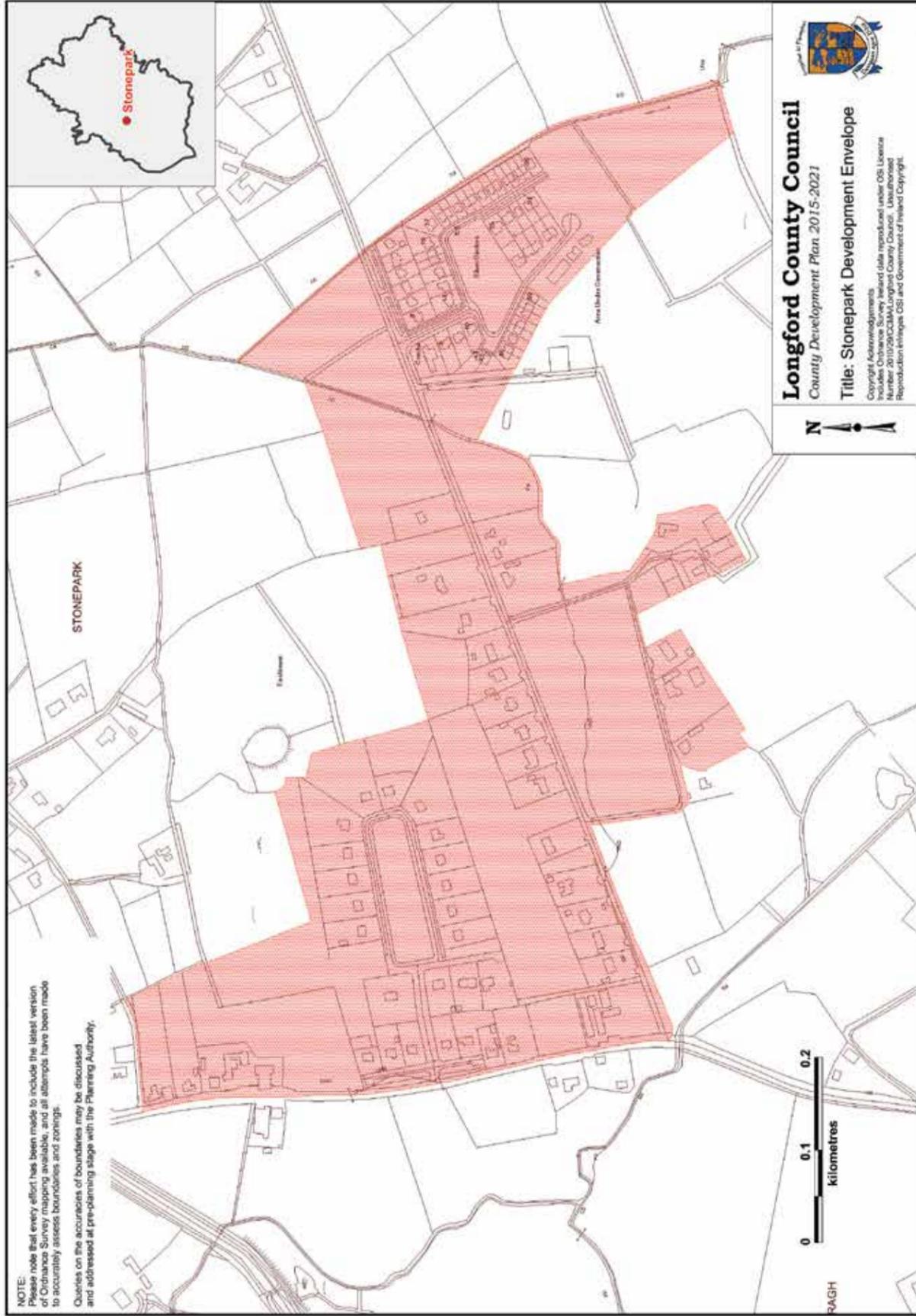










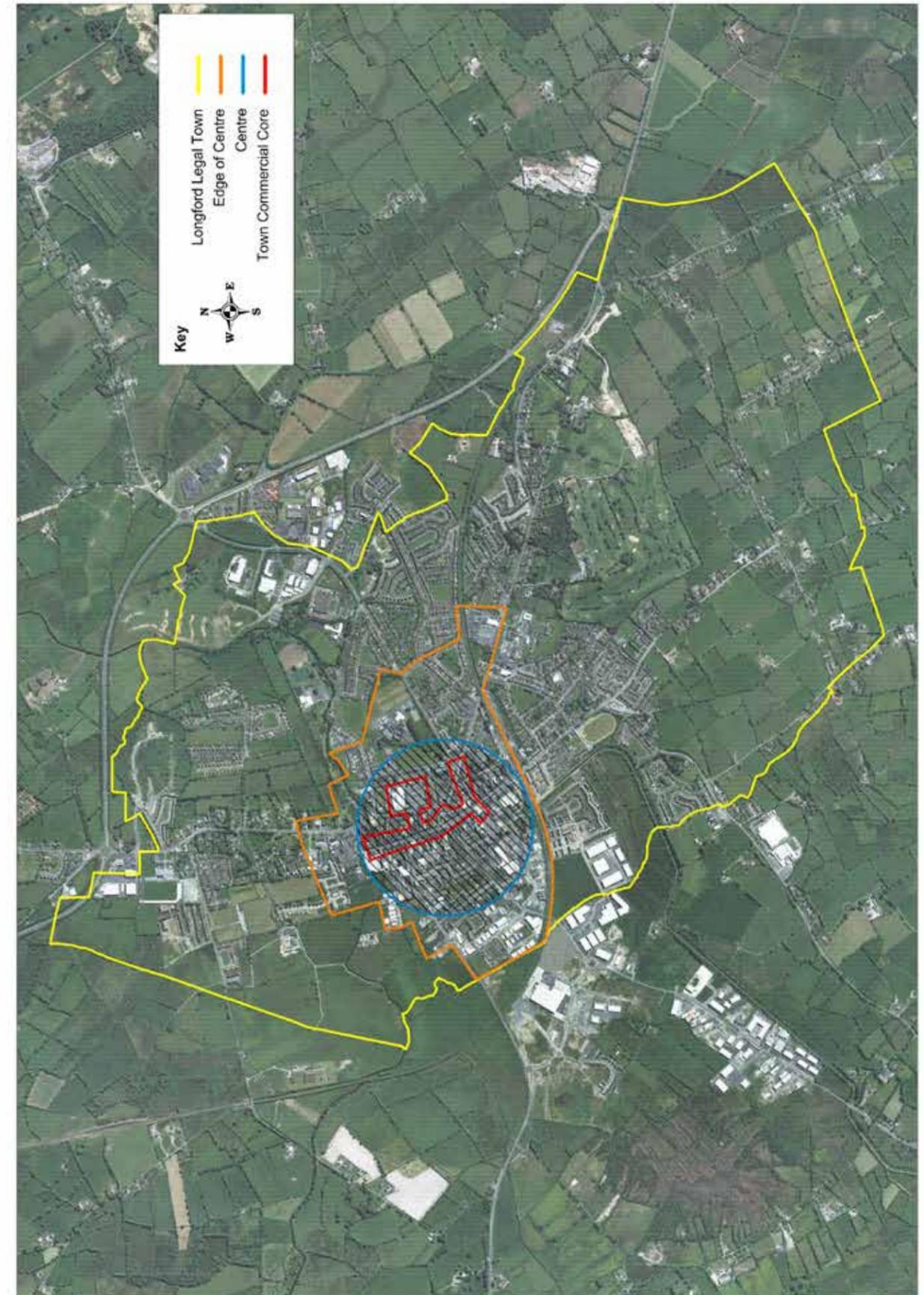




APPENDIX →

Appendix 2: Retail Strategy Map

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APPENDIX →

Appendix 3: Tourism Sites & Maps



As identified in Policy TOU 20, Ballybrannigan Harbour and an area within Clondra are identified as having significant tourism potential. The following zonings should be read in conjunction with the related mapping and with the relevant development plan standards. Small scale tourism proposals for domestic purposes will not normally be permitted under these zonings.

i) TOURISM ZONING – CLONDRA

To primarily provide for mixed use and marina development, including residential uses, compatible social and community facilities, local shopping and commercial facilities, recreational facilities, open spaces and supporting tourism development. This shall be in tandem with the creation and provision of a Marina at the developer's expense on developing the site and be subject to the provision of a site for educational purposes.

The provision of the Marina will be provided through developing the specific zoning as outlined on the following related map, which identifies the preferred area for such development.

It is intended to achieve this zoning, in particular the development of a marina, through the development management process, as conditions on any future planning permissions. No other development will be permitted until the provision of the marina is clearly demonstrated. The Marina shall be provided in consultation with the National Parks and Wildlife Service, Waterways Ireland and the Department of the Environment, Heritage and Local Government.

Development carried out under this zoning shall give consideration to the natural landscape setting of the area and in particular the nearby Royal Canal, River Camlin, River Shannon and Cloondara Canal.

ii) TOURISM ZONING – BALLYBRANIGAN HARBOUR

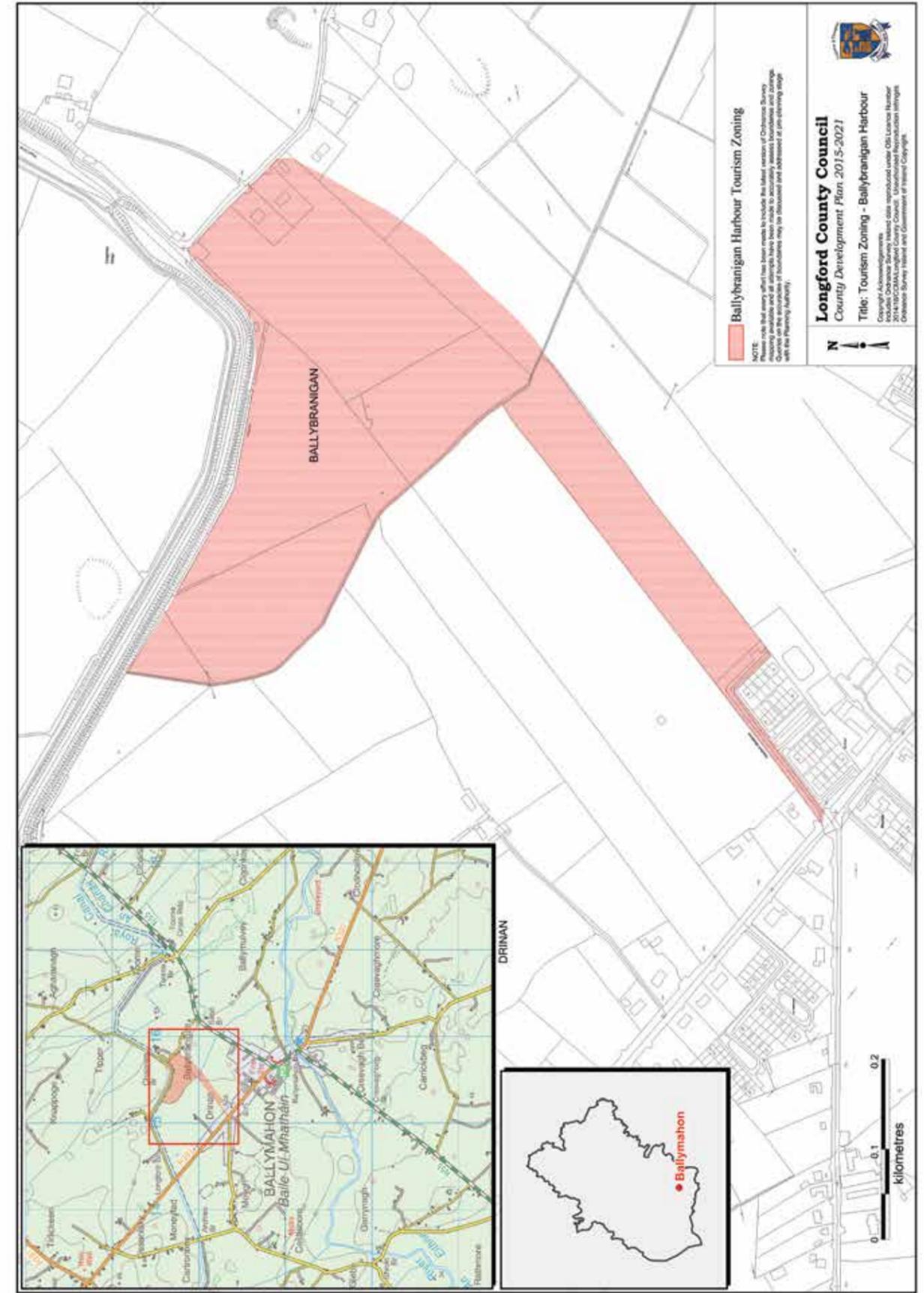
To primarily provide for the provision of a canal harbour/ marina and supporting tourism infrastructure, including the rejuvenation of existing canal buildings and a hotel. This zoning will also provide for residential provision, social and community facilities, local shopping facilities, recreational facilities and open spaces, however, these land uses will only be facilitated in tandem with the provision of a Canal Harbour/Marina facilities at the developer's expense.

The provision of the Canal Harbour/ Marina facilities will be provided through developing the specific zoning as outlined on the following related map. It is intended to achieve this through the development management process, as conditions on any future planning permissions. No other development will be permitted until the provision of the Canal Harbour/ Marina is clearly demonstrated. The Canal Harbour/Marina shall be provided in consultation with the National Parks and Wildlife Service, Waterways Ireland and the Department of the Environment, Heritage and Local Government.

Any application for development shall demonstrate how the proposal will create an important linkage to the adjoining settlement of Ballymahon, thus generating increased use of the Canal as an amenity for the residents of Ballymahon and supporting the *Waterways Corridor Study 2004*, published by the Heritage Council.

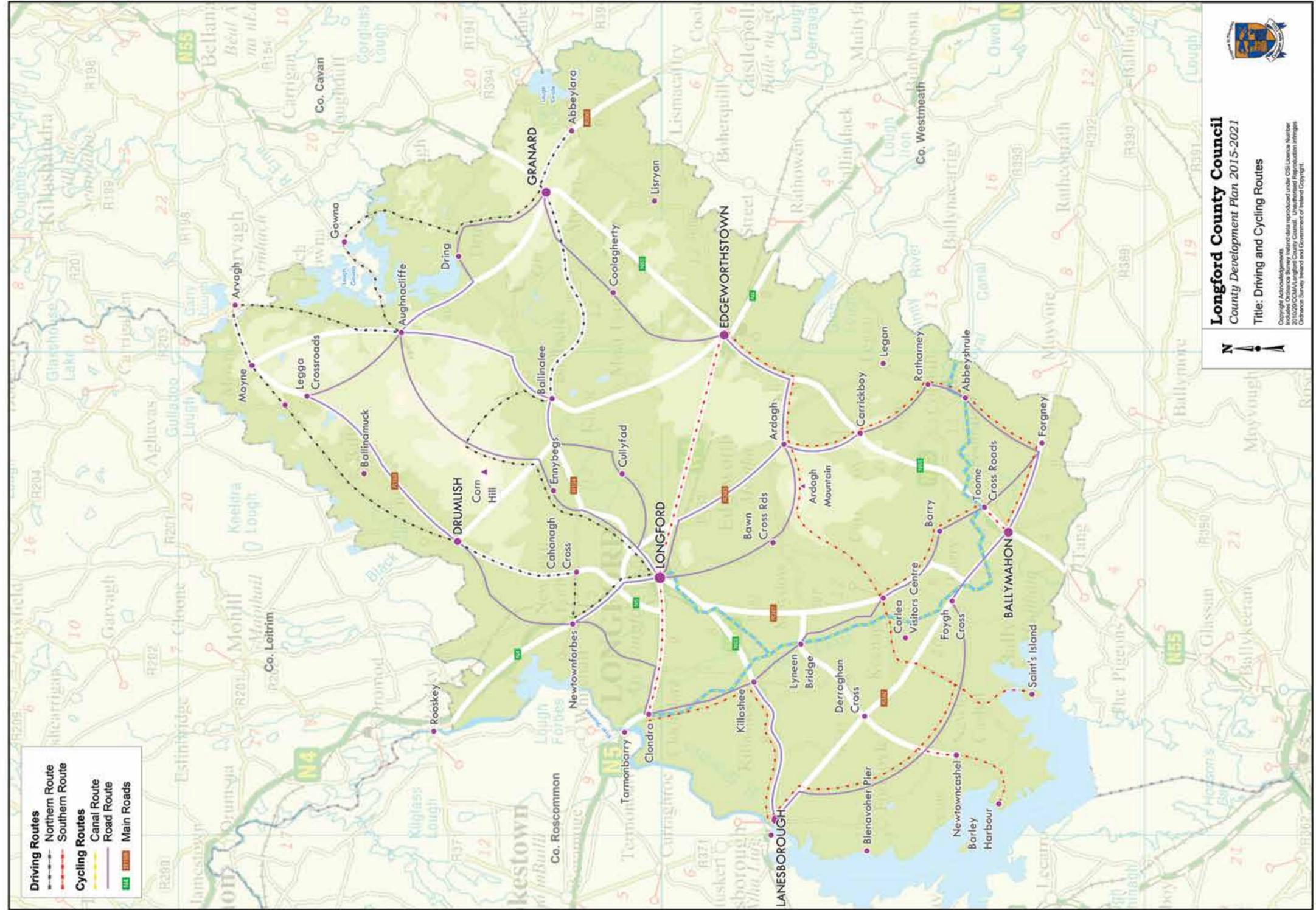
Development carried out under this zoning shall give consideration to the natural landscape setting of the area and in particular the adjoining Royal Canal.

ii) Tourism Zoning –
Ballybranigan Harbour



Driving and Cycling Map

As identified in Section 4.5 of this Plan, there are numerous linkages that exist within the County that can be utilised to exploit the tourism potential of the County and the following Driving and Cycling Routes Map forms part of this.





APPENDIX →

Appendix 4: Aquifer Buffer Zones

Boreholes Status
Aquifer Buffer Zone Locations

Borehole 1
Moneylagan, Longford

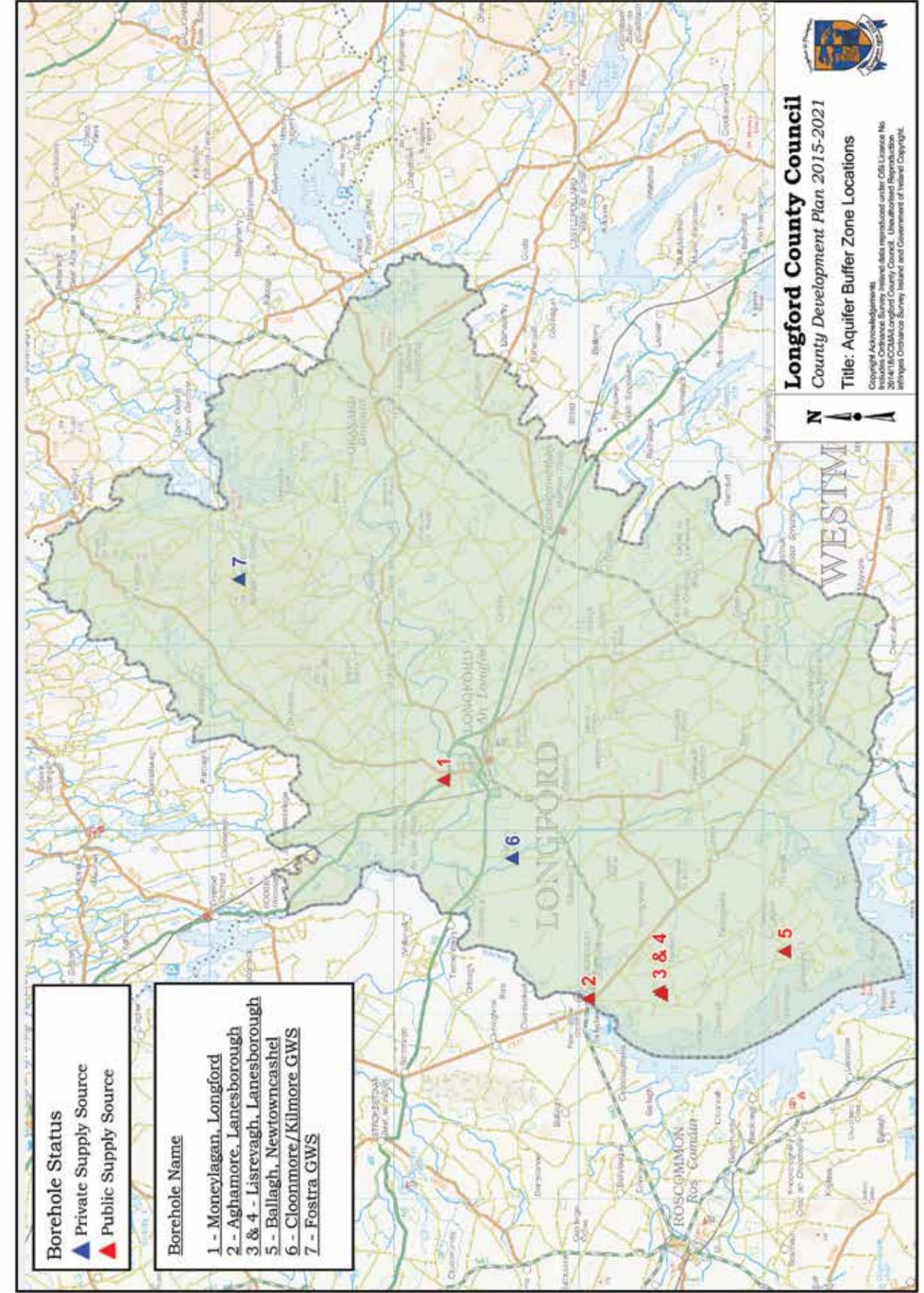
Borehole 2
Aghamore, Lanesboro

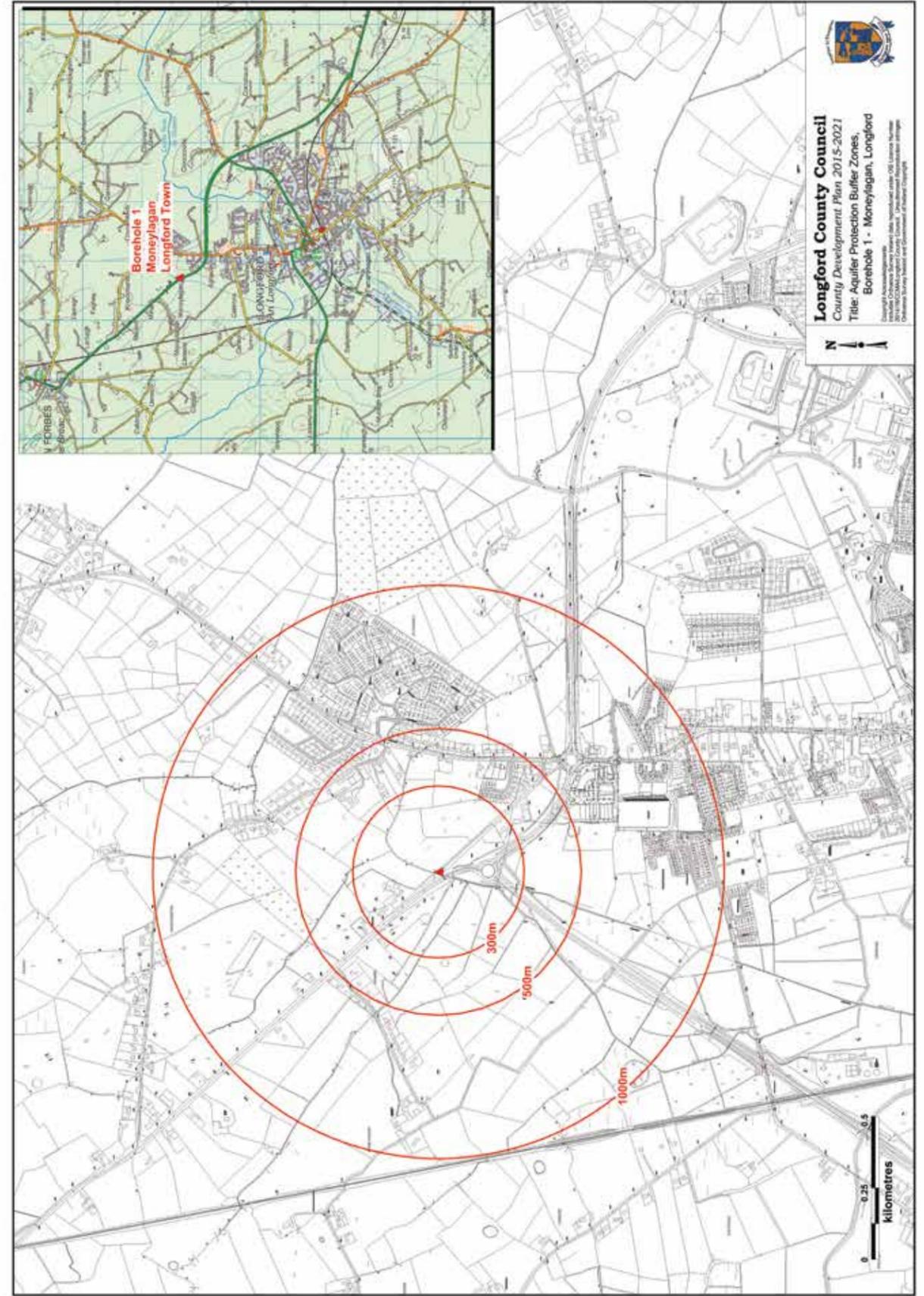
Boreholes 3 & 4
Lisreevagh, Lanesboro

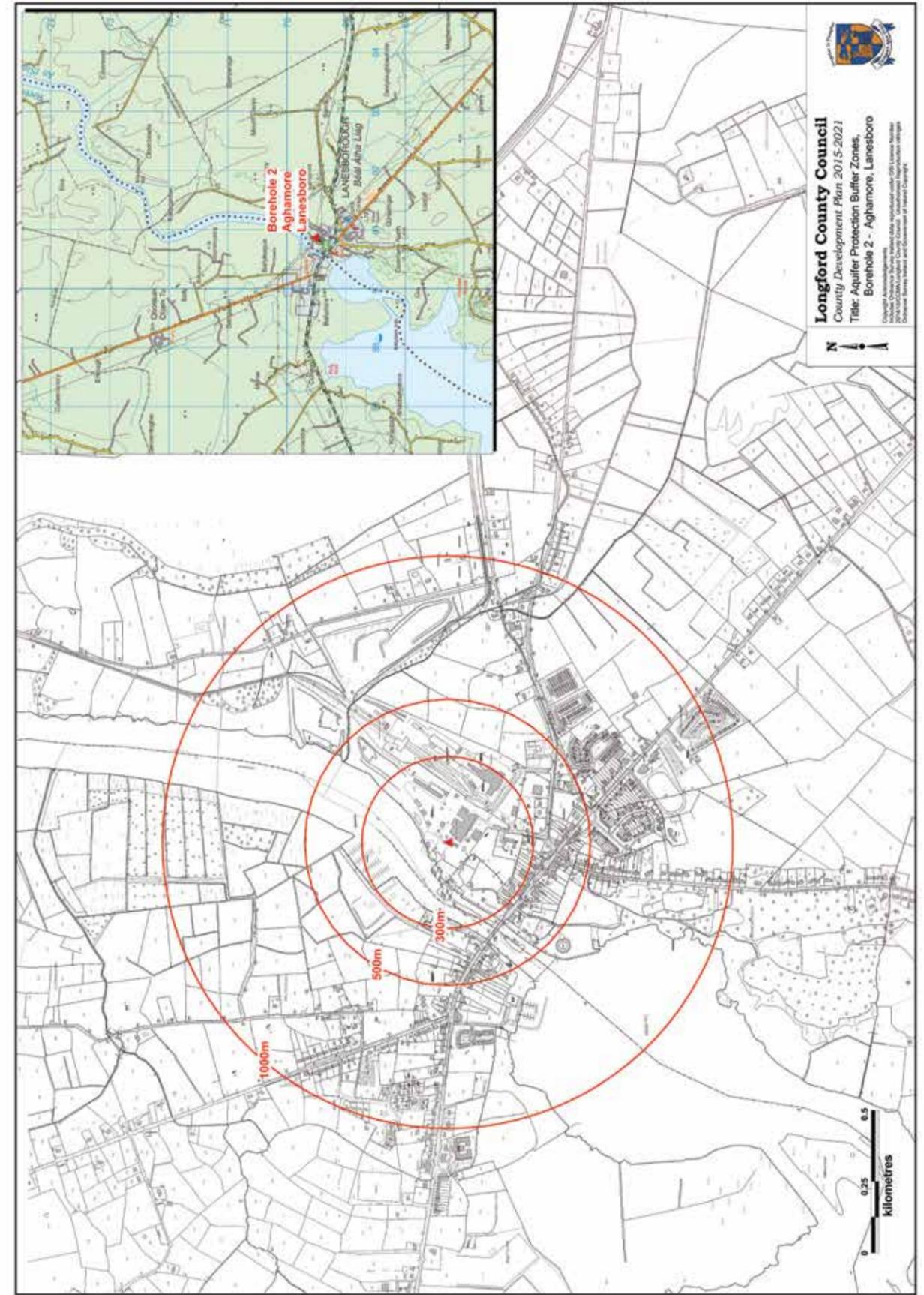
Borehole 5
Ballagh, Newtowncashel

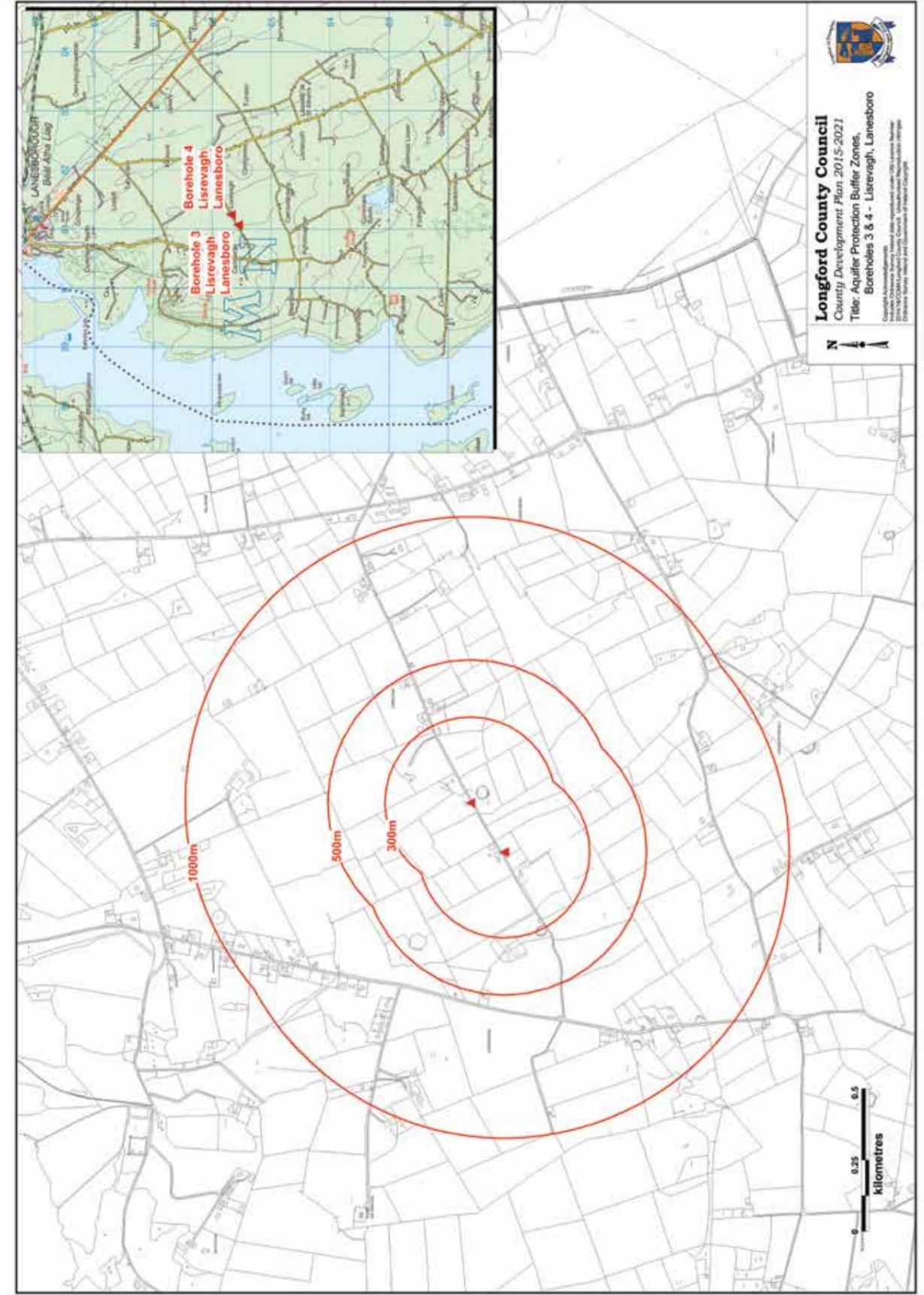
Borehole 6
Clonmore Kilmore GWS

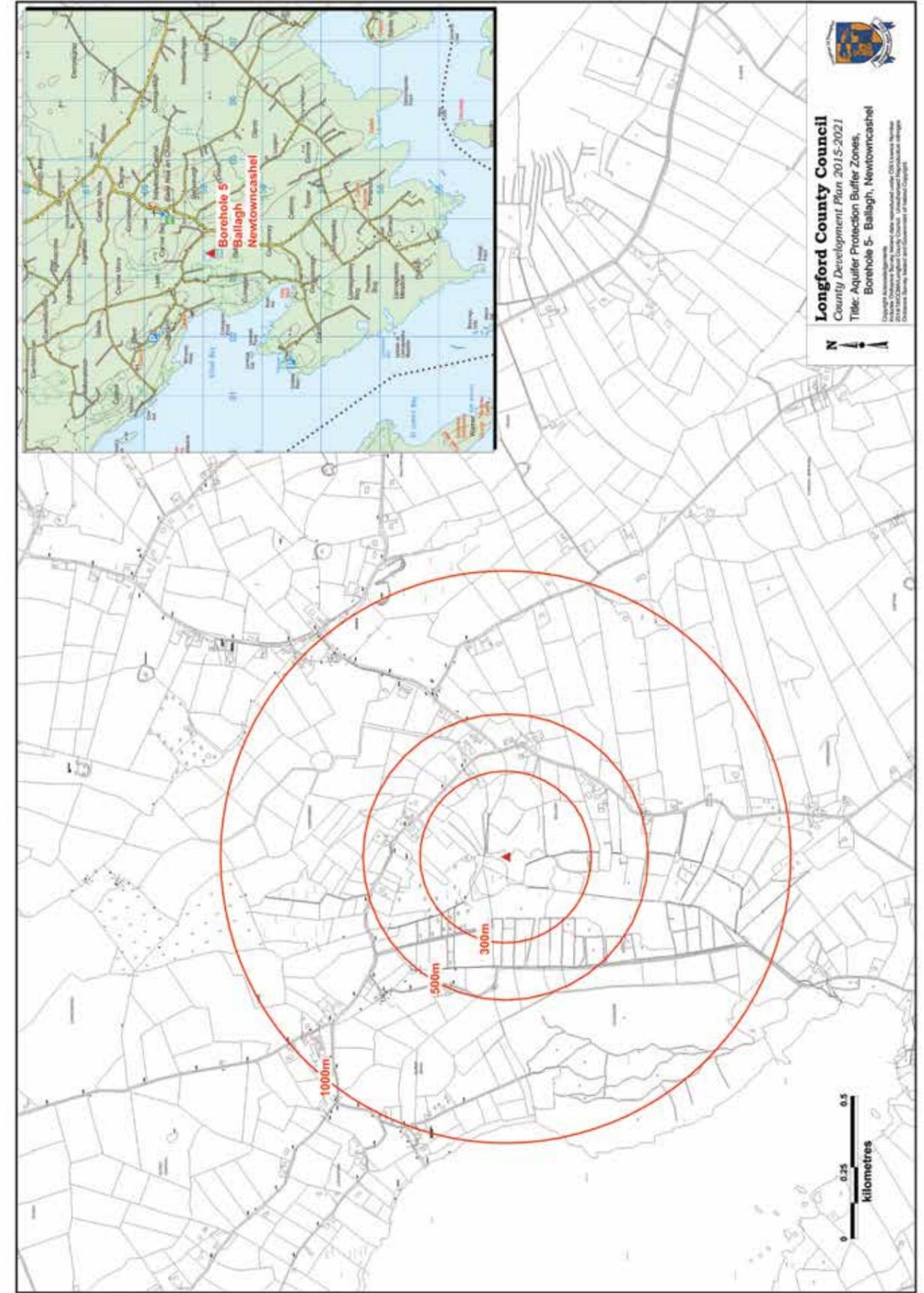
Borehole 7
Fostra

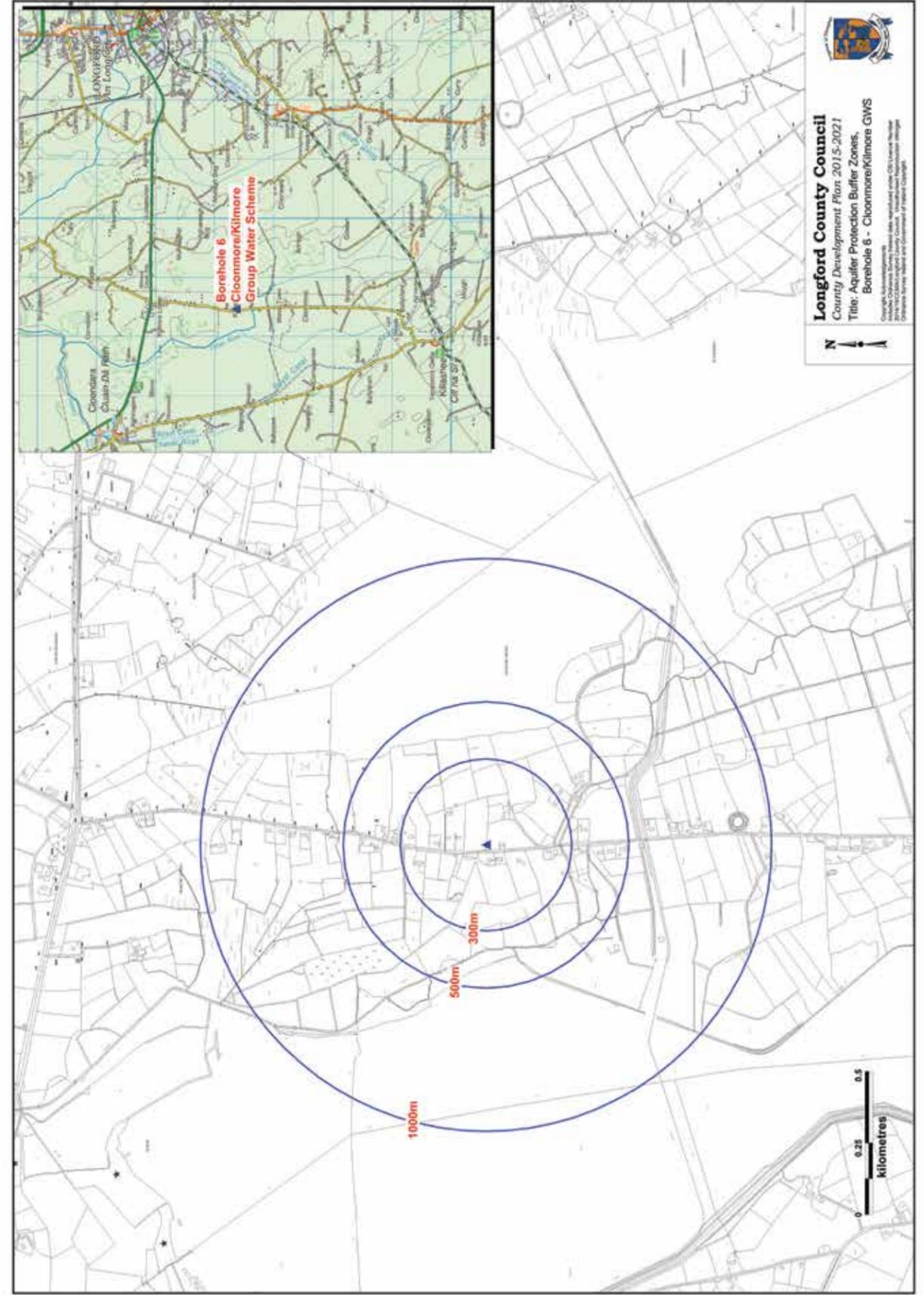


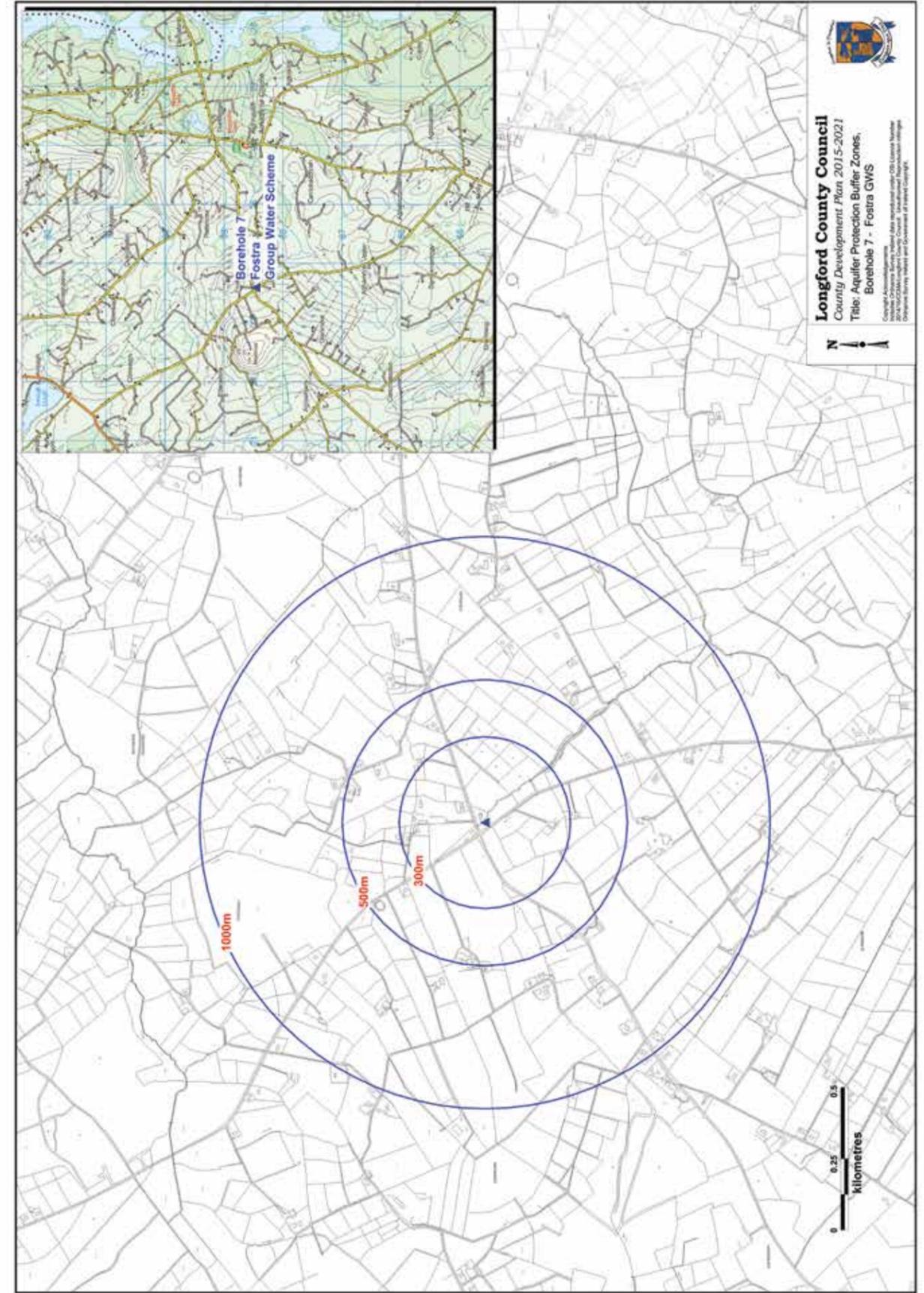


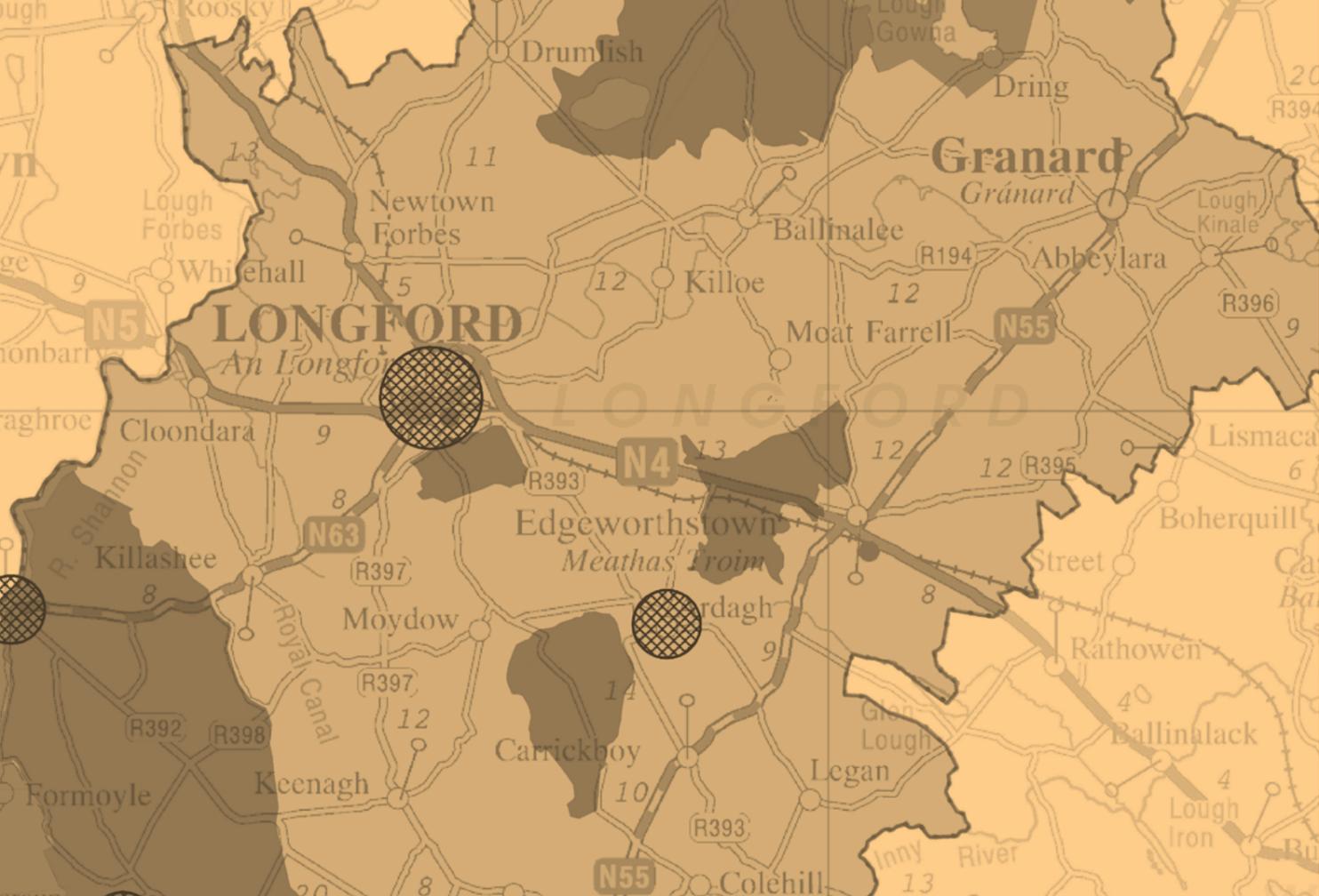










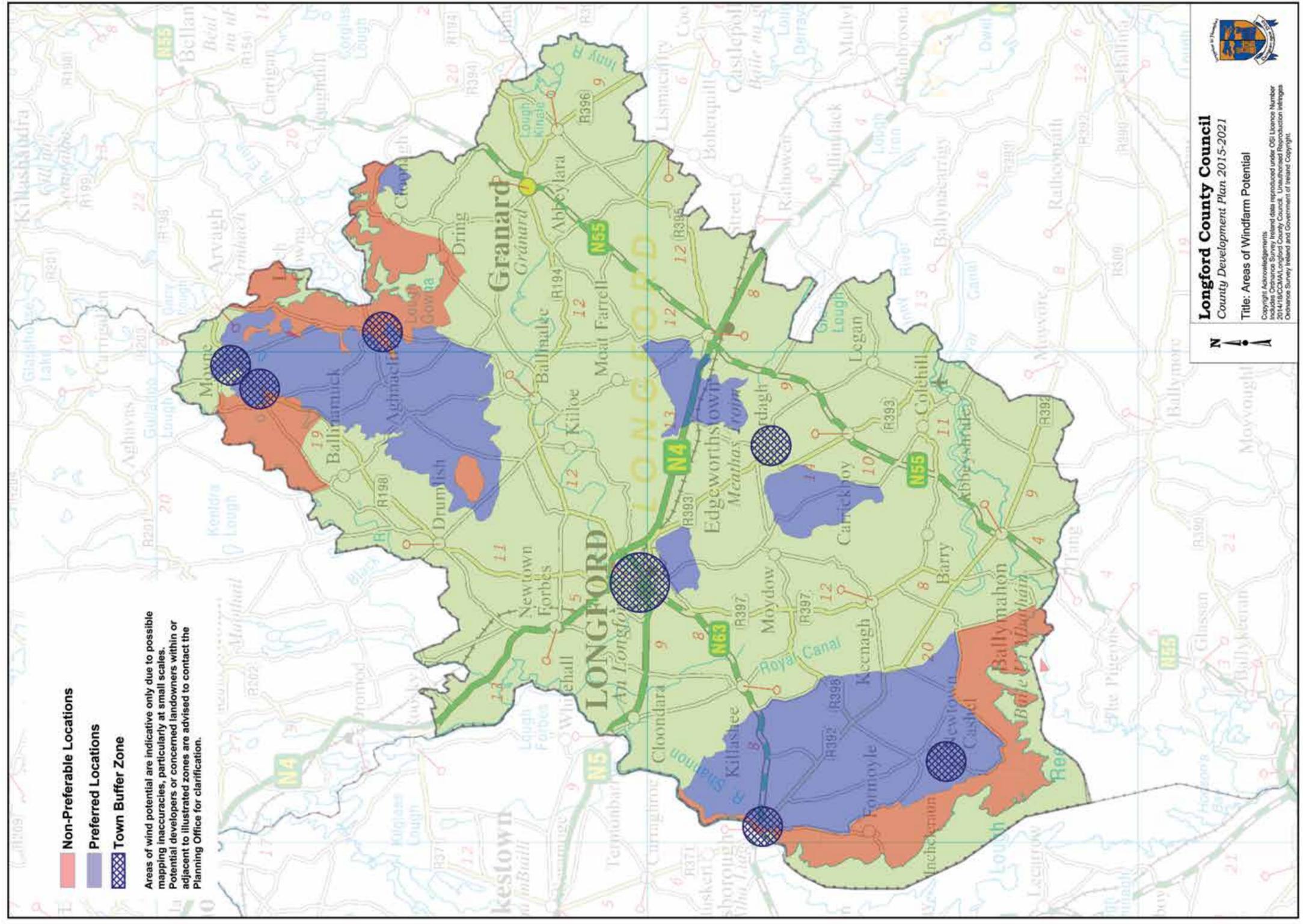


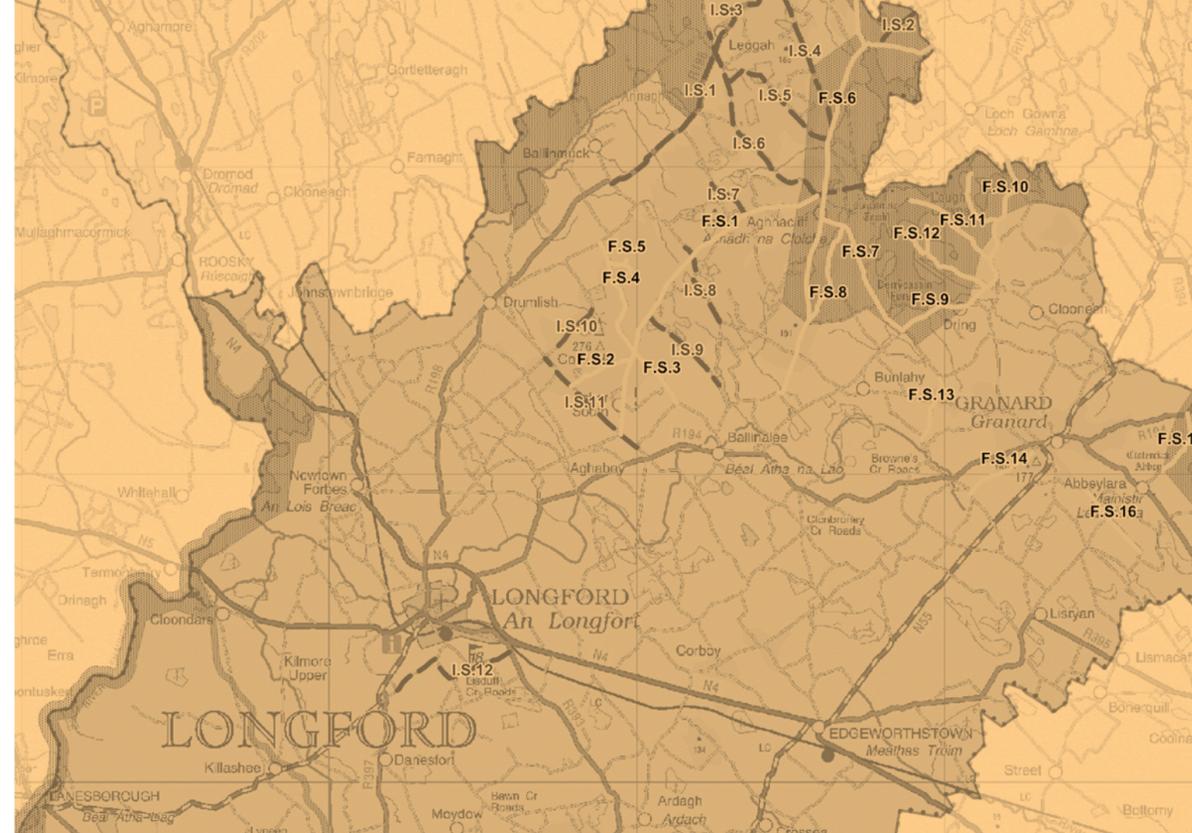
APPENDIX →

Appendix 5: Areas of Windfarm Potential



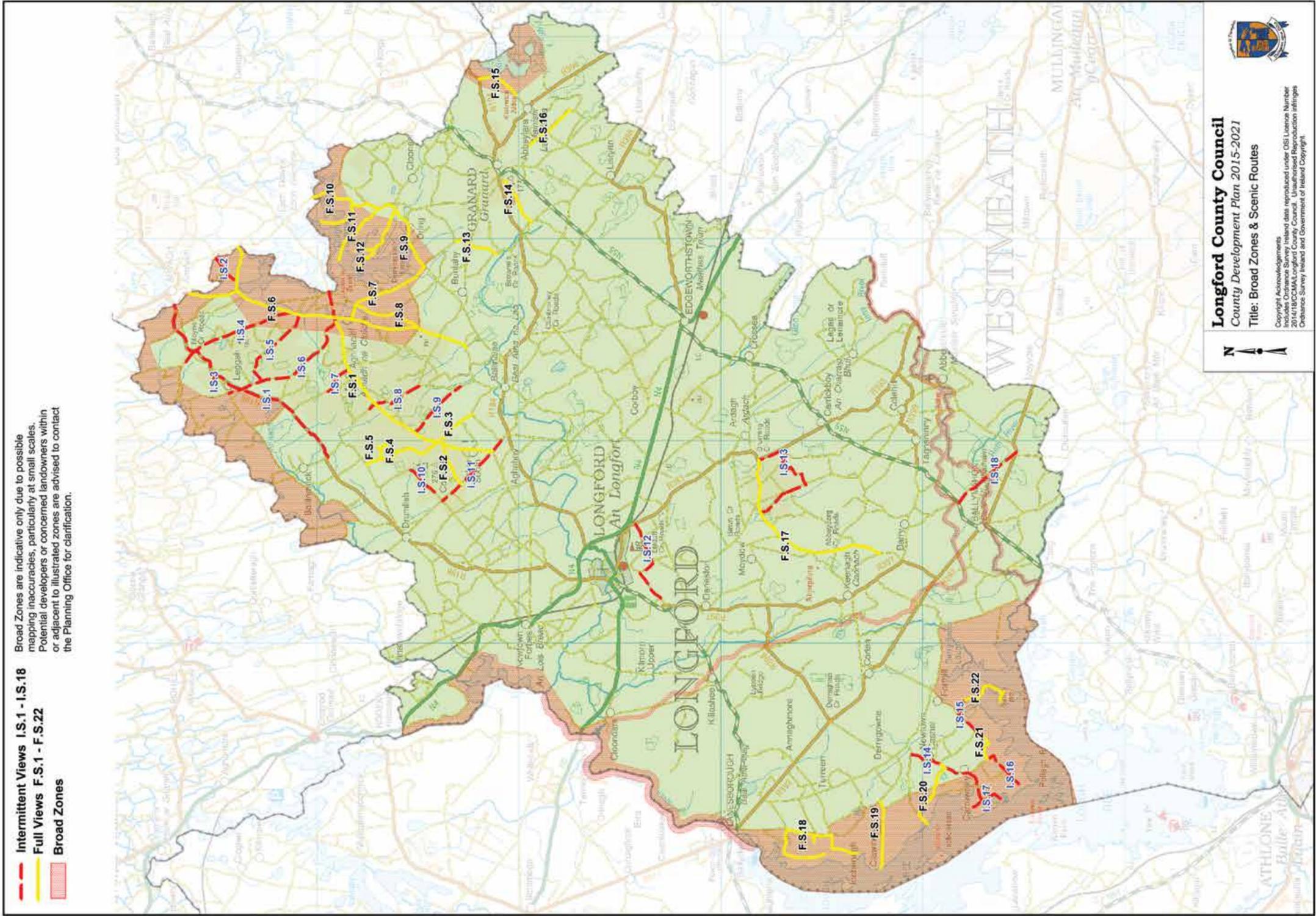
**Areas of
Windfarm Potential**

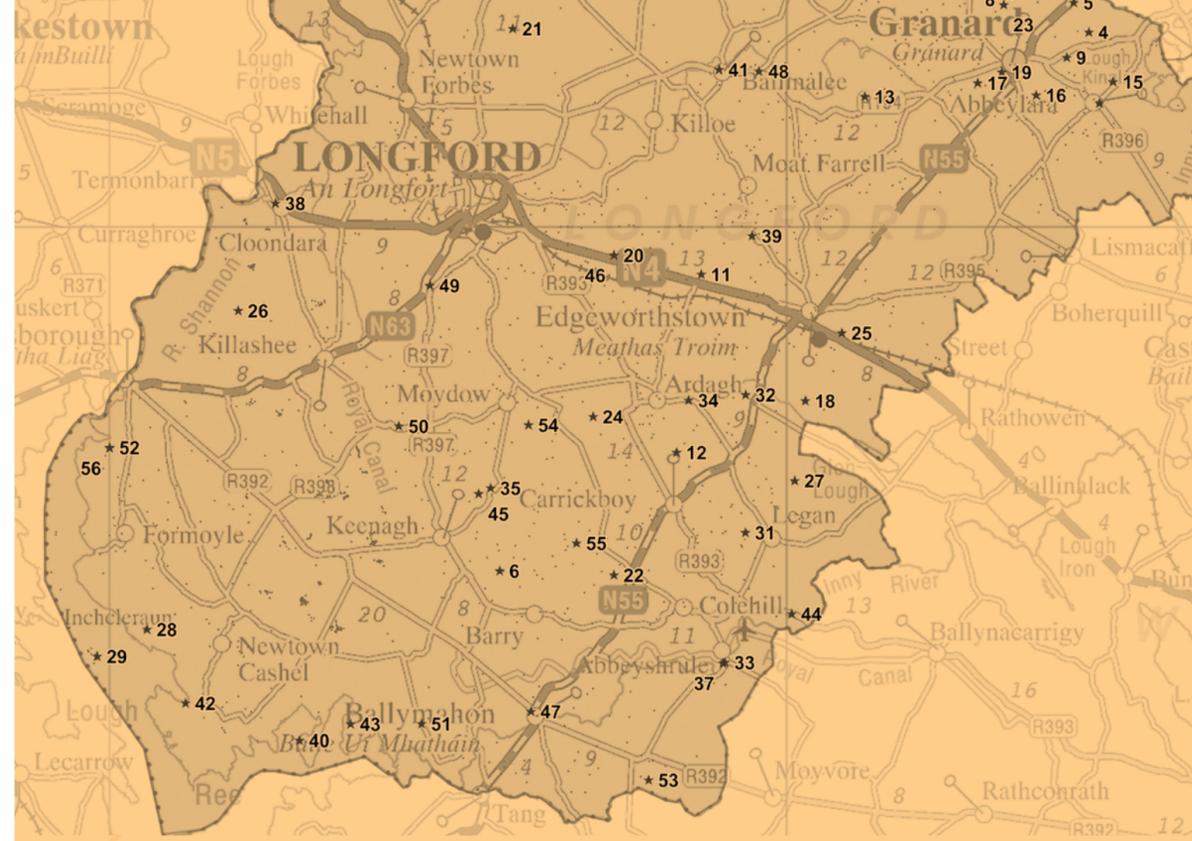




APPENDIX →

Appendix 6: Views and Prospects, Scenic Routes

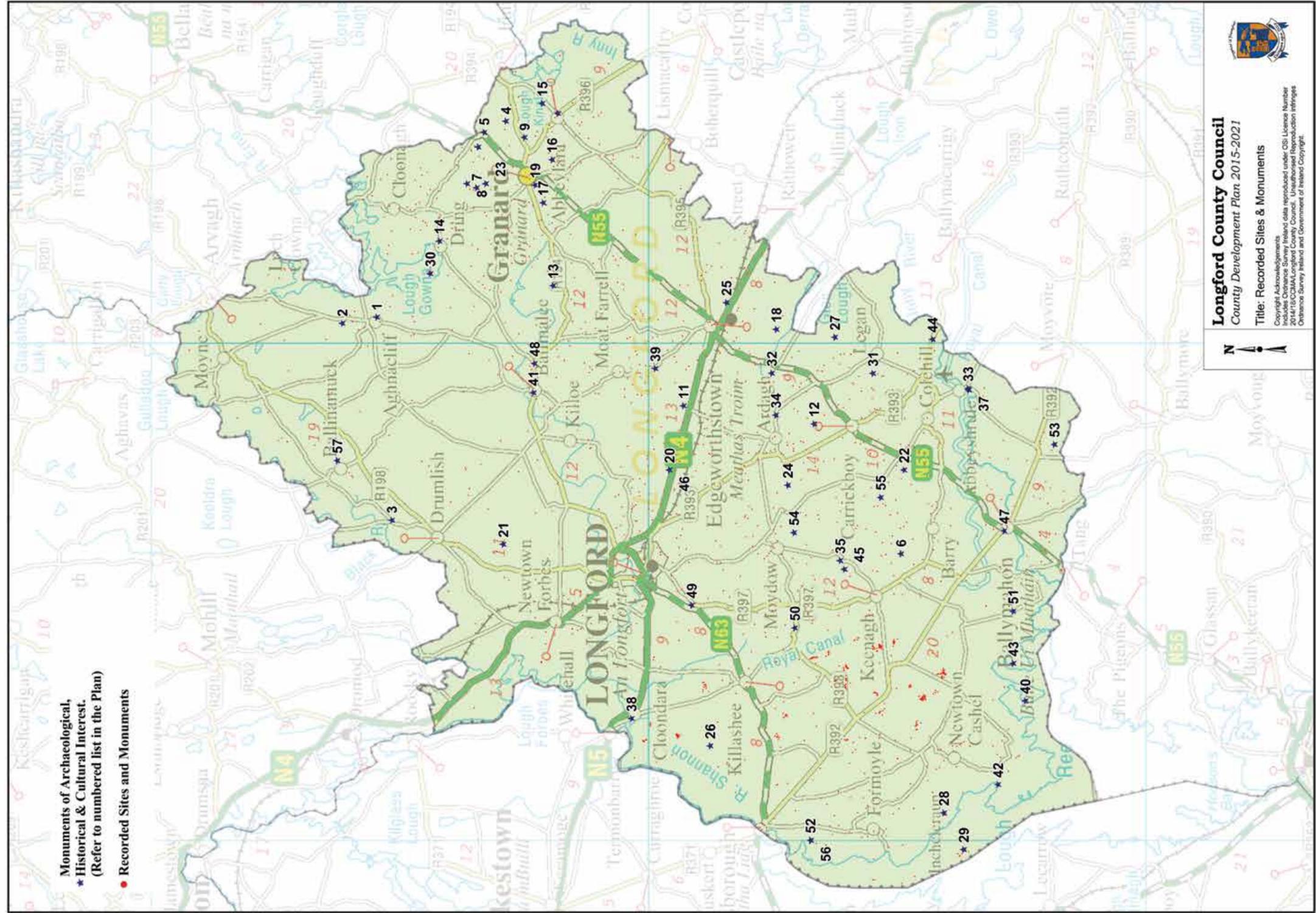


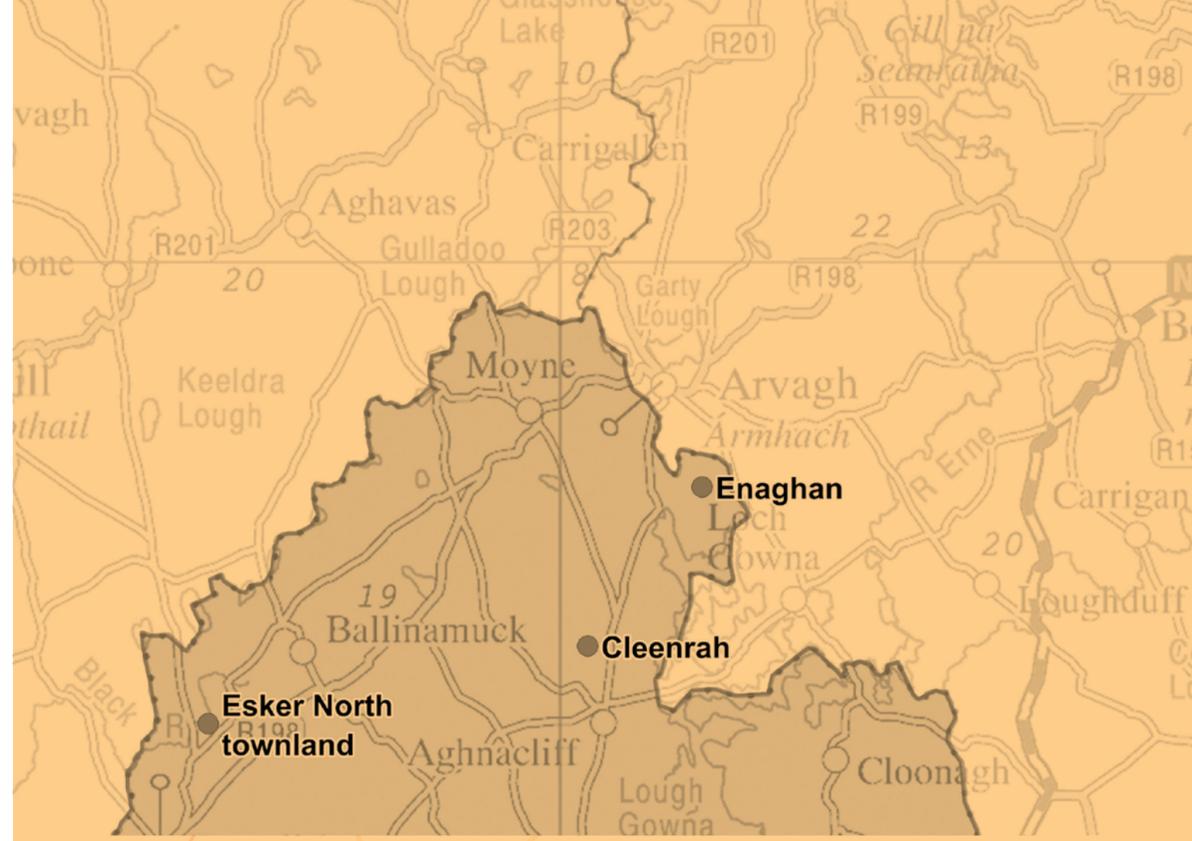


APPENDIX →

Appendix 7: Recorded Monuments & Monuments of Archaeological, Historical & Cultural Interest

Recorded Monuments & Monuments of Archaeological, Historical & Cultural Interest



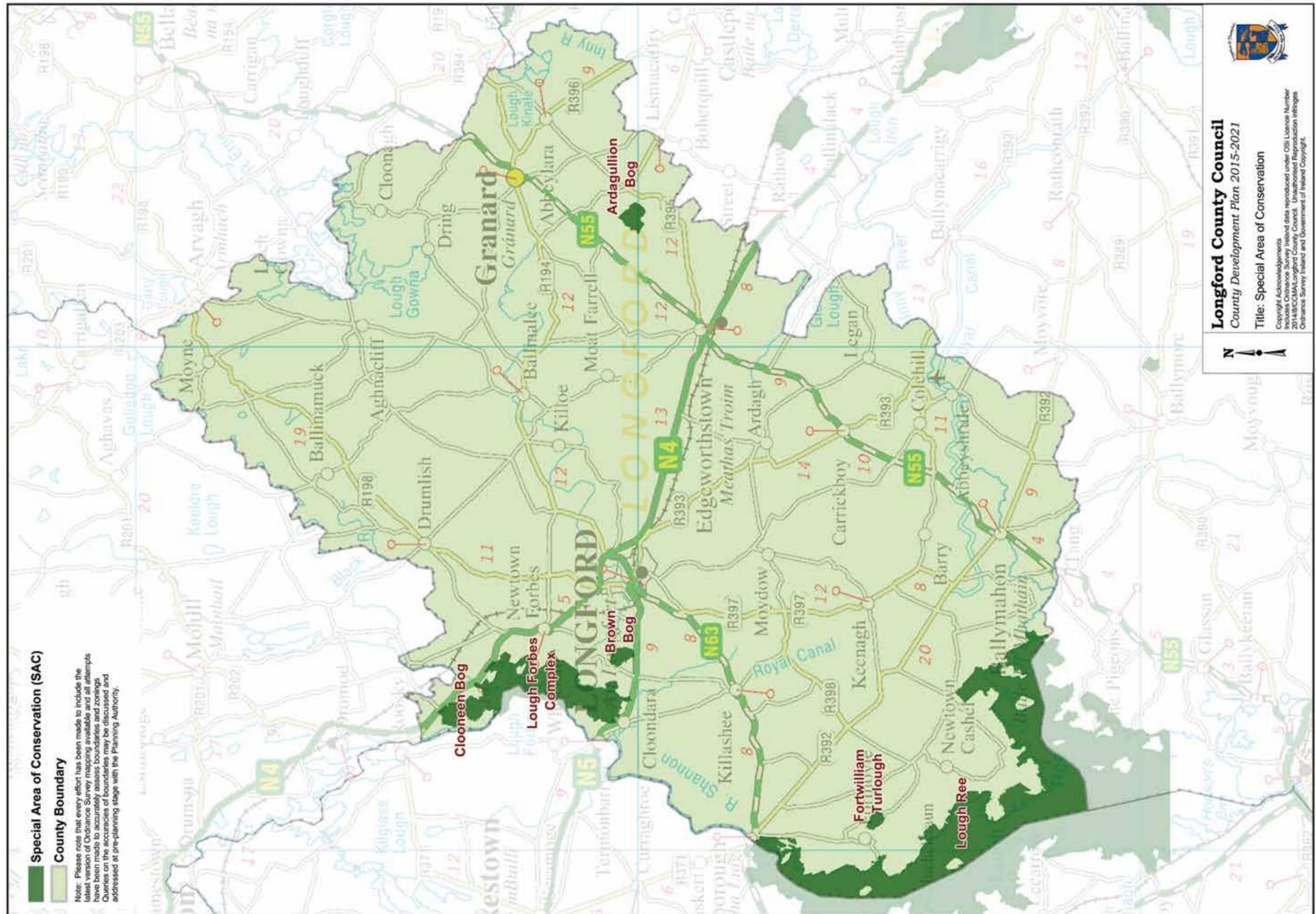


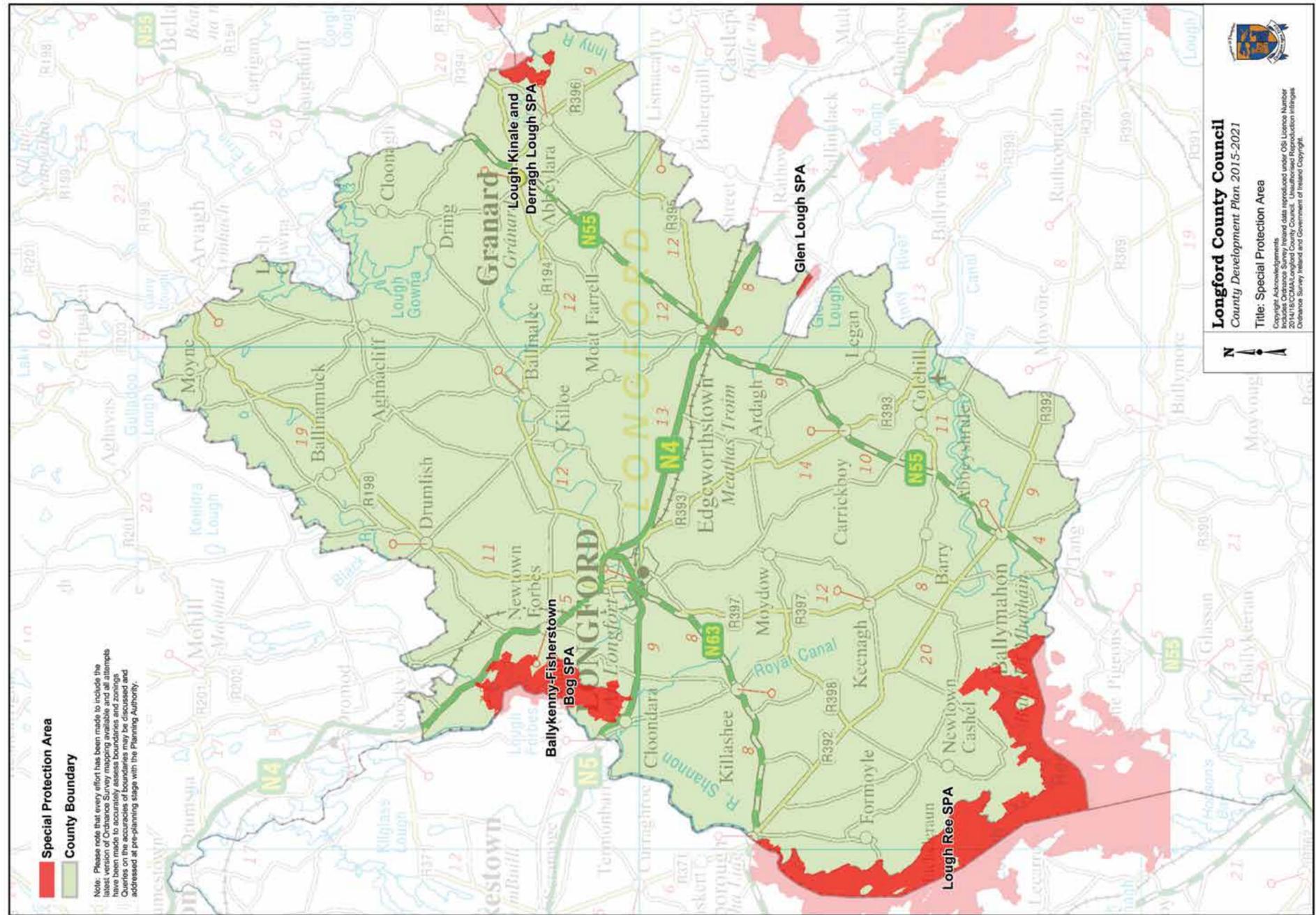
- Natural Heritage Areas
- Special Areas of Conservation
- Special Protection Areas
- County Geological Sites

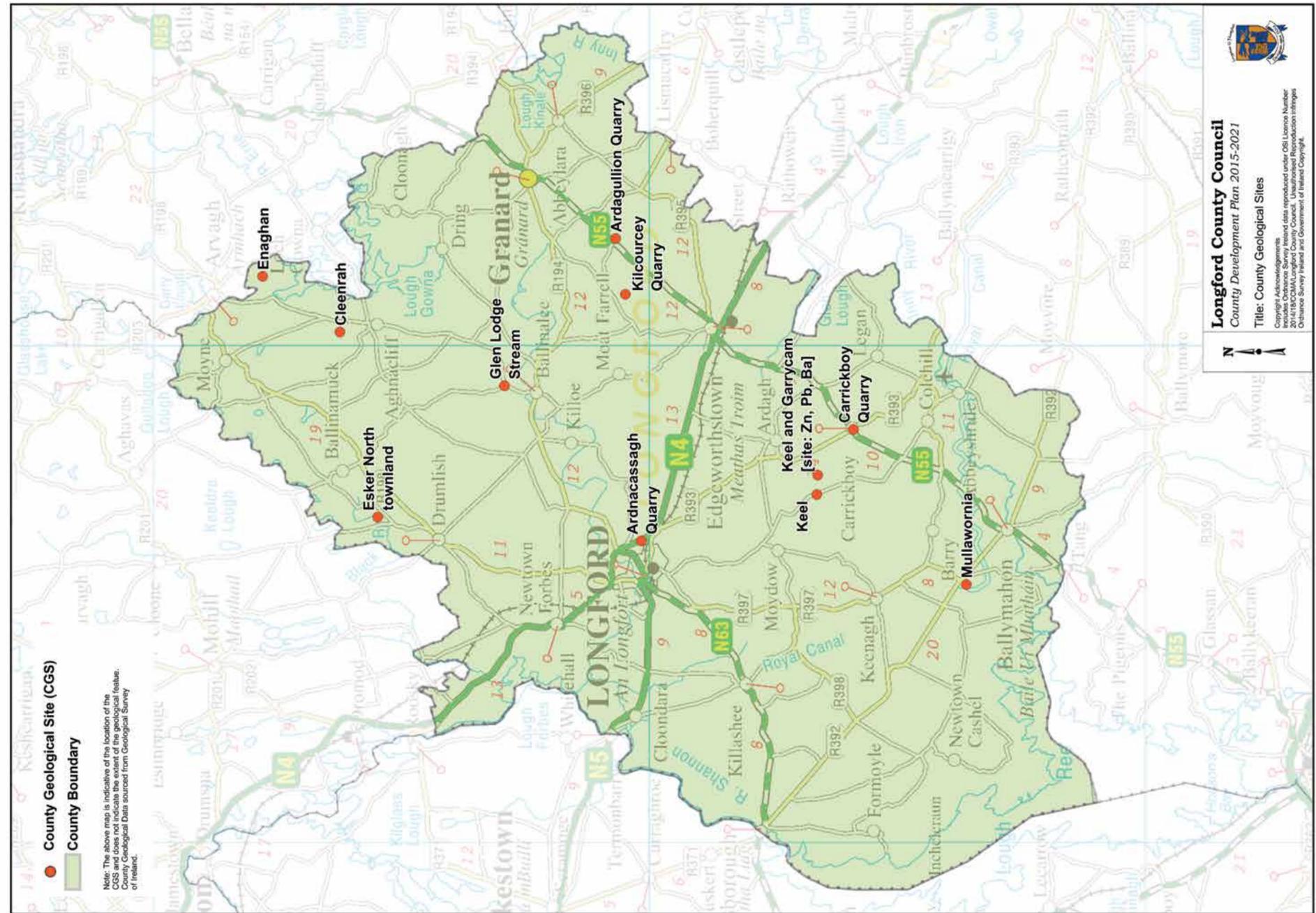
APPENDIX →

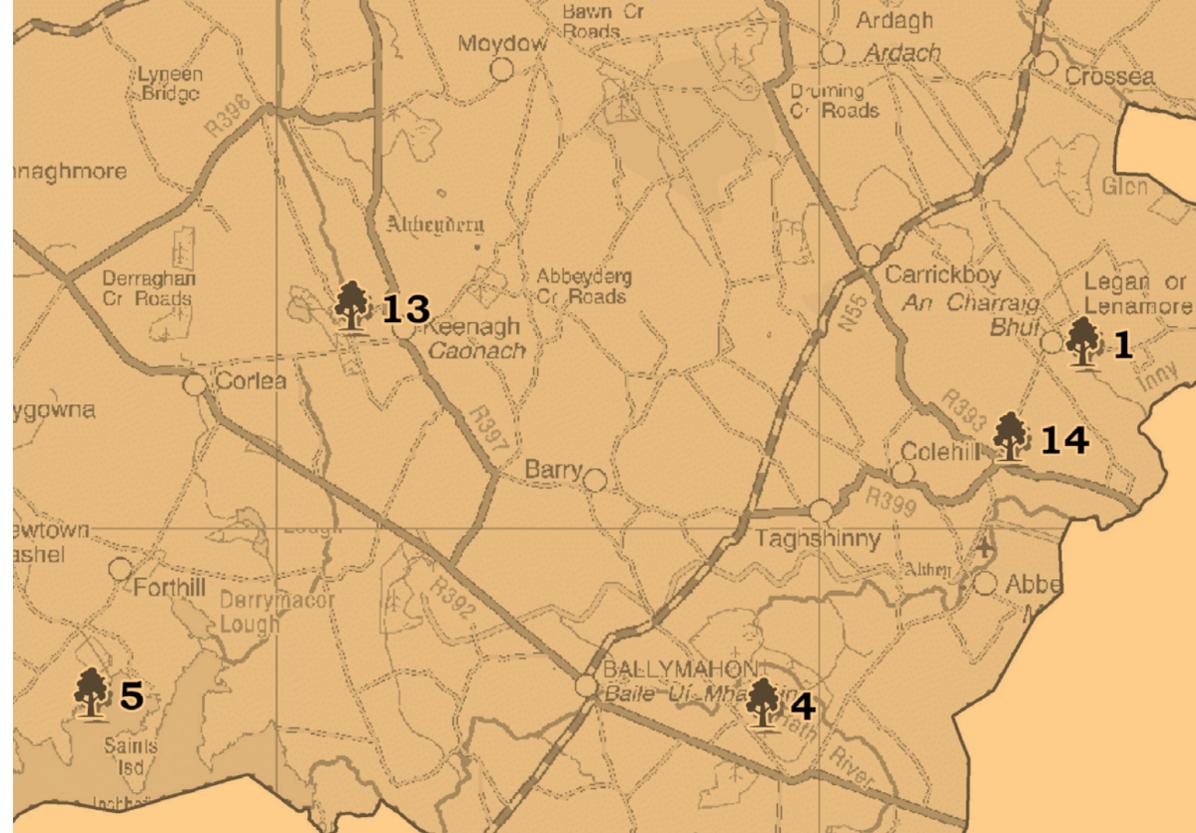
Appendix 8: NHAs, SACs, SPAs & CGSS











APPENDIX →

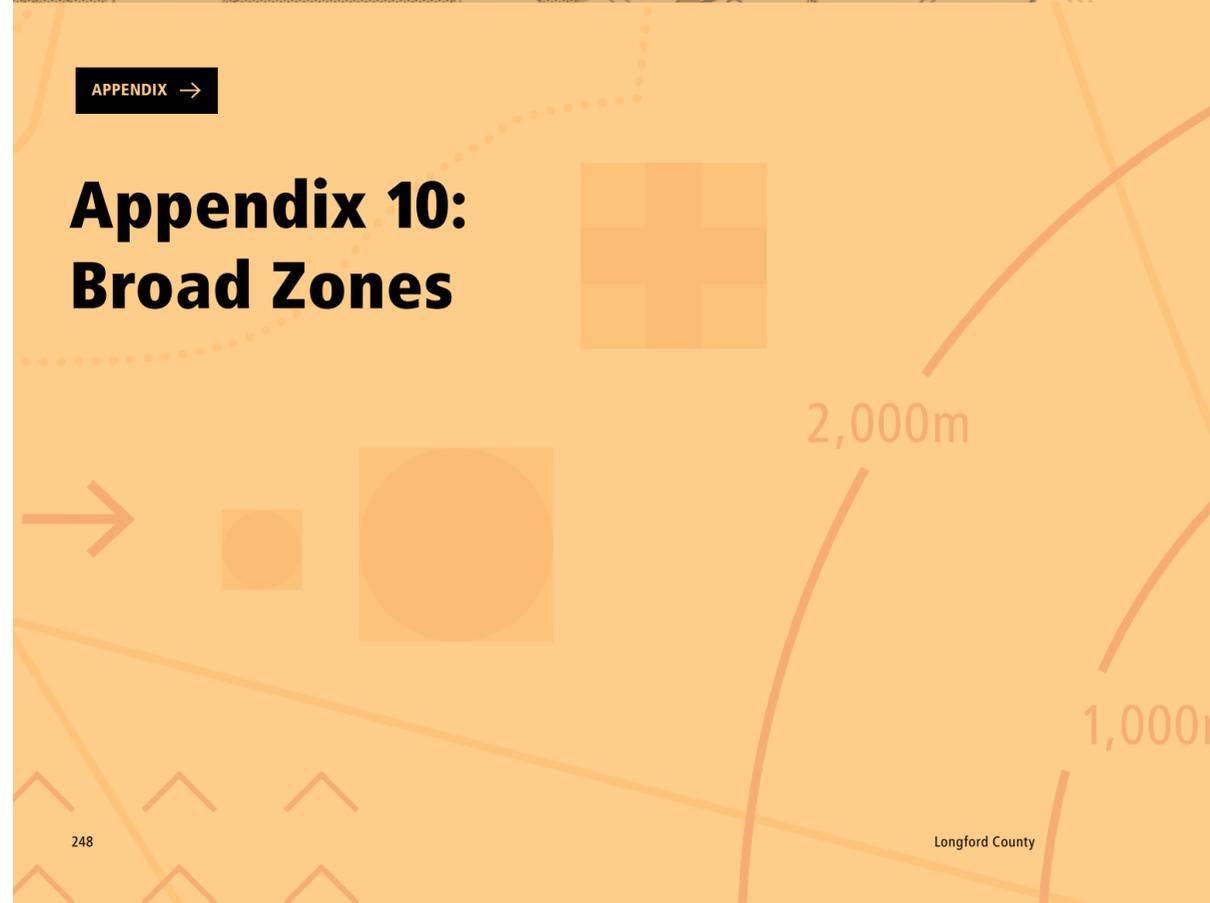
Appendix 9: Important Stands of Trees

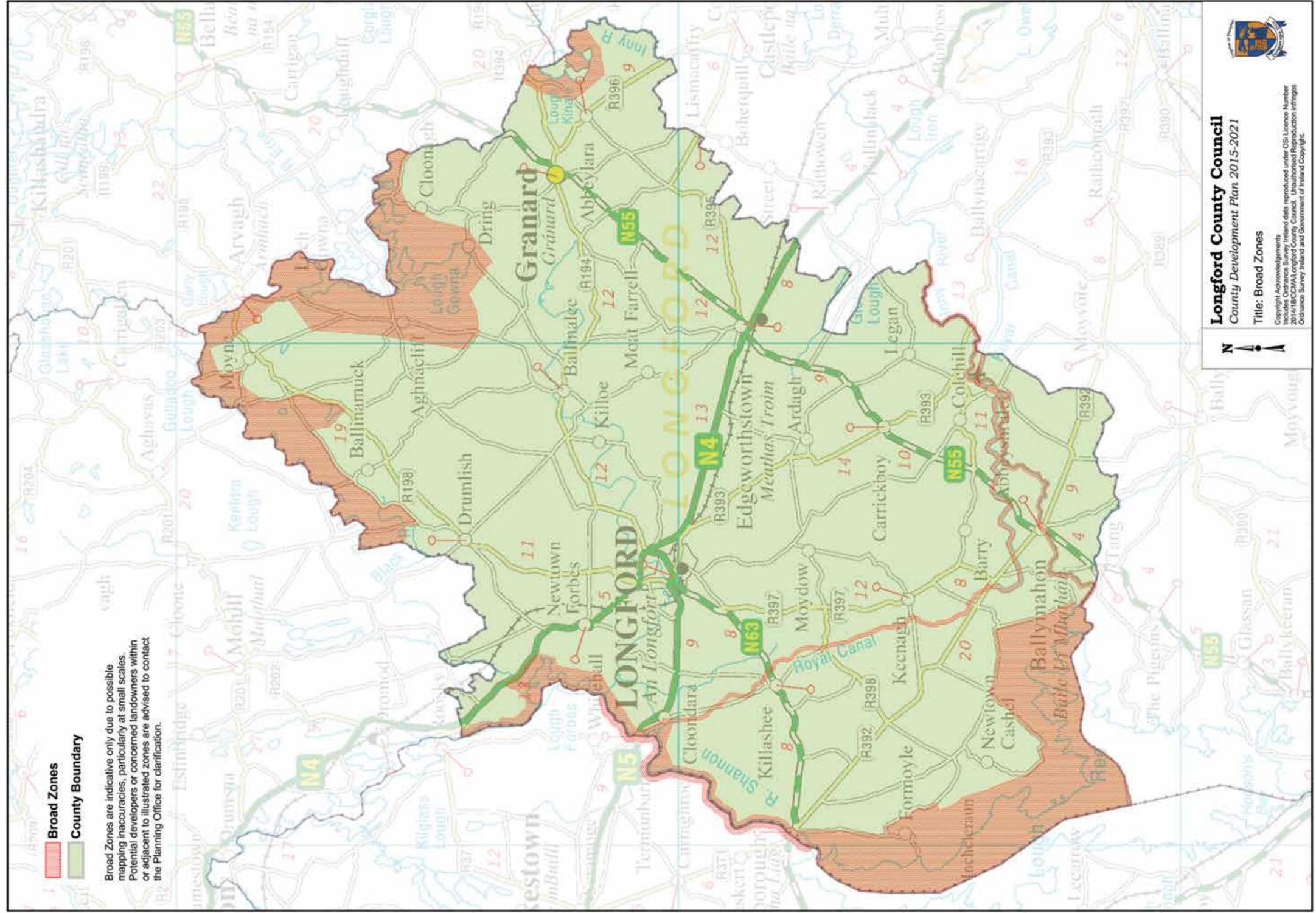




APPENDIX →

Appendix 10: Broad Zones







APPENDIX →

Appendix 11: Record of Protected Structures

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Why Protect Our Architectural Heritage?

In the Planning and Development Act, 2000 the term 'listed building' was replaced by 'protected structure'. A protected structure is a structure that a local authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The protection given to a structure applies to all parts of the structure, including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interiors and all fixtures and features.

It is important to note that when a structure is protected it does not mean that the structure must be preserved exactly as it is, rather, it allows for managed change through the planning process, with the objective of retaining the qualities of the structure which give it its special interest.

Works normally exempt from the need to apply for planning permission remain so with regard to a protected structure, only if such works would not affect the character of the structure or any element of the structure that contributes to its special interest. An owner may request that the local authority provide a Declaration as to what is exempted development in each individual case.

The addition or deletion of a structure is a reserved function of the elected representatives of the Council in their functional area. However, where structures are recommended by the Minister for the Environment, the Councillors are required to provide a written explanation for the Minister as to why they may have decided not to add a structure which the Minister has recommended.

The only valid reason for not adding a structure is that it is no longer of special interest i.e. it has lost its special architectural interest. Its condition, ownership, or any financial or commercial considerations are not considered to be appropriate reasons.

AN EXTRACT FROM THE "ARCHITECTURAL HERITAGE PROTECTION GUIDELINES FOR PLANNING AUTHORITIES PG 13 (2004)

"Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through the intrinsic quality, continued existence and familiarity

¹ Department of Environment Heritage and Local Government "Architectural Heritage Protection Guidelines for Planning Authorities", Dublin (2004)

The built heritage consists not only of great artistic achievements, but also of the everyday works of craftsmen. In a changing world, these structures have a cultural significance which we may recognize for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure it is conserved in order to pass it onto our successors.

Sympathetic maintenance, adaptation and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits even where the original use may no longer be viable. The creative challenge is to find appropriate ways to satisfy the requirements of a structure to be safe, durable and useful on the one hand, and to retain its character and special interest on the other...Structures can be read as historic evidence just like written documents, and can aid the understanding of past conditions and of how society changes.

Social history is revealed by structures such as market houses, hump-backed canal bridges, stables, servants' staircases in eighteenth-century houses, public water-pumps and even by details such as bootscrapers outside front doors. There are personal histories and events of the distant past that leave their mark on places, whether these be mansions, grand schemes of town planning, bullet holes or masons' marks. The evidence presented by a surviving structure should be carefully examined for clues to the understanding of the buildings themselves...

Cultural tourism is increasing and playing a significant part in the tourist economy. The conservation of our built environment contributes to the attractiveness of our country as a place that we can enjoy and invite others to visit"¹

Questions Regarding Protected Structures

The following section is an extract from PL 12 A Guide to Architectural Heritage, published by the DoECLG.

1. WHAT LAWS ARE THERE IN RELATION TO THE PRESERVATION OF HISTORIC BUILDINGS?

The law in relation to this subject is set out in the Planning and Development Acts, 2000, as amended and the Planning and Development Regulations 2001, as amended. Under new arrangements which came into operation on 1 January 2000, the system of listing buildings has been replaced with strengthened procedures for the preservation of protected structures and structures in architectural conservation areas. Other historic structures may alternatively, or in addition, be protected under the National Monuments Acts 1930 - 1994.

2. WHAT IS A PROTECTED STRUCTURE?

A "protected structure means—(a) a structure, or (b) a specified part of a structure, which is included in a record of protected structures, and, where that record indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition" Planning and Development Act 2000

"structure" in the Planning and Development Act 2000 is defined as the following:

any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and
- (b) in relation to a protected structure or proposed protected structure, includes—
 - (i) the interior of the structure,
 - (ii) the land lying within the curtilage of the structure,
 - (iii) any other structures lying within that curtilage and their interiors, and
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii)

A protected structure is a structure or part of a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of protected structures are entered by the authority in its Record of Protected Structures, which is part of the Development Plan. The owner and/or occupier of a protected structure are legally obliged to ensure that no danger is caused to the structure. This obligation applies from the time when an owner or occupier is notified of a proposal to include a structure in the Record of Protected Structures (at which time the structure becomes a "proposed protected structure").

3. WHAT PARTS OF A PROTECTED STRUCTURE MUST BE PRESERVED?

The obligation to preserve a protected structure applies initially to all parts of the structure, including its interior, all land around it, and any other structures on that land and their interiors. The obligation also applies to any exterior or interior fixtures and fittings of a protected structure or of any structure on land immediately within its curtilage. If a declaration is sought (see section 7 below), the planning authority can clarify which, if any, parts of the structure or its surrounding curtilage are not of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and therefore do not require special protection.

4. HOW DOES A STRUCTURE BECOME A PROTECTED STRUCTURE?

A structure becomes a protected structure when it is included in the Record of Protected Structures compiled by the planning authority. You should check with your planning authority if you would like to know if a structure is protected or proposed for protection. A planning authority must follow certain procedures if it proposes to deem a structure to be a protected structure. These involve notifying the owners and occupiers of the structure and certain interested bodies of the proposal and also notifying the public by means of a newspaper advertisement. The owner or occupier of the structure, along with any member of the public, is entitled to make comments on the proposal to the authority. These comments are taken into account before the planning authority's elected members decide whether or not the structure should become a protected structure.

5. WHAT OBLIGATIONS FALL ON OWNERS AND OCCUPIERS TO ENSURE THE PRESERVATION OF PROTECTED STRUCTURES?

An owner or occupier of a protected structure must ensure that the structure or any element of it is not endangered. Endangering a structure can mean either directly or indirectly damaging the structure, or any element of it, by neglecting the structure to such an extent that it is damaged.

6. CAN I CARRY OUT DEVELOPMENT TO A PROTECTED STRUCTURE WITHOUT PLANNING PERMISSION?

Under the planning system, many minor works to structures do not normally require planning permission. These works are known as exempted development (see Pl. 7). However, for a protected structure, such works can be carried out without planning permission only if the works would not affect the character of the structure or any element of the structure that contributes to its special interest. You may seek declaration from the planning authority as to the type of works which would or would not materially affect the character of the structure (see section 7 below) and which would or would not require planning permission.

In the case of some structures where the decorative condition is of special interest, planning permission could be required for interior decorating such as plastering or painting.

7. HOW DOES AN OWNER OR OCCUPIER KNOW WHICH WORKS REQUIRE PLANNING PERMISSION?

An owner or occupier of a protected structure may request the planning authority to issue a declaration regarding the structure and its curtilage. This will indicate the types of works that could be carried out without affecting the character of the protected structure or any element of the structure which contributes to its special architectural,

historical, archaeological, artistic, cultural, scientific, social and technical interest, and those which cannot. Works which are normally exempt and which do not affect the character of the structure would not require planning permission.

However, owners or occupiers who carry out such works without a specific exemption in a declaration from the planning authority do so at their own risk. An owner or occupier may request a declaration from the planning authority at any time, even where no works are contemplated.

7A. HOW IS A DECLARATION ISSUED?

A declaration is issued to the owner or occupant of a protected structure free of charge on application. A local planning authority will issue such a declaration within twelve weeks of receiving a request. It will be necessary for an official of the authority to carry out a detailed inspection of the structure. The applicant for a declaration may be asked to state the extent of the property in their control, and to submit a drawing or map outlining its extent. Although the declaration is available to be inspected at the planning office, no information of a sensitive nature will be included in the record available to the public.

8. HOW DOES AN OWNER OR AN OCCUPIER APPLY FOR PLANNING PERMISSION TO CARRY OUT WORKS TO A PROTECTED STRUCTURE?

A planning application involving a protected structure is made in the same way as any other planning application (see Pl. 2). However, because of the sensitivity of most protected structures to inappropriate works, a planning application for works to a protected structure will be generally required to be more detailed. The relevant newspaper and site notice for the planning application must indicate that the application relates to a protected structure. Additional information on how the proposed development would affect the character of the structure must be submitted with the application. The local authority will notify other interested bodies, including Dúchas, the Heritage Council and An Taisce, before making a decision on the application. It may be advisable to check with your planning authority in advance of applying for permission for development to make sure that your application is complete.

9. ARE THERE ANY MEASURES IN PLACE TO ASSIST OWNERS AND OCCUPIERS TO PRESERVE A PROTECTED STRUCTURE?

Yes. A scheme of grants is operated by councils, to assist the owner or occupier of a protected structure to undertake necessary works to secure its conservation.

9. A WHAT GRANTS ARE AVAILABLE TO OWNERS OF PROPOSED AND PROTECTED STRUCTURES?

The following are the main agencies that provide funding for heritage buildings and/or protected structures:

- Department of the Arts, Heritage and the Gaeltacht
- Local Authority
- Heritage Council
- The Revenue Commission

The agencies outlined above should be contacted individually in relation to the nature, administration and allocation of the grants available as these are subject to ongoing change.

10. DO PLANNING AUTHORITIES HAVE SPECIAL POWERS IN RELATION TO PROTECTED STRUCTURES?

Yes. A planning authority may:

- require an owner or an occupier of a protected structure to carry out works if it considers that the structure is or may become endangered. Where a planning authority requires works to be carried out to prevent a protected structure from becoming or continuing to be endangered, the owner or occupier concerned may be eligible for financial assistance from the planning authority;
- require an owner or an occupier of a protected structure to carry out works if it considers that character of the structure ought to be restored. The planning authority will in certain circumstances pay the reasonable expenses of carrying out the works required;
- acquire, by agreement or compulsorily, a protected structure if it considers that this is desirable or necessary in relation to the protection of the structure. Where a local authority acquire a protected structure compulsorily, compensation equal to the value of the structure may be payable.

11. WHAT IS AN ARCHITECTURAL CONSERVATION AREA?

An architectural conservation area is a place, area, group of structures or townscape which is either of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in its own rights or which contributes to the appreciation of protected structures. This could include, for example, a terrace of houses, buildings surrounding a square, or any group of buildings which together give a special character to an area. In a rural setting an architectural conservation area could include, for example, a group of structures associated with a mill or with a country house estate. An architectural conservation area could also include protected structures. The planning authority may designate an area as an architectural conservation area in its development plan to

ensure that its character is preserved. Planning permission would normally be required before works can be carried out to the exterior of a structure in an architectural conservation area. A planning application involving a structure in an architectural conservation area is generally made in the same way as any other planning application. The relevant newspaper and site notice for the planning application must indicate that the application relates to a structure in an architectural conservation area. Additional information on how the proposed development would affect the character of that area must be submitted with the application. The planning authority will notify other interested bodies, including Dúchas, the Heritage Council and An Taisce, before making a decision on the application. It may be advisable to check with your planning authority in advance of applying for permission for development to make sure that your application is complete.

12. ARE THERE PENALTIES FOR CAUSING DAMAGE TO PROTECTED STRUCTURES?

Yes. Any person who damages a protected structure or proposed protected structure commits an offence. It is also an offence to undertake any work to a protected structure which requires planning permission without obtaining that permission.

13. CAN I GET FURTHER INFORMATION?

The law governing protected structures is set out in the Planning and Development Act 2000, as amended, which may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin, 2, or downloaded from www.environ.ie. The Department of the Environment and Local Government also produces several leaflets in a series called Conservation Guidelines.

The following list of documents that can be downloaded from www.environ.ie

1. A Guide To Protected Buildings
2. Action on Architecture 2002-2005

ADVICE SERIES:

3. Maintenance - a guide to the care of older buildings (2007)
4. Windows - a guide to the repair of historic windows (2007)

ARCHITECTURAL HERITAGE PROTECTION - GUIDELINES FOR PLANNING AUTHORITIES :

5. Chapter 1 - Introduction (2004)
6. Chapter 2 - Record of Protected Structures (2004)
7. Chapter 3 - Architectural Conservation Areas (2004)
8. Chapter 4 - Declarations (2004)
9. Chapter 5 - Places of Public Worship (2007)
10. Chapter 6 - Development Control (2004)

11. Chapter 7 - Conservation Principles (2004)
12. Chapter 8 - Walls & Other Structural Elements (2004)
13. Chapter 9 - Roofs (2004)
14. Chapter 10 - Openings: Doors & Windows (2004)
15. Chapter 11 - Interiors (2004)
16. Chapter 12 - Shopfronts (2004)
17. Chapter 13 - Curtilage & Attendant Grounds (2004)
18. Chapter 14 - Non Habitable Protected Structures (2004)
19. Chapter 15 - Enabling & Temporary Works (2004)
20. Chapter 16 - Making Good Disaster Damage (2004)
21. Chapter 17 - Alterations to Enhance Fire Safety (2004)
22. Chapter 18 - Improving Access (2004)
23. Chapter 19 - Maintenance (2004)
24. Appendices (2004)

CONSERVATION GUIDELINES PAMPHLET SERIES (1996) :

25. Conservation Guidelines No1 - Conservation Principles/ General Information (1996)
26. Conservation Guidelines No2 - Sources of Information (1996)
27. Conservation Guidelines No 3 - Windows (1996)
28. Conservation Guidelines No 4 - Mortars, Pointing and Renders (1996)
29. Conservation Guidelines No 5 - Interior Joinery and Fittings (1996)
30. Conservation Guidelines No 6 - Decorative Plasterwork (1996)
31. Conservation Guidelines No 7 - Stone Walling (1996)
32. Conservation Guidelines No 8 - Brickwork and Stonework (1996)
33. Conservation Guidelines No 9 - Paving and Street Furniture (1996)
34. Conservation Guidelines No 10 - Roofs and Rainwater Goods (1996)
35. Conservation Guidelines No 11- Rising Damp and Timber Decay
36. Conservation Guidelines No 12 - Interior Decoration and Finishes (1996)
37. Conservation Guidelines No 13 Ironwork (1996)
38. Conservation Guidelines No 14 - Shopfronts (1996)
39. Conservation Guidelines No 15 - Settings and Landscape
40. Conservation Guidelines No 16 - Fire Safety, Security and Maintenance (1996)
41. Conservation Officer Claim Form Conservation of Protected Structures Grant Form 4
42. Civic Structures Conservation Grant 2008
43. Civic Structures Conservation Grant 2007
44. Civic Structures Grant - Circular Letter Indecon Trust Report - Examination of the issue of Trust Type Organisations to Manage Heritage Properties in Ireland

THATCHED STRUCTURES IN IRELAND :

45. Report on the Present and Future Protection of Thatched Structures in Ireland-Executive Summary
46. Report on the Present and Future Protection of Thatched Structures in Ireland-Volume 1 The Action Plan
47. Report on the Present and Future Protection of Thatched Structures in Ireland-Volume 2 Supporting Information

The Planning and Development Act requires that a protected structure be of special interest under one or more headings. The following contains an explanation of headings which is based on Department of Environment Heritage and Local Government "Architectural Heritage Protection Guidelines for Planning Authorities", Dublin (2004).

ARCHITECTURAL:

- Good quality design
- Works of a distinguished architect
- An exemplar of a building type and harmonious interrelationship of different styles within a structure.
- Structures that make a positive contribution to the streetscape or landscape or is integral to the visual harmonisation of a group of structures in a rural or urban settings.
- A well designed interior
- Can be on any time period

HISTORICAL:

- Location of important events
- Structure being influenced by an historical figure
- Memorials to past events
- Structures which show examples of the effect of change over time or structures that have an interesting historical development. Specific historic fixtures and fittings
- Rarity of a structure

ARCHAEOLOGICAL

- Special Archeological interest is defined by the degree to which material remains can aid to our understanding of past societies and period of time.

ARTISTIC

- good craftsmanship;
- decoratively carved architectural compositions timber or ceramic-tiled
- decoratively-carved shopfronts;
- ornate plasterwork ceilings;
- decorative wrought-iron gates;
- religious art
- fixtures and fittings
- funerary monuments within a graveyard;

CULTURAL

- other structures that illustrate the development of society, such as early schoolhouses

SCIENTIFIC

- the results of scientific research may be seen in the execution of the structure;
- the materials used in the structure may have the potential to contribute to scientific research
- the structure may be associated with scientific research that has left its mark on the place

TECHNICAL

- displays structural or engineering innovation evidenced in its design or construction
- it is the work of a known and distinguished engineer;
- it is an exemplar of engineering design practice
- of its time. For example, a bridge may be a masonry arch, an iron suspension or a concrete
- technically unusual or innovative construction or cladding materials
- contains innovative mechanical fixtures, machinery or plant or industrial heritage artefacts that describe the character of production processes.
- mill buildings, millponds, can often have a technical heritage value;
- purely special technical interest can be ascribed to the innovative engineering qualities of a structure, as distinct from the building's appropriateness for use, or its appearance or form.

SOCIAL

*"The characteristic of special social interest embraces those qualities for which a structure, a complex or an area has become a focus of spiritual, political, symbolic or other sentiment to any group of people. A community may have an attachment to a place because it is an essential reference point for that community's identity, whether as a meeting place or a place of tradition, ritual or ceremony."*¹

- A social interest could also be attributed to structures illustrating the social philosophy of a past age, as in the case of philanthropic housing developments.

¹ Department of Environment Heritage and Local Government "Architectural Heritage Protection Guidelines for Planning Authorities", Dublin (2004) pg 30

Energy Efficiency

PROTECTED STRUCTURES AND OTHER TRADITIONALLY-BUILT BUILDINGS.

This section is intended as a brief introduction to traditionally built/protected structures and energy efficiency. In all cases, where any improvement works are proposed to such structures, advice should be sought from a suitably qualified conservation professional and a work programme drawn up and submitted to the Planning Authority for their consideration prior to the commencement of any works to the structure.

When considering alterations to improve the energy efficiency of protected structures and older buildings, it is important to take into account that these structures act and react to climate conditions, temperature and humidity in different ways than most modern structures.

Older, traditionally-built buildings with solid masonry walls and single-glazed windows, cannot be expected to reach the requirements of energy efficiency of modern buildings, but they have many other compensating qualities. It will often be possible to undertake minor changes, using the existing features of the building such as internal shutters, to achieve saving in energy consumption and increased comfort. Important factors to consider when improving energy efficiency in older buildings are:

- a. Conservation of the historic or architectural interest of the building
- b. Compatibility with the fabric of a traditionally-built building

It is vital not to negatively impact on the fabric or the aesthetic importance of Protected Structures, therefore any alterations to improve the energy efficiency should be discussed with the Planning Authority and an expert who is aware of the needs and conservation of older buildings. It is important to consult with the Planning Authority to advise if planning permission is required to carry out proposed works, as even some apparently minor works can have a detrimental effect on the building fabric in the medium and long term and need very careful consideration and expert advice. For example, the installation of double-glazed windows in a protected structure may not be considered acceptable.

BER (Building Energy Rating) is standard calculation of the energy performance of a building and is a requirement of the EU Directive on the Energy Performance of Buildings (2002/91/EC of 16 December 2002), which has now been transposed in Ireland by the European Communities (Energy Performance of Buildings) Regulations 2006 (S.I. No. 666 of 2006).

The owner of a protected structure is not required to provide the BER to prospective buyers and tenants as Protected Structures are exempt. All buildings protected under the National Monuments Acts are generally exempt from the requirements of the Building Regulations.

Protected Structures are exempt from the requirements of Part L of the Building Regulations, which relate to the Conservation of Fuel & Energy in dwellings. As each older building is different and can react to changes in moisture levels and ventilation in a unique manner, if there is a real concern over heat-loss and energy efficiency, it is strongly recommended that the Planning Authority be consulted for advice prior to carrying out works. This is to minimise any inadvertent alterations which could impact negatively on the fabric and how the building functions, for example, cutting off or reducing ventilation to timber elements could lead to their decay in the short-medium term, promoting condensation on internal surfaces or within the fabric of the building will cause decay and damage.

Any programme of works should only be designed and specified by a practitioner with a proven knowledge and experience in dealing with traditionally-built structures and be in line with conservation Best Practice principles.

Record of Protected Structures Table

The following table is a record of the Protected Structures within the County and outlines the Structures within the County that are protected under the Planning and Development Act.

HOW TO USE THIS TABLE

Structures 1-132 are structures that were protected prior to the 2009 County Development Plan. In this regard the structures are ordered in the table as they were historically in previous County Development Plans.

Structures 133-379 are structures that were added to the Record of Protected Structures as part of the 2009-2015 Development Plan. This section of the table is ordered alphabetically according to the column 'Town'.

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
1.	Brianstown House, Brianstown	Brianstown	No Town	Country House, Demesne	13	208,498	277,083	Architectural; Artistic; Historical	All demesne features included
2.	Brianstown House, Brianstown	Brianstown	No Town	Farmyard Complex, boat house	13	208,452	277,105	Architectural	
3.	Brianstown House, Brianstown	Brianstown	No Town	Gates/Railings/Walls	13	209,075	276,584	Artistic	
4.	Carrickglass Manor, Carrickglass Demesne	Carrickglass Demesne (Longford By) Carrickglass Demesne (Ardagh By)	No Town	All Demesne Walls To Carrickglass Manor	9, 14	217,637	276,077	Architectural, Technical	All demesne features included
5.	Carrickglass Manor, Carrickglass Demesne	Carrickglass Demesne (Longford By)	No Town	Country House, Demesne	14	216,677	277,484	Architectural, Artistic, Historical, Technical	
6.	Carrickglass Manor, Corradoeey	Corradoeey	No Town	Worker's House, Demesne	9	216,171	277,813	Architectural Social	
7.	Carrickglass Manor, Corradoeey	Corradoeey	No Town	Walled Garden, Demesne	9	216,283	277,773	Architectural	
8.	Carrickglass House (Or Porter's Lodge), Carrickglass Demesne	Carrickglass Demesne (Ardagh By)	No Town	Gates/Railings/Walls,	14	217,428	276,009	Architectural, Artistic, Historical, Technical	
9.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Ardagh By)	No Town	Summerhouse, Demesne	14	217,324	276,735	Architectural, Historical	
10.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Longford By)	No Town	Gates/Railings/Walls	14	216,320	277,243	Architectural, Historical, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
11.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Longford By)	No Town	Gate Lodge, Demesne	14	216,326	277,251	Architectural, Artistic, Historical	
12.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Ardagh By)	No Town	Gate Lodge, Demesne	14	218,232	276,048	Artistic, Artistic, Architectural, Social, Technical chitectural, Social, Technical	
13.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Ardagh By)	No Town	Gate Lodge, Demesne	14	218,312	276,772	Architectural	
14.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Ardagh By)	No Town	Postal Box	14	218,228	276,045	Artistic, Social, Technical	
15.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne	No Town	Stables, Demesne	14	216,540	277,499	Architectural, Artistic, Historical, Technical	
16.	Carrickglass Manor, Carrickglass Demesne	Carrickglass Demesne (Longford By)	No Town	Gate Lodge, Demesne	14	216,438	277,518	Architectural, Historical	
17.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne (Longford By)	No Town	Gates/Railings/Walls	14	216,438	277,533	Architectural, Technical	
18.	Carrickglass House, Carrickglass Demesne	Carrickglass Demesne	No Town	Postal Box	14	216,441	277,541	Artistic, Social, Technical	
19.	Castlecure House, Castlecure	Castlecure	Ballymahon	Gates/Railings/Walls	26	213,572	257,315	Architectural, Artistic	
20.	Castlecure House, Castlecure	Castlecure	Ballymahon	Country House, Demesne	26	213,731	257,089	Architectural, Artistic	All demesne features including gate lodge
21.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Country House, Demesne	8	209,906	280,154	Architectural, Artistic, Archaeological, Historical	All demesne features included

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
22.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Gates/Railings/Walls	8	209,908	280,217	Architectural, Artistic, Historical	
23.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Stables, Demesne	8	209,873	280,205	Architectural, Artistic, Historical	
24.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Worker's House, Demesne	8	209,694	279,537	Architectural, Social	
25.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Castle/Fortified House, Private	8	209,970	280,085	Architectural, Archaeological	
26.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Gates/Railings/Walls	8	209,825	280,207	Architectural, Artistic	
27.	Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Walled Garden, Demesne	8	209,836	280,241	Architectural, Social	
28.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Garden, Demesne	8	209,841	279,997	Artistic	
29.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Worker's House, Demesne	8	209,696	279,538	Architectural, Social	
30.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Gates/Railings/Walls	8	209,737	279,583	Artistic	
31.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Gates/Railings/Walls	8	209,645	279,757	Architectural, Technical	
32.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Walled Garden, Demesne	8	209,640	279,690	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
33.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Gates/Railings/Walls	8	210,899	279,622	Architectural	
34.	Castle Forbes, Deepark (Longford By.)Newtown Forbes	Deepark (Longford By.)	Newtown Forbes	Demesne	8	210,509	281,741	Architectural	
35.	Castle Forbes, Castleforbes Demesne, Newtown Forbes	Castleforbes Demesne	Newtown Forbes	Church Of Ireland, Church/Chapel, Demesne	8	208,967	280,391	Architectural, Artistic, Archaeological, Social	
36.	Colehill House, Colehill	Colehill	No Town	Outbuilding, Farm, Agricultural	23	221,909	260,529	Architectural	Piers included
37.	Colehill House, Colehill	Colehill	No Town	House	23	221,949	260,492	Architectural	
38.	Coolamber Manor (Or Cloonashannagh House)	Cloonshannagh Or Coolamber Manor Demesne	No Town	House, Stables, Courtyard	15	232,255	274,191	Architectural, Artistic	
39.	Cornollen House	Fihoges, Cornollen,	No Town	House	13	208688	275758	Architectural, Artistic	
40.	Clooncallow House, Clooncallow	Clooncallow	Ballymahon	Entrance Gates/Railings/Walls	27	217,516	256,154	Architectural, Artistic	
41.	Castlewilder House (Or Cloghdoo House), Castlewilder	Castlewilder	No Town	House, Private	23	223,954	261,137	Architectural	
42.	Castlewilder House (Or Cloghdoo House), Castlewilder	Castlewilder	No Town	Outbuilding, Farm	23	223,971	261,173	Architectural	
43.	Doory Hall, Corrabola (Shrule By.)	Corrabola (Shrule By.)	No Town	Entrance Gates/Railings/Walls	23	218,632	260,288	Artistic, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
44.	Ledwithstown House, Ledwithstown	Ledwithstown	No Town	House, Private	22	210,879	259,446	Architectural, Artistic, Historical	Including outbuilding, gates and Piers
45.	Lismore House	Lismore	No Town	House, Private	13	211,248	277,176	Architectural	Including outbuilding, gates
46.	Pigeon House, Mosstown (Moydow By.)	Mosstown (Rathcline By.)	Keenagh	Aviary/Dovecote/Pigeon House, Demesne	22	211,617	263,879	Architectural, Artistic, Historical	
47.	Newcastle Demesne	Newcastle	No Town	Walled Garden, Demesne	27	218,429	256,832	Architectural, Historical	
48.	Newcastle Demesne	Newcastle	No Town	Country House, Demesne	27	218503	256960	Architectural, Artistic, Historical, Social	
49.	Newcastle Demesne	Newcastle	No Town	Stables, Demesne, Kiln	27	218,850	256,948	Architectural, Historical	
50.	Newcastle Demesne	Newcastle	No Town	Gates/Railings/Walls	27	218,416	256,676	Architectural, Artistic, Historical	
51.	Newcastle Demesne	Forgney	No Town	Gate Lodge, Demesne	27	219,648	255,441	Architectural	
52.	Newcastle Demesne	Forgney	No Town	Gates/Railings/Walls	27	219,649	255,423	Architectural, Artistic, Historical	
53.	Newcastle Demesne	Newcastle	No Town	Outbuilding, Demesne	27	218,470	256,943	Architectural, Historical, Social	
54.	Rathcline Castle	Rathcline	Lanesborough	Castle/Fortified House	17	200,030	266,839	Architectural, Historical,	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
55.	Main Street, Ballymahon, Ballymahon	Ballymahon	Ballymahon	Court House, Public Services, Civil	27	215,581	257,185	Architectural, Artistic, Historical, Social	
56.	Corboy Presbyterian Church, Corboy	Corboy	No Town	Presbyterian, Church/Chapel, Place Of Worship, Religious/Funery/Ritual	14	221,478	273,762	Architectural, Artistic, Historical, Social	
57.	St. Brigid's Church, Edgeworthstown Road, Ardagh, Lyanmore	Lyanmore	Ardagh	Roman Catholic, Church/Chapel, Place Of Worship, Religious/Funery/Ritual	19	220,435	268,505	Architectural, Artistic, Historical, Social	
58.	St. Brigid's Church, Edgeworthstown Road, Ardagh, Lyanmore	Lyanmore	Ardagh	Gates/Railings/Walls	19	220,425	268,592	Artistic, Social, Technical	
59.	St. Brigid's Church, Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Gates/Railings/Walls	19	220,389	268,594	Artistic, Social, Technical	
60.	St. Brigid's Parochial House, Lyanmore, Edgeworthstown Road, Ardagh	Lyanmore	Ardagh	Roman Catholic, Presbytery/Parochial/Curate's House, Clerical, Religious/Ritual	19	220,386	268,530	Architectural, Artistic, Social	
61.	Ardagh, Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,169	268,757	Architectural, Historical, Social	Including Boundary Wall And Gate
62.	Ardagh, Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,174	268,746	Architectural, Historical, Social	Including Boundary Wall And Gate

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
63.	Ardagh, Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,214	268,693	Architectural, Historical, Social	Including Boundary Wall outbuildings and Gate
64.	Melrose, Ardagh, Demesne Ardagh	Ardagh Demesne	Ardagh	Steward's House, Demesne	19	220,218	268,667	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
65.	Ardagh, Demesne Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,227	268,643	Architectural, Artistic, Social	Including Boundary Wall outbuildings -and Gate
66.	Mullingar Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,211	268,621	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
67.	Mullingar Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,192	268,616	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
68.	Mullingar Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,174	268,617	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
69.	Mullingar Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,154	268,615	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
70.	Mullingar Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Worker's House, Demesne	19	220,143	268,614	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
71.	Demesne, Ardagh	Lyanmore	Ardagh	Court House, Public Services, Civil	19	220,283	268,592	Architectural, Artistic, Historical, Social	Including Boundary Wall outbuildings and Gate
72.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Worker's House, Demesne	19	220,346	268,585	Architectural, Historical, Social	Including Boundary Wall And Gate
73.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Police Station	19	220,330	268,587	Architectural, Social	Including Boundary Wall And Gate

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
74.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Worker's House, Demesne	19	220,366	268,585	Architectural, Historical, Social	Including Boundary Wall And Gate
75.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Worker's House, Demesne	19	220,377	268,584	Architectural, Historical, Social	Including Boundary Wall And Gate
76.	Moydow Glebe	Moydow Glebe	No Town	Church Of Ireland, Church/Chapel, Place Of Worship, Religious/Funerary/Ritual	19	214,788	268,740	Architectural, Artistic, Social	Wall, And Gates
77.	Harman Memorial Clock Tower, Keenagh	Keenagh	Keenagh	Clock	22	212,295	263,642	Architectural, Artistic, Historical, Social	
78.	Saint Paul's Church Of Ireland Church, Newtown Forbes, Townparks (Longford By.)	Townparks (Longford By.)	Newtown Forbes	Church Of Ireland, Church/Chapel, Place Of Worship, Religious/Funerary/Ritual	8	210,809	279,529	Architectural, Historical, Social	Including Walls Gates Railings
79.	Kilsallagh	Kilsallagh	No Town	House, Private	20	229,873	269,161	Architectural	
80.	St. Catherine's Church Of Ireland Church, Curry (Moydow By.), Moydow E.D.	Curry (Moydow By.), Moydow E.D.	No Town	Church Of Ireland, Church/Chapel, Place Of Worship, Religious/Funerary/Ritual	18	211,741	270,994	Architectural, Artistic, Social	Including Walls Gates Railings
81.	Old School House (Or Saint Mary's National School), Molly	Molly	No Town	School, First Level Educational	6	225,415	285,062	Architectural, Social	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
82.	Moor, Ardagh	Moor	Ardagh	Church Of Ireland, Rectory/Glebe/ Vicarage/Curate's House, Clerical, Religious/Funerary/ Ritual	19	220,051	268,829	Architectural, Social	Including Walls Gates Railings
83.	County Longford Citizens Information Service (Or Edgeworthstown National School), Edgeworthstown	Edgeworthstown	Edgeworthstown	School, First Level Education,	15	225,636	271,891	Architectural, Artistic, Historical, Social	
84.	(Former Sisters of Mercy Convent), Newtown Forbes, Townparks (Ardagh By.)	Townparks (Ardagh By.)	Newtown Forbes	Roman Catholic, Church/Chapel, Ecclesiastical Complex,	8	210,992	279,942	Architectural, Artistic, Historical, Social	Walls Gates And Railings
85.	Grillagh (Moydow By)	Grillagh (Moydow By)	Killashee	Cornmill	18	206,813	269,296	Architectural, Social, Technical	
86.	Ballymacroly	Ballymacroly	No Town	Cornmill	10	230,707	279,722	Architectural, Social, Technical	
87.	Ballymacroly	Ballymacroly	No Town	Mill House	10	230,670	279,766	Architectural, Social, Technical	
88.	Shrule, Ballymahon	Shrule	Ballymahon	Cornmill	26	213,527	255,910	Architectural, Social, Historical, Technical	
89.	Shrule, Ballymahon	Shrule	Ballymahon	Mill House	26	213,429	255,966	Architectural, Artistic, Social	
90.	Knock, Lanesborough	Knock, Barnacor (Ed Rathcline)	Lanesborough	Mill	17	201732	269166	Architectural, Historic Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
91.	Drumlish	Drumlish	Drumlish	Cornmill	5	215,665	286,011	Architectural, Technical	
92.	Creelaghta	Creelaghta	No Town	Cornmill	5	217,912	289,681	Architectural, Technical	
93.	Aghnashannagh	Aghnashannagh	Balinalee	Cornmill	9	222,588	281,156	Architectural, Social, Technical	
94.	Kilshruley	Kilshruley	No Town	Mill	9,10	224,076	281,374	Architectural, Social, Technical	
95.	Killinlastra	Killinlastra	No Town	Cornmill	14, 19	218,078	271,248	Architectural, Social, Technical	
96.	Mosstown	Mosstown (Rathcline By.)	Keenagh	Cornmill	22	211,103	264,150	Architectural, Social, Technical	
97.	Smear	Smear	Augnaccliffe	Cornmill	3	226,274	290,876	Architectural, Technical	
98.	Rosduff	Rosduff	No Town	Cornmill	3	227,233	293,806	Architectural, Technical	
99.	Ballyduffy (Moyne)	Ballyduffy (Moyne)	No Town	Cornmill	1	223,422	297,729	Architectural, Technical	
100.	Ballymahon	Ballymahon	Ballymahon	Cornmill	27	215,819	256,930	Architectural, Technical	
101.	Ballymulvey	Ballymulvey	Ballymahon	Woollen Mill	27	217,075	257,106	Architectural, Technical	
102.	Cornamucklagh	Cornamucklagh	Ballymahon	Cornmill	27	221,511	254,967	Architectural, Technical	
103.	Clooneen (Granard)	Clooneen (Granard By.)	No Town	Cornmill	6	233,660	284,836	Architectural, Social, Technical	
104.	Toome (Granard By) /Kilmore	Toome (Granard By) / Kilmore	No Town	Cornmill	6	232,837	288,913	Architectural, Technical	
105.	Dring/Agnaskilloge	Dring/Agnaskilloge	No Town	Cornmill	6	230,830	285,814	Architectural, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
106.	Kilnasavogue	Kilnasavogue	No Town	Saw Mill	14	216,315	274,793	Architectural, Technical	
107.	P.P. Masterson, Abbeylara	Abbeylara	Abbeylara	Former House With Shop front	11	236298	279657	Architectural, Artistic	
108.	Abbeylara	Abbeylara	Abbeylara	Former R.I.C. Barracks	11	236373	279645	Architectural, Artistic, Social	
109.	Cloonaghmore, Abbeylara	Cloonaghmore	Abbeylara	House/Shop	11	236532	279487	Architectural Artistic, Social	
110.	Cloonaghmore, Abbeylara	Cloonaghmore	Abbeylara	House	11	236554	279471	Architectural	
111.	Abbeyshrule Bridge, Cloonbrin, Abbeyshrule	Cloonbrin	Abbeyshrule	Bridge	23	222742	259175	Architectural, Technical	
112.	Drumanure, Abbeyshrule	Drumanure	Abbeyshrule	House	23	222739	259338	Architectural	
113.	Rathmore (Granard By.)	Rathmore (Granard By.)	Aghnacdiff	House	6	225551	288843	Architectural, Artistic	Including Outbuildings.
114.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Former Estate Worker's House (E 7)	19	220354	268587	Architectural, Historical, Social	Including Boundary Wall, Gate and Piers.
115.	Edgeworthstown Road, Lyanmore, Ardagh	Lyanmore	Ardagh	Signpost	19	220809	268570	Artistic, Social, Technical	
116.	Oldtown Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Walls	19	220113	269080	Architectural, Historical	Including Gate and Piers.
117.	St. Brigid's Training Centre (Or Ardagh House), Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	House	19	220305	269832	Architectural, Historical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
118.	Longford Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Walls	19	220113	269039	Architectural, Artistic, Historical	Including Piers and Gates.
119.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Entrance	19	220137	269053	Architectural, Artistic	Including Boundary Wall and Gates.
120.	Ardagh Demesne, Demesne, Ardagh	Ardagh Demesne	Ardagh	Gate Lodge	19	220144	269065	Architectural	
121.	Ardagh Demesne, Demesne, Ardagh	Ardagh Demesne	Ardagh	Gate Lodge	19	220649	268590	Architectural	
122.	Edgeworthstown Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Walls	19	220851	268594	Architectural, Artistic, Historical	Including Gates and Piers.
123.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Walls	19	220182	268793	Architectural, Artistic, Historical	Including Gates and Piers.
124.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Entrance	19	220636	268577	Architectural, Artistic, Historical, Technical	
125.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Stable Yard	19	220364	268843	Architectural, Artistic, Historical	
126.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Walled Garden	19	220453	268807	Architectural, Artistic	Including Gates.
127.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Dairy	19	220358	268896	Architectural	
128.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Farm Buildings	19	220375	268878	Architectural	Including Gates.
129.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Railings, Gateposts, Gates and Fencing	19	220201	269015	Artistic, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
130.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Clock Tower	19	220230	265622	Architectural, Artistic, Historical	Including Railings, Piers and Boundary Wall.
131.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Water Pump	19	220256	268621	Artistic, Social	
132.	Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	House (North 11) Ardagh Lap	19	220144	268879	Architectural, Historical	Rear Boundary Wall
133.	Travellers Rest, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Stone Shelter	19	220290	268623	Architectural, Artistic, Social	
134.	St. Patrick's Church, Edgeworthstown Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Lychgate	19	220290	268641	Architectural, Artistic, Historical, Social	
135.	St. Patrick's Church, Edgeworthstown Road, Ardagh Demesne, Ardagh	Ardagh Demesne	Ardagh	Church	19	220328	268634	Architectural, Artistic, Social	
136.	Lyons, Demesne, Banghill, Ardagh	Banghill	Ardagh	House/ Public House	19	220250	268598	Architectural, Artistic, Social	
137.	Community Centre, Ardagh Demesne, Ardagh	Ardagh Demesne,	Ardagh	Community centre, school	19	220189	268724	Architectural, Social	
138.	Lyons, Demesne, Banghill, Ardagh	Banghill	Ardagh	House/ Post Office	19	220259	268593	Architectural, Artistic, Social	
139.	Moor, Ardagh	Moor	Ardagh	House (North 8) On Ardagh LAP)	19	220163	268772	Architectural	
140.	Ballinalee Bridge, Aghnashannagh, Ballinalee	Aghnashannagh	Ballinalee	Bridge	9	222682	280992	Architectural, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
141.	Ballinalee Or Saintjohnstown, Ballinalee	Ballinalee Or Saintjohnstown	Ballinalee	Outbuilding	9	222560	280779	Architectural	
142.	Holy Trinity Roman Catholic Church, Ballinalee Or Saintjohnstown, Ballinalee	Ballinalee Or Saintjohnstown	Ballinalee	Church	9	222561	280903	Architectural, Artistic, Historical, Social	Associated house
143.	Bully's Acre, Ballinalee Or Saintjohnstown, Ballinalee	Ballinalee Or Saintjohnstown	Ballinalee	Execution Site and Boundary Walls	9	222594	280841	Historical, Social	
144.	Ballinalee Or Saintjohnstown, Ballinalee	Ballinalee Or Saintjohnstown	Ballinalee	Water Hydrant	9	222537	280439	Artistic, Social, Technical	
145.	Mac Eoins Forge, Clooncoose (Granard By.), Ballinalee	Clooncoose (Granard By.)	Ballinalee	Forge	9	224023	280747	Architectural, Historical, Social	Including Boundary Walls and Gate.
146.	Currygrane House, Currygrane	Currygrane	Ballinalee	Pet Cemetery	9	222890	278575	Artistic, Social	
147.	Currygrane House, Currygrane	Currygrane	Ballinalee	Outbuilding	9	222812	278580	Architectural	
148.	Gorteen House, Gorteen, Ballinalee	Gorteen	Ballinalee	Country House	9	222340	279740	Architectural, Artistic	Including Boundary Walls, Piers and Gate.
149.	Gorteen House, Gorteen, Ballinalee	Gorteen	Ballinalee	Outbuildings To Gorteen House	9	222310	279750	Architectural	
150.	Saint John's Church Of Ireland Church, Gorteenrevagh, Ballinalee	Gorteenrevagh	Ballinalee	Church	9	222536	280216	Architectural, Artistic, Historical, Social	
151.	Gorteenrevagh, Ballinalee	Gorteenrevagh	Ballinalee	House	9	222550	280384	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
152.	School Land, Ballinalee	School Land	Ballinalee	Water Hydrant	9	223284	280695	Artistic, Social, Technical	
153.	Vicarsfield House, Vicarsfield Glebe, Ballinalee	Vicarsfield Glebe	Ballinalee	Country House	9	222130	280012	Architectural, Social	
154.	Vicarsfield House, Vicarsfield Glebe, Ballinalee	Vicarsfield Glebe	Ballinalee	Coach House	9	222118	280040	Architectural	Including Gate To Entrance.
155.	Gaigue School, Gaigue	Gaigue	Ballinamuck	Former School	5	220627	288274	Architectural, Social	Including Boundary Walls.
156.	Ballinamuck Visitors Centre, Shanmullagh, Ballinamuck	Shanmullagh	Ballinamuck	Former R.I.C. Barracks	2	218677	290687	Architectural, Historical, Social	
157.	Antely (Or Antely Cottage), Ballybranigan	Ballybranigan	Ballymahon	House	27	216214	257899	Architectural, Artistic, Historical	Including Outbuildings, Boundary Walls, Piers and Gates.
158.	Main Street, Ballymahon,	Ballymahon	Ballymahon	Former R.I.C. Barracks	27	215748	256931	Architectural, Social	Including Outbuildings.
159.	Dean Egan Library, Main Street, Ballymahon	Ballymahon	Ballymahon	Former Library	27	215393	257344	Architectural, Historical, Social	Including Gates.
160.	Saint Catherine's Church Ballymahon	Ballymahon	Ballymahon		27	215790	256973	Architectural, Artistic, Social	Including Piers and Gates.
161.	Main Street, Ballymahon	Ballymahon	Ballymahon	Former Hotel	27	215704	257071	Architectural, Artistic, Social	
162.	Main Street, Ballymahon	Ballymahon	Ballymahon	Bank	27	215690	257016	Architectural, Artistic, Social	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
163.	Clooncallow House, Clooncallow	Clooncallow	Ballymahon	Country House	27	217643	256248	Architectural, Artistic	Including Gate Lodge, Folly and Walled Garden.
164.	Clooncallow House, Clooncallow	Clooncallow	Ballymahon	Outbuilding	27	217649	256301	Architectural, Artistic	
165.	Creevaghbeg House, Creevagh Beg, Ballymahon	Creevagh Beg	Ballymahon	Country House	27	216087	256766	Architectural	Including Outbuildings and Wall.
166.	Creevaghmore House, Creevaghmore	Creevaghmore	Ballymahon	Country House	27	217304	255635	Architectural, Artistic	Including Piers walls and Gates.
167.	Creevaghmore House, Creevaghmore	Creevaghmore	Ballymahon	Entrance Gateway	27	217083	255,685	Architectural, Artistic	
168.	Creevaghmore House, Creevaghmore	Creevaghmore	Ballymahon	Outbuildings	27	217347	255610	Architectural, Artistic	
169.	Scoil Maisunta Naomh Colmcille, Main Street, Drinan, Ballymahon	Drinan	Ballymahon	Former School	27	215348	257400	Architectural, Social	Including Piers and Gates
170.	Ballywillin Station, Ballywillin	Ballywillin	Ballywillin	Former Railway Station	11	238309	282180	Architectural, Artistic, Social	
171.	Ballywillin Station, Ballywillin	Ballywillin	Ballywillin	Signal Box	11	238301	282153	Architectural, Technical	
172.	Ballywillin Station, Ballywillin	Ballywillin	Ballywillin	Store	11	238302	282123	Architectural	
173.	Main Street, Barry (Shrule By.), Ballymahon E.D., Barry	Barry (Shrule By.), Ballymahon E.D.	Barry	House	23	215798	260688	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
174.	Barry, Ballymahon E.D., Barry	Barry, Ballymahon E.D.	Barry	Former House	23	215740	260656	Architectural	Including Walls, Piers and Gates
175.	Barry, (Ballymahon E.D.) & .(Kilcommock Ed), Barry	Barry, (Ballymahon E.D) & .(Ed Kilcommock Ed)	Barry	Former Corn Mill	23	215700	260749	Architectural, Social, Technical	
176.	Corrabaun (Shrulle By.)	Corrabaun (Shrulle By.)	Barry	House	23	216178	261096	Architectural	
177.	Derreen House, Tarmonbarry Road, Cloondara	Cloondara	Cloondara	Walls, Piers and Stile	13	205991	276281	Architectural	
178.	Derreen House, Tarmonbarry Road, Cloondara	Cloondara	Cloondara	House	13	206059	276300	Architectural, Artistic	
179.	Derreen House, Tarmonbarry Road, Cloondara	Cloondara	Cloondara	Farmyard Complex	13	206070	276318	Architectural	
180.	Cloondara	Cloondara	Cloondara	Boundary Walls	13	206180	275808	Architectural, Artistic	
181.	Cloondara	Cloondara	Cloondara	House	13	206177	275791	Architectural, Social	
182.	Richmond Mill, Cloondara	Cloondara	Cloondara	Mill	13	206193	275768	Architectural, Historical, Technical	
183.	Cloondara	Cloondara	Cloondara	Bridge	13	206226	275767	Architectural, Technical	
184.	Cloondara	Cloondara	Cloondara	Lock Keeper's House	13	206051	276081	Architectural, Historical	Including Walls.
185.	Richmond Bridge, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Canal Bridge	13	206290	275717	Architectural, Technical	
186.	Richmond Harbour, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Harbour	13	206306	275755	Architectural, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
187.	Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Canal Dry Dock	13	206370	275850	Architectural, Technical	
188.	Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Lock	13	206342	275873	Architectural, Technical	
189.	Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Lock Keeper's House	13	206358	275883	Architectural, Social	
190.	Richmond Inn, Richmond Harbour, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	Former Mill	13	206336	275729	Architectural, Historical	
191.	Richmond Harbour, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	House	13	206342	275746	Architectural,	
192.	Richmond Harbour, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	House, Former Canal Office	13	206355	275769	Architectural, Historical, Social	
193.	Richmond Harbour, Glebe (Longford By.), Cloondara	Glebe (Longford By.)	Cloondara	House, Former Canal Office	13	206350	275758	Architectural, Historical, Social	
194.	Doory Hall, Corrabola (Shrulle By.)	Corrabola (Shrulle By.)	Doory	Gate Lodge	23	218624	260288	Architectural	
195.	Doory Hall, Doory	Doory	Doory	Former Outbuildings/ Now House and Outbuildings	23	217236	261269	Architectural, Historical	
196.	Doory Hall, Doory	Doory	Doory	Walled Garden Complex	23	217408	261108	Architectural, Artistic, Historical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
197.	Doory Hall, Doory	Doory	Doory	Former Country House	23	217312	260898	Architectural, Historical	
198.	Doory Hall, Doory	Doory	Doory	Former Estate Worker's House	23	217422	261151	Architectural, Artistic, Social	
199.	Doory Hall, Doory	Doory	Doory	Gates	23	217210	261258	Artistic, Technical	
200.	Doory Hall, Doory	Doory	Doory	Boundary Walls and Railings	23	216706	261961	Architectural, Technical	
201.	Main Street, Corbaun Or Leitrim, Drumlish	Corbaun Or Leitrim	Drumlish	Water Hydrant	5	215085	285778	Artistic, Social, Technical	
202.	St. Helen's, Longford Road, Drumlish	Drumlish	Drumlish	Country House	5	214901	285313	Architectural, Artistic	
203.	Saint Mary's Street, Drumlish, Drumlish	Drumlish	Drumlish	Memorial Cross	5	215328	285725	Artistic, Historical, Social	
204.	Land War Monument, Saint Mary's Street, Drumlish	Drumlish	Drumlish	Memorial Plaque	5	215336	285731	Artistic, Historical, Social	
205.	Saint Mary's Church, Saint Mary's Street, Drumlish	Drumlish	Drumlish	Church	5	215412	285708	Architectural, Artistic, Historical, Social	
206.	Scoil Naomh Muire, Drumlish, Drumlish	Drumlish	Drumlish	Former School	5	215618	285672	Architectural, Social	
207.	Hill Street, Drumlish, Co Longford	Drumlish	Drumlish	House	5	215264	285610	Architectural	
208.	Saint Mary's Street, Drumlish, Drumlish	Drumlish	Drumlish	House	5	215292	285663	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
209.	Longford Road, Drumlish, Co Longford.	Drumlish	Drumlish	House	5	215161	285528	Architectural	Including Boundary Walls, Piers and Gates.
210.	Saint Elizabeth's Convent, Aghafin, Edgeworthstown	Aghafin	Edgeworthstown	Former Convent	15	226269	272091	Architectural, Social	
211.	Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225996	271707	Architectural	
212.	Edgeworthstown	Edgeworthstown	Edgeworthstown	Walls, Piers and Gates	15	225611	271914	Architectural	
213.	Saint John's Church Of Ireland Church, Edgeworthstown	Edgeworthstown	Edgeworthstown	Church	15	226054	272001	Architectural, Artistic, Historical, Social	Including Boundary Walls and Gates.
214.	Pound Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225773	271924	Architectural, Artistic	Including Outbuilding.
215.	Pound Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225785	271945	Architectural, Artistic	
216.	J Burns, Pound Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225842	271911	Architectural, Artistic	
217.	Mostrim Rectory, Edgeworthstown	Edgeworthstown	Edgeworthstown	Rectory	15	226099	271926	Architectural, Historical, Social	
218.	Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225877	271857	Architectural, Artistic	
219.	Murrays / The Mostrim Arms / Beauty Secrets, Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former Terrace Of Six Houses	15	225924	271775	Architectural	
220.	Edgeworthstown	Edgeworthstown	Edgeworthstown	Vent Pipe	15	225965	272023	Artistic, Technical	
221.	Edgeworthstown	Edgeworthstown	Edgeworthstown	Vent Pipe	15	226037	271828	Artistic, Technical	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
222.	St. Mary's Roman Catholic Church, Edgeworthstown	Edgeworthstown	Edgeworthstown	Church	15	225986	271725	Architectural, Artistic, Social	
223.	Connolly Racing, Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former House	15	225986	271725	Architectural, Social	
224.	Edgeworthstown Train Station, Edgeworthstown	Edgeworthstown	Edgeworthstown	Railway Station	20	226284	271069	Architectural, Social	
225.	Edgeworthstown Railway Station, Edgeworthstown, Longford.	Edgeworthstown	Edgeworthstown	Footbridge	20	226266	271059	Artistic, Technical	
226.	Edgeworthstown	Edgeworthstown	Edgeworthstown	House	15	225611	271888	Architectural, Artistic	
227.	Ulster Bank, Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former House	15	225886	271894	Architectural, Social	Including Boundary Railings, Walls, Gates and Piers.
228.	Quinn's Supply Stores, Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former House	15	225942	271741	Architectural	
229.	Edgeworthstown House, Edgeworthstown, Longford.	Edgeworthstown	Edgeworthstown	Former Gate Lodge	15	225965	271651	Architectural, Artistic, Historical, Technical	Including Entrance Gates
230.	Edgeworthstown House, Edgeworthstown	Edgeworthstown	Edgeworthstown	Railings	15	225996	271608	Artistic, Technical	Including Posts Gates
231.	Edgeworthstown House, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former Outbuilding	15	226044	271672	Architectural, Historical, Social	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
232.	The Manor Nursing Home (Or Edgeworthstown House) Edgeworthstown	Edgeworthstown	Edgeworthstown	Former Country House	15	226050	271635	Architectural, Historical, Social	Including Walls and Railings.
233.	Edgeworthstown Post Office (Or Porter House), Main Street, Edgeworthstown	Edgeworthstown	Edgeworthstown	Former Market House	15	225994	271696	Architectural, Historical, Social	
234.	Garryandrew, Edgeworthstown	Garryandrew	Edgeworthstown	House	20	226690	270744	Architectural	Including Boundary Railings and Gate.
235.	St Patrick's Church Of Ireland and Church, Churchquarter, Granard	Churchquarter	Granard	Church	10	232937	280885	Architectural, Artistic, Historical, Social, Technical	Including Boundary Walls Gates and Pillars.
236.	Fernmount House, Longford Road, Churchquarter, Granard	Churchquarter	Granard	House	10	232838	281,086.	Architectural	Including Piers and Gates.
237.	Bank Of Ireland, Main Street, Granard	Granard	Granard	Former House	10	233338	281023	Architectural, Historical, Social	
238.	Hourican's, Main Street, Granard	Granard	Granard	Former House	10	233325	281011	Architectural	
239.	J Keegan, Main Street, Granard	Granard	Granard	House/Shop	10	233281	280973	Architectural, Artistic	
240.	Market House, Main Street, Market Street, Granard	Granard	Granard	Market House	10	233230	280984	Architectural, Historical, Social	
241.	The Greville Arms, Main Street, Granard	Granard	Granard	Former House	10	233247	280981	Architectural, Social	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
242.	Ulster Bank, Market Street, Granard	Granard	Granard	Bank	10	233141	281068	Architectural, Historical, Social	
243.	Reilly & Co. Accountants, Main Street, Granard	Granard	Granard	Former House/Shop	10	233225	280957	Architectural, Artistic	
244.	St Mary's Roman Catholic Church, Church Street, Granard	Granard	Granard	Church	10	233031	280813	Architectural, Artistic, Social, Historical	Including Piers and Gates.
245.	Barrack Street, Granard	Granard	Granard	Post Box	10	233619	281226	Artistic, Social, Technical	
246.	Main Street, Granard	Granard	Granard	Vent Pipe	10	233457	281131	Artistic, Technical	
247.	Granard Area Action Group Ltd., Main Street, Granard	Granard	Granard	Former House	10	233328	281049	Architectural	
248.	Main Street, Granard	Granard	Granard	Former House	10	233283	280975	Architectural, Artistic	
249.	John Pettit, Main Street, Granard	Granard	Granard	House/Shop	10	233273	280965	Architectural	
250.	Main Street, Granard	Granard	Granard	House/Shop	10	233267	281000	Architectural	
251.	Market Street, Granard	Granard	Granard	Post Box	10	233139	281058	Social, Technical	
252.	John Donohoe, Main Street, Dublin Street, Granard	Granard	Granard	House/Shop	10	233179	280874	Architectural, Artistic, Social	
253.	Youth Reach, Main Street, Granard	Granard	Granard	Former House	10	233187	280887	Architectural, Artistic	
254.	Moxham Street, Granard	Granard	Granard	House	10	233132	280896	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
255.	John O' Hara, Main Street, Granard	Granard	Granard	Former House	10	233224	280919	Architectural, Artistic	
256.	Church Street, Granard	Granard	Granard	Monument	10	233020	280844	Artistic, Social	
257.	The Old Protestant School, Granard	Granard	Granard	The Old Protestant School	10	232796	280863	Architectural, Social	
258.	The Old National School, The Hill, Granard	Granard	Granard	The Old National School	10	233075	280878	Architectural, Social	
259.	Longford Road, Granardkill, Granard	Granardkill	Granard	Former Masonic Lodge	10	232505	280902	Architectural, Artistic, Social	Including Gates and Boundary Walls.
260.	Convent Of Mercy, Barrack Street, Grassyard, Granard	Grassyard	Granard	Chapel	10	233672	281310	Architectural, Artistic, Historical, Social	
261.	Convent Of Mercy, Barrack Street, Grassyard, Granard	Grassyard	Granard	Convent	10	233665	281280	Architectural, Artistic, Social	Including Gates and Piers.
262.	Convent Of Mercy, Barrack Street, Grassyard, Granard	Grassyard	Granard	Cemetery	10	233630	281347	Social, Technical	Including Gates and Piers.
263.	Moatfield, Granard	Moatfield	Granard	Monument	10	232972	280746	Artistic, Historical, Social	
264.	Rathcronan, Granard	Rathcronan	Granard	Water Hydrant	10	233378	280611	Artistic, Social, Technical	
265.	Springlawn, Rathcronan, Granard	Rathcronan	Granard	Walls, Railings and Gates	10	233818	281256	Artistic, Technical	
266.	Barrack Street, Granard, Granard	Granard	Granard	House	10	233541	281192	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
267.	Auto Centre, Barrack Street, Granard	Rathcronan	Granard	House/Shop	10	233676	281218	Architectural	
268.	Mosstown, (Rathcline By.), Keenagh	Keenagh (Rathcline By)	Keenagh	House	22	211073	264170	Architectural, Social	Including Outbuilding.
269.	Mosstown, (Rathcline By.), Keenagh	Keenagh (Rathcline By)	Keenagh	Former Gate Lodge	22	211136	264150	Architectural, Artistic, Historical, Social	
270.	Coolnahinch (Moydow By.), Coolnahinch (Moydow By.)	Coolnahinch (Moydow By.)	Keenagh	Former Lock Keeper's House	22	210884	264617	Architectural, Social	
271.	Coolnahinch Bridge, Coolnahinch (Moydow By.),Coolnahinch (Moydow By.)	Coolnahinch (Moydow By.)	Keenagh	Bridge	22	210907	264637	Architectural, Artistic, Technical	
272.	Coolnahinch (Moydow By.), Coolnahinch (Moydow By.)	Coolnahinch (Moydow By.)	Keenagh	Lock	22	210906	264626	Architectural, Technical	
273.	Glenmore House, Glenmore (Longford By.)	Glenmore (Longford By.)	Keenagh	House	22	213750	263262	Architectural	Including Walled Garden.
274.	Laurel Lodge, Glenmore (Moydow By.)	Glenmore (Moydow By.)	Keenagh	Country House	22	214170	262815	Architectural	Including outbuildings
275.	Methodist Church, Keenagh	Keenagh	Keenagh	Church	22	212367	263661	Architectural, Artistic, Social	
276.	Keenagh	Keenagh	Keenagh	Thatched House	22	212318	263617	Architectural, Technical	
277.	Brookfield House, Keenagh	Keenagh	Keenagh	Country House	22	212427	263426	Architectural	Including Outbuildings, Piers and Gates.

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
278.	St. Dominic's Roman Catholic Church, Mosstown, (Rathcline By.), Keenagh	Keenagh	Keenagh	Church	22	212105	263841	Architectural, Artistic, Historical, Social	
279.	Keenagh	Keenagh	Keenagh	Attached Houses	22	212236	263743	Architectural	
280.	Keenagh	Keenagh	Keenagh	Water Pump	22	212266	263716	Artistic, Social, Technical	
281.	Keenagh	Keenagh	Keenagh	Former School	22	212482	263373	Architectural, Social	Including Boundary Walls.
282.	St. George's Church Of Ireland Church, Keenagh	Keenagh	Keenagh	Church	22	212524	263312	Architectural, Artistic, Historical, Social	
283.	Kilcommock Glebe House, Kilcommock Glebe	Kilcommock Glebe	Keenagh	Former Rectory	22	212803	261723	Architectural, Social	Including Gates. The addition of the house to the RPS shall not preclude the continuation of current agricultural practices including the erection of agricultural buildings, subject to compliance with normal planning and development criteria
284.	Kilcommock Glebe House, Kilcommock Glebe	Kilcommock Glebe	Keenagh	Outbuildings	22	212823	261726	Architectural, Social	
285.	Lislea House, Lislea (Moydow By.)	Lislea (Moydow By.)	Keenagh	House	23	214930	263229	Architectural	Including Gate Lodge
286.	Lislea House, Lislea (Moydow By.)	Lislea (Moydow By.)	Keenagh	Outbuildings	23	214914	263262	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
287.	Loughan House, Loughan	Loughan	Keenagh	Outbuildings	23	215101	263672	Architectural	Including Bellcote, Bell and Wind Vane.
288.	Loughan House, Loughan	Loughan	Keenagh	House	23	215096	263643	Architectural, Artistic	Including Gates and Railings.
289.	Mosstown (Moydow By.)	Mosstown (Moydow By.)	Keenagh	Kiln	22	211397	264173	Architectural, Social, Technical	
290.	Mosstown Demesne, Mosstown (Moydow By.)	Mosstown (Moydow By.)	Keenagh	Demense Boundary Wall	22	211553	263990	Architectural, Historical	
291.	Mosstown House, Mosstown (Rathcline By.), Keenagh	Mosstown (Rathcline By.)	Keenagh	Former Gate Lodge	22	211373	263483	Architectural, Artistic, Social	
292.	Mosstown House, Mosstown (Rathcline By.)	Mosstown (Rathcline By.)	Keenagh	Walled Garden Complex	22	211570	263953	Architectural, Artistic, Historical	Including Gardeners Shed
293.	White Gates, Mosstown (Rathcline By.), Keenagh	Mosstown (Rathcline By.)	Keenagh	Gateway	22	211999	264117	Architectural, Artistic, Historical	Including Gate Lodge
294.	(Or Killashee Glebe House), Templeton Glebe, Killashee	Templeton Glebe	Killashee	Former Glebe House	18	207841	270495	Architectural, Artistic, Social	Including Piers and Walls and walled garden.
295.	Aghnaskea, Killashee	Aghnaskea	Killashee	Bridge	18	208721	270472	Architectural, Technical	
296.	Aghnaskea, Killashee	Aghnaskea	Killashee	Lock	18	208731	270438	Architectural, Technical	
297.	Aghnaskea, Killashee	Aghnaskea	Killashee	Former Lock Keeper's House	18	208709	270437	Architectural, Social	
298.	Frances' Cottage, Ballyclare (E.D. Killashee), Killashee	Ballyclare (E.D. Killashee)	Killashee	Former Lock Keeper's House	18	208206	270779	Architectural, Social	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
299.	Ballyclare (Moydow By.), E.D. Killashee, Killashee	Ballyclare (Moydow By.), E.D. Killashee	Killashee	Lock	18	208222	270785	Architectural, Technical	
300.	Savage Bridge, Ballyclare, Killashee E.D. Killashee, (Killashee and Aghakeeran)	Ballyclare, Killashee E.D.	Killashee	Bridge	18	208206	270810	Architectural, Technical	
301.	Knock, Lanesborough	Lanesborough	Lanesborough	Windmill	17	201150	268679	Architectural, Technical	
302.	Elfeet (Adamson)	Elfeet (Adamson)	Lanesborough	Windmill	21	201917	260096	Architectural, Social, Technical	
303.	The Round House, Lanesborough	Lanesborough	Lanesborough	Bord Na Mona Worker's House	17	200904	269014	Architectural, Social, Technical	Including Walls, Piers and Gates.
304.	Shawbrook House, Carrigeen (Ardagh By.)	Carrigeen (Ardagh By.)	Legan	Country House	24	226383	263821	Architectural, Artistic, Technical	Including Gates and Pillars
305.	Foxhall, Legan	Foxhall	Legan	Outbuildings	24	225491	264235	Architectural, Technical	
306.	Fox Hall, Foxhall, Legan	Foxhall	Legan	Walled Garden	24	225553	264162	Architectural, Technical	
307.	Foxhall Glebe, Legan	Foxhall Glebe	Legan	Piers	24	225194	264510	Technical	
308.	Foxhall Glebe, Legan	Foxhall Glebe	Legan	Church	24	225442	264379	Architectural, Artistic, Archaeological, Historical, Social	
309.	Kilglass Rectory, Glebe (Ardagh By.), Foxhall E.D.	Glebe (Ardagh By.), Foxhall E.D.	Legan	Former Rectory	19	223259	264977	Architectural, Social	Including outbuildings
310.	Sleehaun House, Sleehaun, Legan	Sleehaun and Coolhafnoge	Legan	Entrance Gateway	19	223233	265399	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
311.	Sleehaun House, Sleehaun, Legan	Sleehaun and Coolnafnnoige	Legan	Former House	19	224087	265973	Architectural, Artistic	Including Mill Building and outbuildings.
312.	Smithfield, Legan	Smithfield	Legan	Thatched House	24	224278	263854	Architectural	
313.	(Or T. Kiernan), Smithfield, Legan	Smithfield	Legan	House/public house	24	224465	263556	Architectural, Social	
314.	Aghareagh House, Aghareagh (Longford By.)	Aghareagh (Longford By.)	Longford	House	13	211056	275188	Architectural, Artistic	Including Outbuildings and Walled Gardens.
315.	Aghareagh House, Aghareagh (Longford By.)	Aghareagh (Longford By.)	Longford	Farmyard Complex	13	211029	275221	Architectural	
316.	Carrickmoyragh House, Carrickmoyragh	Carrickmoyragh	Newtown Forbes	Country House	8	211043	280985	Architectural, Artistic	Including Gates and Piers.
317.	Carrickmoyragh House, Carrickmoyragh	Carrickmoyragh	Newtown Forbes	Outbuildings	8	211045	281010	Architectural	
318.	Curry House, Corry Longford By.)	Corry Longford By.)	Newtown Forbes	Country House	8	210519	278597	Architectural	
319.	Curry House, Corry Longford By.)	Corry Longford By.)	Newtown Forbes	Outbuildings	8	210475	278642	Architectural	
320.	Newtown Forbes Nursing Home, Lisbrack, E.D. N. Forbes, Newtown Forbes	Lisbrack, E.D. N. Forbes,	Newtown Forbes	Former Bishop's House	8	211097	279978	Architectural, Social	Including Outbuildings
321.	Lismoy House, Lismoy, Newtown Forbes	Lismoy	Newtown Forbes	Entrance Gates	8	211355	279515	Architectural, Technical	Entrance Gates

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (including Features of attendant Grounds)
322.	Lismoy House, Lismoy, Newtown Forbes,	Lismoy	Newtown Forbes	Gate Lodge	8	211364	279507	Architectural	
323.	Lismoy House, Lismoy, Newtown Forbes	Lismoy	Newtown Forbes	Country House	8	211954	279890	Architectural, Artistic	Walls
324.	Lismoy House, Lismoy, Newtown Forbes	Lismoy	Newtown Forbes	Outbuildings	8	211924	279900	Architectural	
325.	St. Anne's Glebe, Newtown Forbes	St. Anne's Glebe	Newtown Forbes	Country House	8	211458	280395	Architectural	
326.	St. Anne's Glebe, Newtown Forbes	St. Anne's Glebe	Newtown Forbes	Outbuildings	8	211487	280390	Architectural	Including Walled Garden
327.	Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	Demesne Workers House No.1	8	210880	279566	Architectural, Social	
328.	Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	Demesne Workers House No.2	8	210881	279573	Architectural, Social	
329.	Townparks (Longford By.), Newtown Forbes,	Townparks (Longford By.)	Newtown Forbes	Demesne Workers House No.3	8	210887	279585	Architectural, Social	
330.	Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	Demesne Workers House No.4	8	210890	279591	Architectural, Social	
331.	Main Street, Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	House	8	210937	279708	Architectural	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
332.	(Former Sisters Of Mercy Convent), Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	Former Convent	8	211007	279919	Architectural, Historical, Social	
333.	Newtown Forbes Railway Station, Townparks (Longford By.), Newtown Forbes	Townparks (Longford By.)	Newtown Forbes	Former Railway Station	8	211236	279893	Architectural, Social	Including Walls and Gates
334.	Portanure Lodge, Claraun	Claraun	Newtowncashel	House	25	203795	255051	Architectural, Artistic	Including Boundary Walls, Walled Garden, Piers and Gates.
335.	Portanure Lodge, Claraun	Claraun	Newtowncashel	Boathouse	25	203763	254996	Architectural, Artistic	
336.	Summersit, Derrydarragh	Derrydarragh	Newtowncashel	House	25	202673	257443	Architectural, Artistic	Including Walled Garden and Outbuildings.
337.	Summersit, Derrydarragh	Derrydarragh	Newtowncashel	Coach Yard	25	202749	257418	Architectural	
338.	Summersit, Derrydarragh, Longford.	Derrydarragh	Newtowncashel	Boundary Walls	25	202883	257336	Architectural, Artistic	Including Gates.
339.	Saint Mary's Roman Catholic Church,	Townparks (Longford By.)	Newtown Forbes	Roman Catholic Church	8	210977	279637	Architectural, Social	
340.	Saint Mary's Roman Catholic Church,	Townparks (Longford By.)	Newtown Forbes	Mausoleum	8	210990	279632	Architectural, Artistic, Historical	
341.	Ballinlough House, Ballinlough	Ballinlough	No Town	Country House	10	227548	281966	Architectural, Artistic	Including Outbuildings
342.	The Hermitage, Breanrisk	Breanrisk	No Town	House	4	212173	284188	Architectural	Including Gate Lodge.
343.	The Hermitage, Breanrisk	Breanrisk	No Town	Outbuildings	4	212151	284201	Architectural	

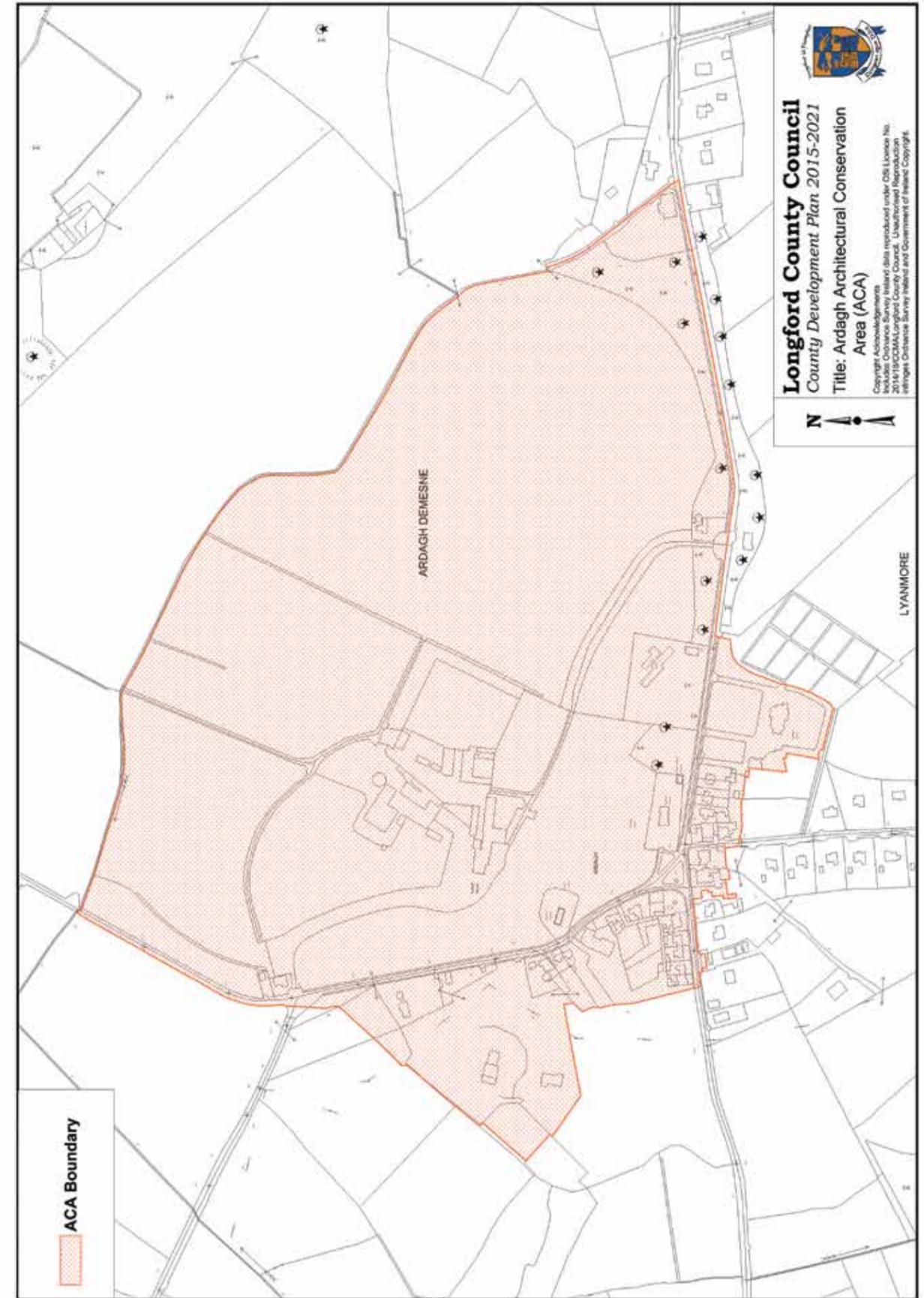
Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
344.	Cartronageeragh	Cartronageeragh	No Town	House	13	211799	273179	Architectural	
345.	Cartroncar House, Cartroncar	Cartroncar	No Town	House	15	228128	276759	Architectural, Artistic, Historical	Including Walls
346.	Cartroncar House, Cartroncar	Cartroncar	No Town	Farmyard Complex	15	228087	276751	Architectural, Artistic, Technical	
347.	Cartroncar House, Cartroncar	Cartroncar	No Town	Walled Garden	15	228092	276733	Architectural	
348.	Cartroncar House, Cartroncar	Cartroncar	No Town	Entrance Gateway	15	228187	276687	Architectural, Artistic	
349.	Castlerea	Castlerea	No Town	Country House	19	215153	267797	Architectural	Including Outbuilding Gates and Piers
350.	Castlerea	Castlerea	No Town	Entrance Gateway	19	215167	267697	Architectural, Artistic	
351.	Castlerea	Castlerea	No Town	House	19	215411	267253	Architectural	
352.	The Old Forge, Castlewilder	Castlewilder	No Town	House		223428	261163	Architectural, Social	Including Outbuildings and Gates
353.	Cloghan Mills, Cloghan (Shrule By)	Cloghan (Shrule By.)	No Town	Mill	23	221418	258558	Architectural, Technical, Historical, Social	
354.	Cloonfin House, Cloonfin	Cloonfin	No Town	Entrance Gateway	10	228376	279669	Architectural	
355.	Cloonfin House, Cloonfin	Cloonfin	No Town	Outbuilding	10	227293	279846	Architectural	Including Walled Garden.
356.	Cloonfin House, Cloonfin, Longford.	Cloonfin	No Town	Former Gate Lodge	10	228362	279686	Architectural	
357.	Creevy House, Creevy	Creevy	No Town	Country House	11	236755	282943	Architectural, Artistic	

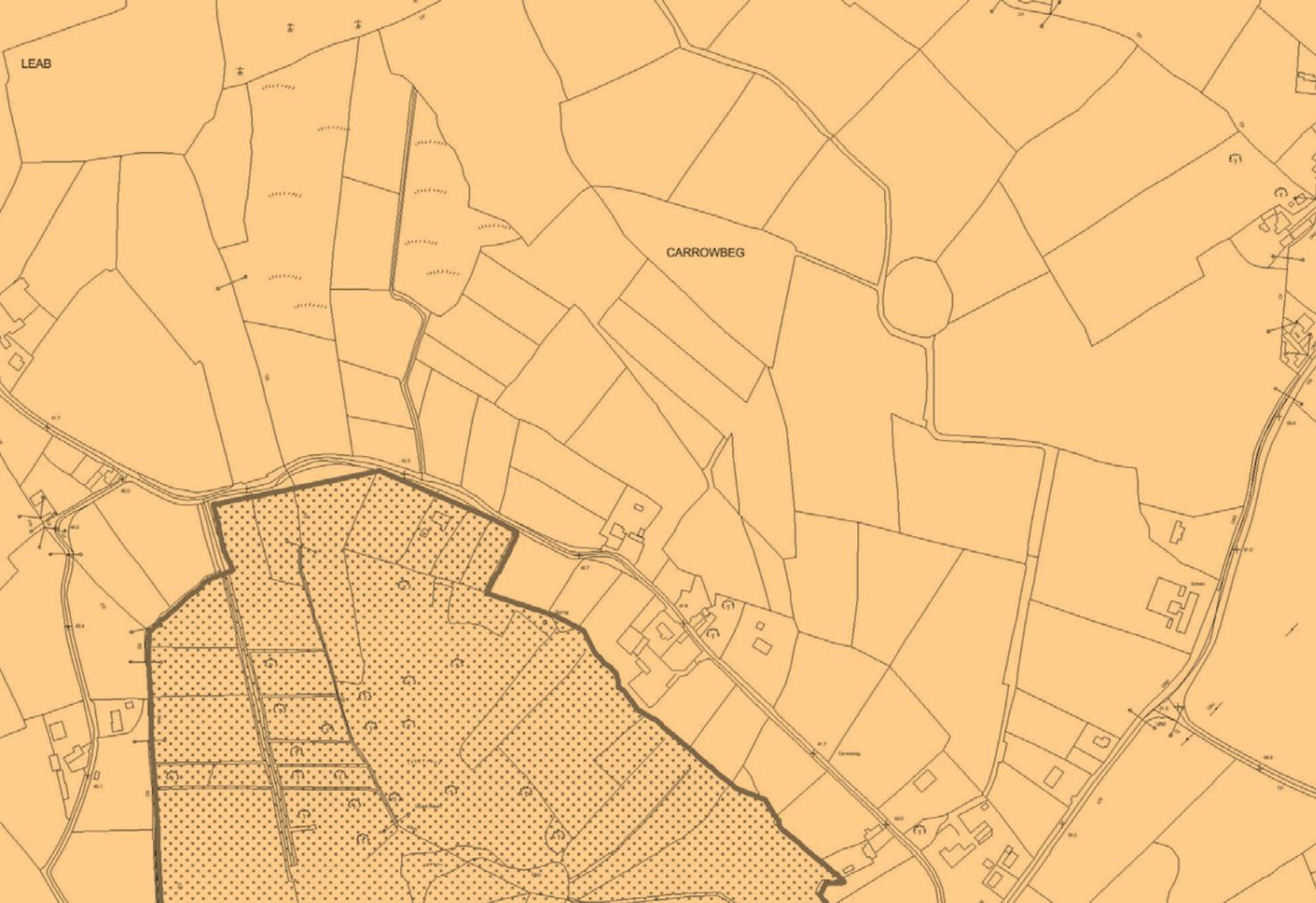
Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
358.	Danesfort House, Curry (Moydow By.), Moydow E.D.	Curry (Moydow By.), Moydow E.D.	No Town	Former House	18	211820	271000	Architectural, Social	Including Wall and Gates
359.	St. Anne's Roman Catholic Church	Curry (Moydow By.), Moydow E.D.	No Town	Church	18	211673	270278	Architectural, Artistic, Historical	
360.	Dalystown House (Or Rockfield House), Dalystown	Dalystown	No Town	Outbuilding	10	232498	283944	Architectural	House Not Included
361.	Dalystown House (Or Rockfield House), Dalystown	Dalystown	No Town	Entrance Gateway	10	232567	284037	Architectural, Artistic	House Not Included
362.	Drumury Bridge, Drumury	Drumury	No Town	Bridge	1	223314	299004	Architectural, Artistic, Technical	
363.	Fihoragh	Fihoragh	No Town	Bridge	1	224813	298617	Architectural, Technical	
364.	Saint Mumis Forgnay Church Of Ireland Church, Newcastle	Forgney	No Town	Church	27	219555	255394	Architectural, Artistic, Historical, Social	Including Graveyard, Boundary Walls, Gates and Piers
365.	Moydow Glebe	Moydow Glebe	No Town	Former Rectory	19	214717	268934	Architectural, Artistic, Social	Including Gates
366.	Moneylagan Cottage, Longford	Moneylagan	No Town	Cottage		211831	277520	Architectural,	Including Gates and outbuildings
367.	Oldtown House, Oldtown, Oldtown	Oldtown	No Town	Outbuildings	14	220098	271503	Architectural, Technical	
368.	Oldtown House, Oldtown, Oldtown	Oldtown	No Town	House	14	220142	271447	Architectural, Artistic, Technical	
369.	Prucklishtown	Prucklishtown	No Town	Gate Lodge	10	227020	279211	Architectural, Artistic	

Number	Building Address	Townland	Town	Description	Os Map Ref 6".	National Grid Reference Easting	National Grid Reference Northing	Characteristics of Special Interest	Notes (Including Features of attendant Grounds)
370.	Sunfield House, Rathallsallagh, Rathallsallagh	Rathallsallagh	No Town	Outbuilding	23	223554	262036	Architectural	
371.	Sunfield House, Rathallsallagh, Rathallsallagh	Rathallsallagh	No Town	House	23	223541	262014	Architectural	
372.	Tennallick House, Tennallick	Tennallick	No Town	House	23	221707	258918	Architectural, Historical	Including Gates and Walled Garden
373.	Tennallick House, Tennallick	Tennallick	No Town	Outbuilding	23	221733	258972	Architectural	Gates
374.	Toneen Lodge, Toneen (Granard By.)	Toneen (Granard By.)	No Town	House	11	234786	278247	Architectural	Including Piers, Gates and Walls
375.	Toneen Lodge, Toneen (Granard By.)	Toneen (Granard By.)	No Town	Outbuildings	11	234771	278275	Architectural	
376.	Rathcline Glebe House, Glebe, E.D. Rathcline	Glebe, E.D. Rathcline	Rathcline	Former Glebe	17	200109	265959	Architectural, Social	Including Outbuilding Gates and Piers
377.	Rathcline House, Rathcline	Rathcline	Rathcline	Country House	17	200164	266522	Architectural	Including Outbuildings and Entrance Gate.
378.	The Glebe (Or Taghshinny Rectory), Glebe (Shrule By.), Taghshinny, Longford.	Glebe (Shrule By.)	Taghshinny	Former Rectory	23	220229	260438	Architectural, Social	Including Outbuilding.
379.	Taghshinny	Taghshinny	Taghshinny	House	23	219916	260308	Architectural	Including Outbuildings

APPENDIX →

Appendix 12: Ardagh ACA





APPENDIX →

Appendix 13: Shop Front Design Guidelines

2,000m

a) Shop front design should be sympathetic to the appearance of the building as a whole and adjoining properties should provide a harmonious and appropriate addition into the streetscape. The appearance of individual buildings should not be adversely affected by unsuitable shop front designs.

b) The sub-division of glazing, careful detailing and the inclusion of stall-risers in bay divisions can help integrate shop fronts.



A Typical Street where the left and right-hand shop fronts have been replaced with unsympathetic designs

c) Shop Front Surrounds

Traditionally shop fronts are contained within a permanent surround consisting of pilasters, mouldings and cornices (See image). These features establish the pattern of a street, the framework of a unit and are decorative elements in their own right. They should, whenever possible, not be removed, damaged or clad. Shops and terraces can be improved by repairing, replacing or reinstating these features. Modern shopfronts are acceptable as long as they retain similar basic proportions and can be successfully integrated into or enhance the streetscape. Care should be taken in the choice of colour scheme, with specific reference to the colour scheme of adjacent/adjoining buildings and the streetscape as a whole.



Examples of good and bad shop front design – shop front should relate to the upper floors, particularly with respect to glazing. Separate access to upper floors should be maintained.

(d) Materials

In the selection of materials for a shopfront, it is important that materials are selected which suit the character of the building concerned. Plain aluminium, galvanised metal, laminates and plastics will be resisted in favour of timber, quality brick, coloured/coated aluminium and natural stone. The selection of materials is highly dependant on the existing character of the building and the streetscape of which it forms part. Unsubstantial materials and harsh finishes detract from the appearance of individual buildings and the shopping area as a whole.

(e) Fascia Display

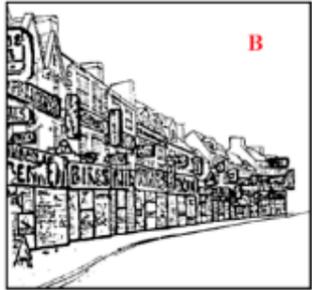
Overlarge or overbright shop fascias should be avoided, particularly in a terrace of shops. Fascias will generally be restricted to one metre maximum in height and restricted in width to the width of the shopfront and/or subdivided over large frontages.

Fascias should not obscure or damage existing architectural features nor rise above the cills of the first floor windows. Where a business occupies several adjoining units, each should have a separate fascia and all should be limited to a common design. Continuous fascias stretching across several units are unacceptable.

(f) Projecting Signs

Projecting signage of various sizes located at random over shop fronts is a major contributor to streetscape clutter. Each shop should be limited to a maximum of one projecting sign. This sign should be situated at fascia level and have a minimum of 2.4 metres ground clearance.

The sign should be in keeping with the style of the shop front and building character and not obscure or damage architectural details. Projecting plastic illuminated signage will not generally be permitted.



An example of how one poorly designed advertisement can overshadow the whole street (A). Also, note how the advertising becomes one meaningless clutter when allowed to proliferate (B).

(i) Shop Forecourts

The obstruction of the public footway with signage and merchandise will not be permitted. These obstructions can be dangerous to pedestrians, particularly elderly persons and those with disabilities.

(j) Roller Grilles and Shutters

Generally speaking, roller grilles should be used in favour of solid shutters and should be colour finished as opposed to raw metal.

Grille boxes are ideally located internally and should be sympathetically integrated into the new shopfront design. If this is not practical, they should be colour finished or clad and should not project forward of the shopfront pilasters. Guide channels should be concealed or painted to match the shop front frame.

A solid base section to a roller grille may be installed for extra security, provided the solid base does not exceed 0.5 metres in height and the slats are colour finished.

Solid shutters are not favoured in a town centre situation as collectively, they have a detrimental effect on the quality of the environment. Repeated use of shutters along a street creates a particularly hostile and impersonal appearance and by obscuring the shop window display, they remove the light and interest which shops provide to the commercial centre outside shopping hours. A brightly lit and inviting atmosphere is required if people are to use central areas outside of shopping hours.

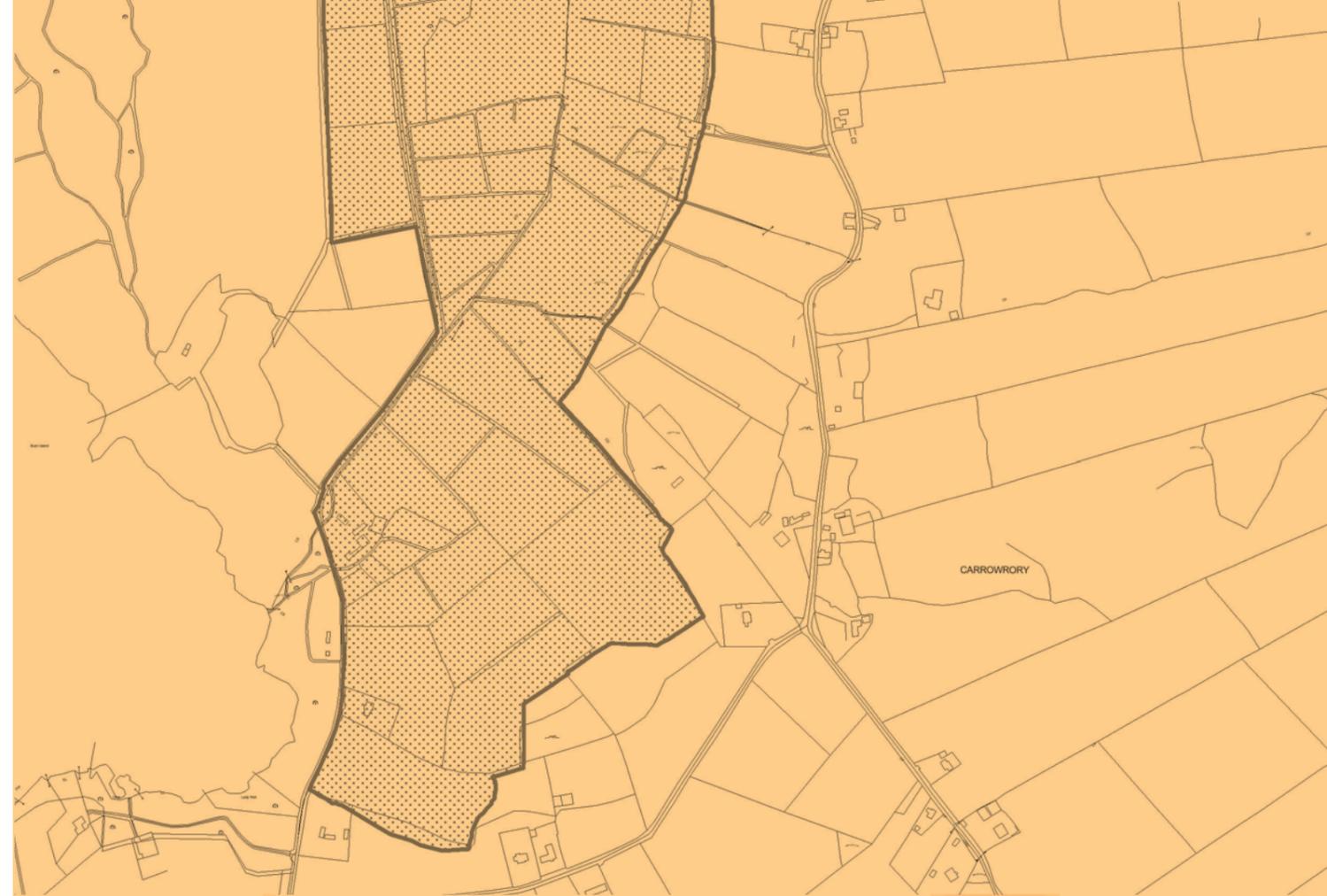
(g) Canopies and Blinds

Canopies and blinds should enhance both the shop itself and the street as a whole and should be of a size and style in keeping with the building on which it is located. Plastic Dutch or perambulator canopies will be resisted in favour of fully retractable blinds in canvas type material. Generally, there will be a presumption against shiny plastic or other undesirable materials.

(h) Double Shop Units

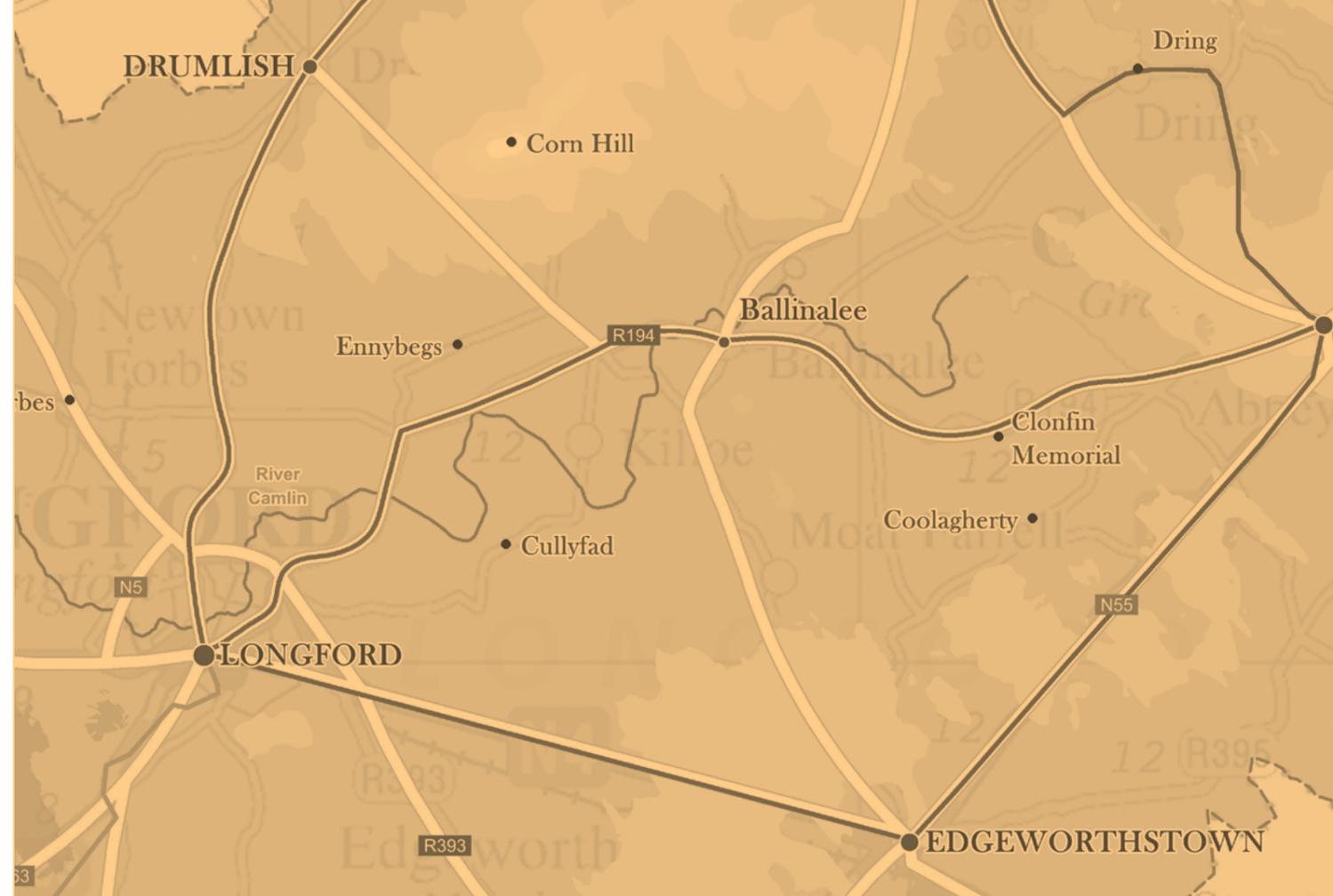
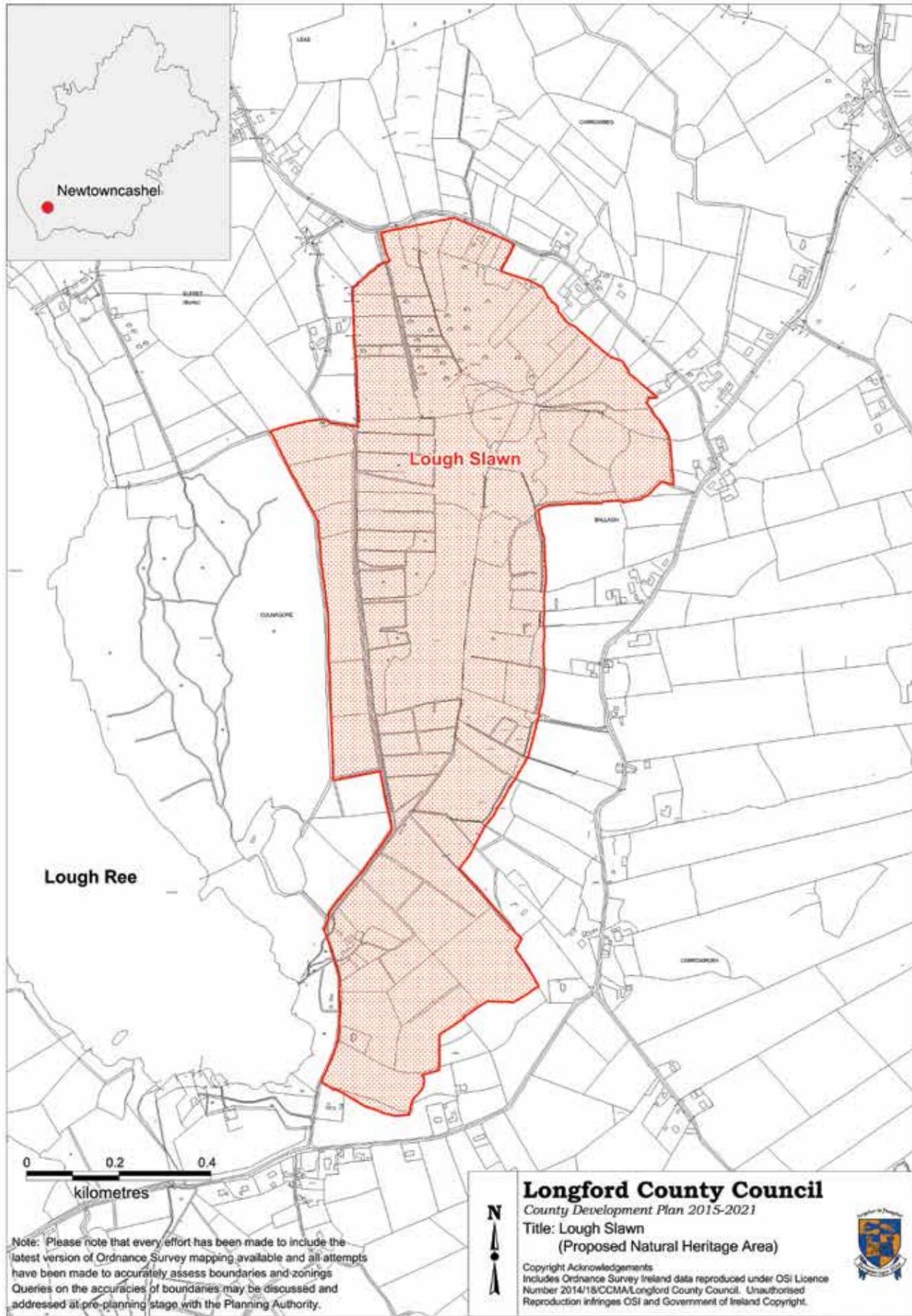
Double shop units should provide or retain an intervening pilaster and break the fascia, as for two separate units. Shops were traditionally designed as single units.

Double shop units or wide shopfronts need special consideration because most streets have a strong vertical emphasis. A large shopfront where two units have been combined will therefore emphasise the horizontal and appear out of proportion. It is generally necessary to retain the intervening pilaster and break the fascia as for two separate units.



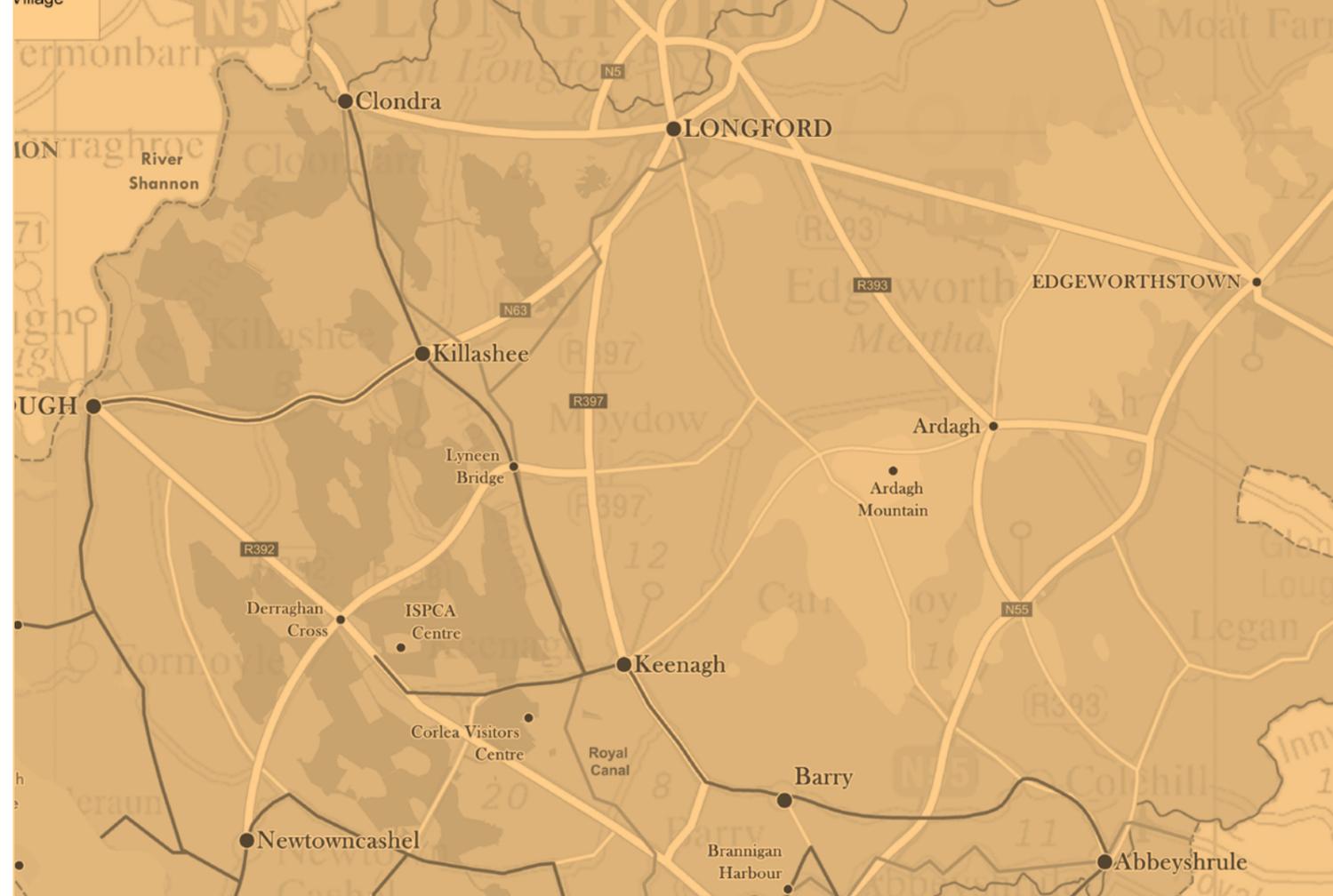
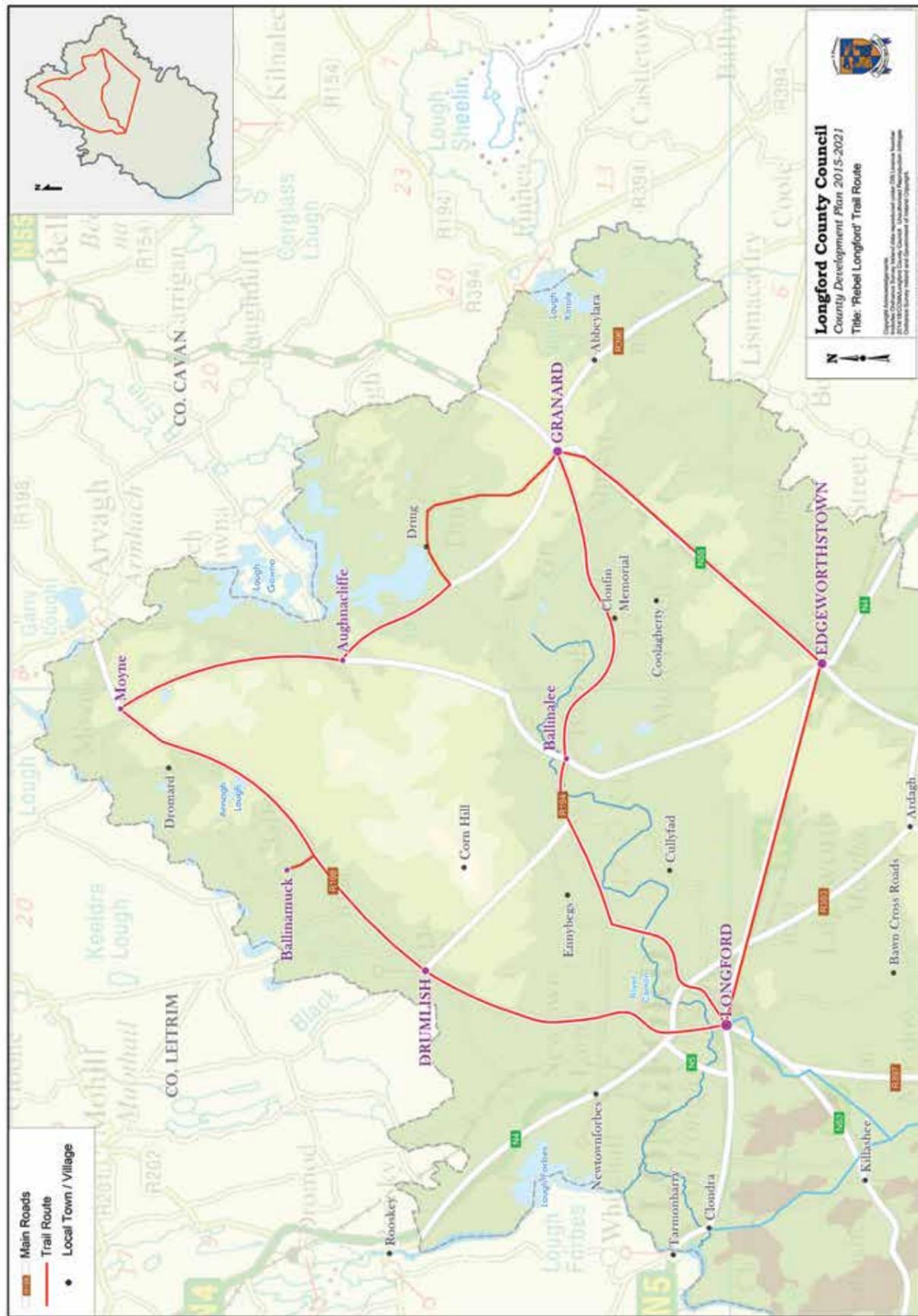
APPENDIX →

Appendix 14: Lough Slawn pNHA



APPENDIX →

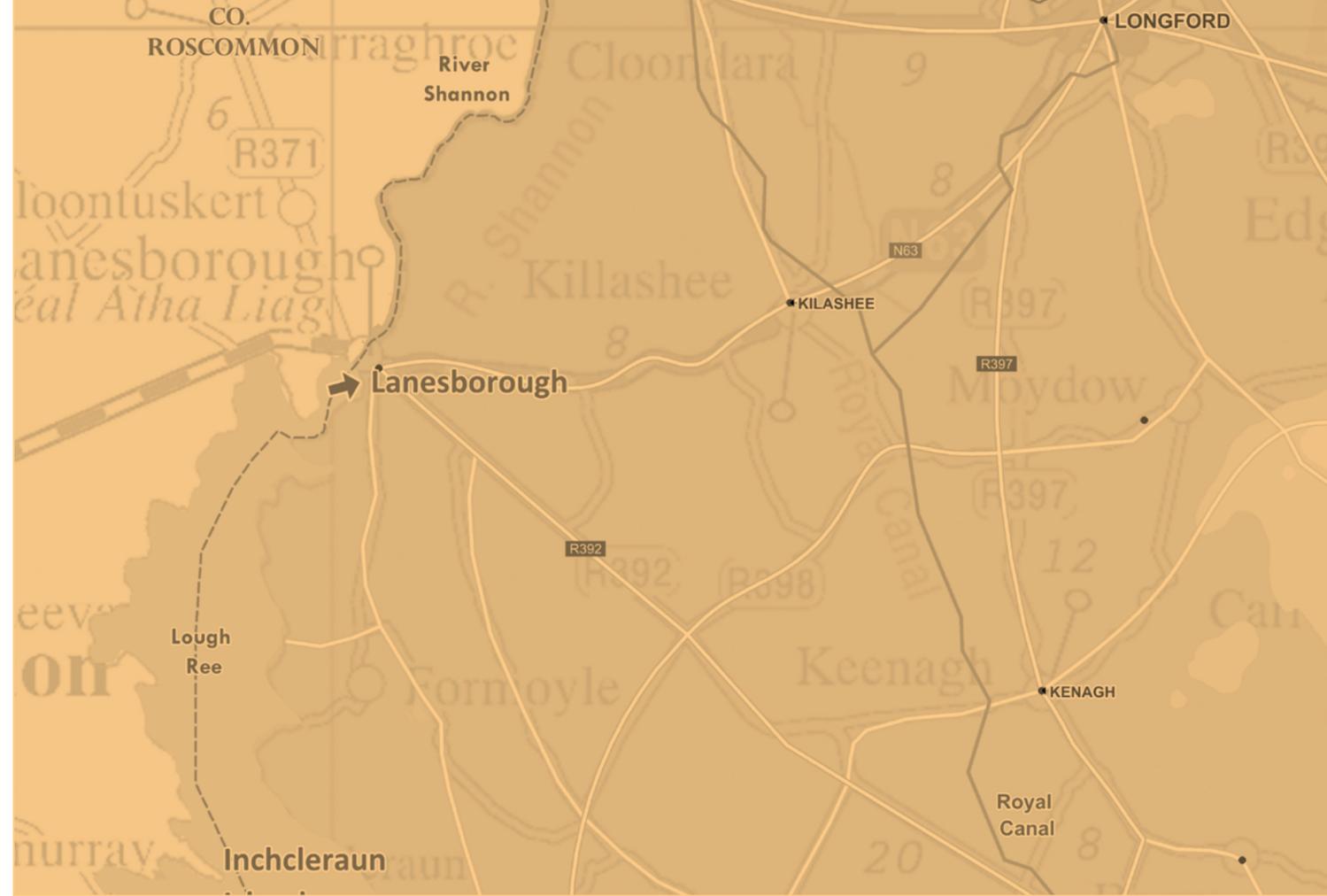
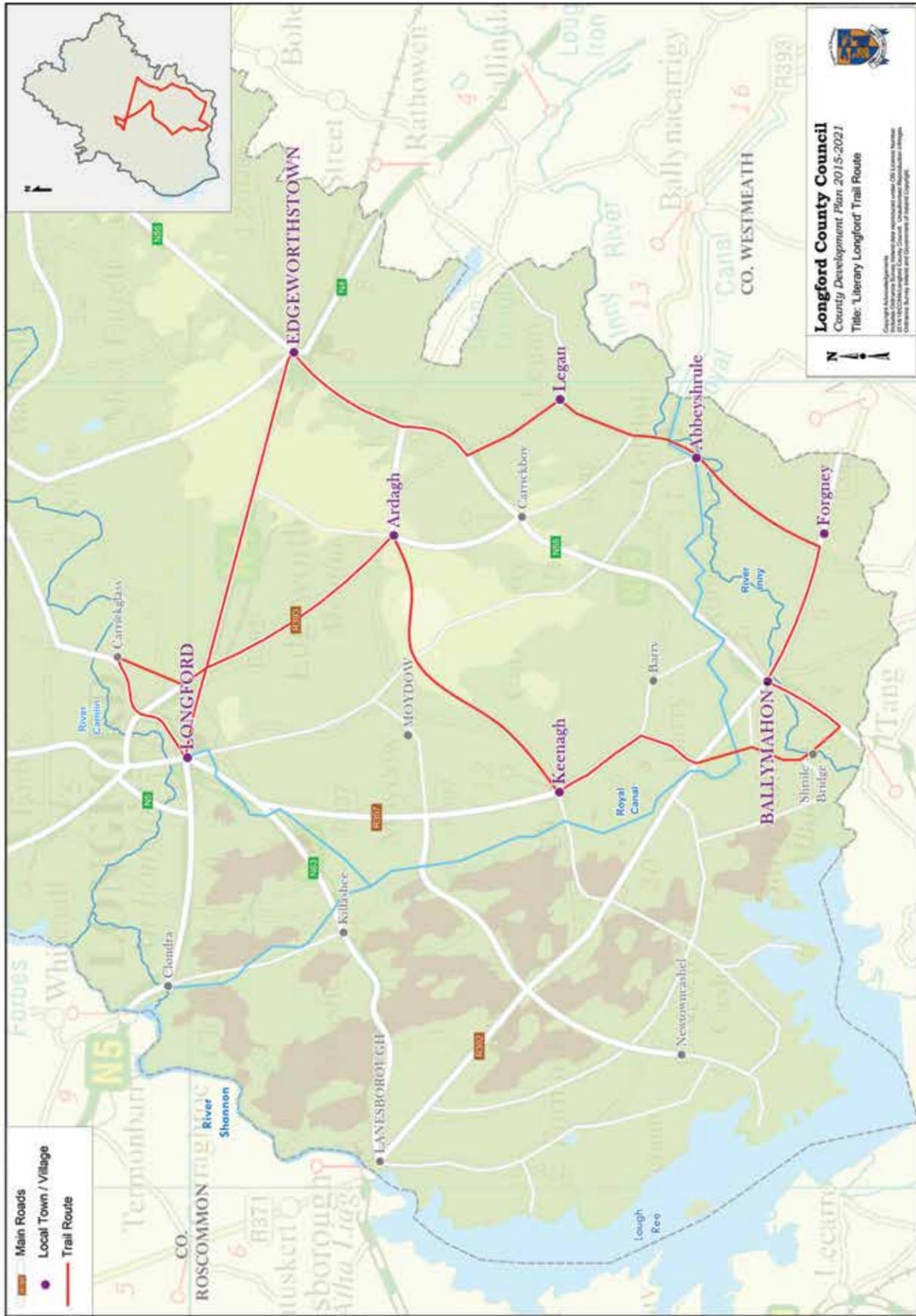
Appendix 15: Rebel Longford Indicative Trail



APPENDIX →

Appendix 16: Mid Shannon Tourist Trail

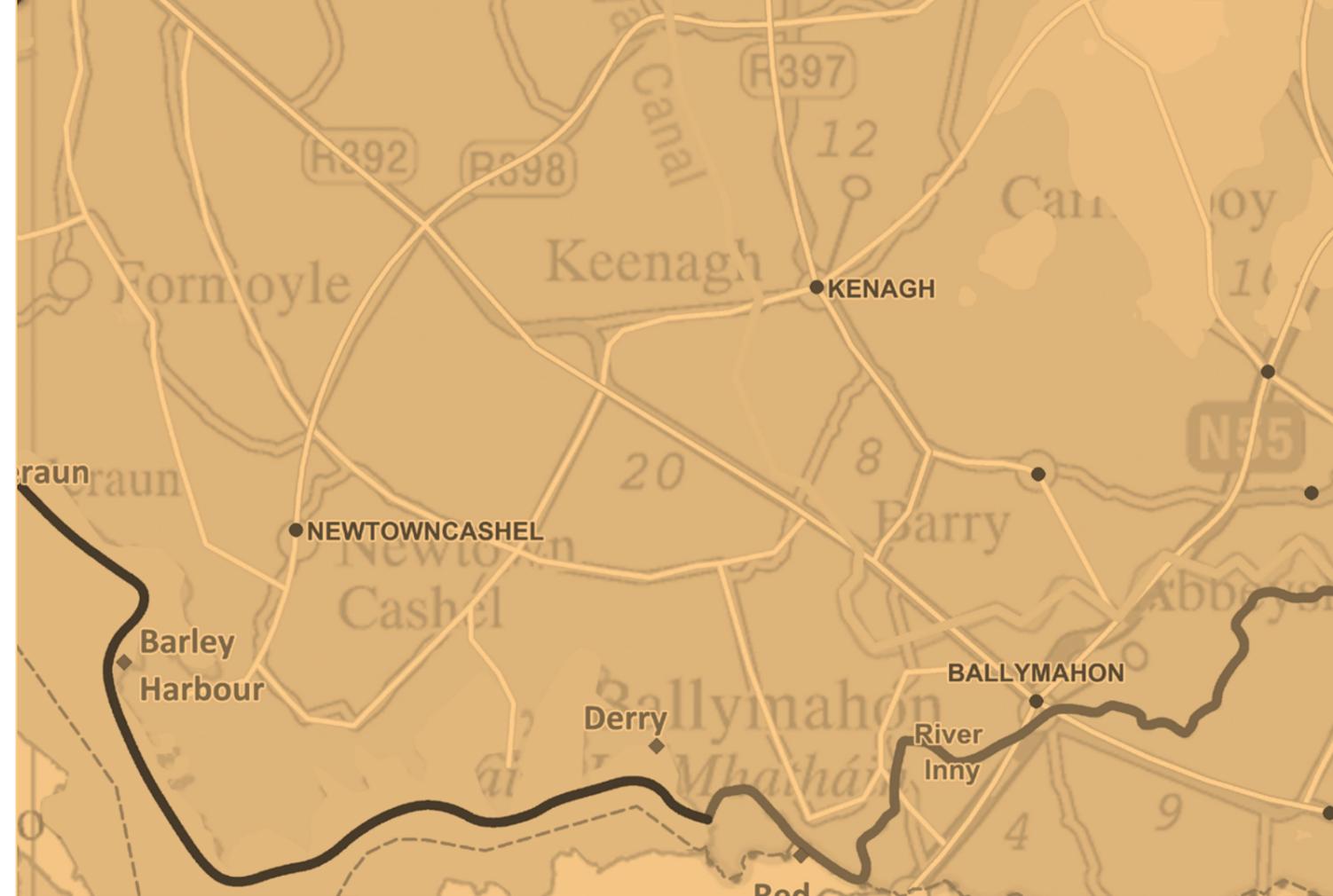
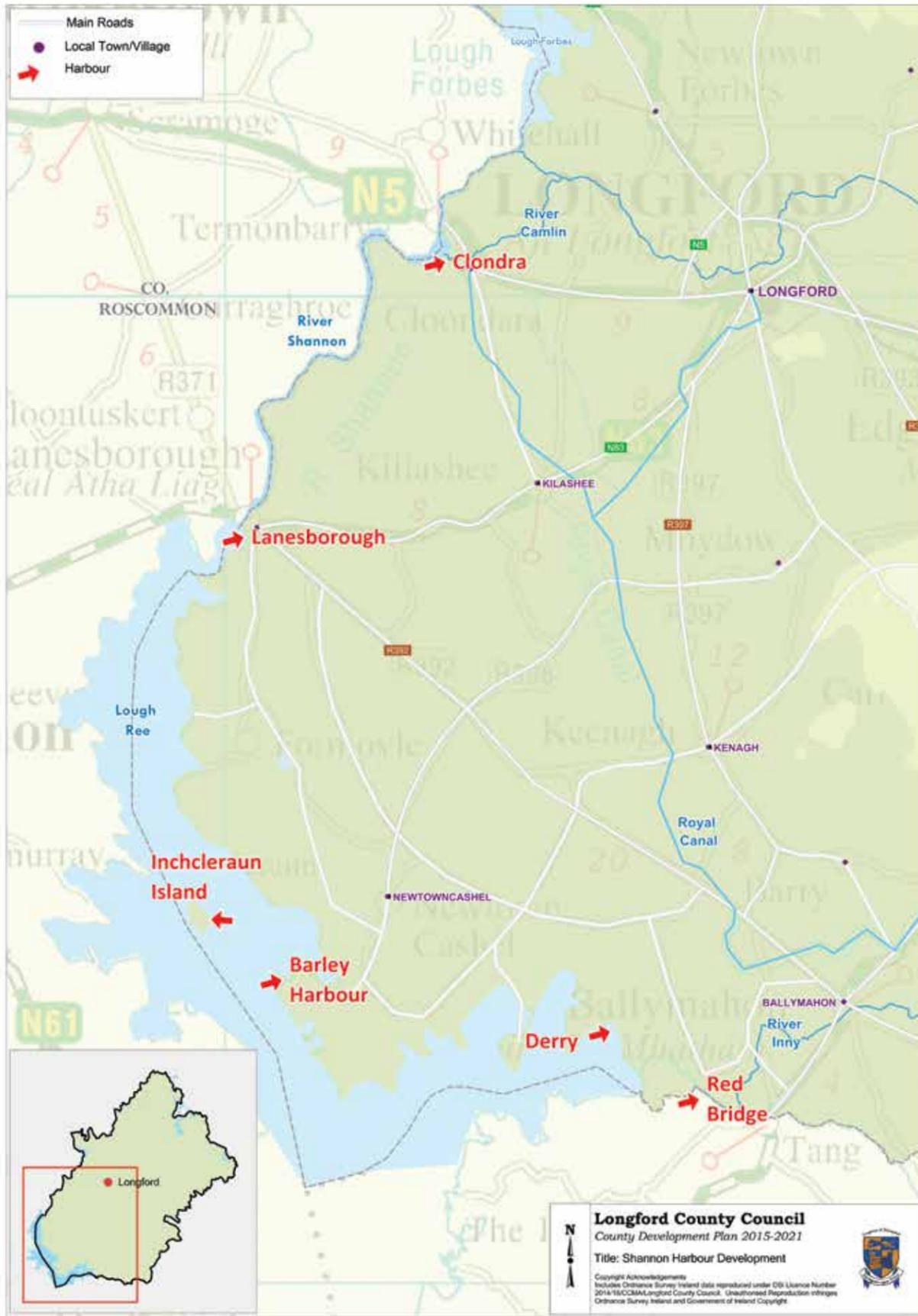




APPENDIX →

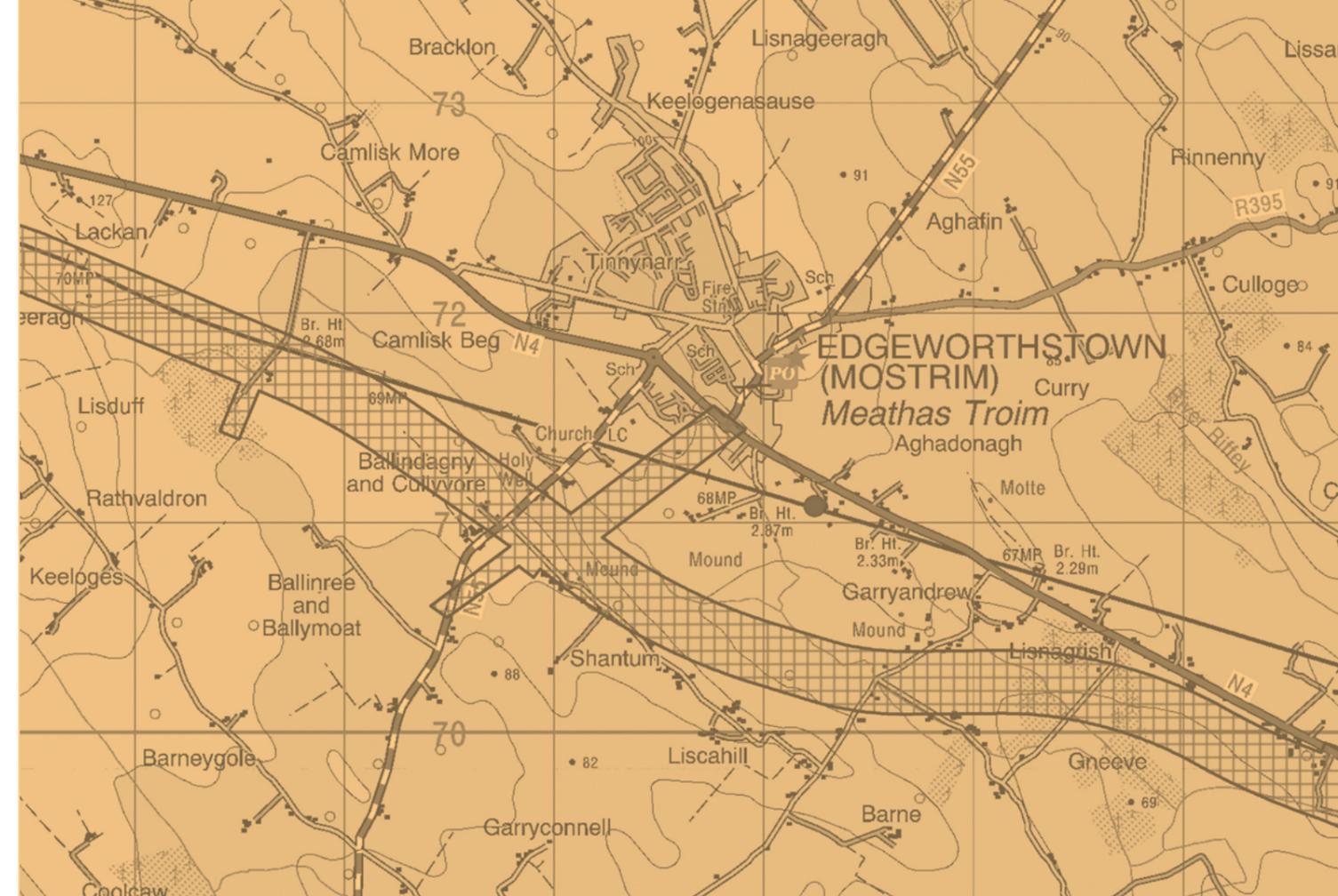
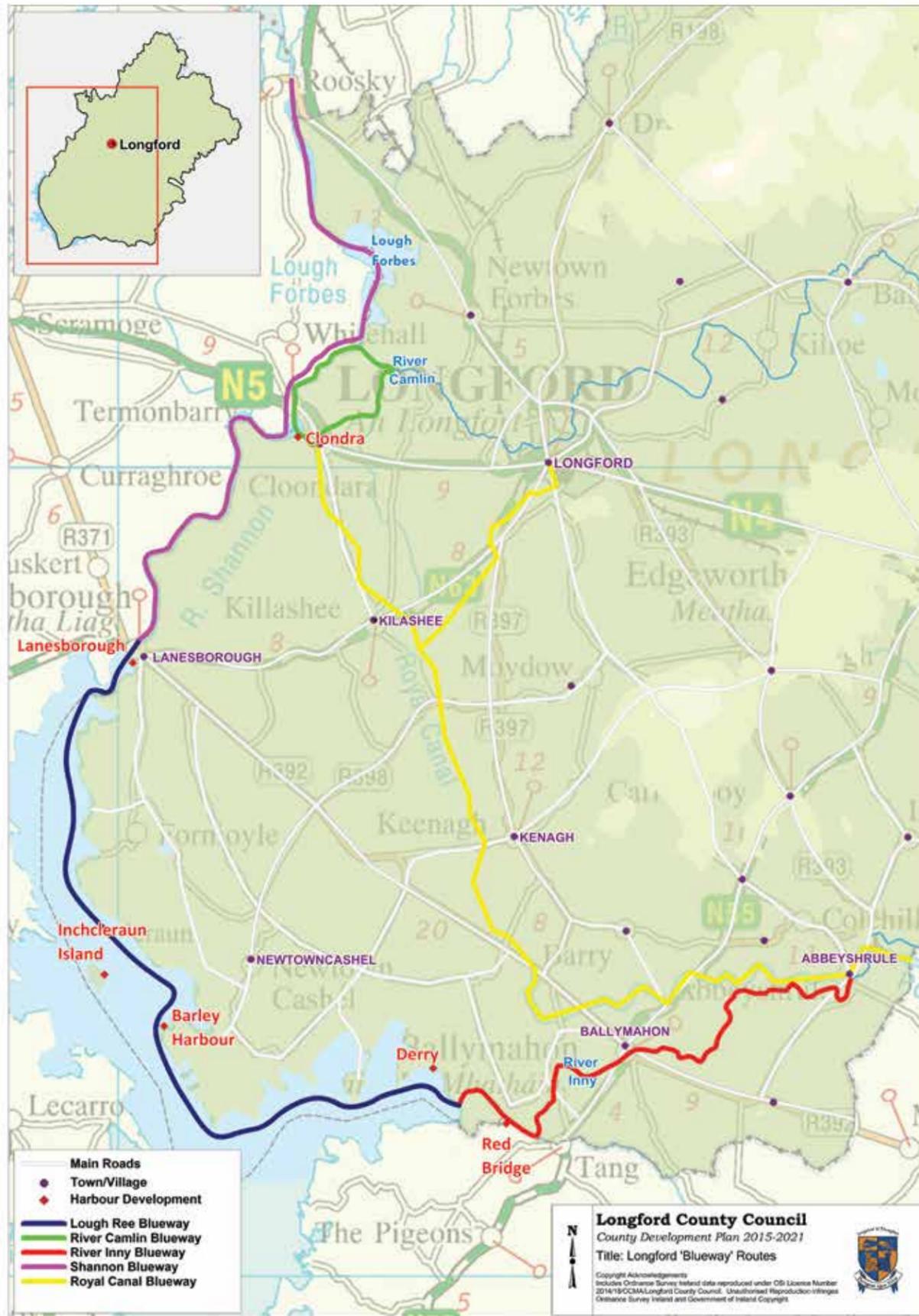
Appendix 18: Indicative Shannon Harbour Developments





APPENDIX →

Appendix 19: Longford Blueway Routes



APPENDIX →

Appendix 20: N4 Mullingar to Rooskey Corridor

Designed by
Red&Grey Design

Photography by
Michael Croghan
& John Riddle,
Discovering Longford

2015 – 2021 →

★ 16

N4

