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# Section C:

## Supporting Information

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# Appendices

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# Appendix 1: Zonings

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# **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 Development 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 below<sup>1</sup> shall be complied with as appropriate.

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<sup>1</sup> 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.

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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

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 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.

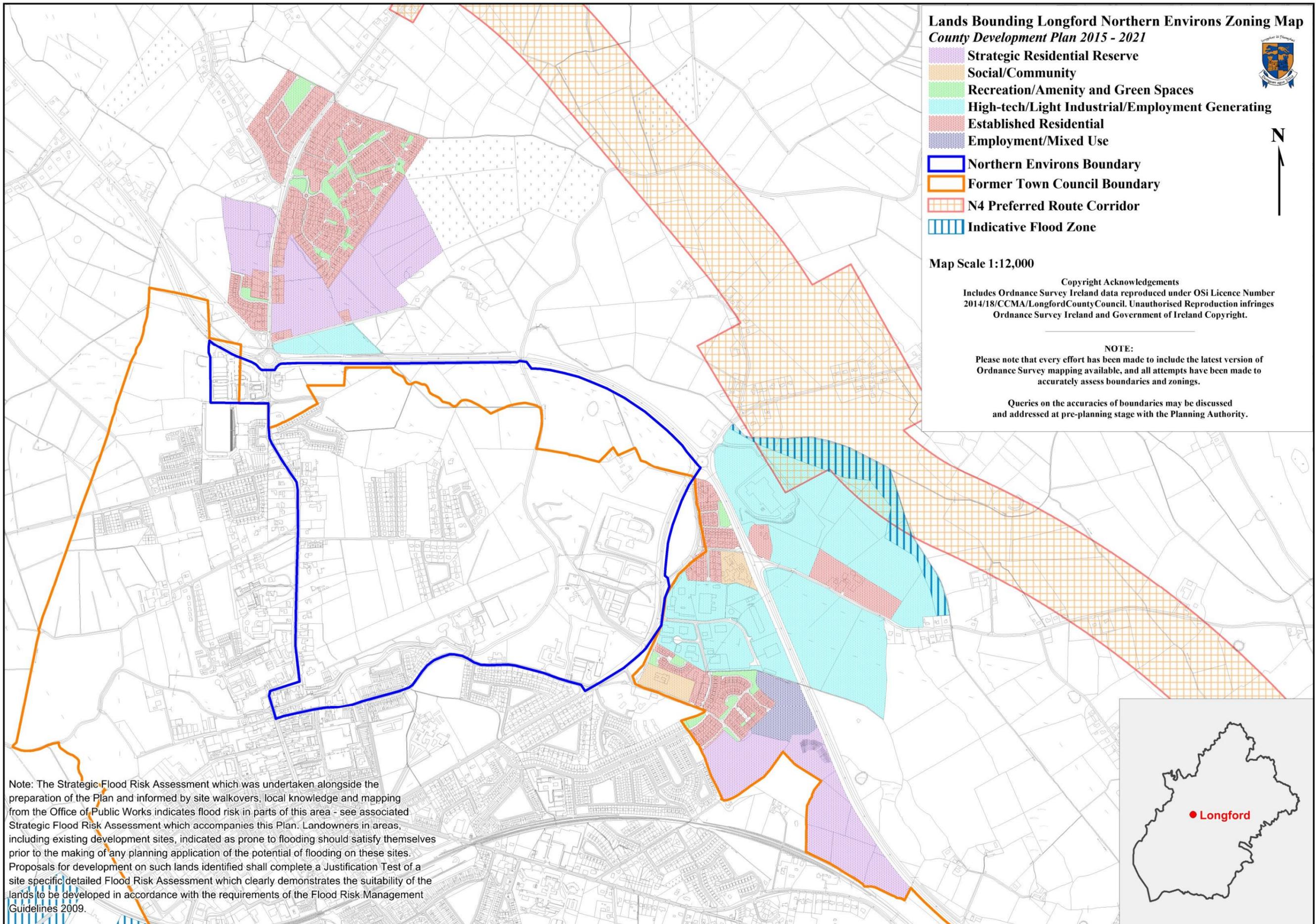
#### Access and Egress During Flood Events

Applications for developments in 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.



**Lands Bounding Longford Northern Environs Zoning Map**  
**County Development Plan 2015 - 2021**



-  Strategic Residential Reserve
-  Social/Community
-  Recreation/Amenity and Green Spaces
-  High-tech/Light Industrial/Employment Generating
-  Established Residential
-  Employment/Mixed Use
-  Northern Environs Boundary
-  Former Town Council Boundary
-  N4 Preferred Route Corridor
-  Indicative Flood Zone



Map Scale 1:12,000

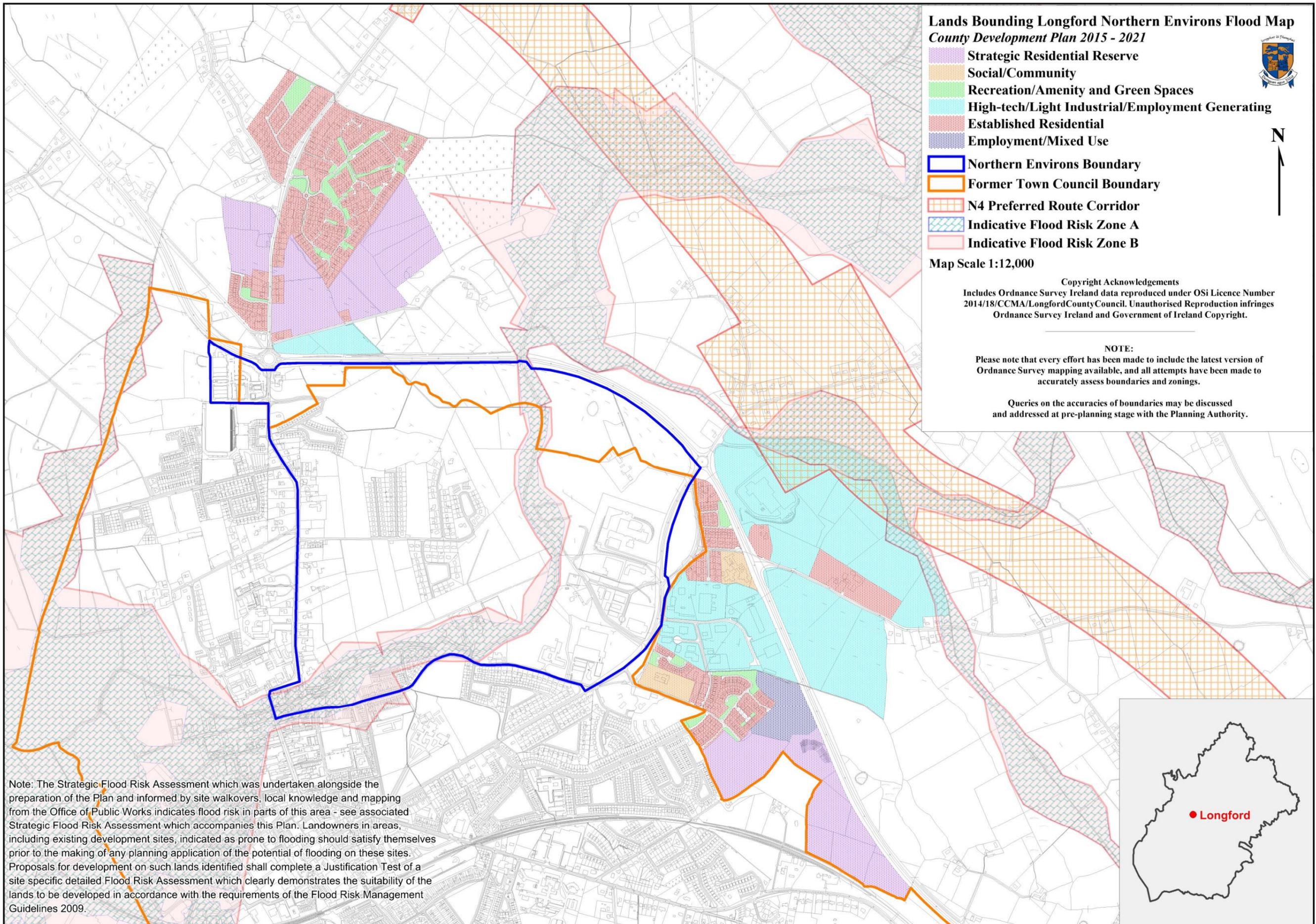
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.





**Lands Bounding Longford Northern Environs Flood Map**  
**County Development Plan 2015 - 2021**



- Strategic Residential Reserve
- Social/Community
- Recreation/Amenity and Green Spaces
- High-tech/Light Industrial/Employment Generating
- Established Residential
- Employment/Mixed Use
- Northern Environs Boundary
- Former Town Council Boundary
- N4 Preferred Route Corridor
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B



Map Scale 1:12,000

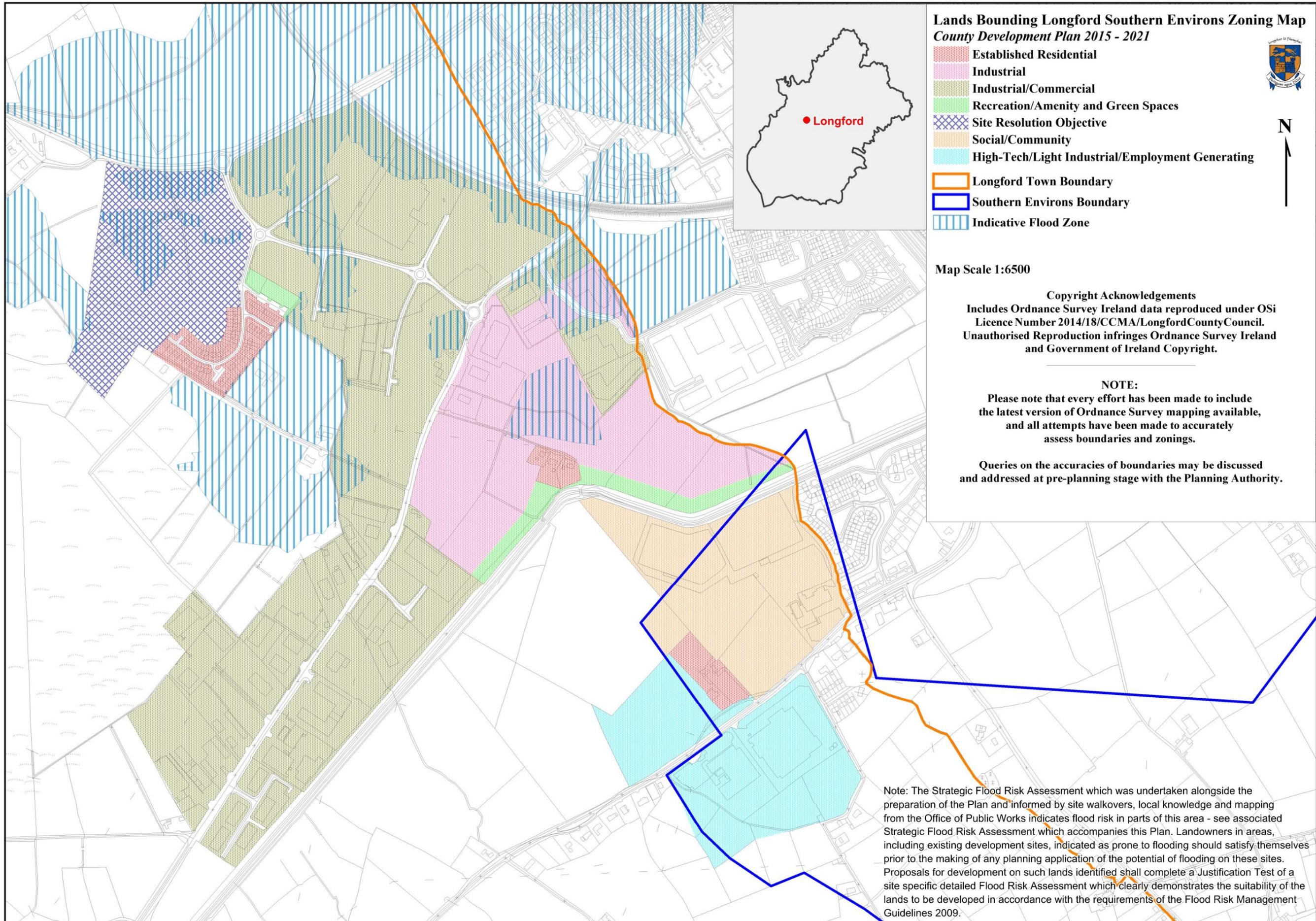
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.





**Lands Bounding Longford Southern Environs Zoning Map  
County Development Plan 2015 - 2021**



- Established Residential
- Industrial
- Industrial/Commercial
- Recreation/Amenity and Green Spaces
- Site Resolution Objective
- Social/Community
- High-Tech/Light Industrial/Employment Generating
- Longford Town Boundary
- Southern Environs Boundary
- Indicative Flood Zone



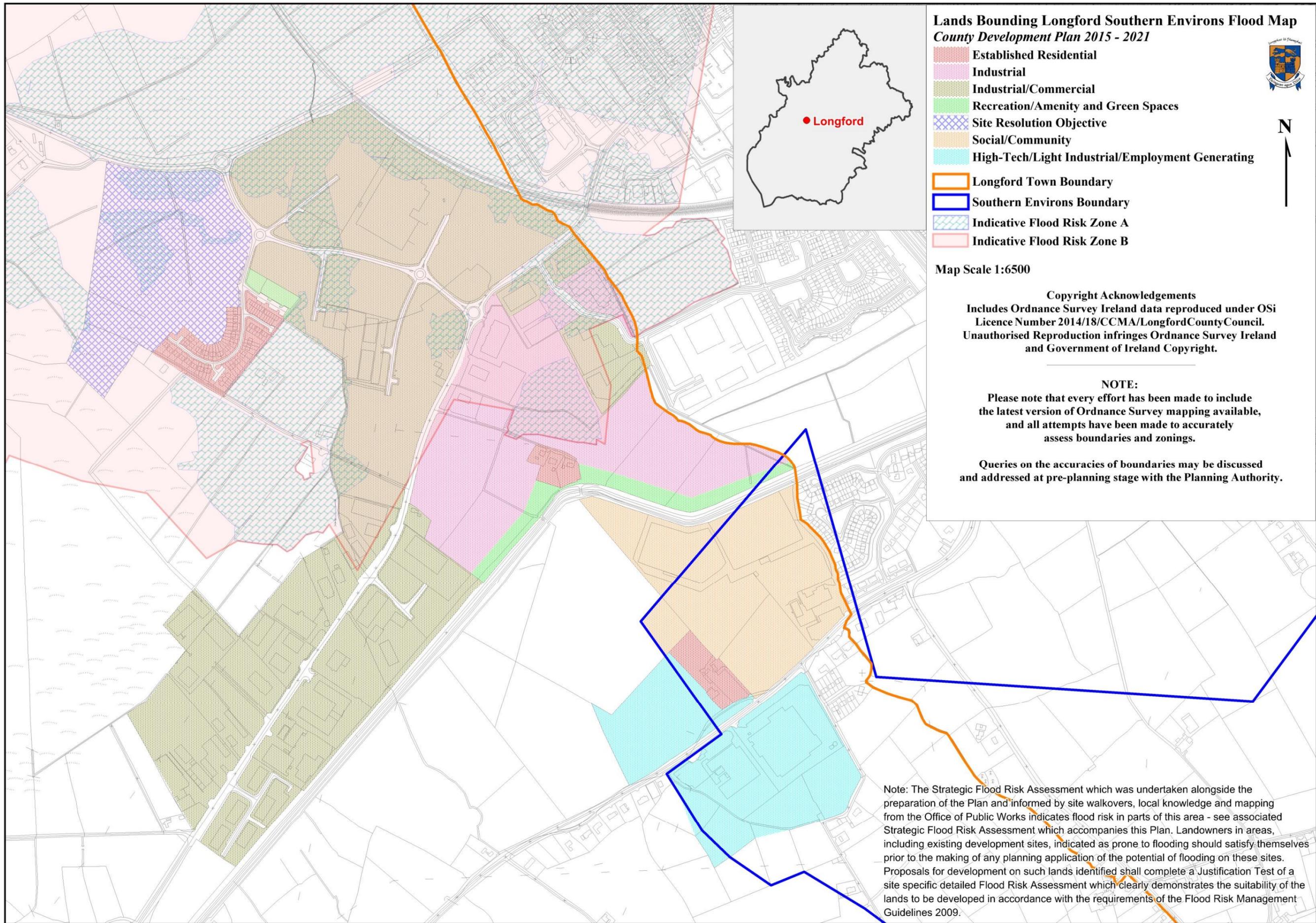
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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 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 an 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 <500m<sup>2</sup> 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 below<sup>2</sup> shall be complied with as appropriate.

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<sup>2</sup>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.

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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

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 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

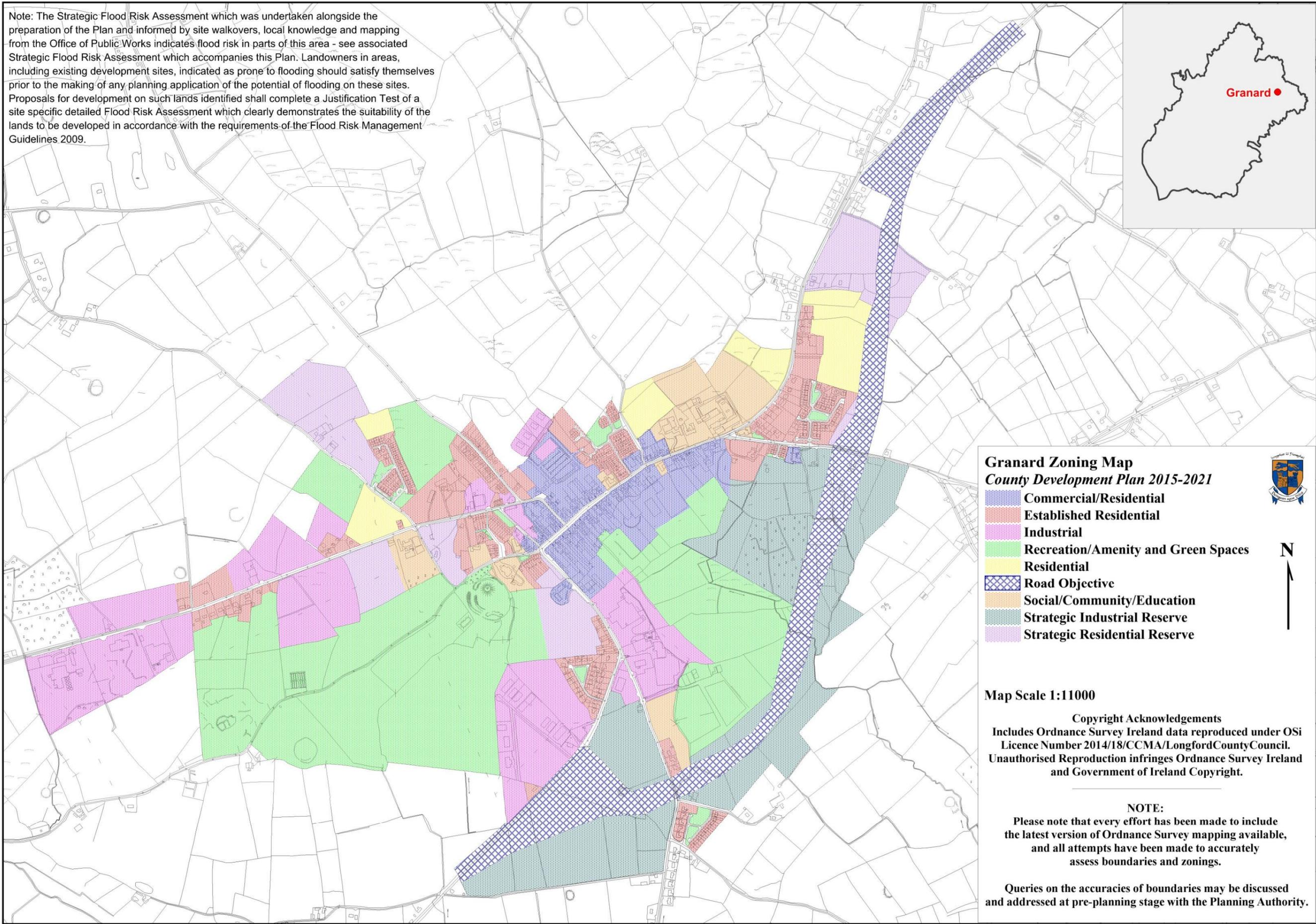
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Granard Zoning Map**  
*County Development Plan 2015-2021*



-  Commercial/Residential
-  Established Residential
-  Industrial
-  Recreation/Amenity and Green Spaces
-  Residential
-  Road Objective
-  Social/Community/Education
-  Strategic Industrial Reserve
-  Strategic Residential Reserve



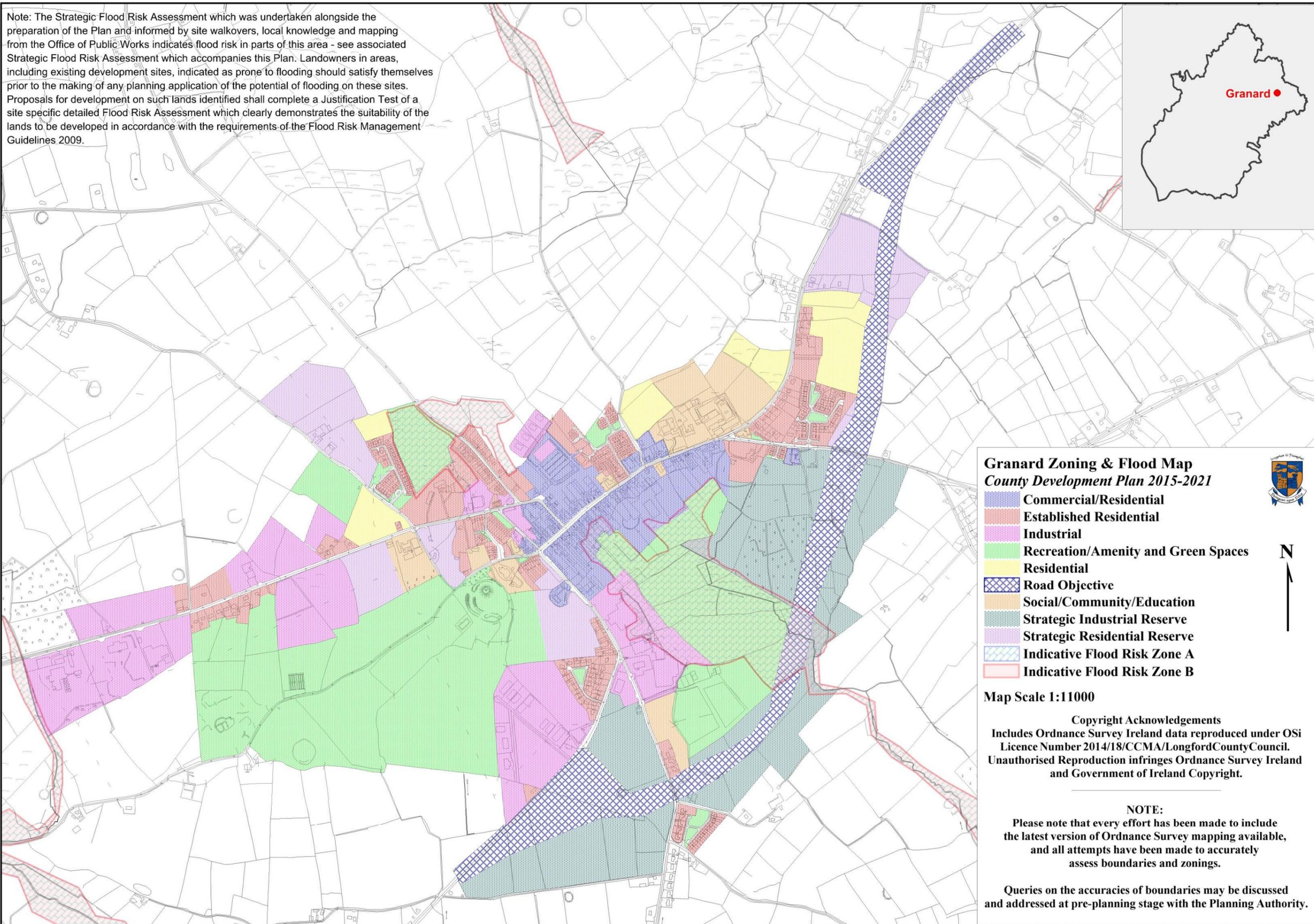
Map Scale 1:11000

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**Granard Zoning & Flood Map**  
**County Development Plan 2015-2021**



-  Commercial/Residential
-  Established Residential
-  Industrial
-  Recreation/Amenity and Green Spaces
-  Residential
-  Road Objective
-  Social/Community/Education
-  Strategic Industrial Reserve
-  Strategic Residential Reserve
-  Indicative Flood Risk Zone A
-  Indicative Flood Risk Zone B



Map Scale 1:11000

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# **Appendix 1C**

## **Service Town- Edgeworthstown Zonings and Policy**

## **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 towns' 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<sup>2</sup> 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 below<sup>3</sup> shall be complied with as appropriate.

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<sup>3</sup> 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

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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 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.

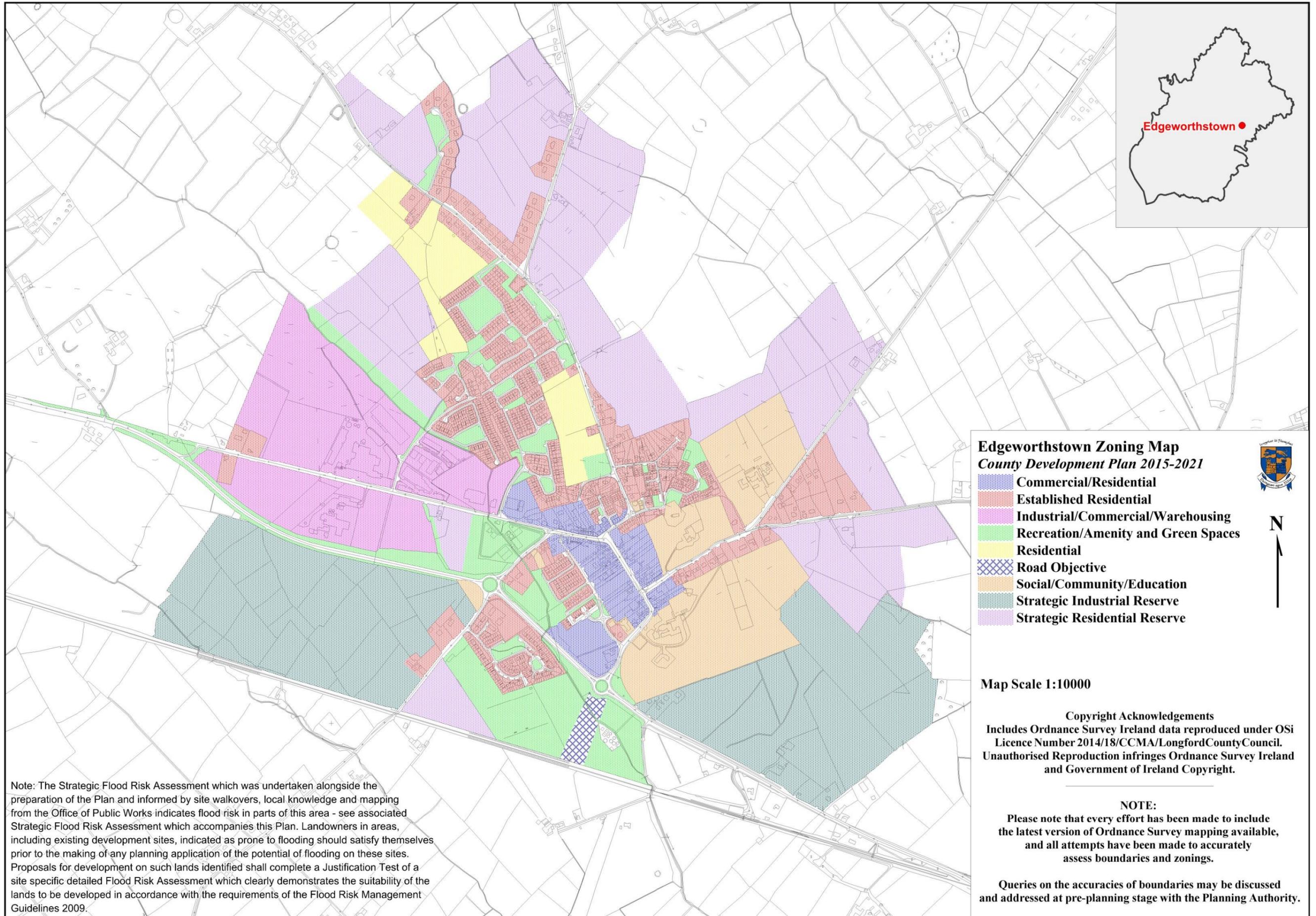
#### Access and Egress During Flood Events

Applications for developments in 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.



**Edgeworthstown Zoning Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Industrial/Commercial/Warehousing
- Recreation/Amenity and Green Spaces
- Residential
- Road Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve



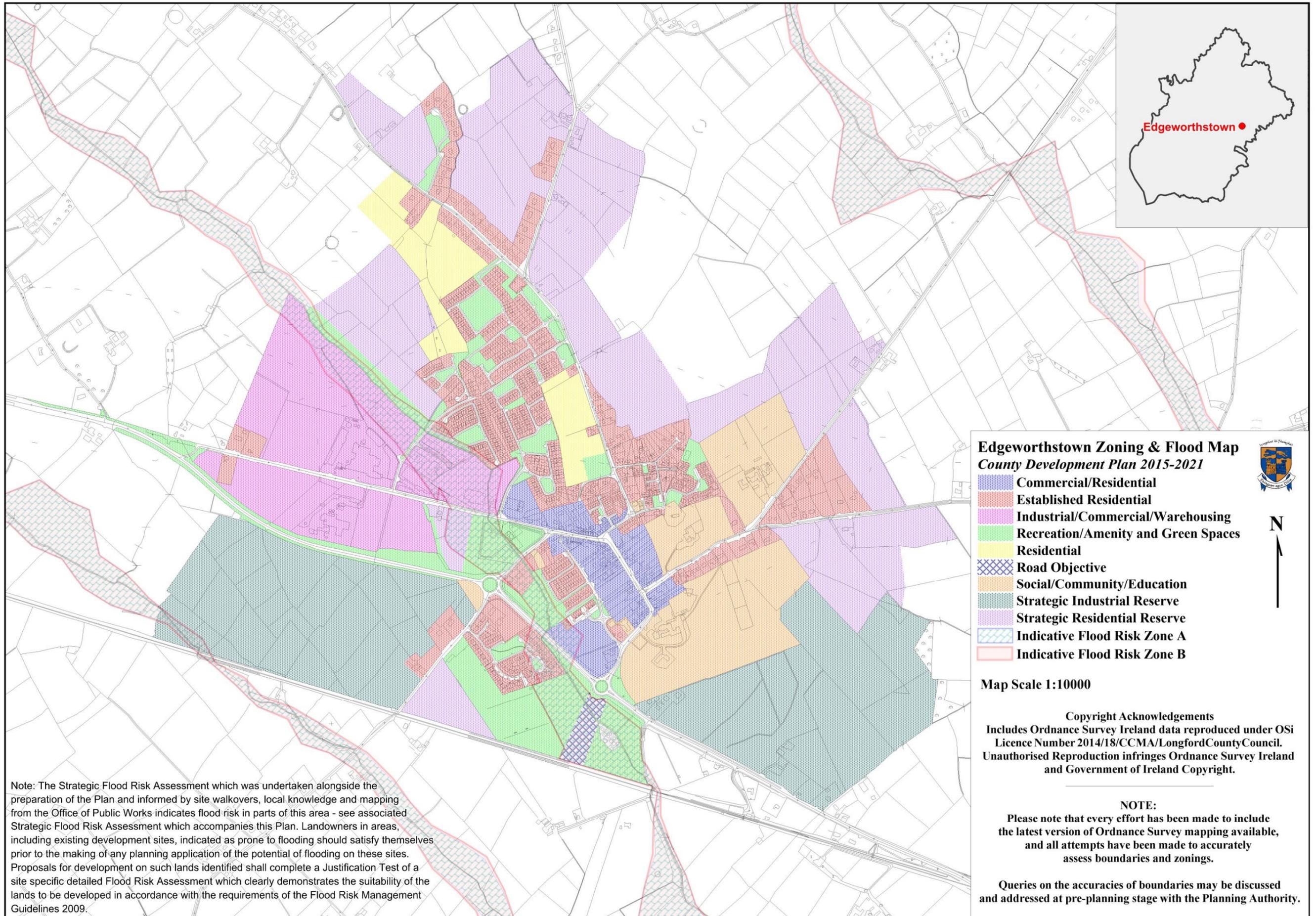
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.



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.

**Edgeworthstown Zoning & Flood Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Industrial/Commercial/Warehousing
- Recreation/Amenity and Green Spaces
- Residential
- Road Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B



Map Scale 1:10000

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# **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 below<sup>4</sup> shall be complied with as appropriate.

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<sup>4</sup> 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

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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 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.

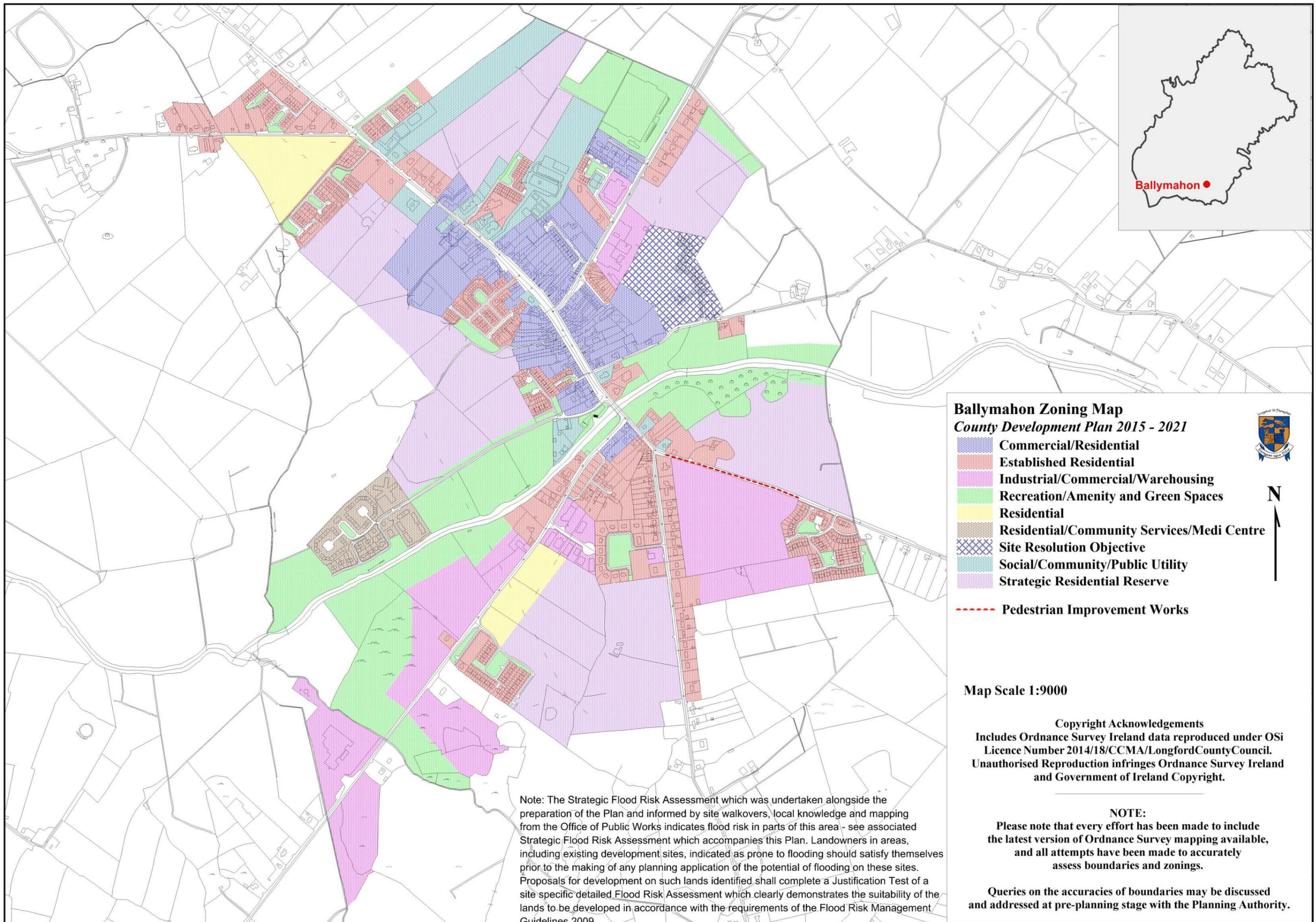
#### Access and Egress During Flood Events

Applications for developments in 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.



**Ballymahon Zoning Map**  
*County Development Plan 2015 - 2021*



-  Commercial/Residential
-  Established Residential
-  Industrial/Commercial/Warehousing
-  Recreation/Amenity and Green Spaces
-  Residential
-  Residential/Community Services/Medi Centre
-  Site Resolution Objective
-  Social/Community/Public Utility
-  Strategic Residential Reserve
-  Pedestrian Improvement Works



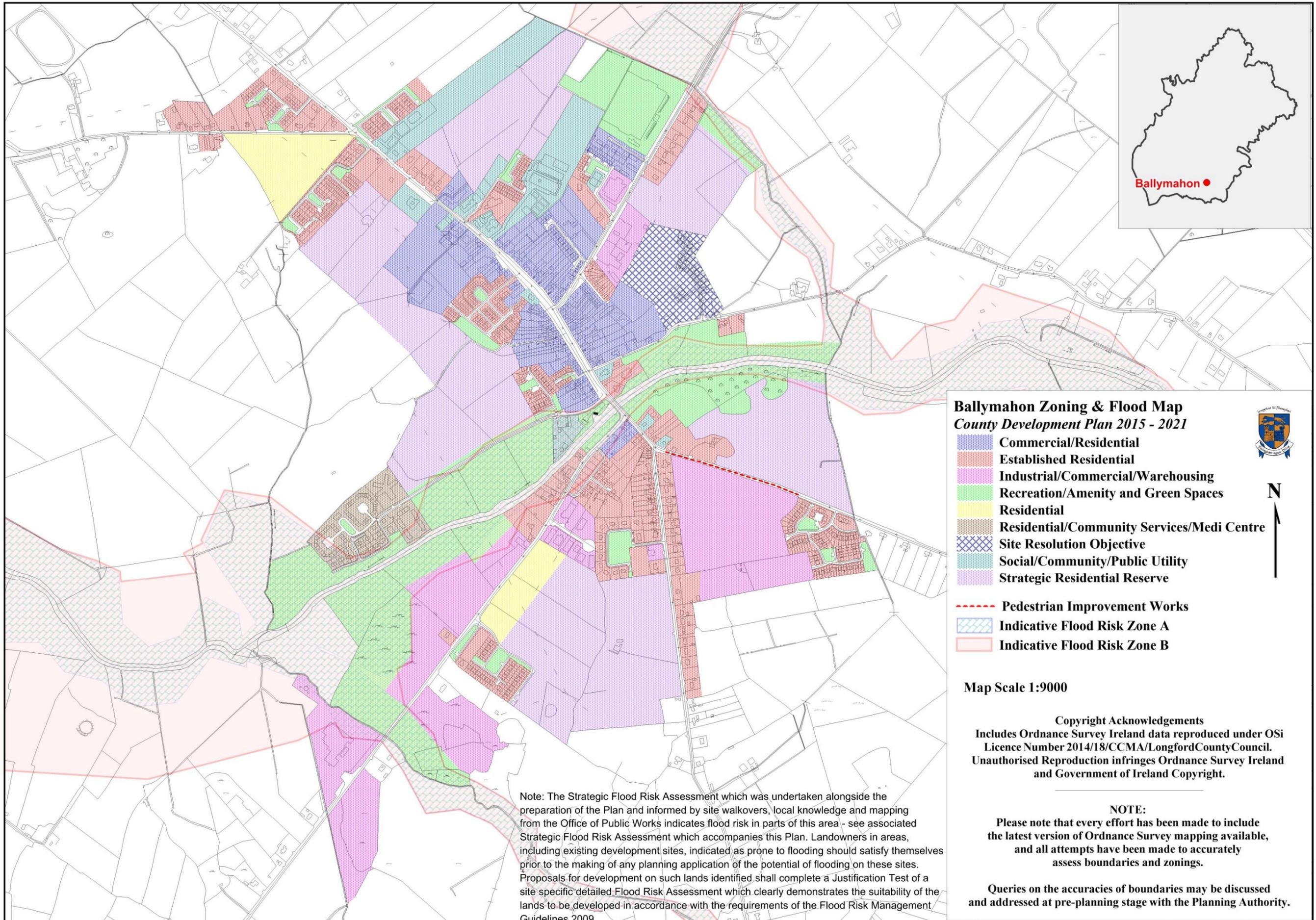
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Queries on the accuracies of boundaries may be discussed  
 and addressed at pre-planning stage with the Planning Authority.

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.



**Ballymahon Zoning & Flood Map**  
*County Development Plan 2015 - 2021*



- Commercial/Residential**
- Established Residential**
- Industrial/Commercial/Warehousing**
- Recreation/Amenity and Green Spaces**
- Residential**
- Residential/Community Services/Medi Centre**
- Site Resolution Objective**
- Social/Community/Public Utility**
- Strategic Residential Reserve**
- Pedestrian Improvement Works**
- Indicative Flood Risk Zone A**
- Indicative Flood Risk Zone B**



**Map Scale 1:9000**

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## **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, which is also protected under the County Development Plan, 2009-2015. 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<sup>5</sup> shall be complied with as appropriate.

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<sup>5</sup> 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 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

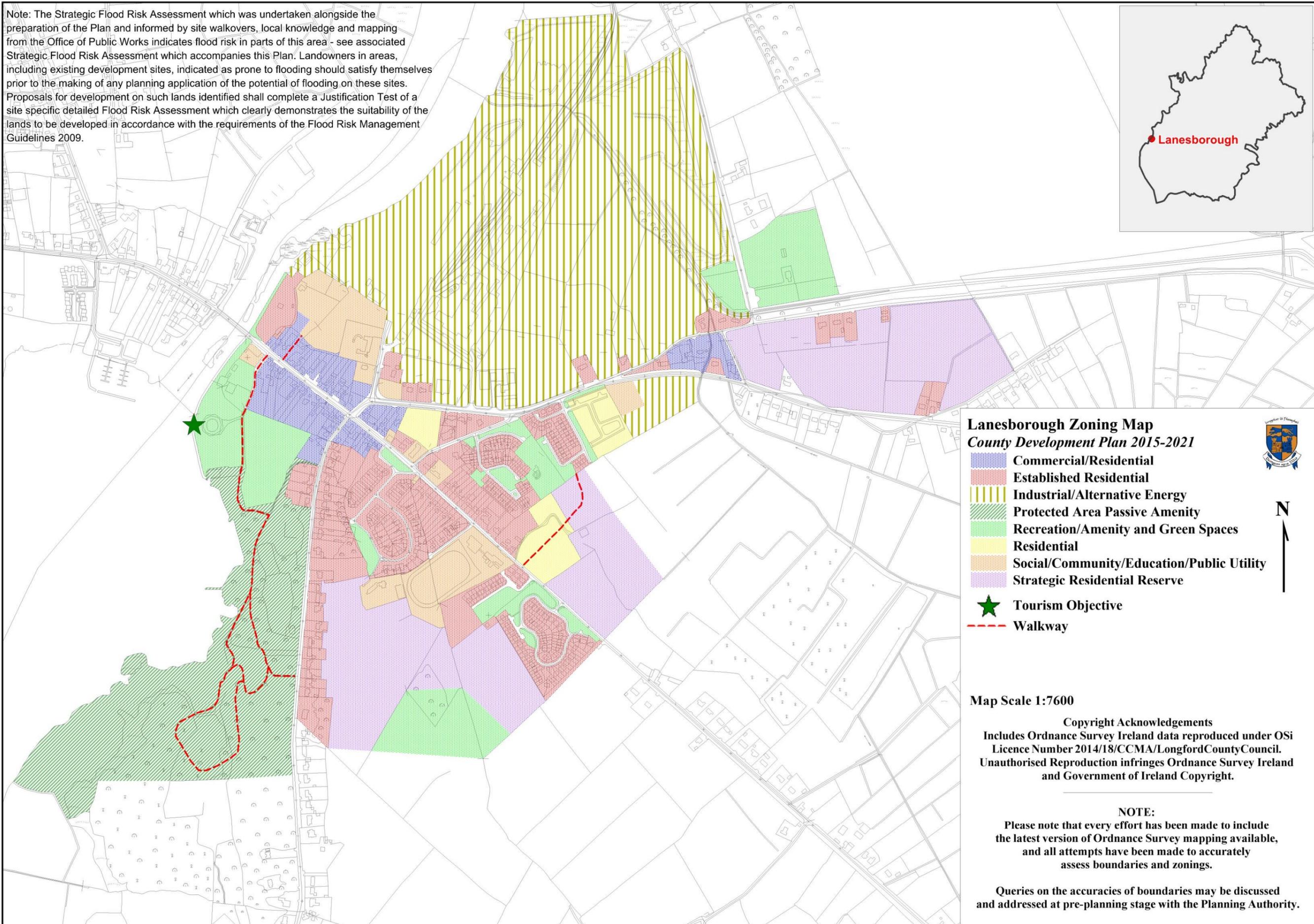
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Lanesborough Zoning Map**  
*County Development Plan 2015-2021*



- Commercial/Residential
- Established Residential
- Industrial/Alternative Energy
- Protected Area Passive Amenity
- Recreation/Amenity and Green Spaces
- Residential
- Social/Community/Education/Public Utility
- Strategic Residential Reserve
- Tourism Objective
- Walkway



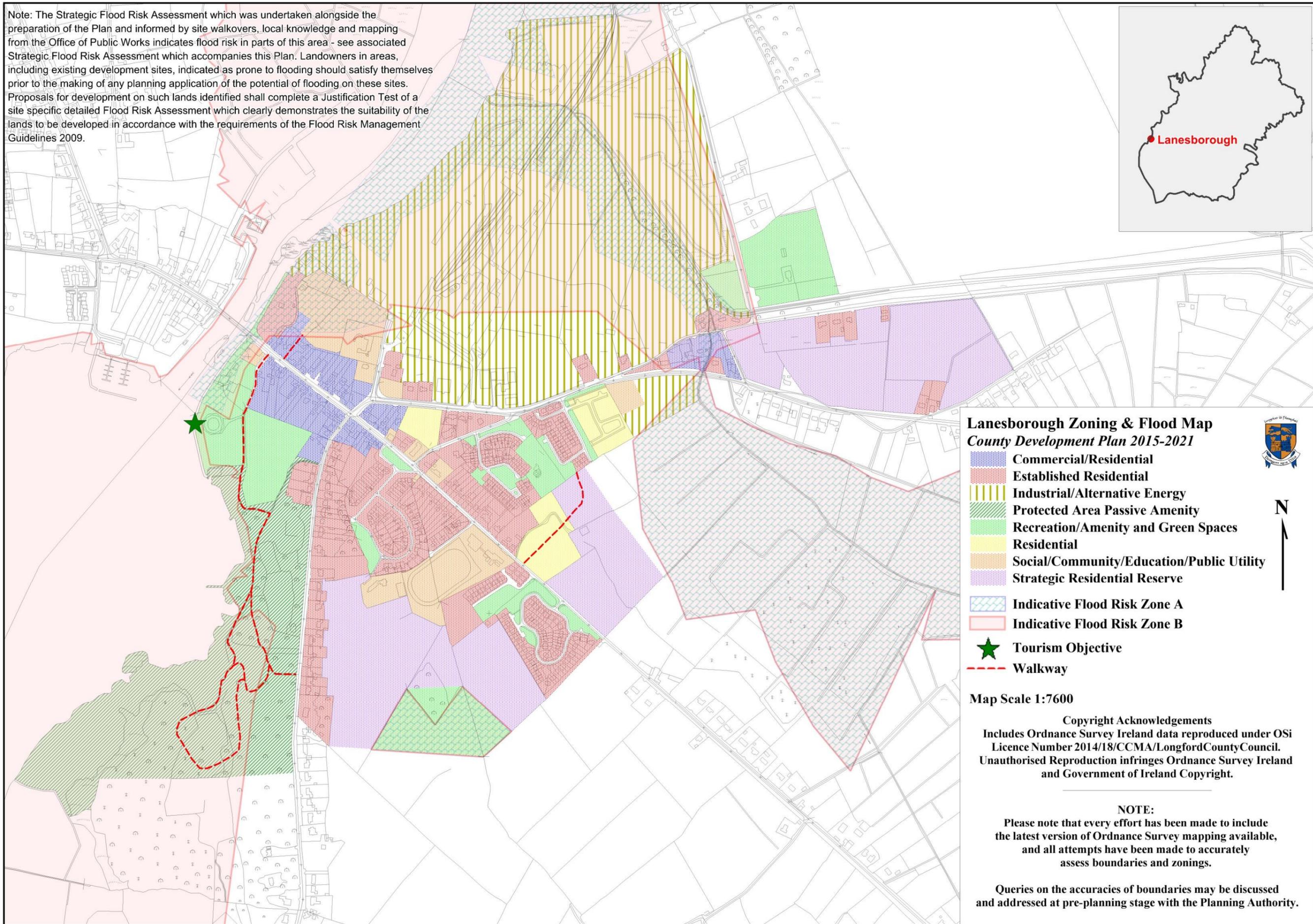
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Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated 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.



**Lanesborough Zoning & Flood Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Industrial/Alternative Energy
- Protected Area Passive Amenity
- Recreation/Amenity and Green Spaces
- Residential
- Social/Community/Education/Public Utility
- Strategic Residential Reserve
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B
- Tourism Objective
- Walkway



Map Scale 1:7600

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# **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 below<sup>6</sup> shall be complied with as appropriate.

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<sup>6</sup> 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 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 in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

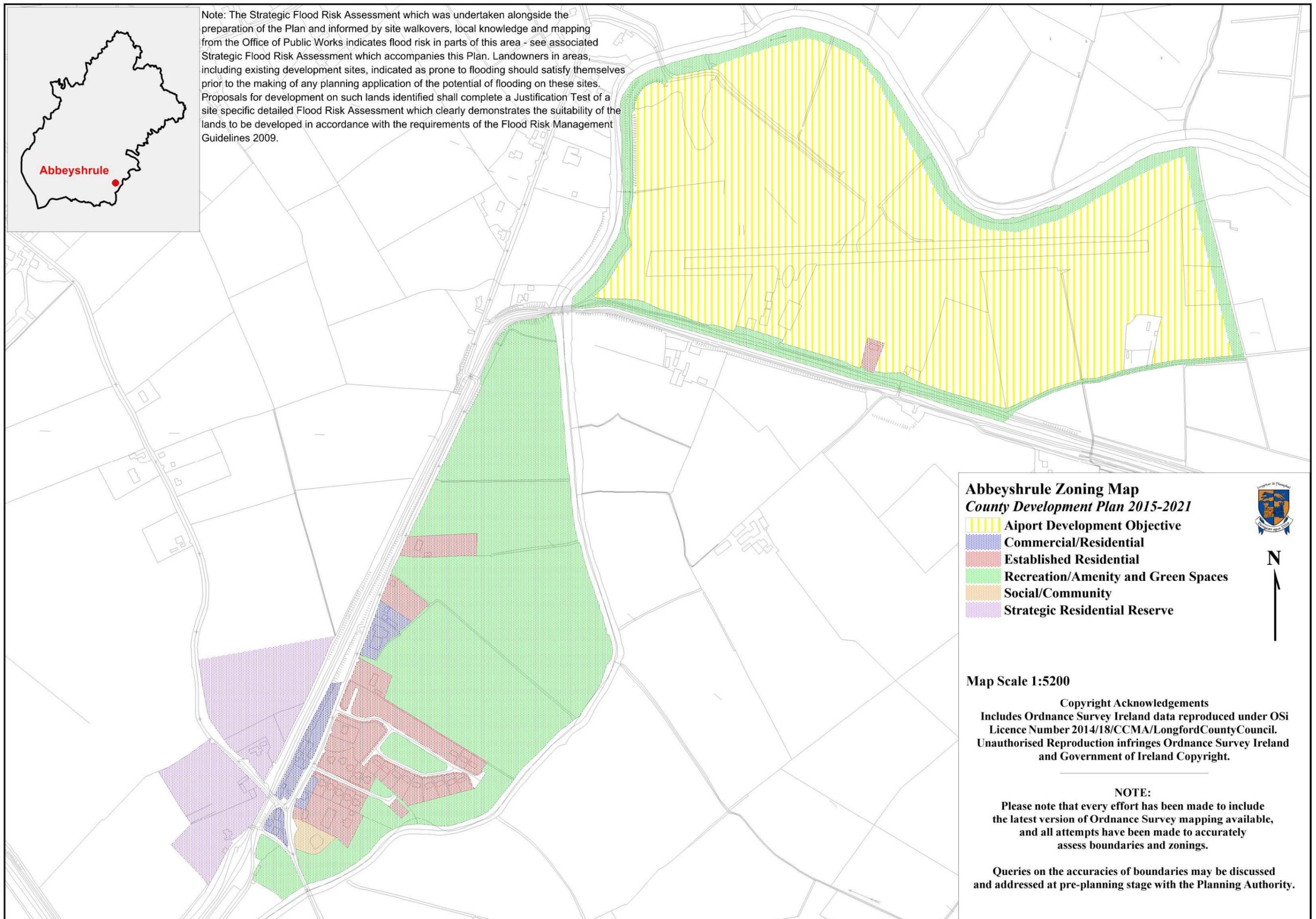
- flood escape routes have been kept to publicly accessible land.
- such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- this information will be provided in a welcome pack to new occupants.

#### 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.



**Abbeyshrule Zoning Map**  
**County Development Plan 2015-2021**



- Airport Development Objective
- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Social/Community
- Strategic Residential Reserve



**Map Scale 1:5200**

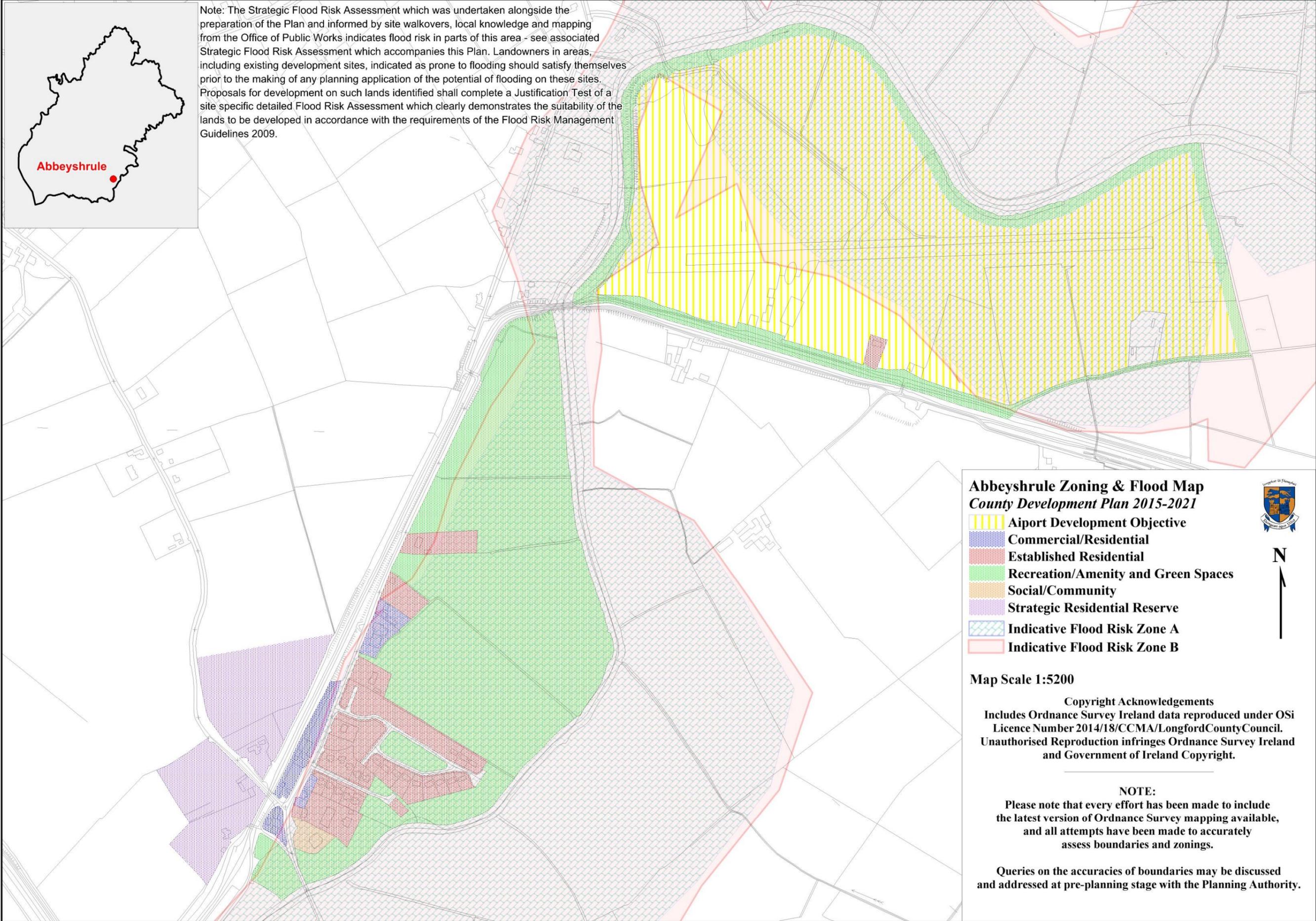
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**Abbeyshrule Zoning & Flood Map**  
*County Development Plan 2015-2021*



-  Aiport Development Objective
-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Social/Community
-  Strategic Residential Reserve
-  Indicative Flood Risk Zone A
-  Indicative Flood Risk Zone B



Map Scale 1:5200

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## **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;

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 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 below<sup>7</sup> shall be complied with as appropriate.

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<sup>7</sup> 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

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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 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.

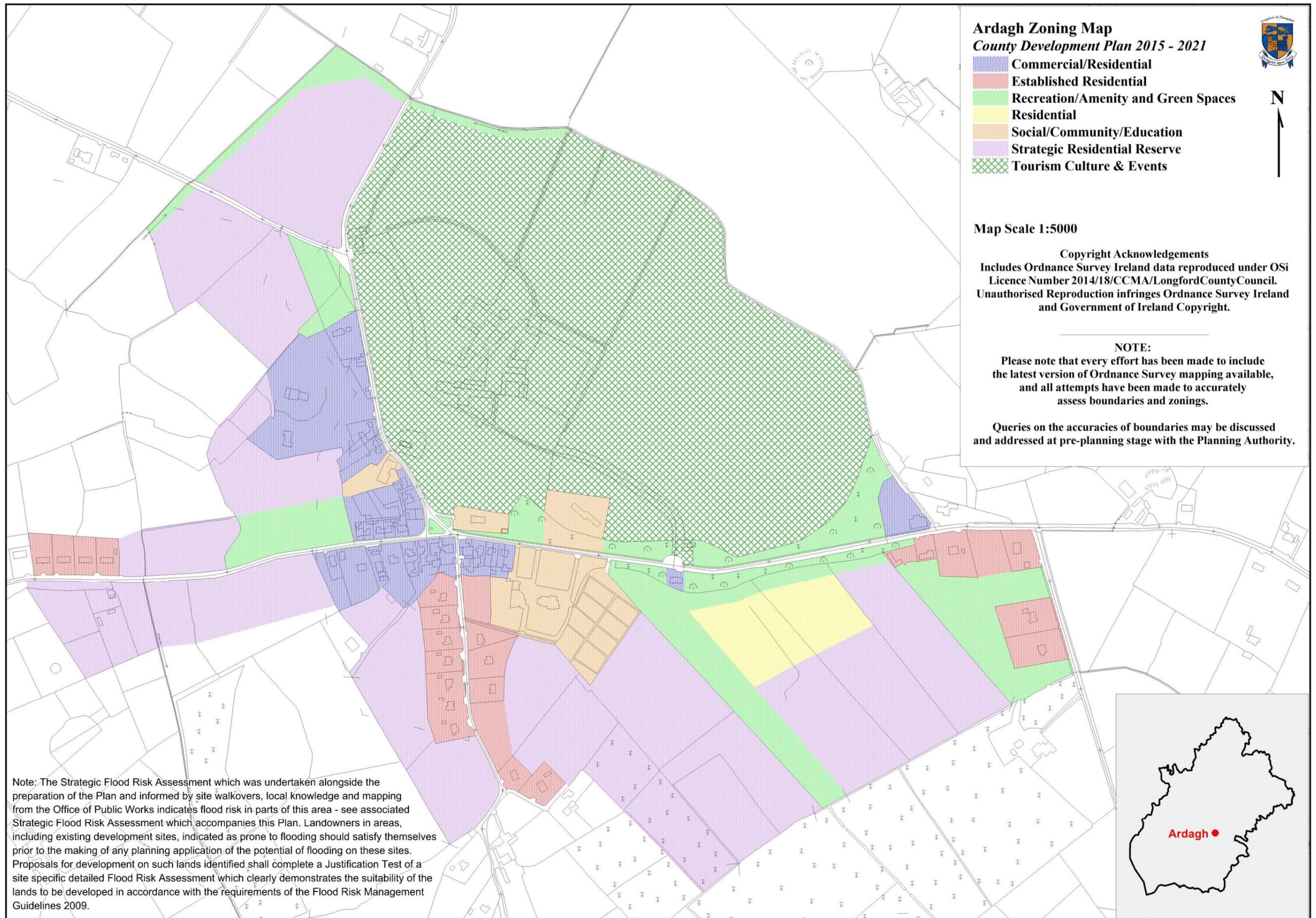
#### Access and Egress During Flood Events

Applications for developments in 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 Zoning Map**  
**County Development Plan 2015 - 2021**



- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Tourism Culture & Events



**Map Scale 1:5000**

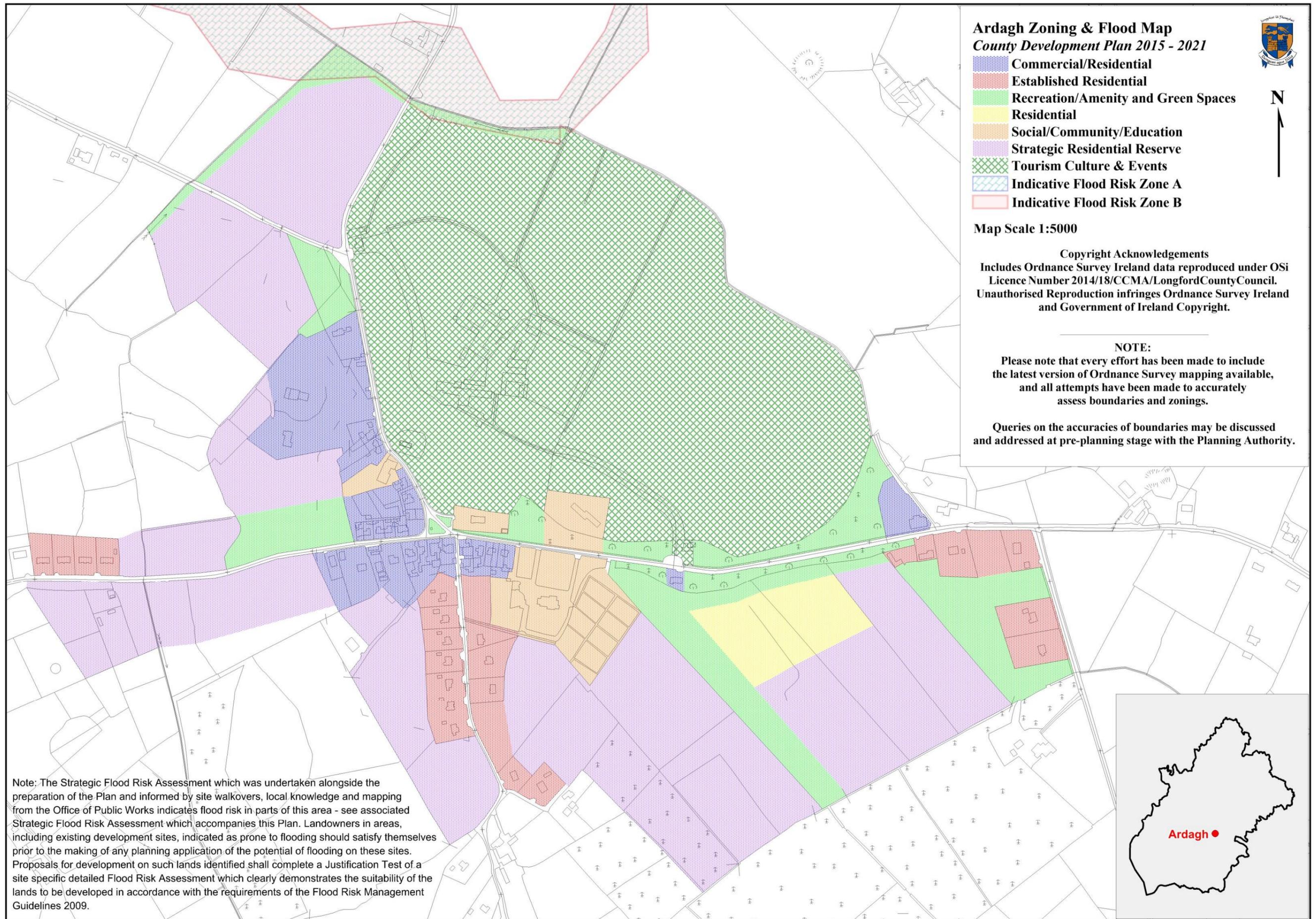
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 assess boundaries and zonings.

Queries on the accuracies of boundaries may be discussed  
 and addressed at pre-planning stage with the Planning Authority.

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.





## **Aughnacliffe**

Aughnacliffe 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;

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.

#### 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 below<sup>8</sup> shall be complied with as appropriate.

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<sup>8</sup> 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.

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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

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 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

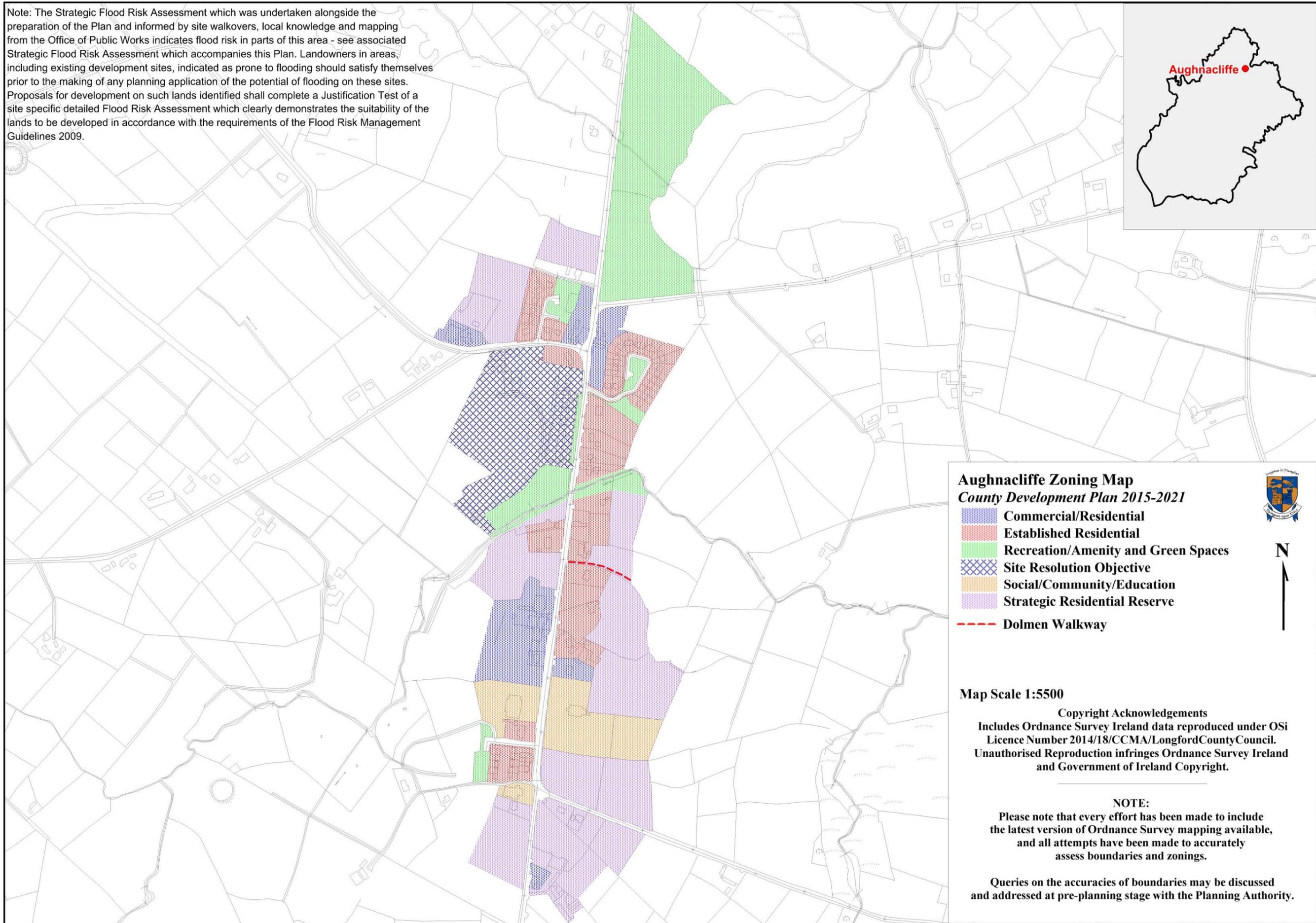
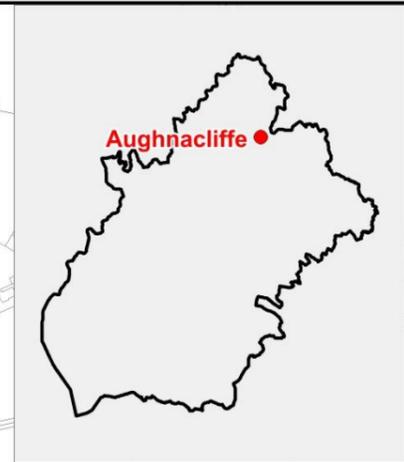
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Aghnacliffe Zoning Map**  
*County Development Plan 2015-2021*



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Site Resolution Objective
-  Social/Community/Education
-  Strategic Residential Reserve
-  Dolmen Walkway

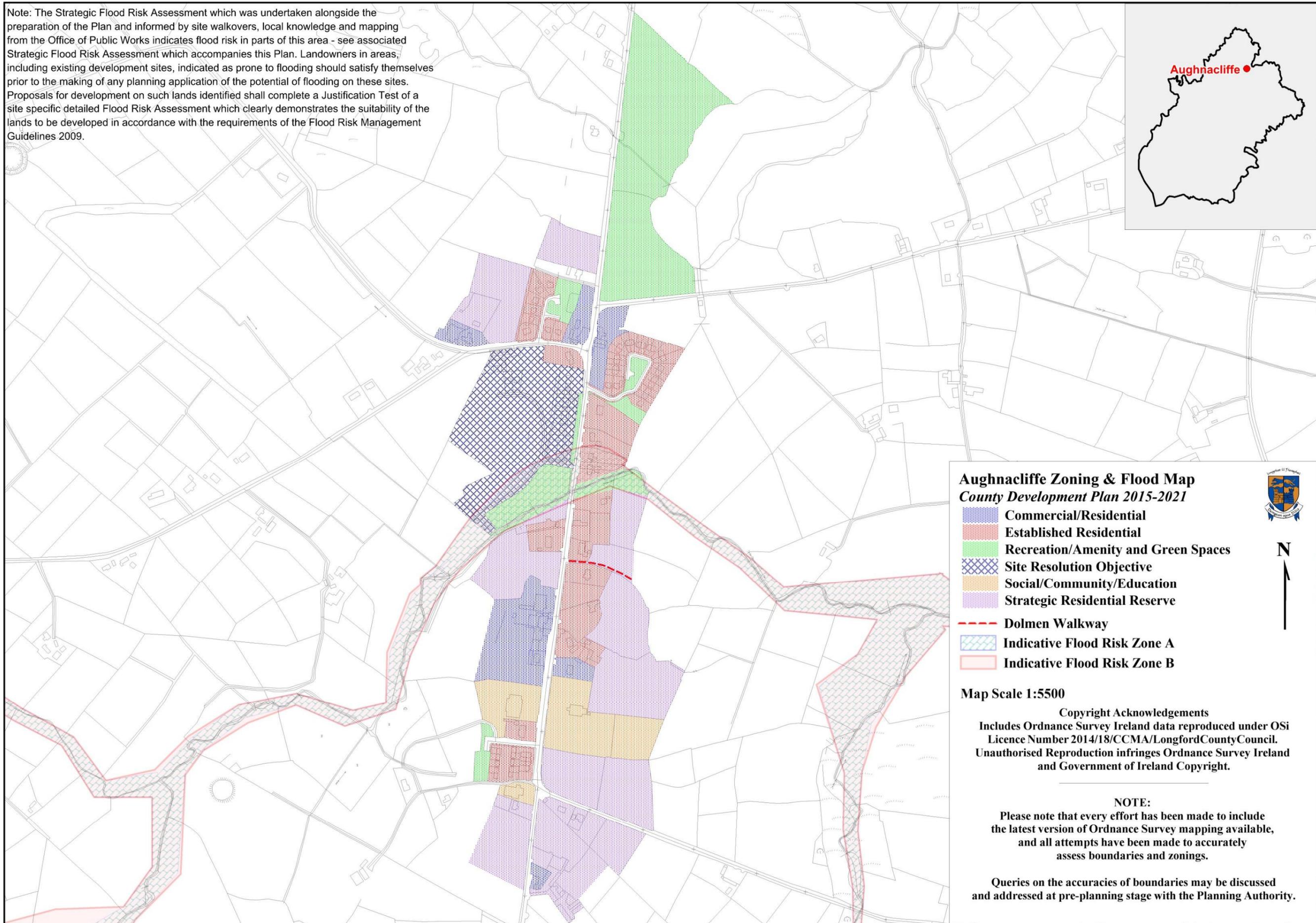
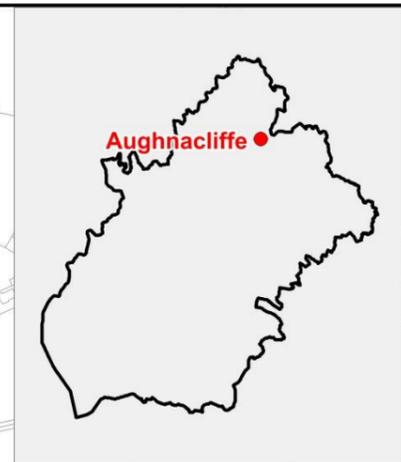


**Map Scale 1:5500**

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**NOTE:**  
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 Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.



**Aghnacliffe Zoning & Flood Map**  
*County Development Plan 2015-2021*



- Commercial/Residential**
- Established Residential**
- Recreation/Amenity and Green Spaces**
- Site Resolution Objective**
- Social/Community/Education**
- Strategic Residential Reserve**
- Dolmen Walkway**
- Indicative Flood Risk Zone A**
- Indicative Flood Risk Zone B**



**Map Scale 1:5500**

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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

## **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 below<sup>9</sup> shall be complied with as appropriate.

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<sup>9</sup> 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

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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 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.

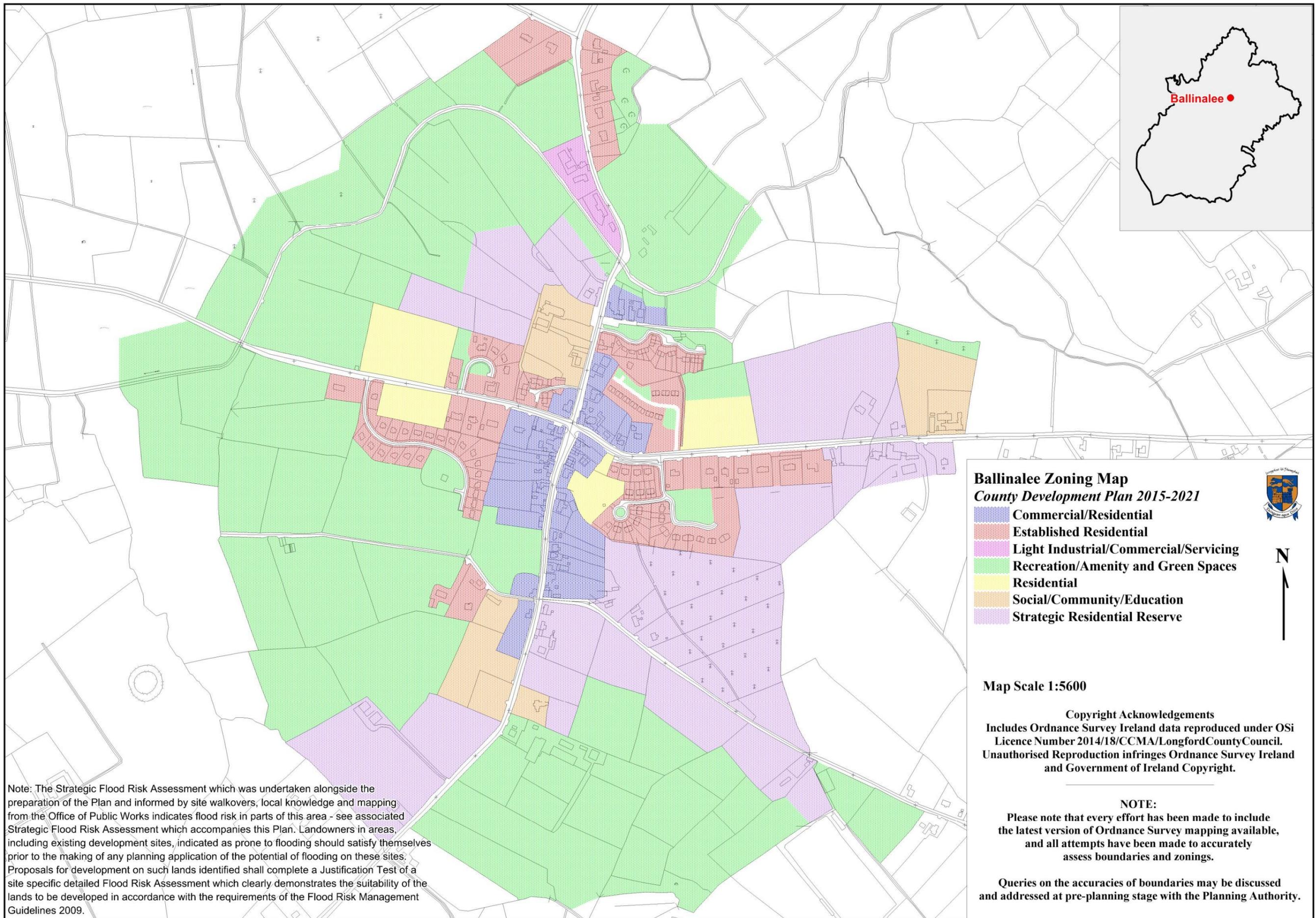
#### Access and Egress During Flood Events

Applications for developments in 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.



**Ballinalee Zoning Map**  
*County Development Plan 2015-2021*



-  Commercial/Residential
-  Established Residential
-  Light Industrial/Commercial/Service
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Strategic Residential Reserve



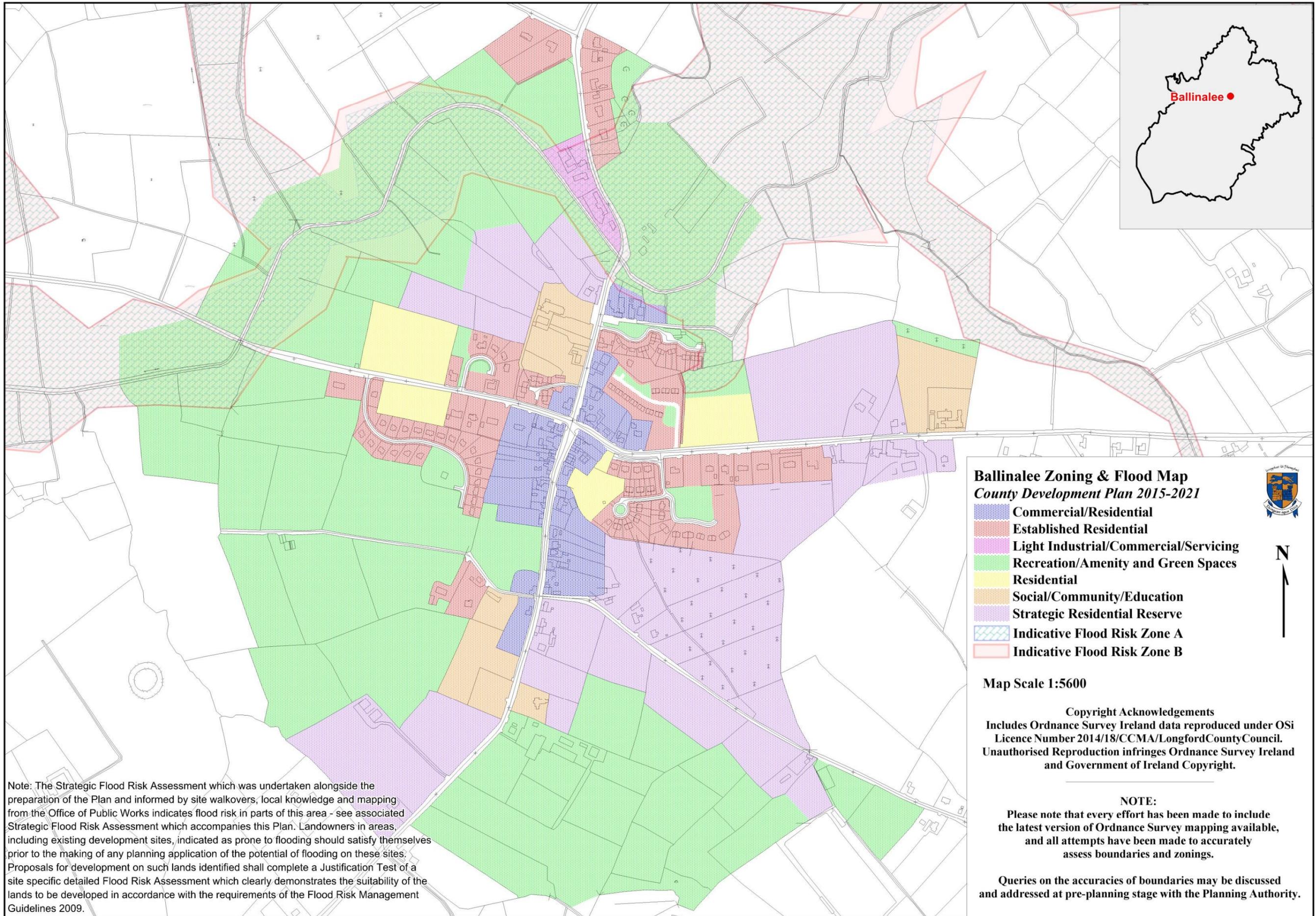
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 assess boundaries and zonings.

Queries on the accuracies of boundaries may be discussed  
 and addressed at pre-planning stage with the Planning Authority.

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.



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.

## **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;

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, 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 below<sup>10</sup> shall be complied with as appropriate.

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<sup>10</sup> 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**

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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 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.

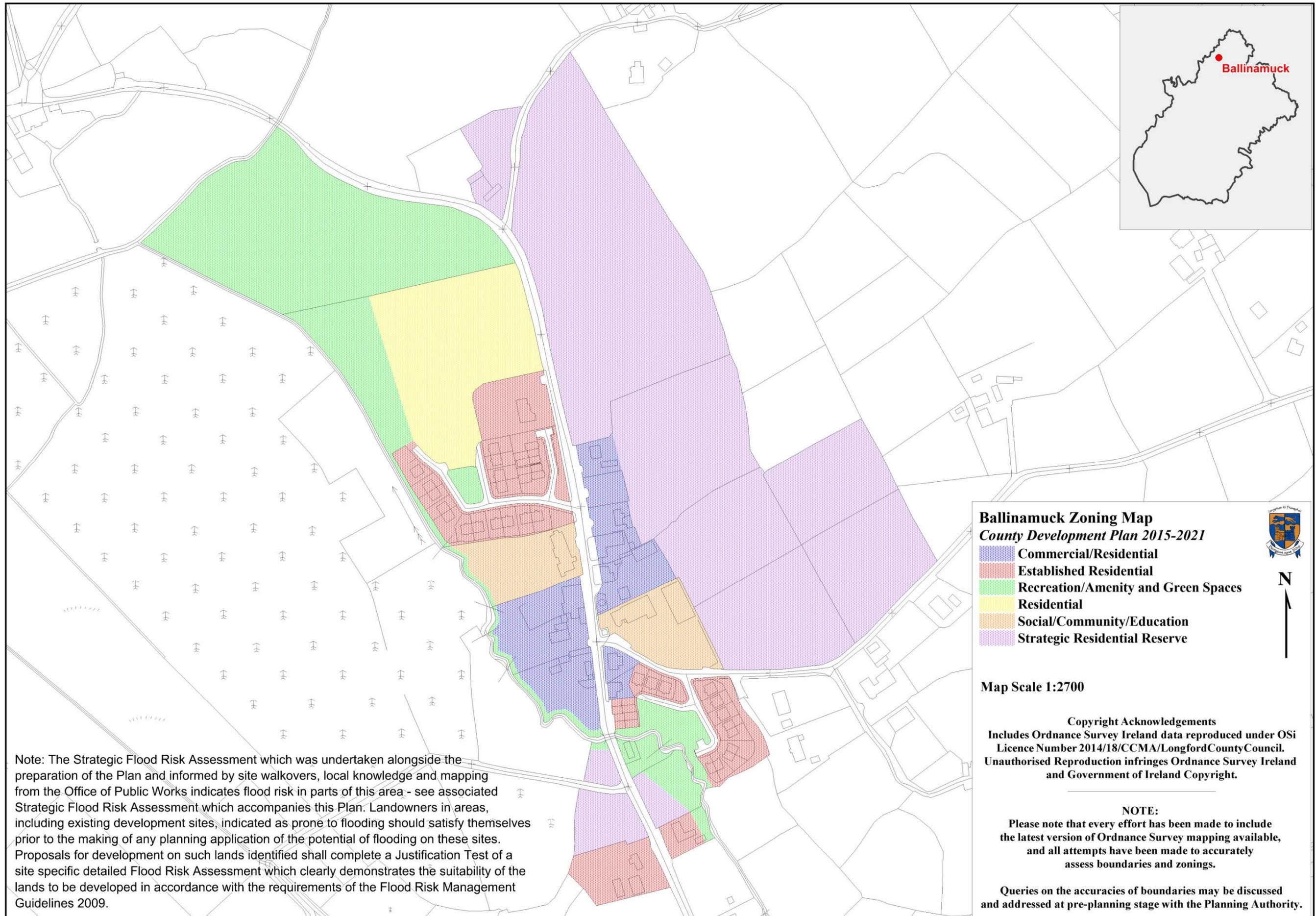
#### Access and Egress During Flood Events

Applications for developments in 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 Zoning Map**  
**County Development Plan 2015-2021**



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Strategic Residential Reserve



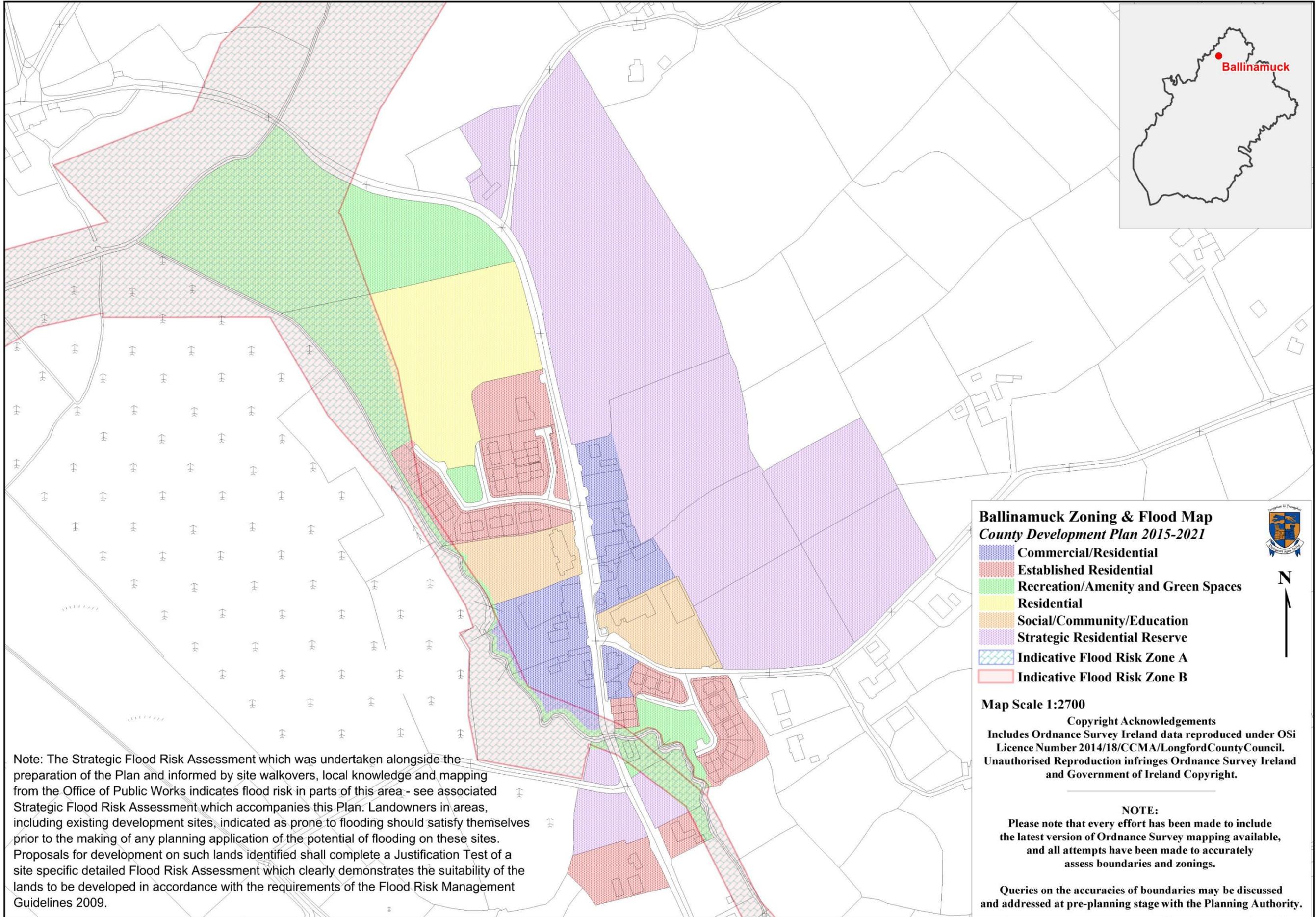
**Map Scale 1:2700**

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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.



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.

**Ballinamuck Zoning & Flood Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Social/Community/Education
- Strategic Residential Reserve
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B



Map Scale 1:2700

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## **Carriglass**

Carrickglass Demesne, established in the 17<sup>th</sup> 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 10 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.
- 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<sup>11</sup> shall be complied with as appropriate.

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<sup>11</sup> 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.

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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 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

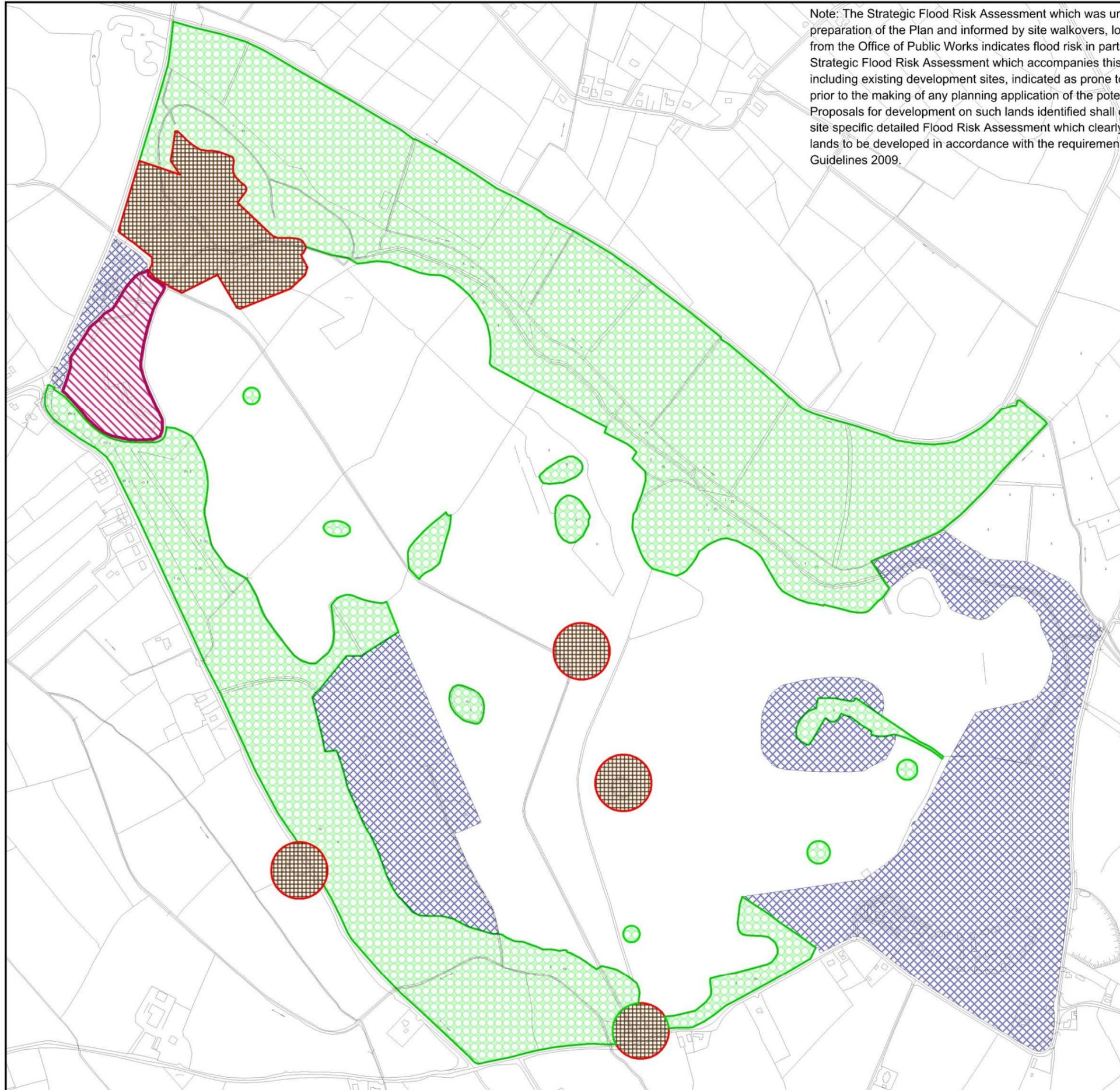
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Carrickglass Zoning Map**  
**County Development Plan 2015-2021**

-  Flood Plain/Protected Trees
-  Proposed Hotel Site
-  Protected Structures/Areas
-  Site Resolution Objective



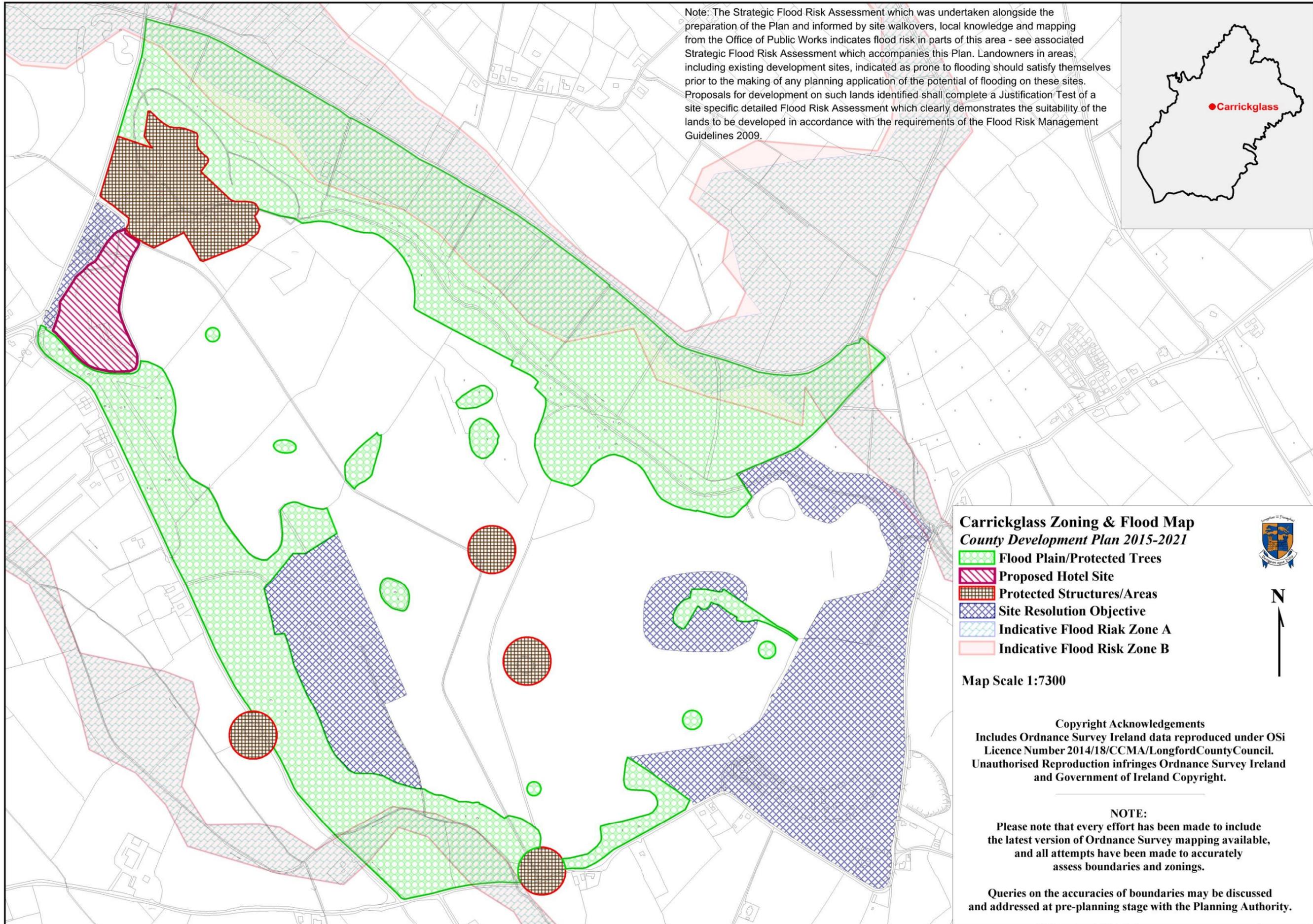
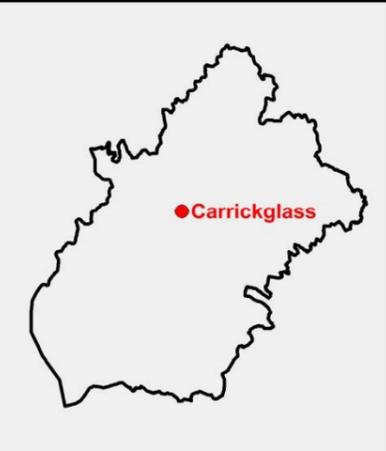
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**Carrickglass Zoning & Flood Map**  
**County Development Plan 2015-2021**

- Flood Plain/Protected Trees
- Proposed Hotel Site
- Protected Structures/Areas
- Site Resolution Objective
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B



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 Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

## **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 below<sup>12</sup> shall be complied with as appropriate.

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<sup>12</sup> 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.

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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

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 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

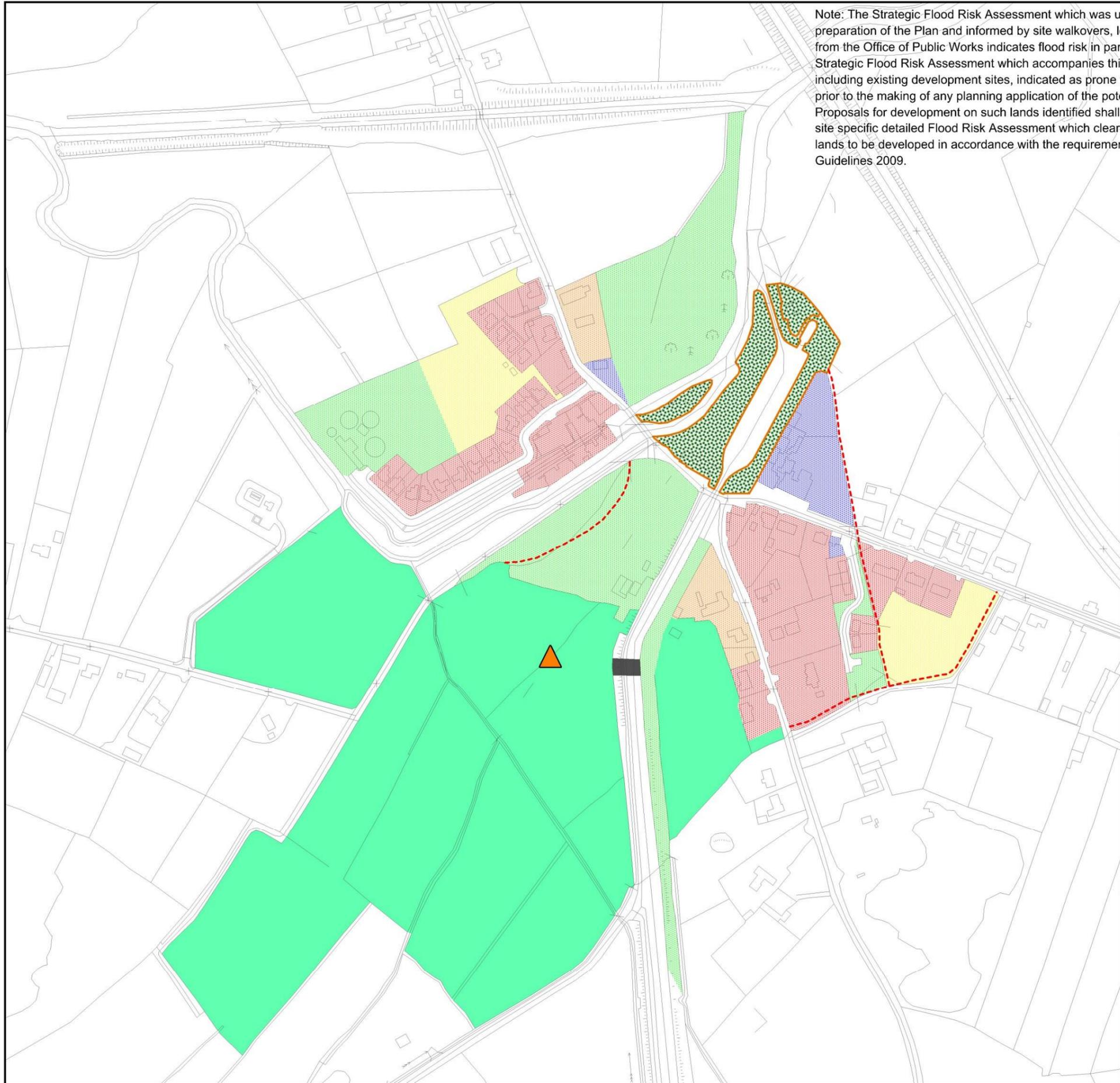
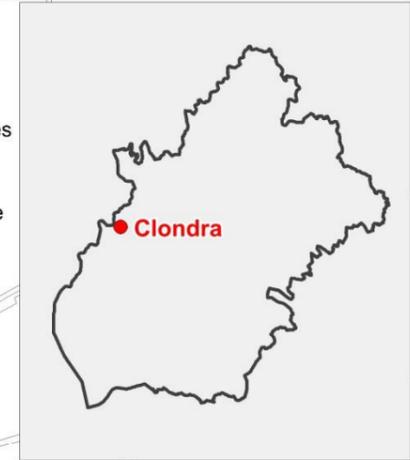
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Clondra Zoning Map**  
*County Development Plan 2015-2021*



-  Canal Redevelopment Area
-  Commercial/Residential
-  Established Residential
-  Pedestrian Bridge
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Tourism/Mixed Use with Provision of Marina
-  Pedestrian Link
-  Education & Skills to be provided as part of the above Zoning



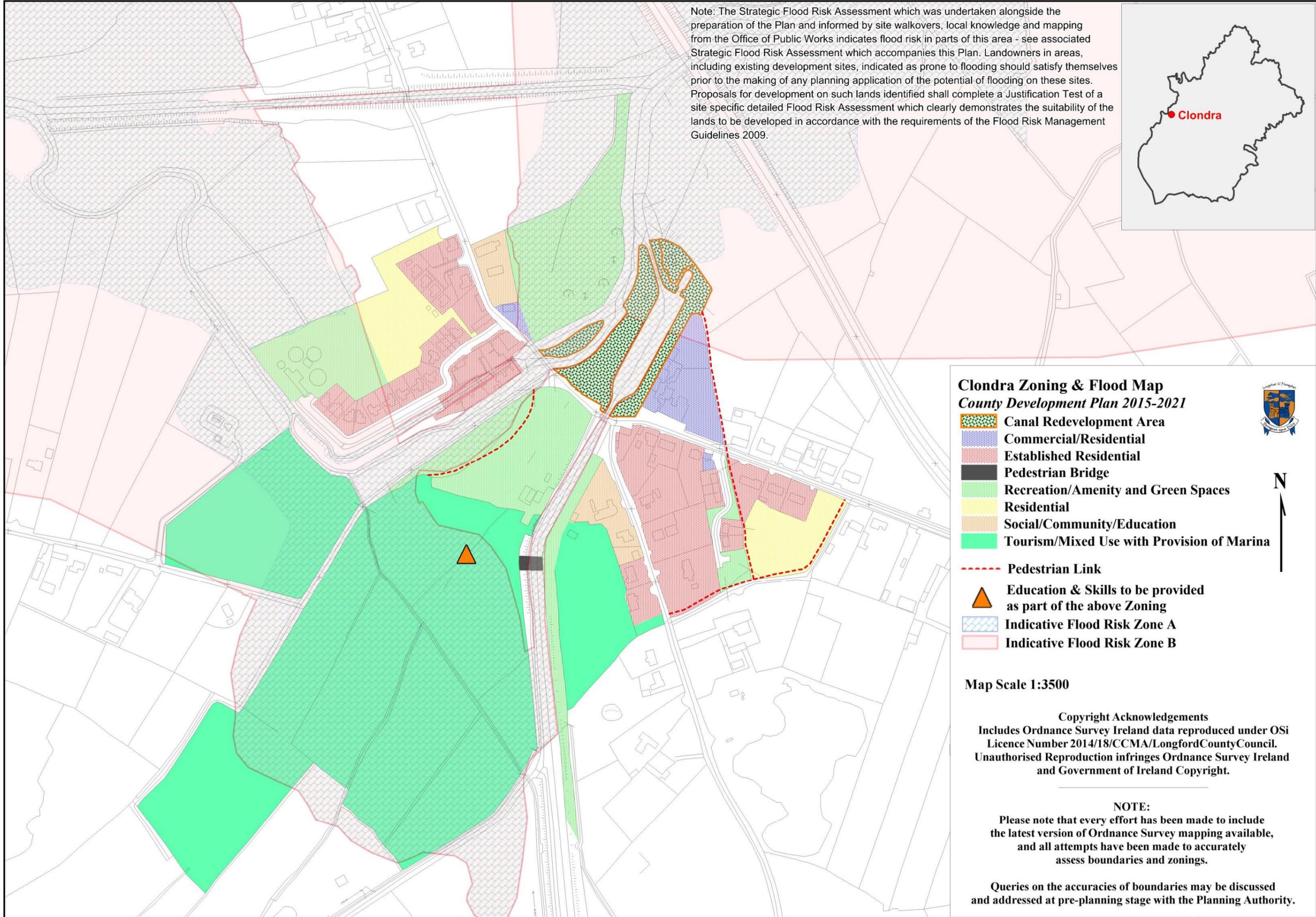
Map Scale 1:3500

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**NOTE:**  
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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.



**Clondra Zoning & Flood Map**  
**County Development Plan 2015-2021**



-  Canal Redevelopment Area
-  Commercial/Residential
-  Established Residential
-  Pedestrian Bridge
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Tourism/Mixed Use with Provision of Marina
-  Pedestrian Link
-  Education & Skills to be provided as part of the above Zoning
-  Indicative Flood Risk Zone A
-  Indicative Flood Risk Zone B



Map Scale 1:3500

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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

## **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 <500m<sup>2</sup> 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 below<sup>13</sup> shall be complied with as appropriate.

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<sup>13</sup> 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.

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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 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

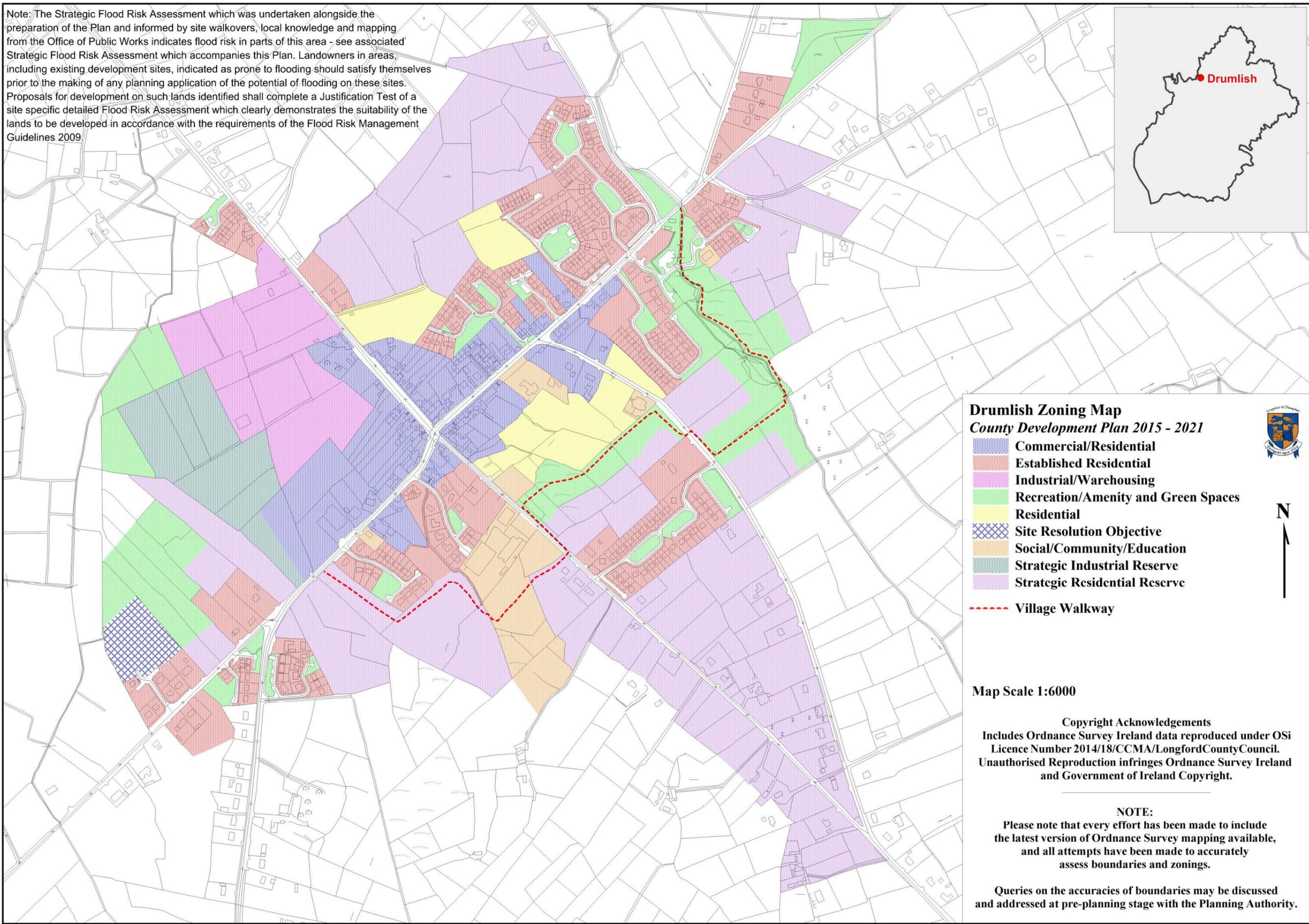
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Drumlish Zoning Map**  
*County Development Plan 2015 - 2021*



- Commercial/Residential
- Established Residential
- Industrial/Warehousing
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Village Walkway



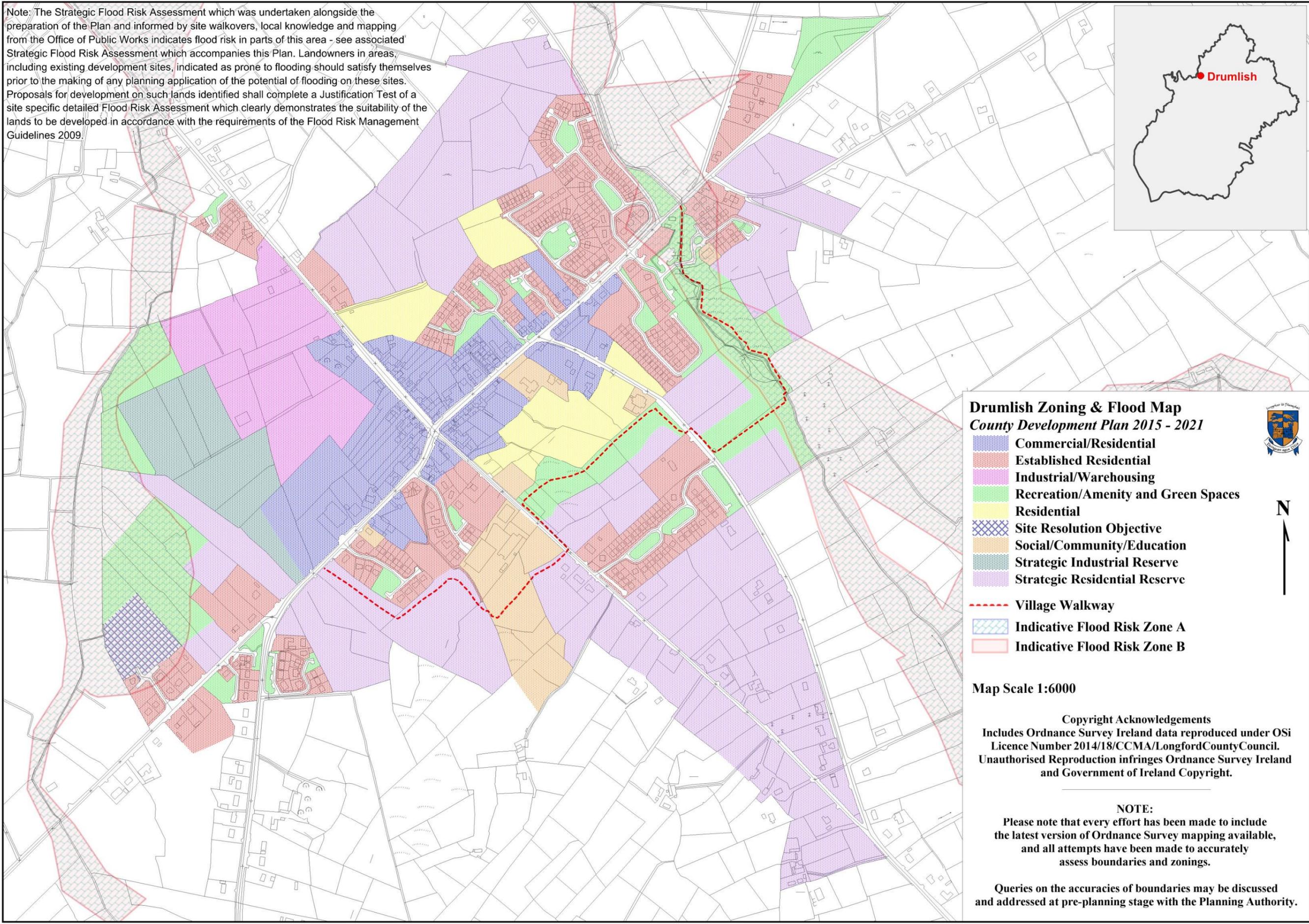
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Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated 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.



**Drumlish Zoning & Flood Map**  
*County Development Plan 2015 - 2021*



- Commercial/Residential
- Established Residential
- Industrial/Warehousing
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Industrial Reserve
- Strategic Residential Reserve
- Village Walkway
- Indicative Flood Risk Zone A
- Indicative Flood Risk Zone B



Map Scale 1:6000

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 Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

## **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 below<sup>14</sup> shall be complied with as appropriate.

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<sup>14</sup> 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

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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 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.

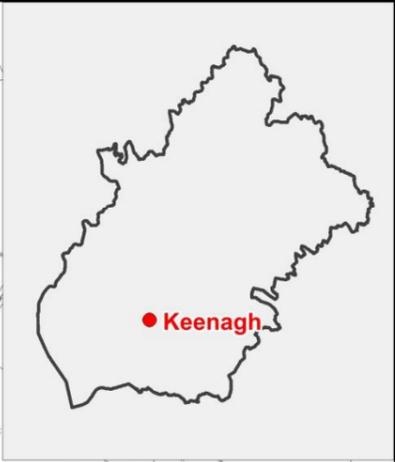
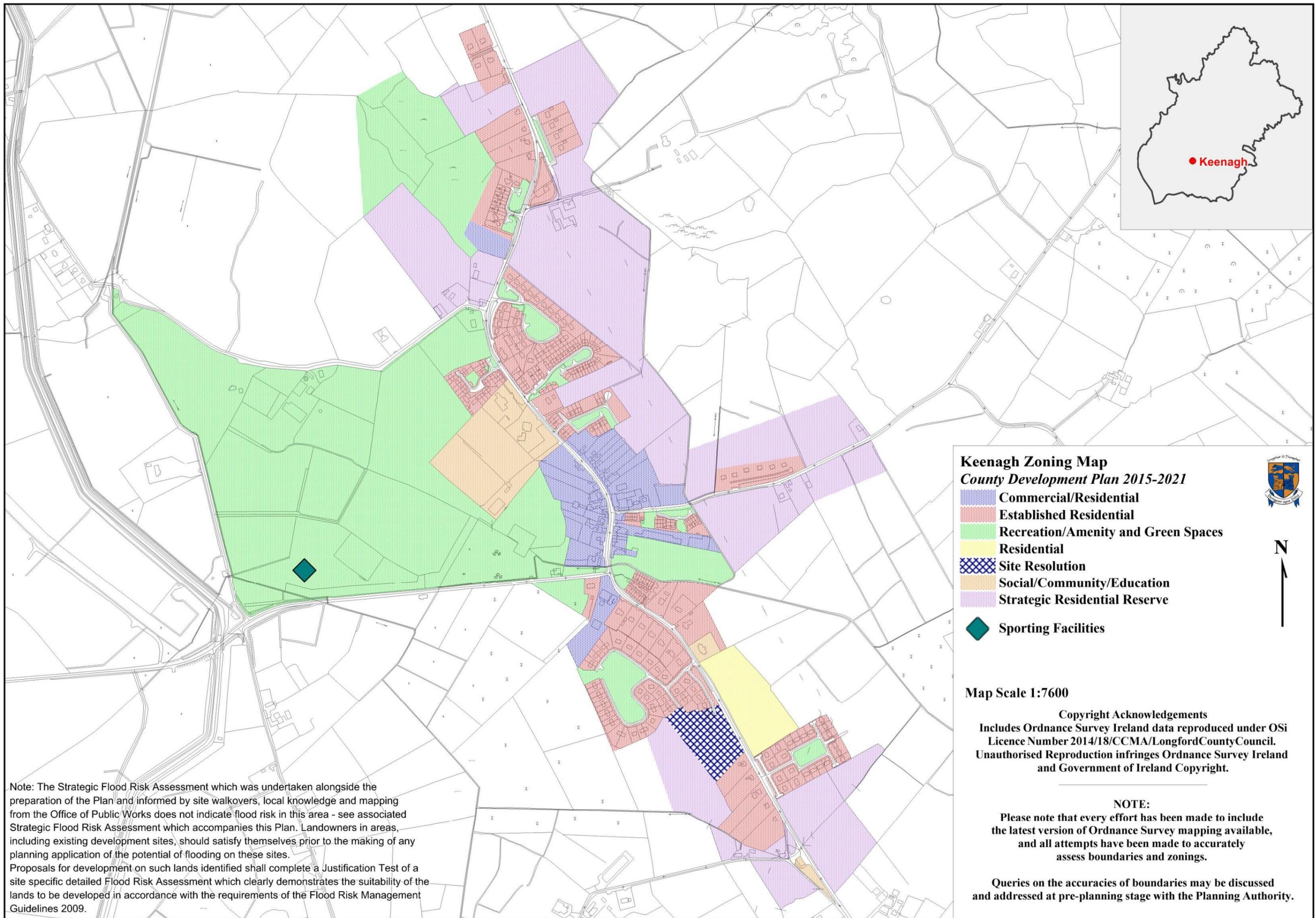
#### Access and Egress During Flood Events

Applications for developments in 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.



**Keenagh Zoning Map**  
**County Development Plan 2015-2021**



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Residential
-  Site Resolution
-  Social/Community/Education
-  Strategic Residential Reserve
-  Sporting Facilities



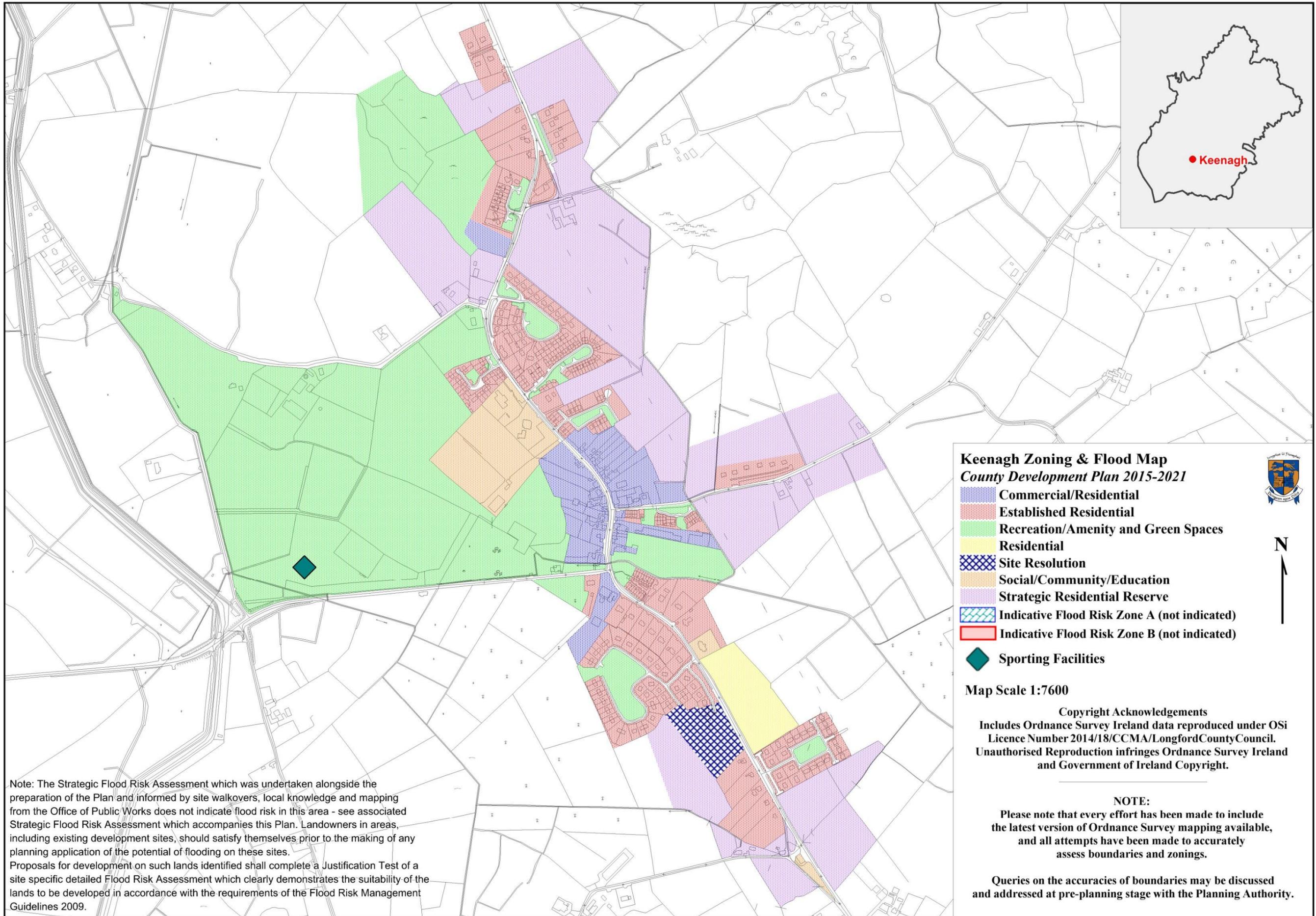
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 and all attempts have been made to accurately  
 assess boundaries and zonings.

Queries on the accuracies of boundaries may be discussed  
 and addressed at pre-planning stage with the Planning Authority.

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 does not indicate flood risk in this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, 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.



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 does not indicate flood risk in this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, 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.

**Keenagh Zoning & Flood Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution
- Social/Community/Education
- Strategic Residential Reserve
- Indicative Flood Risk Zone A (not indicated)
- Indicative Flood Risk Zone B (not indicated)



Sporting Facilities

Map Scale 1:7600

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## **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 below<sup>15</sup> shall be complied with as appropriate.

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<sup>15</sup> 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**

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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 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

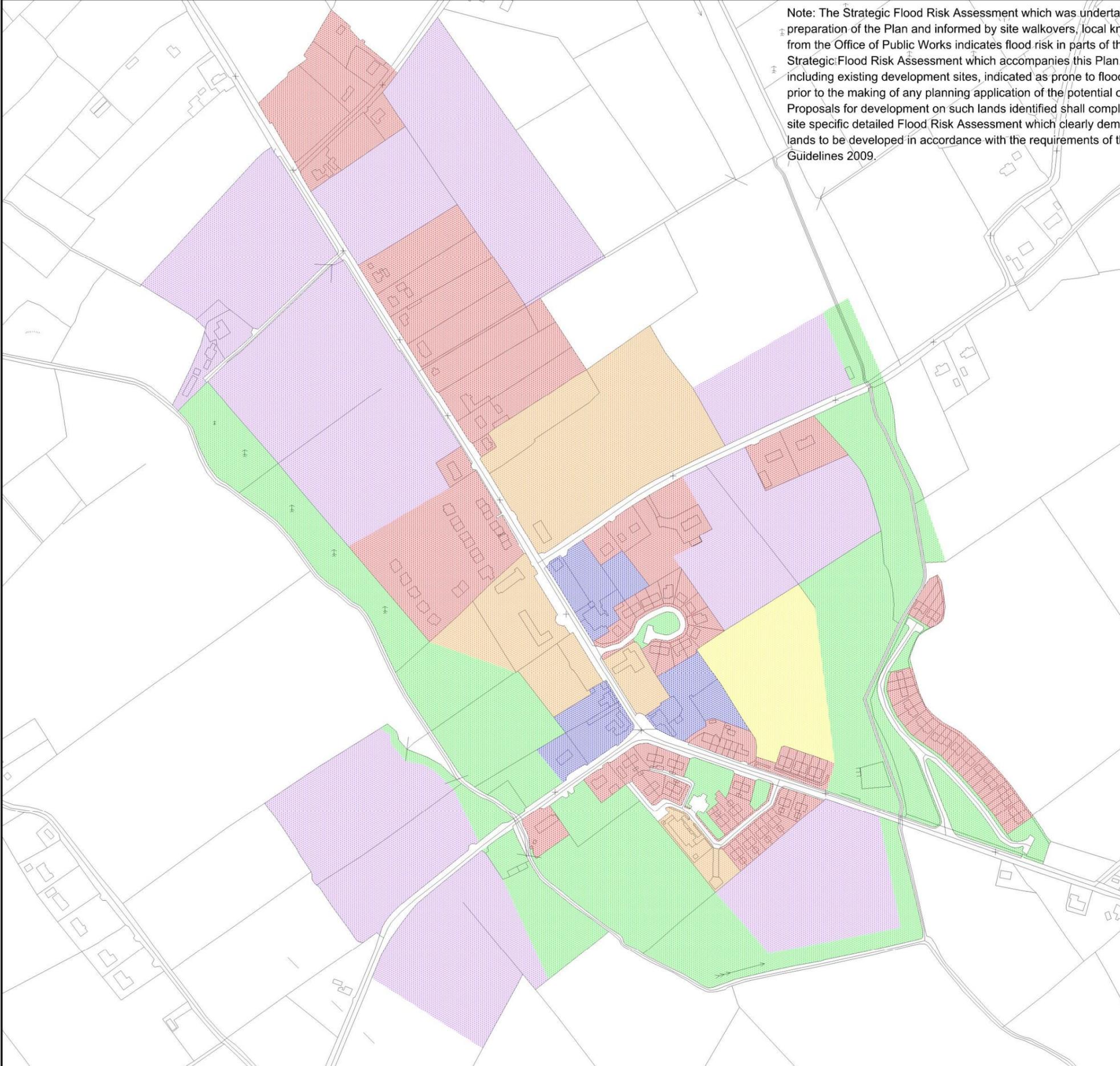
Applications for developments in in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- 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.



**Legan Zoning Map**  
*County Development Plan 2015-2021*



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Strategic Residential Reserve



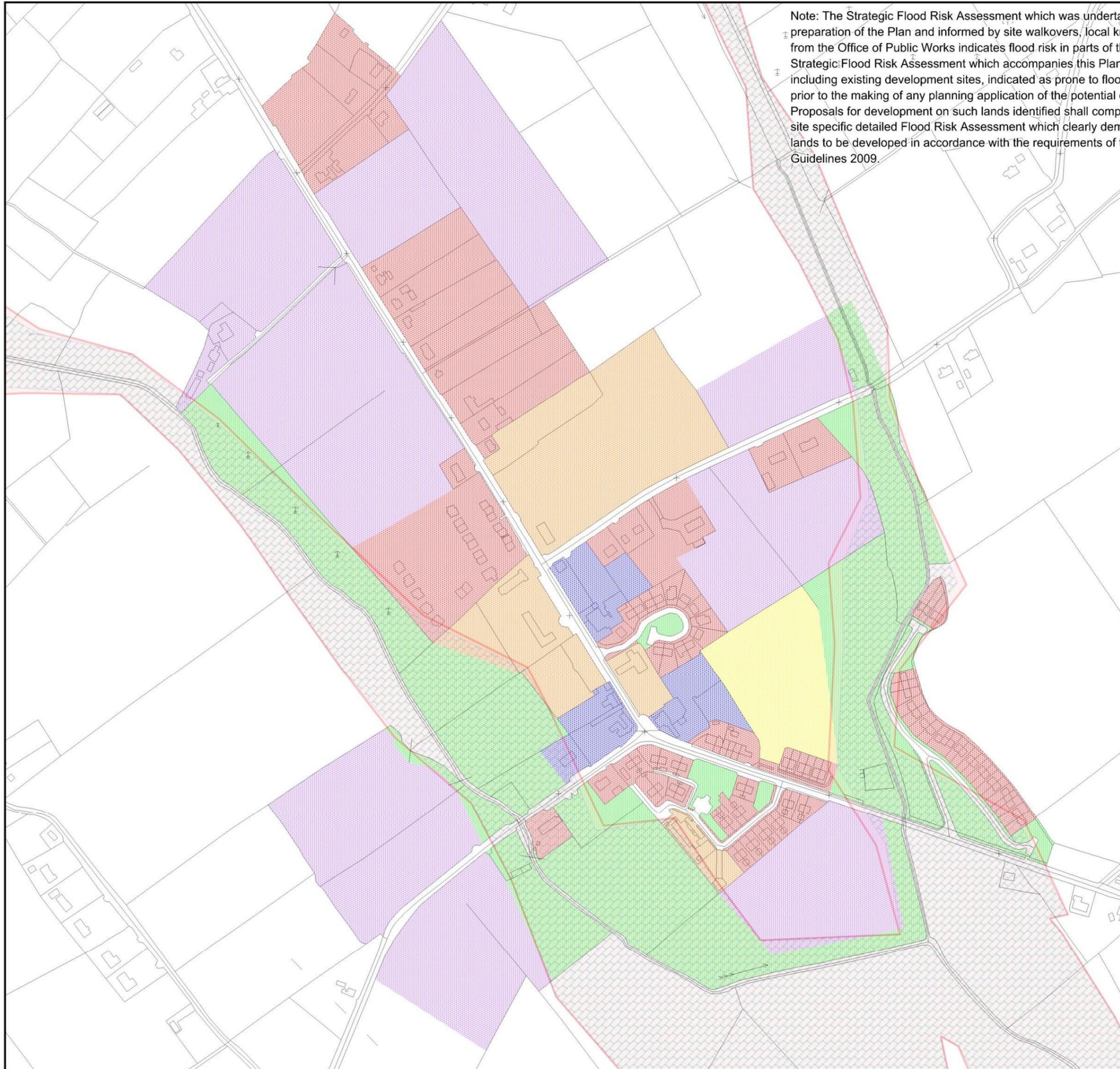
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Note: The Strategic Flood Risk Assessment which was undertaken alongside the preparation of the Plan and informed by site walkovers, local knowledge and mapping from the Office of Public Works indicates flood risk in parts of this area - see associated 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.



**Legan Zoning & Flood Map**  
**County Development Plan 2015-2021**



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Residential
-  Social/Community/Education
-  Strategic Residential Reserve
-  Indicative Flood Risk Zone A
-  Indicative Flood Risk Zone B



Map Scale 1:4000

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 Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

## **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.

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<sup>16</sup> shall be complied with as appropriate.

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<sup>16</sup> 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.

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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 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.

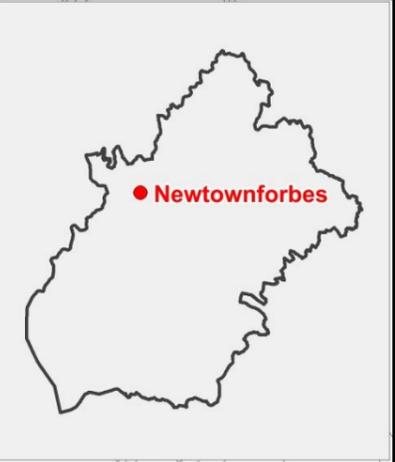
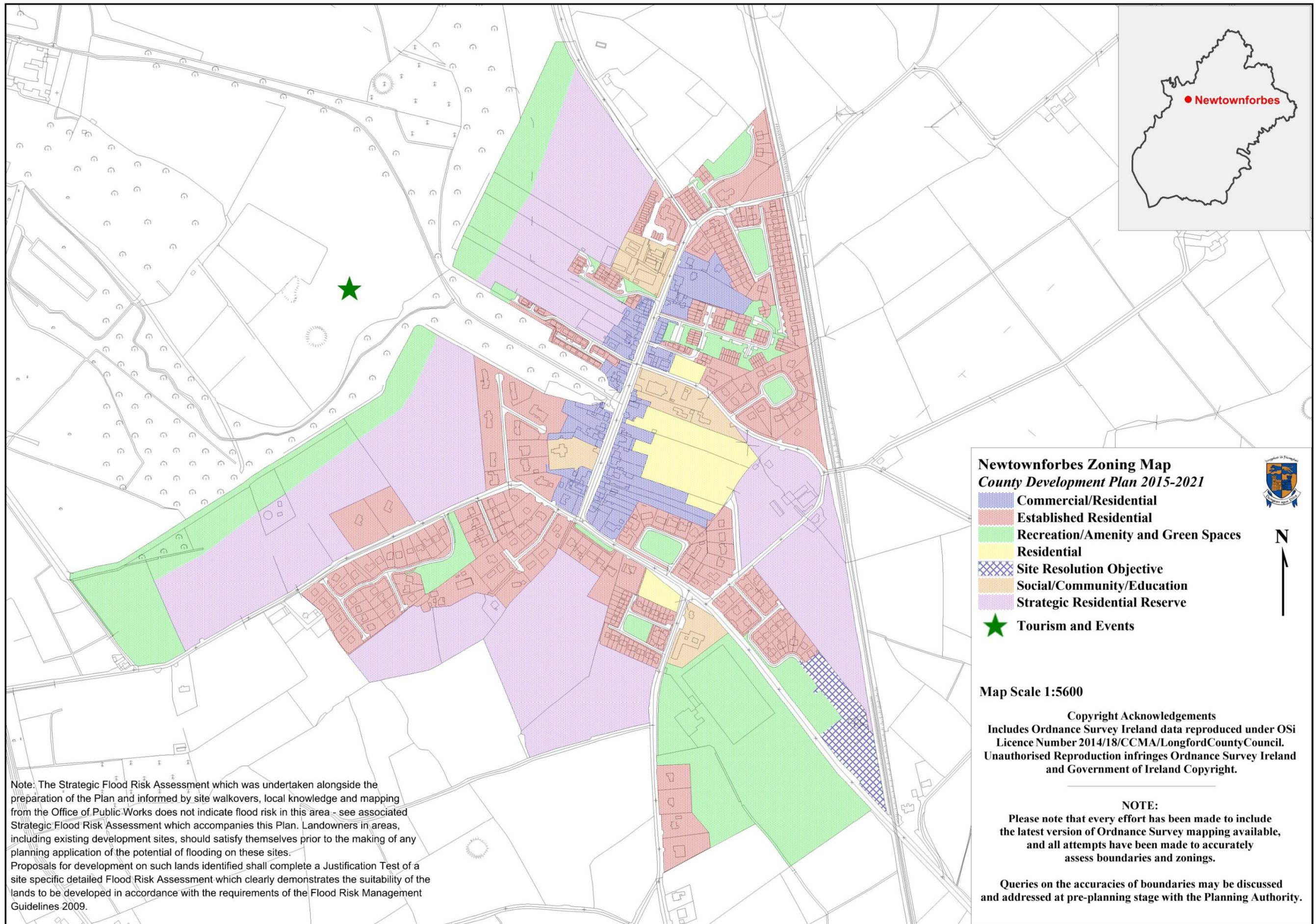
#### Access and Egress During Flood Events

Applications for developments in 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 Zoning Map**  
**County Development Plan 2015-2021**



-  Commercial/Residential
-  Established Residential
-  Recreation/Amenity and Green Spaces
-  Residential
-  Site Resolution Objective
-  Social/Community/Education
-  Strategic Residential Reserve
-  Tourism and Events



Map Scale 1:5600

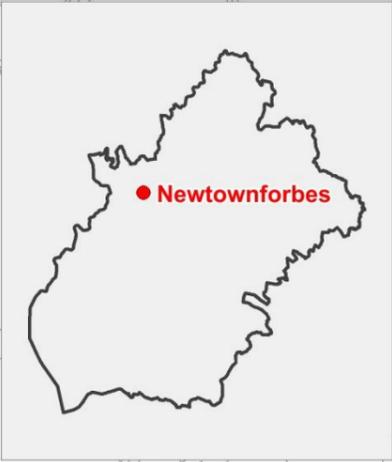
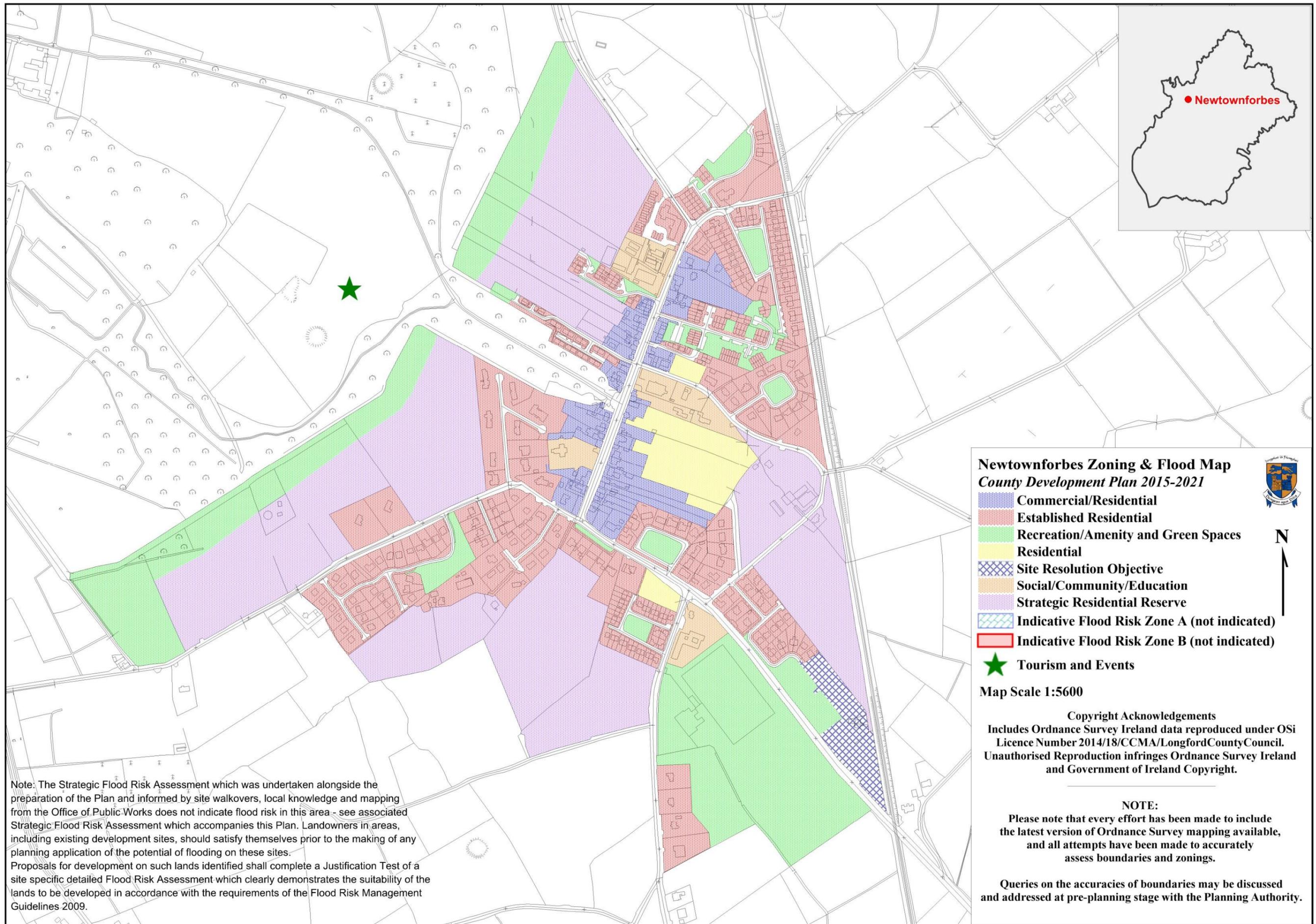
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.

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 does not indicate flood risk in this area - see associated Strategic Flood Risk Assessment which accompanies this Plan. Landowners in areas, including existing development sites, 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.





**Newtownforbes Zoning & Flood Map**  
**County Development Plan 2015-2021**



- Commercial/Residential
- Established Residential
- Recreation/Amenity and Green Spaces
- Residential
- Site Resolution Objective
- Social/Community/Education
- Strategic Residential Reserve
- Indicative Flood Risk Zone A (not indicated)
- Indicative Flood Risk Zone B (not indicated)

Tourism and Events

Map Scale 1:5600

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# **Appendix 1F**

## **Rural Service Settlements- Zonings and Policy**

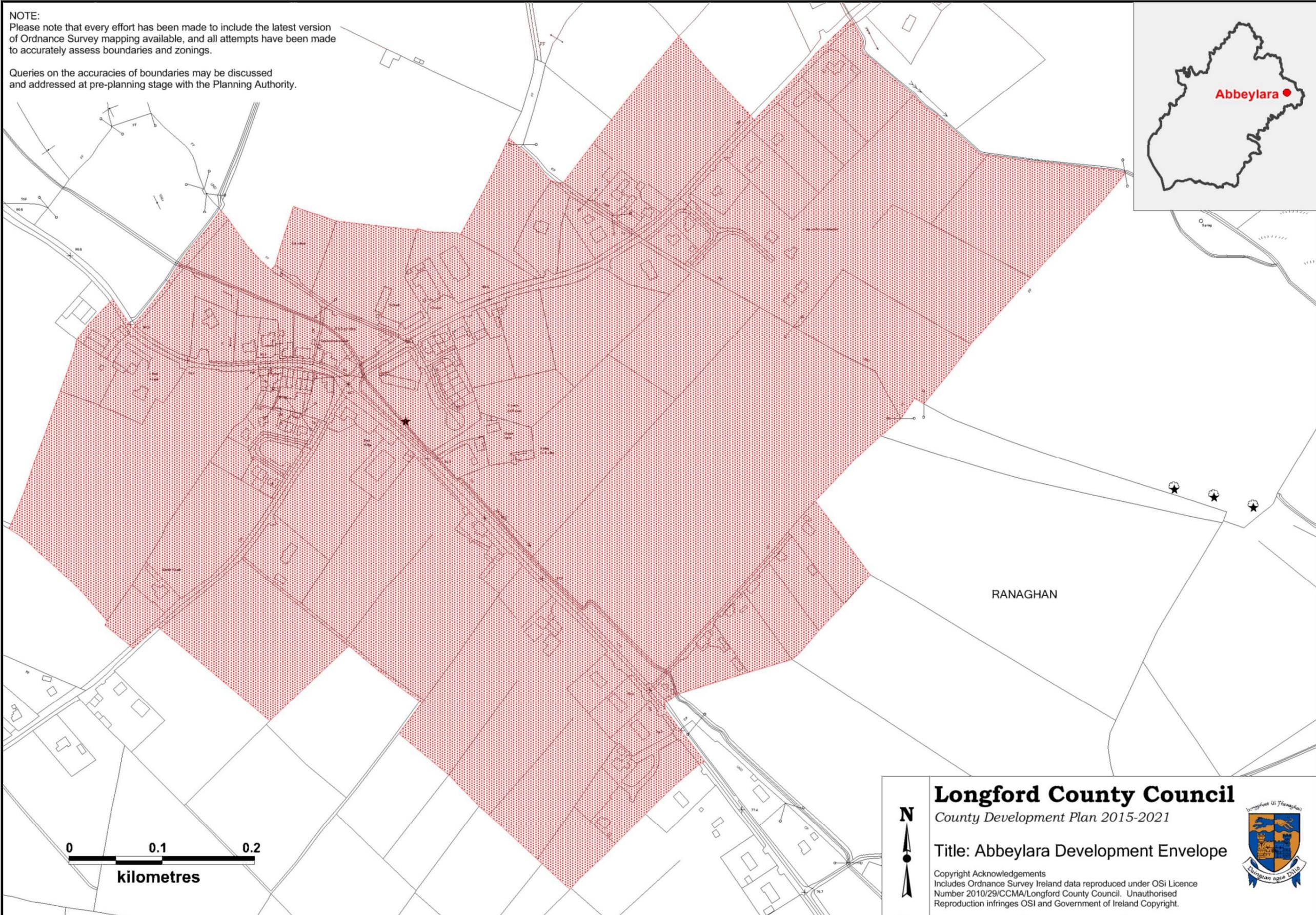
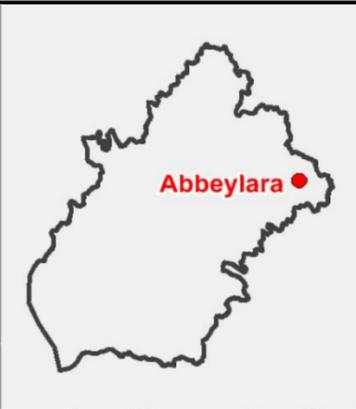
## Zoning

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.

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RANAGHAN



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County Development Plan 2015-2021

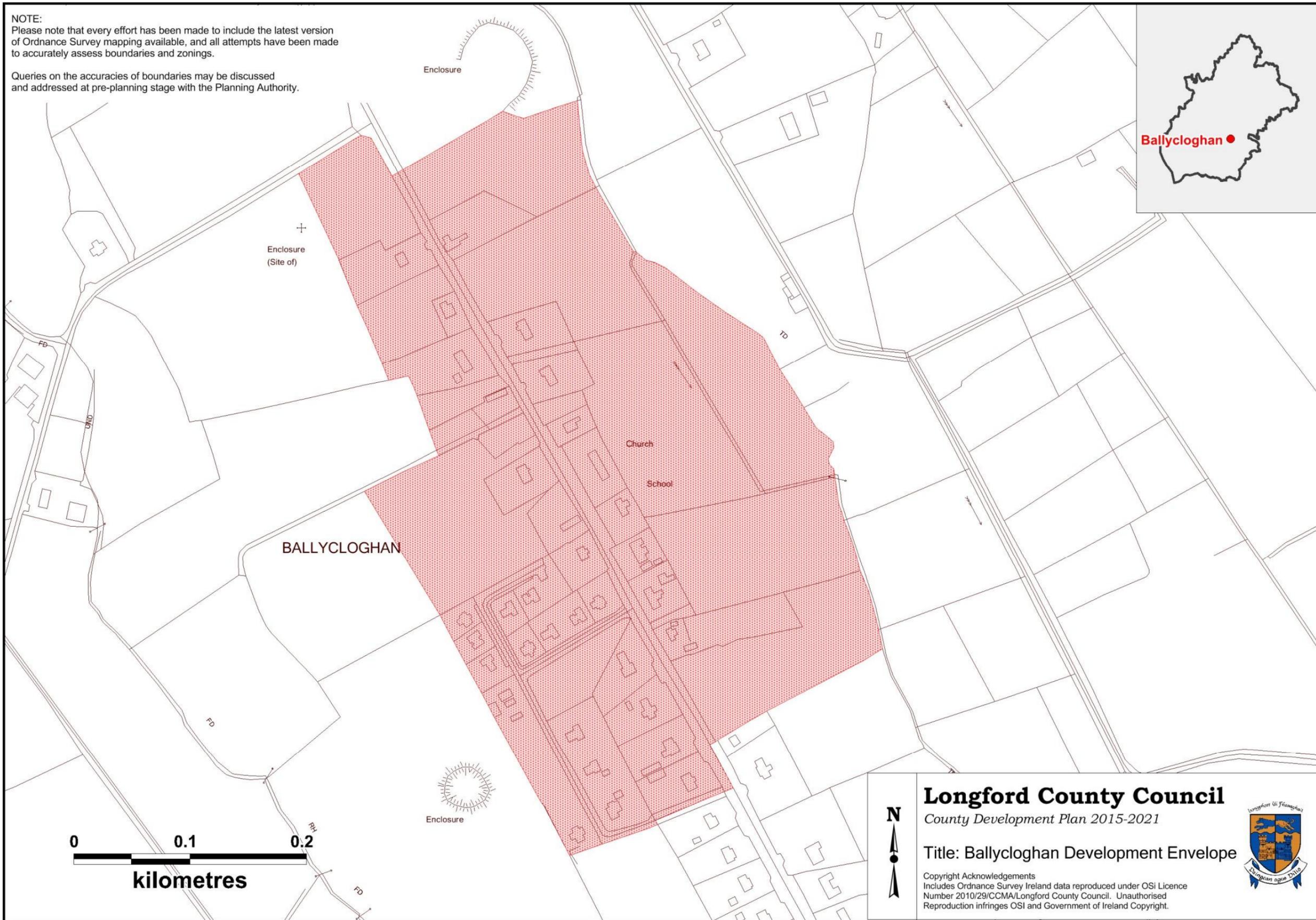
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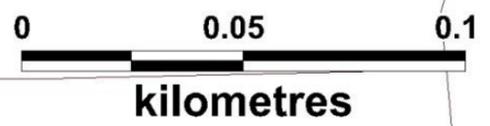
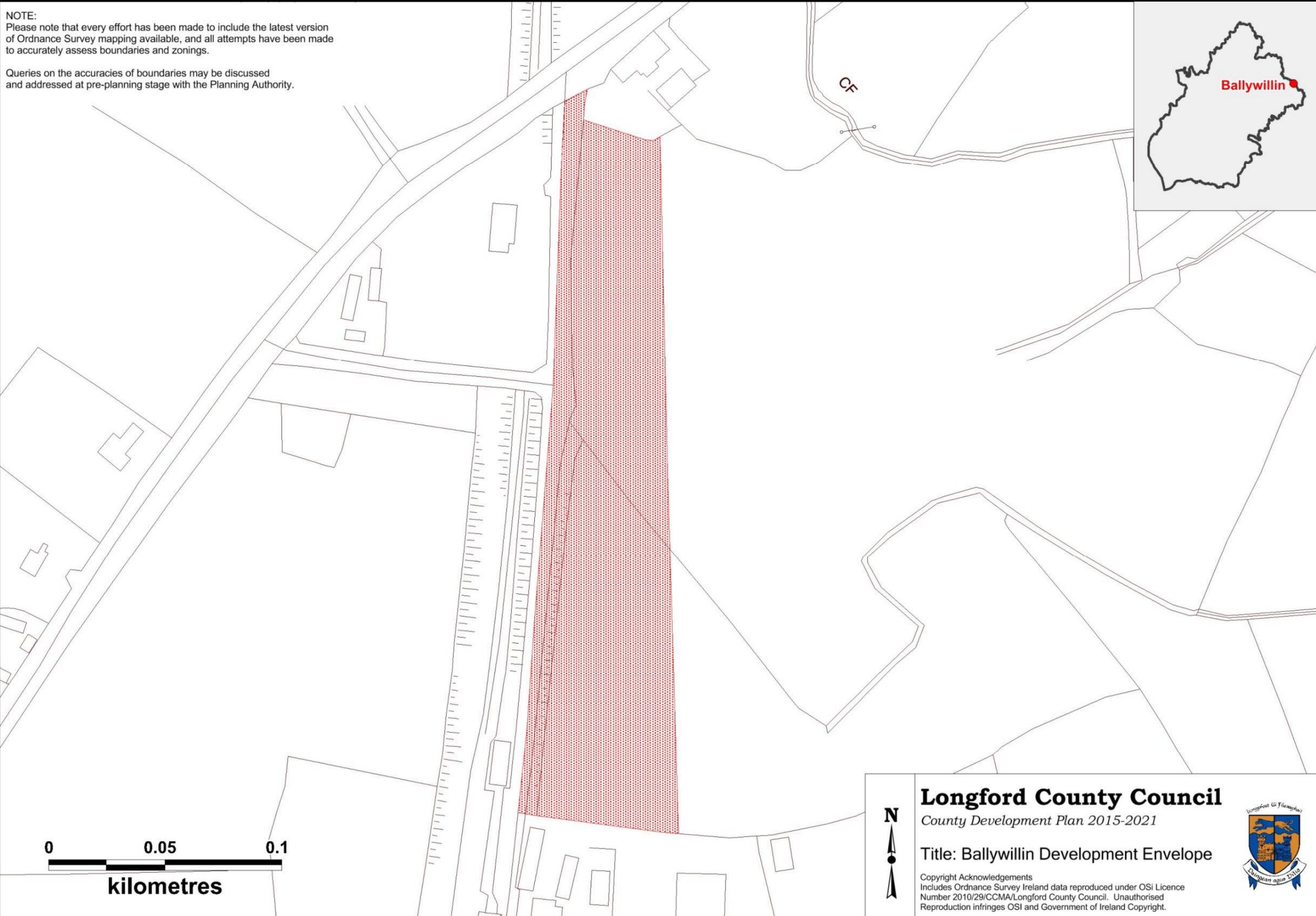
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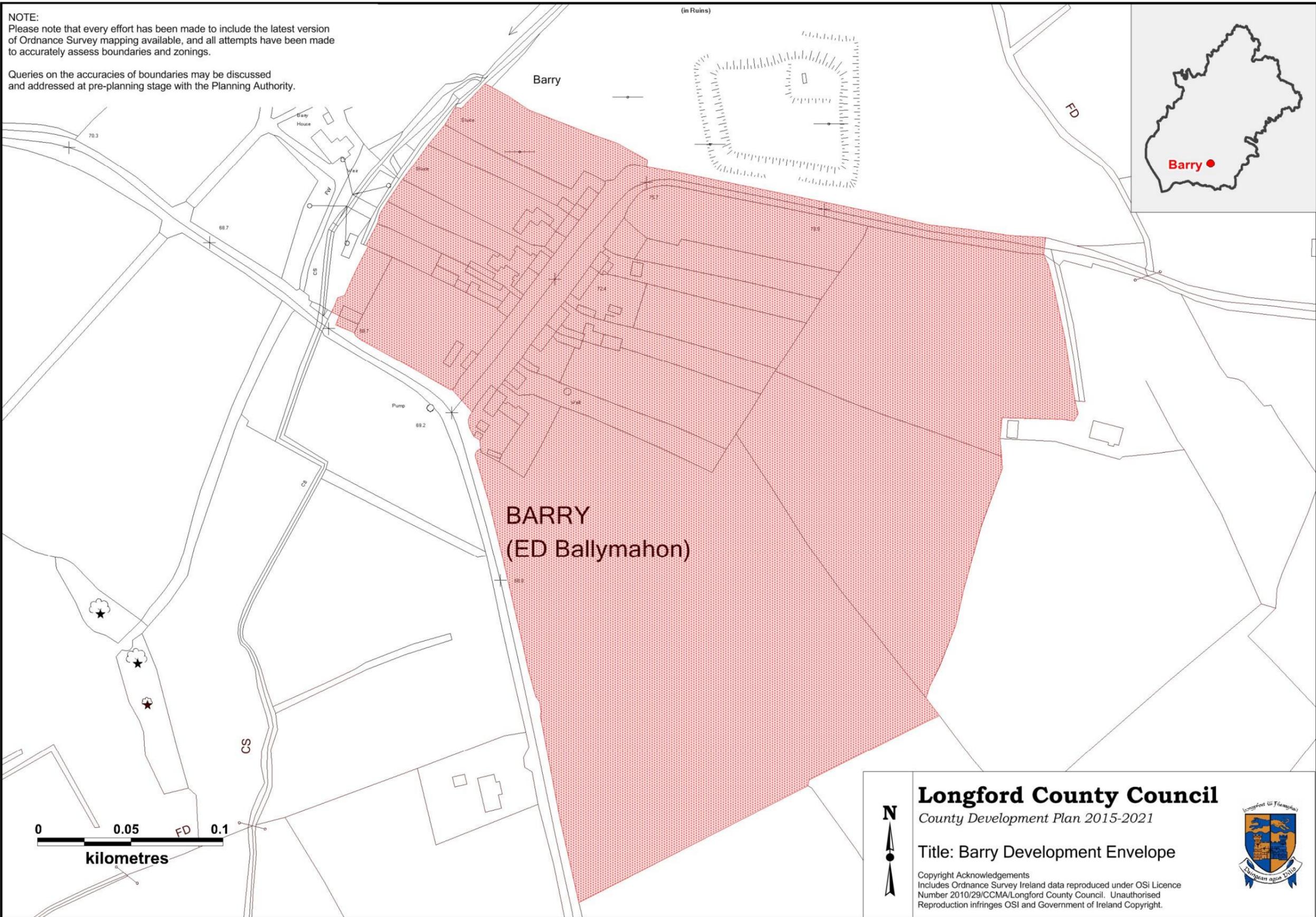
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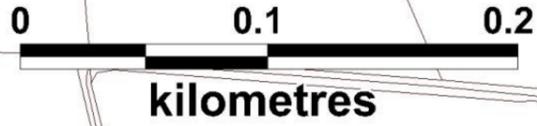
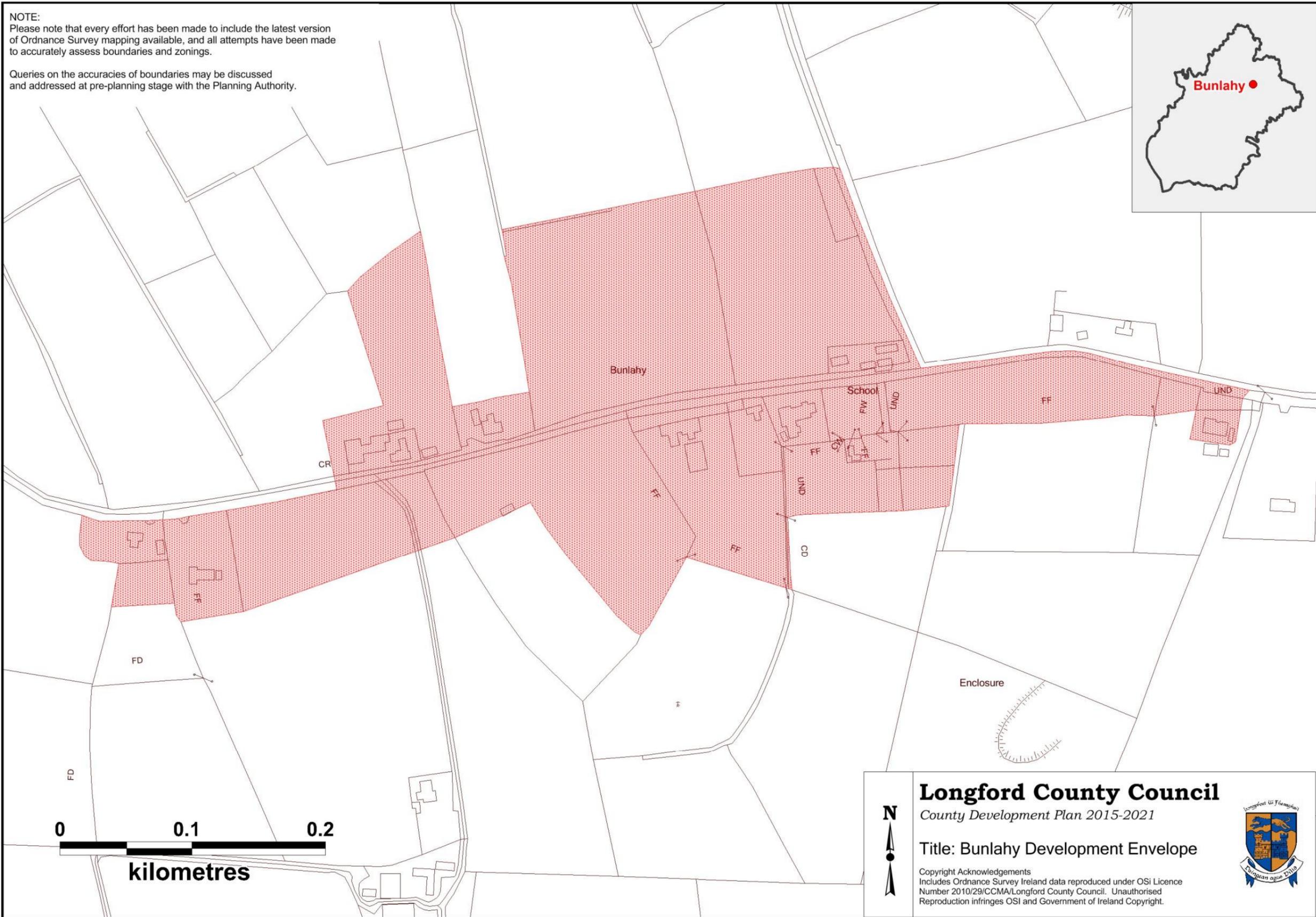
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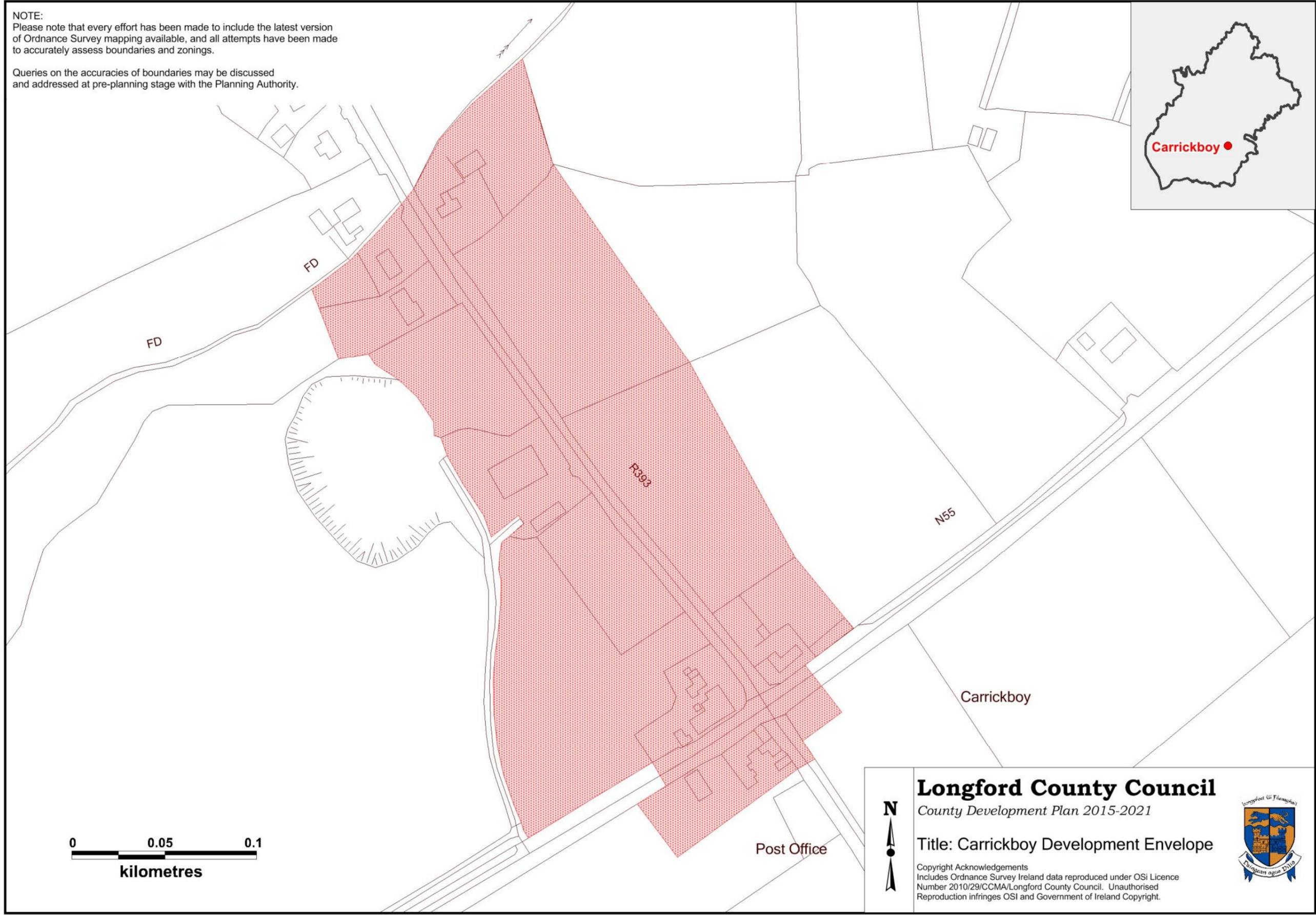
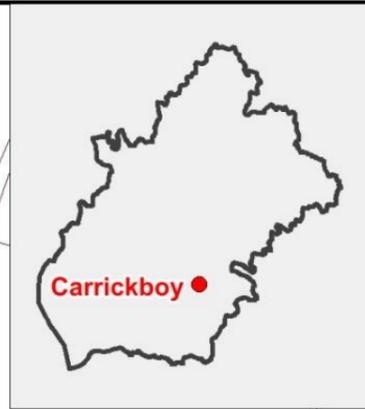
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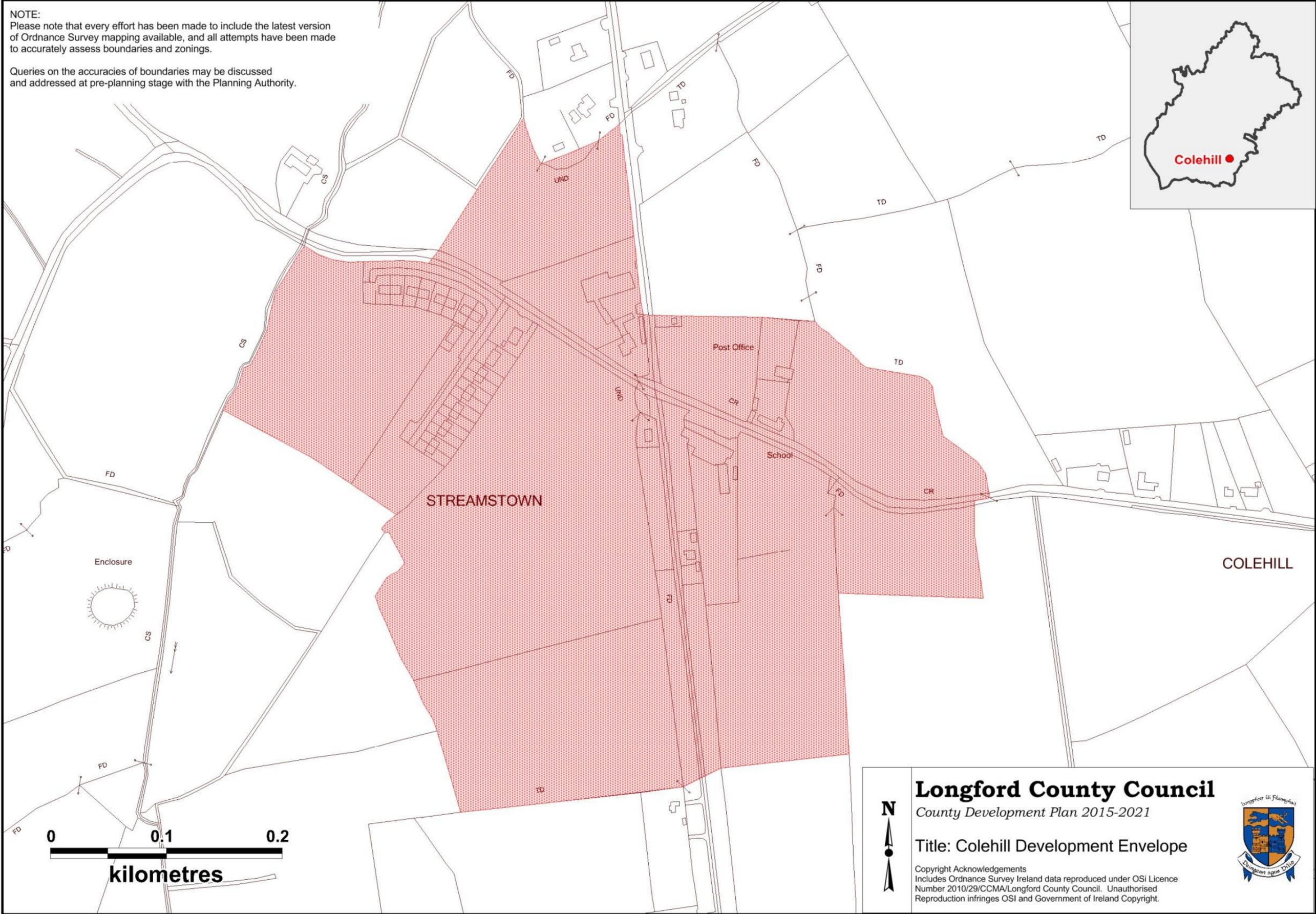
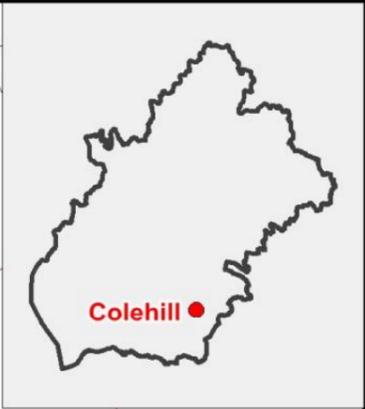
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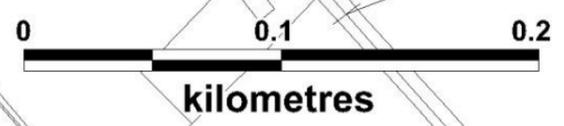
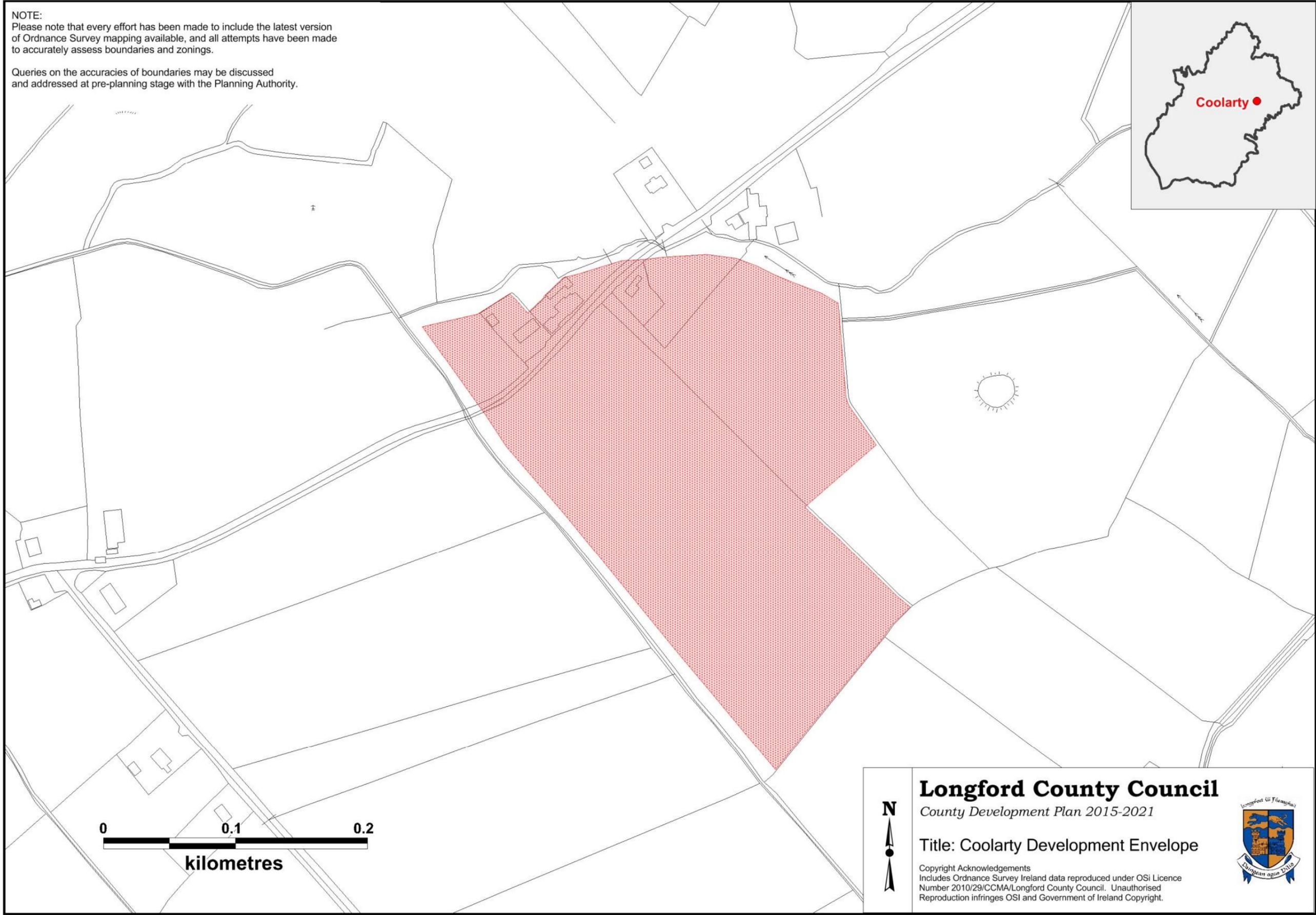
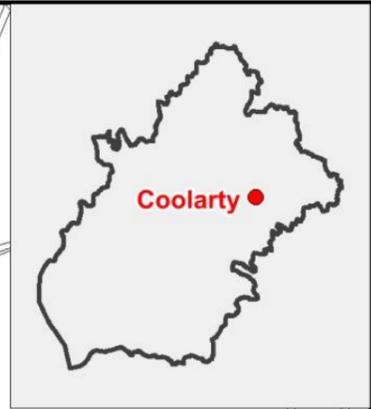
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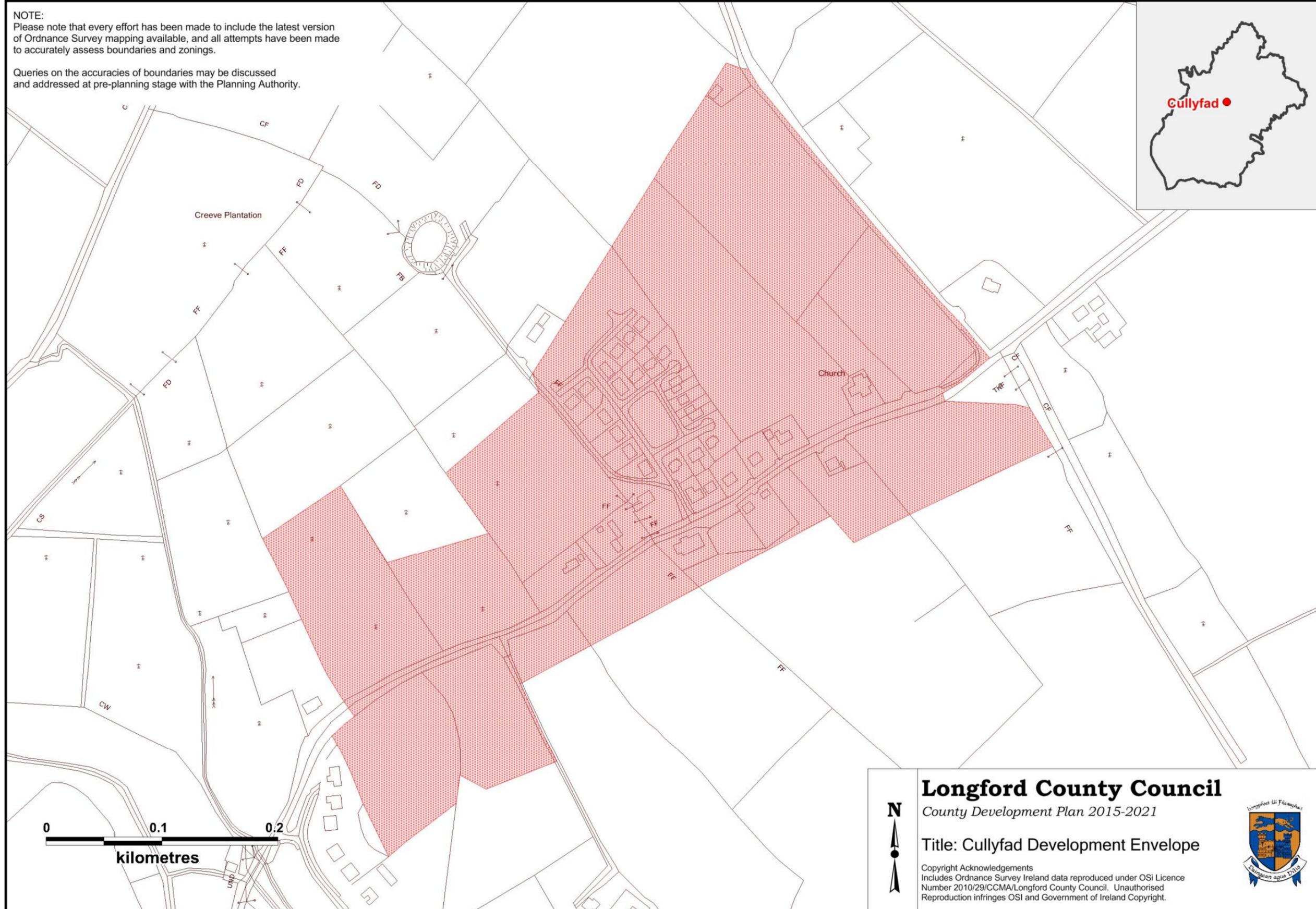
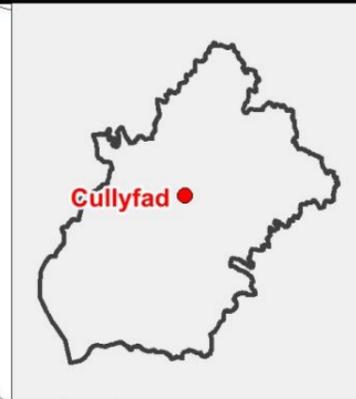
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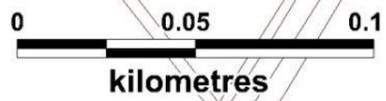


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Derraghan  
Cross Roads



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County Development Plan 2015-2021

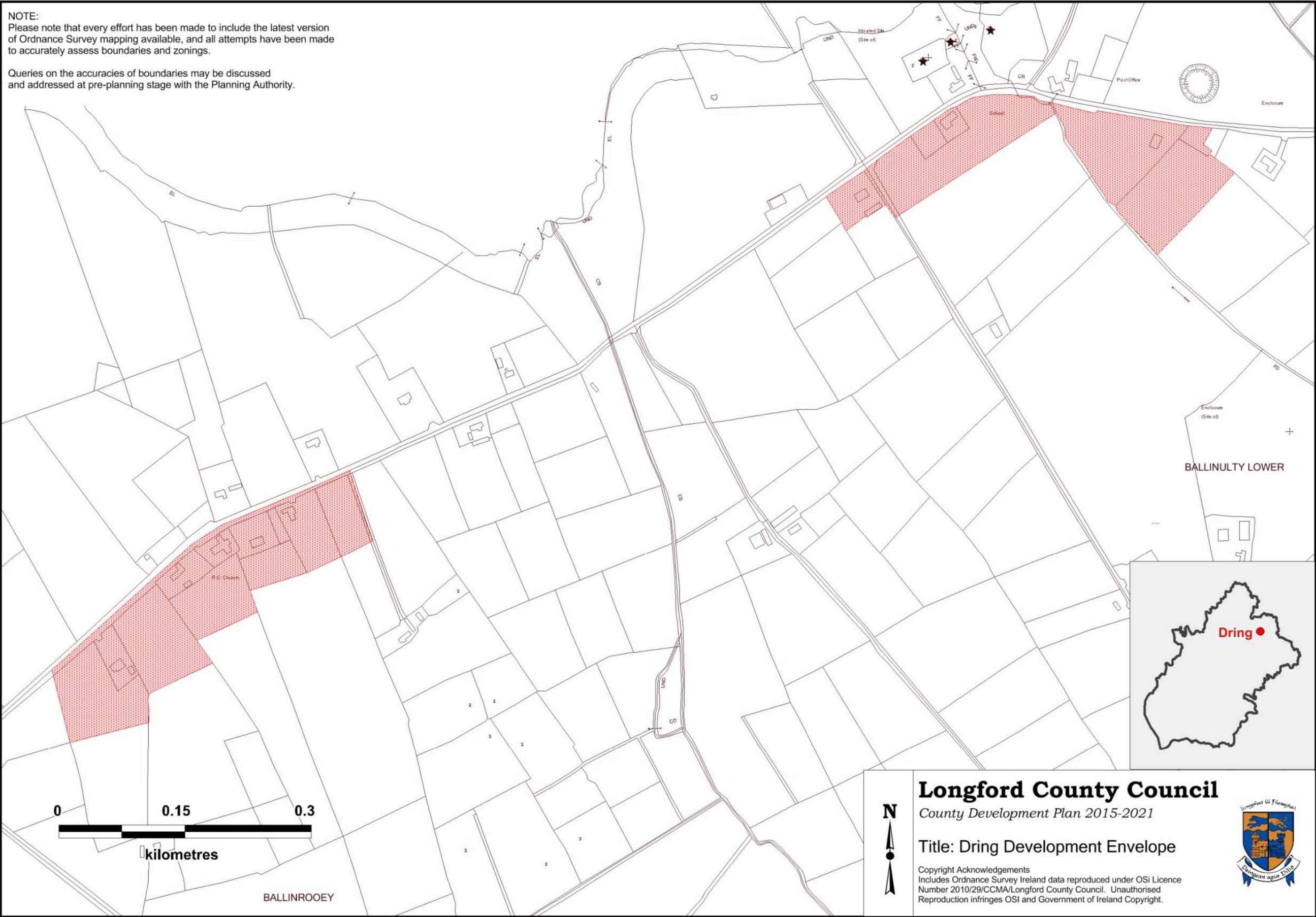
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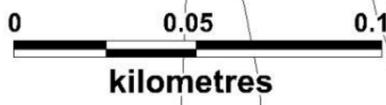
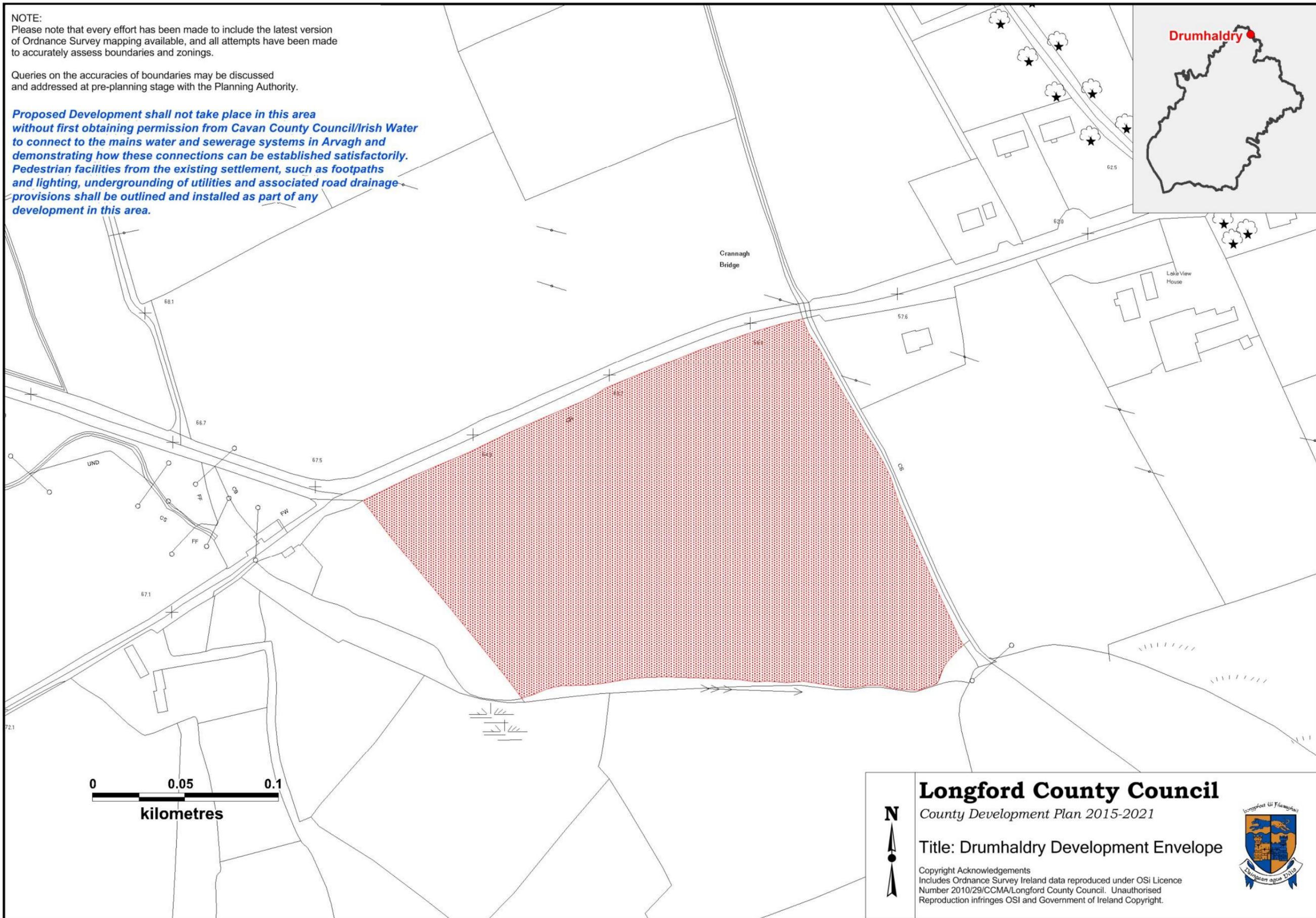
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**Proposed Development shall not take place in this area without first obtaining permission from Cavan County Council/Irish Water to connect to the mains water and sewerage systems in Arvagh and demonstrating how these connections can be established satisfactorily. Pedestrian facilities from the existing settlement, such as footpaths and lighting, undergrounding of utilities and associated road drainage provisions shall be outlined and installed as part of any development in this area.**



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County Development Plan 2015-2021

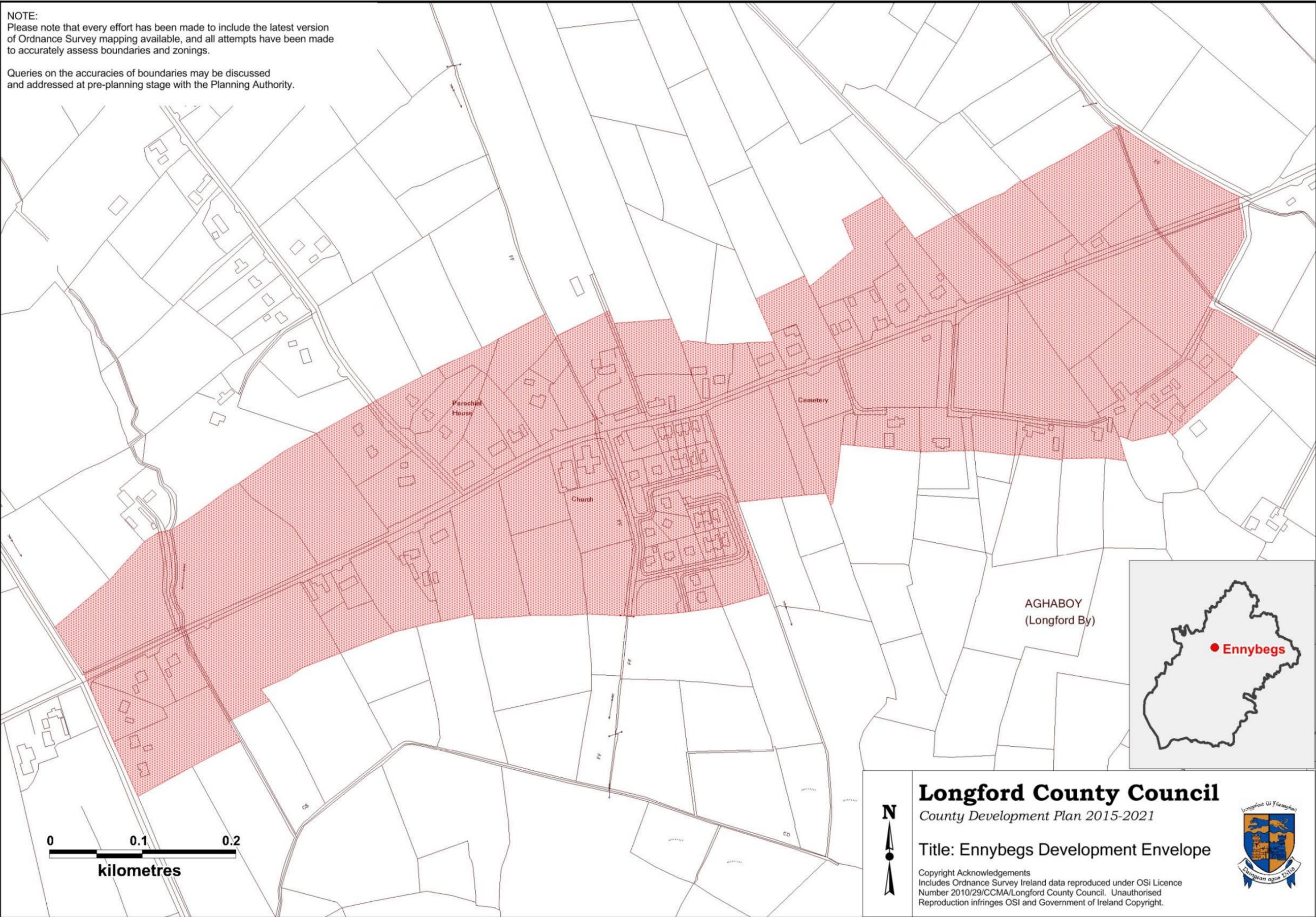
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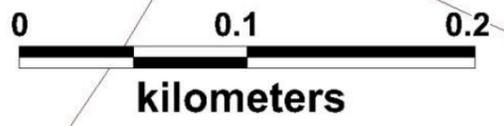
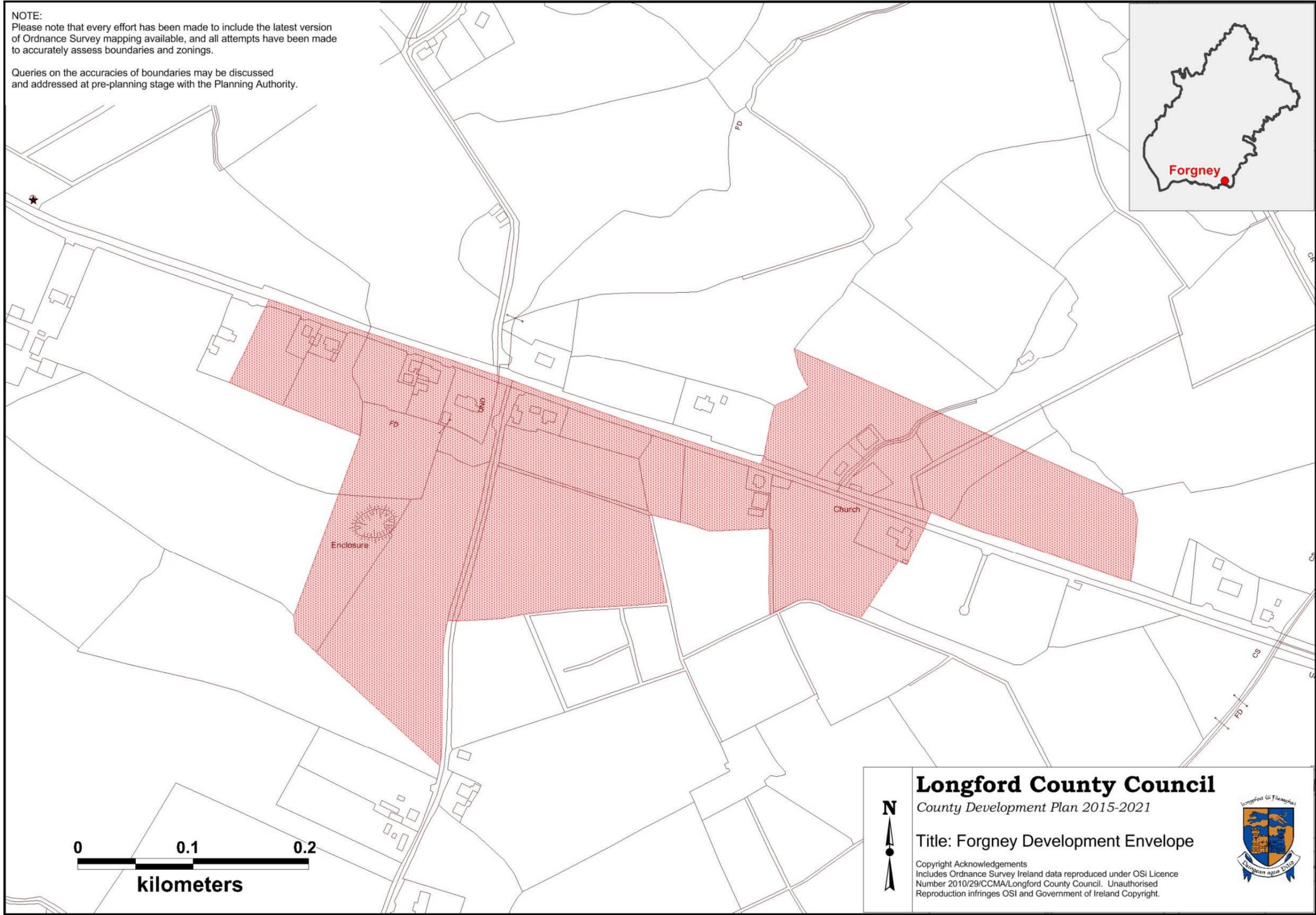
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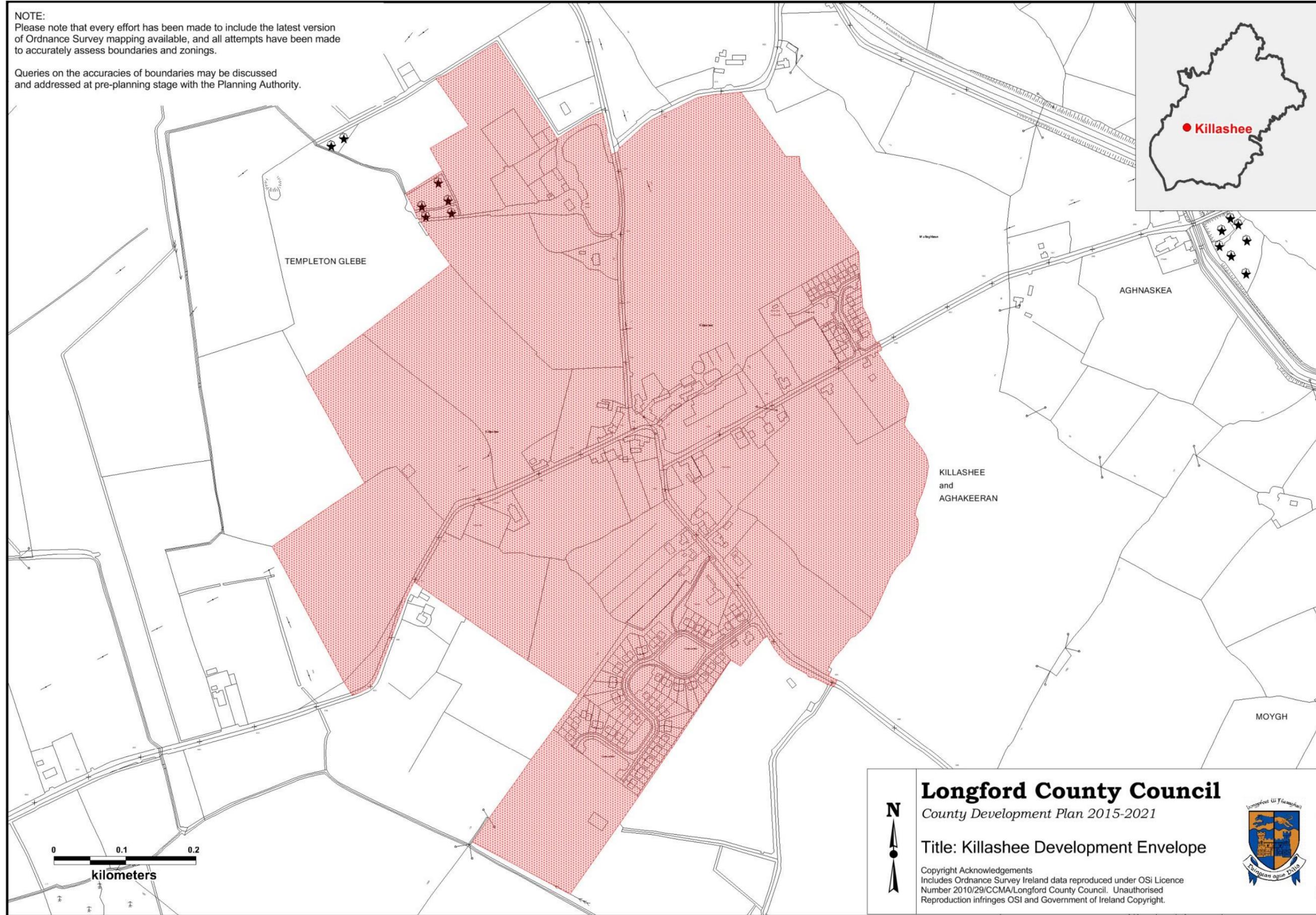
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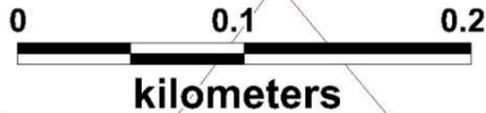
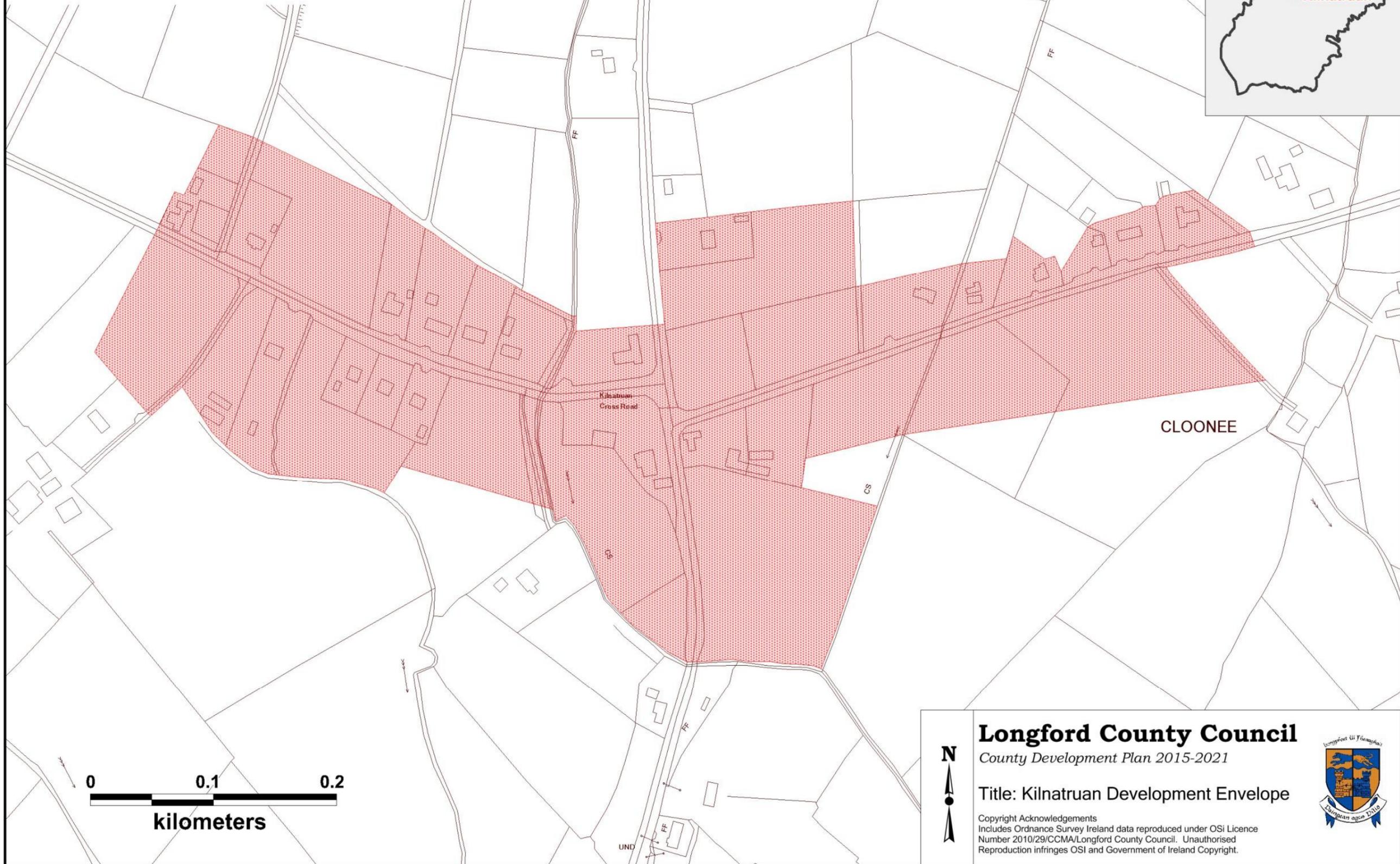
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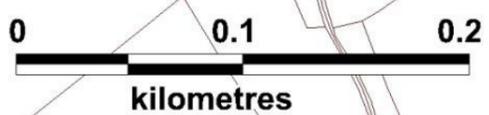
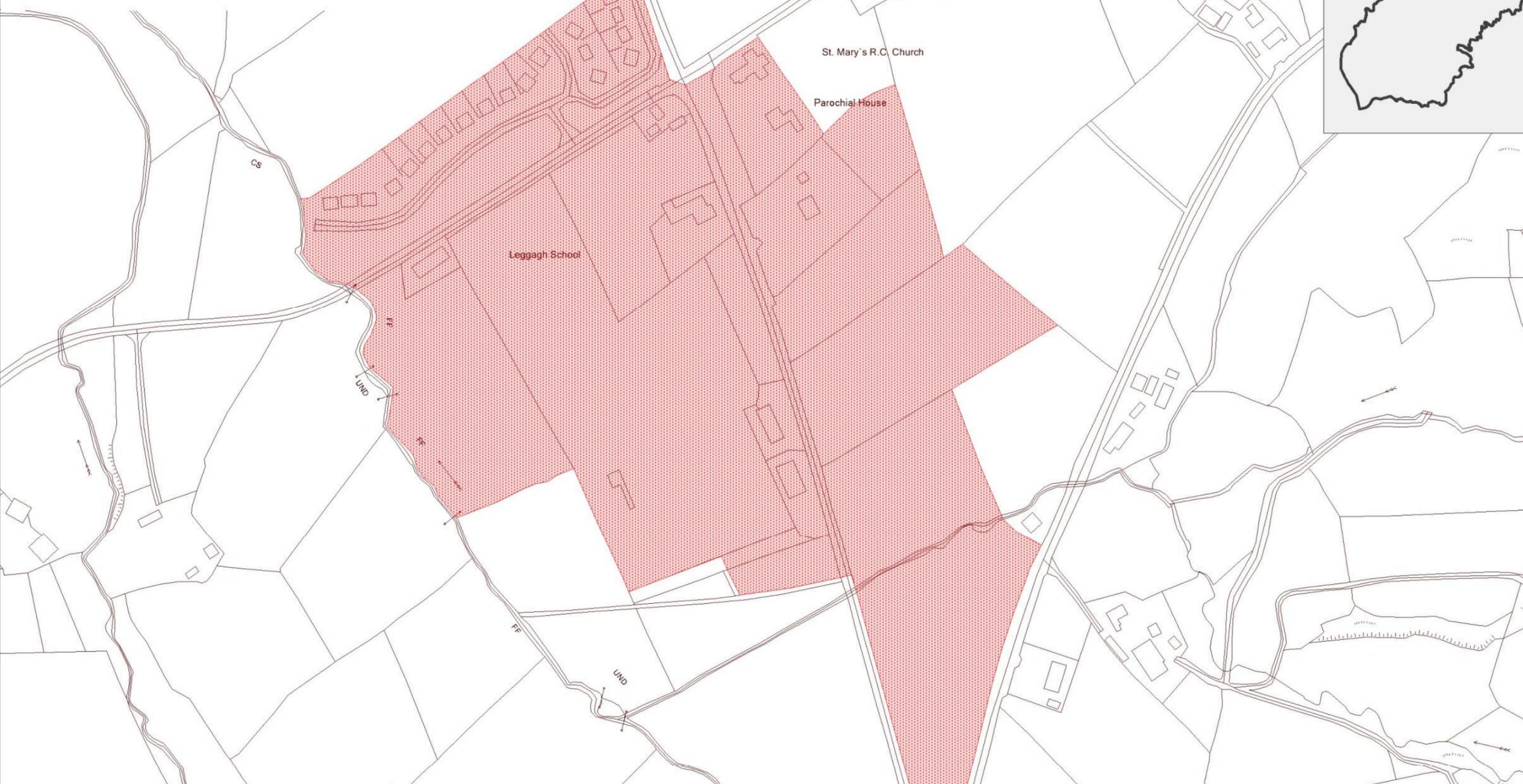
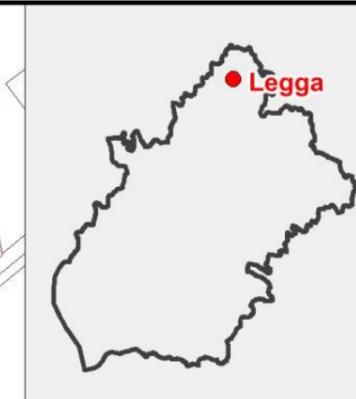
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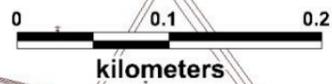
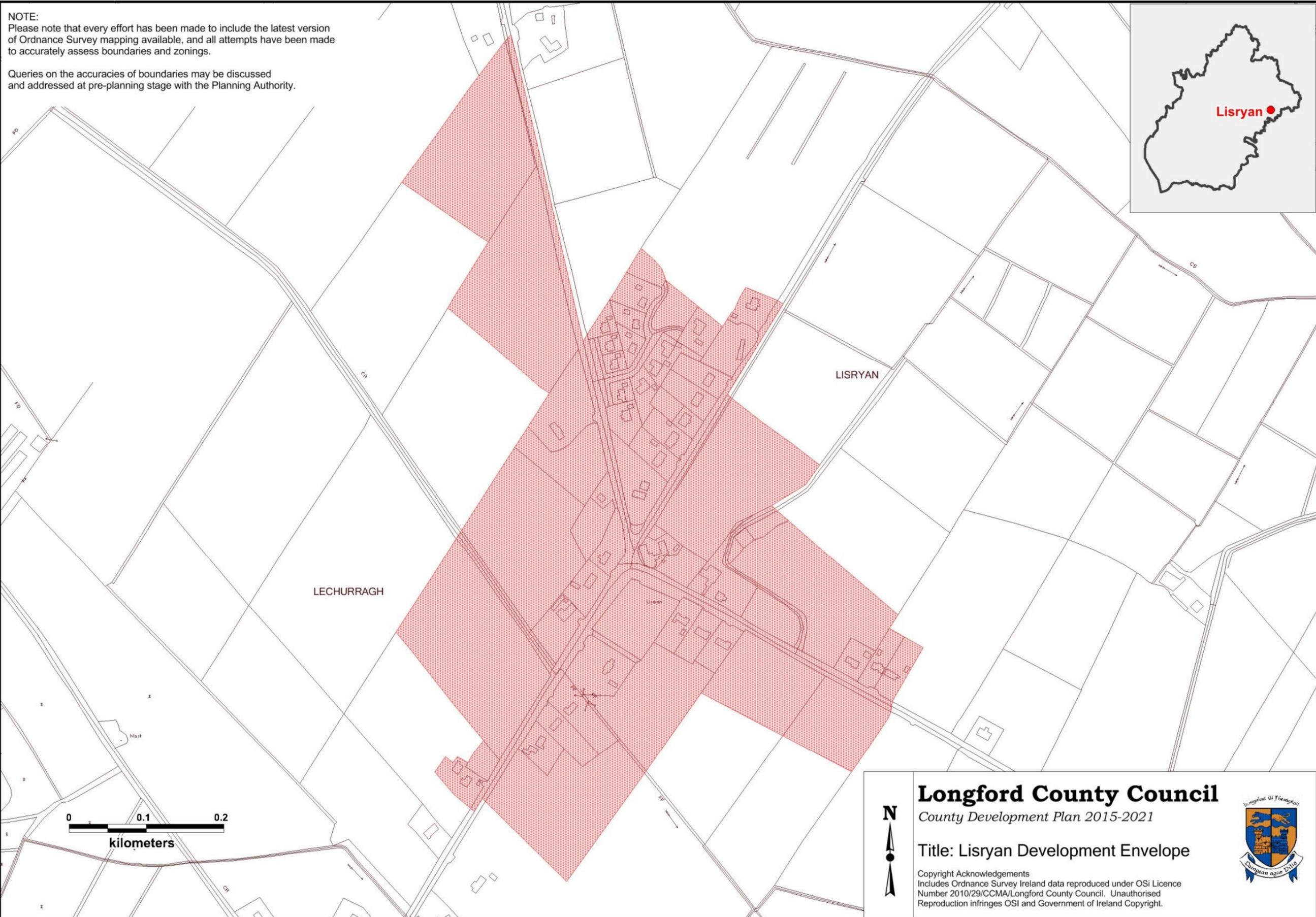
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County Development Plan 2015-2021

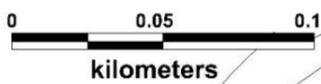
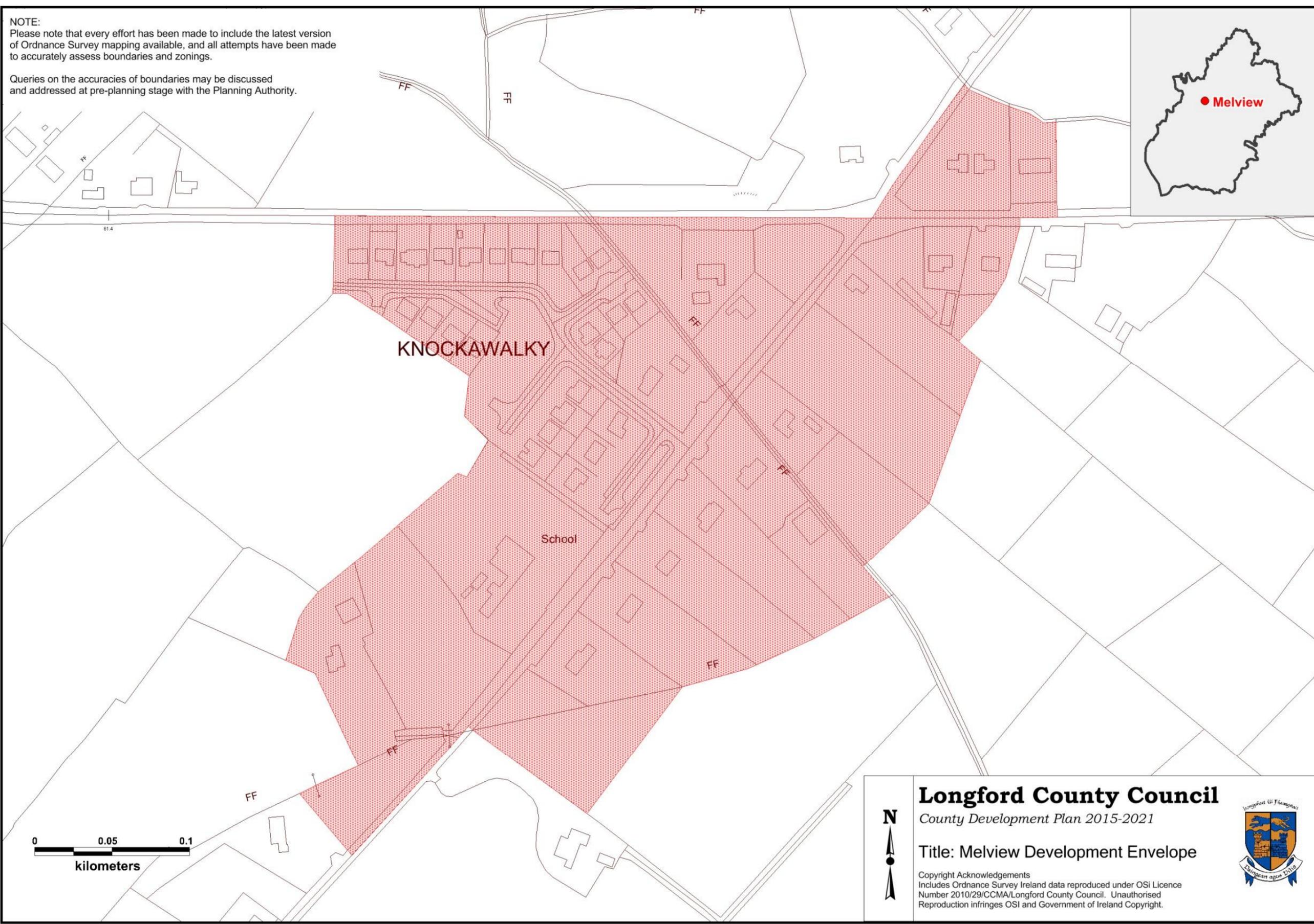
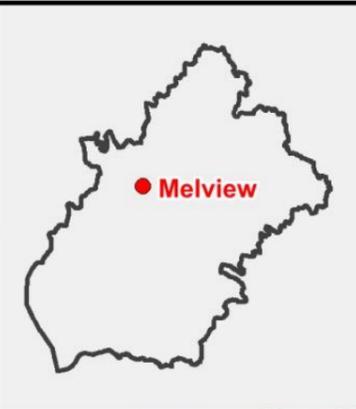
Title: Lisryan Development Envelope

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NOTE:  
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Queries on the accuracies of boundaries may be discussed and addressed at pre-planning stage with the Planning Authority.



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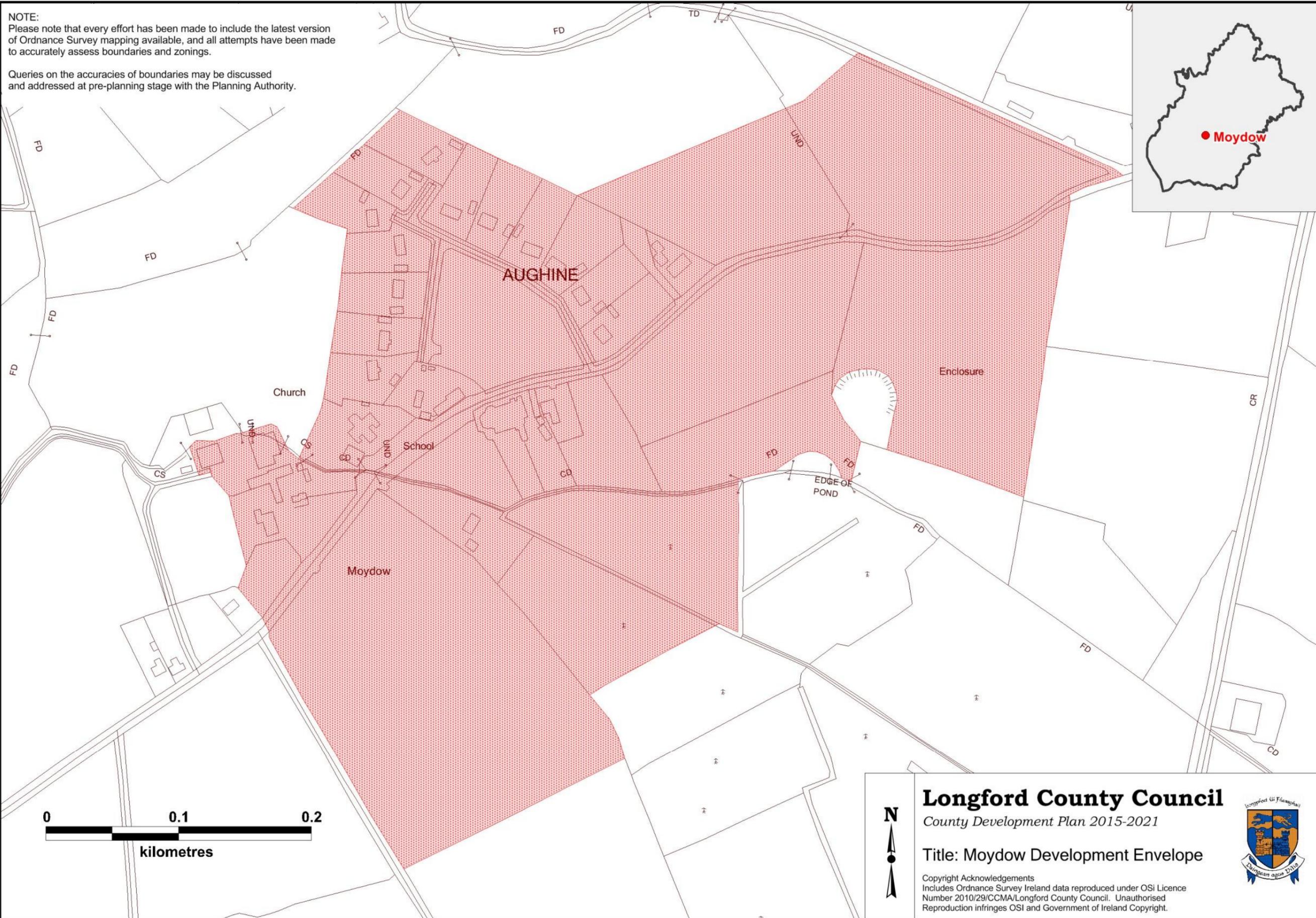
Title: Melview Development Envelope

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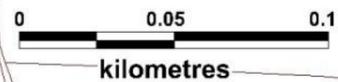
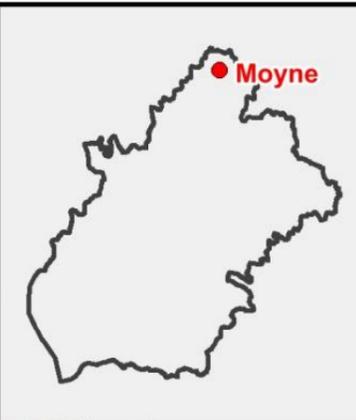
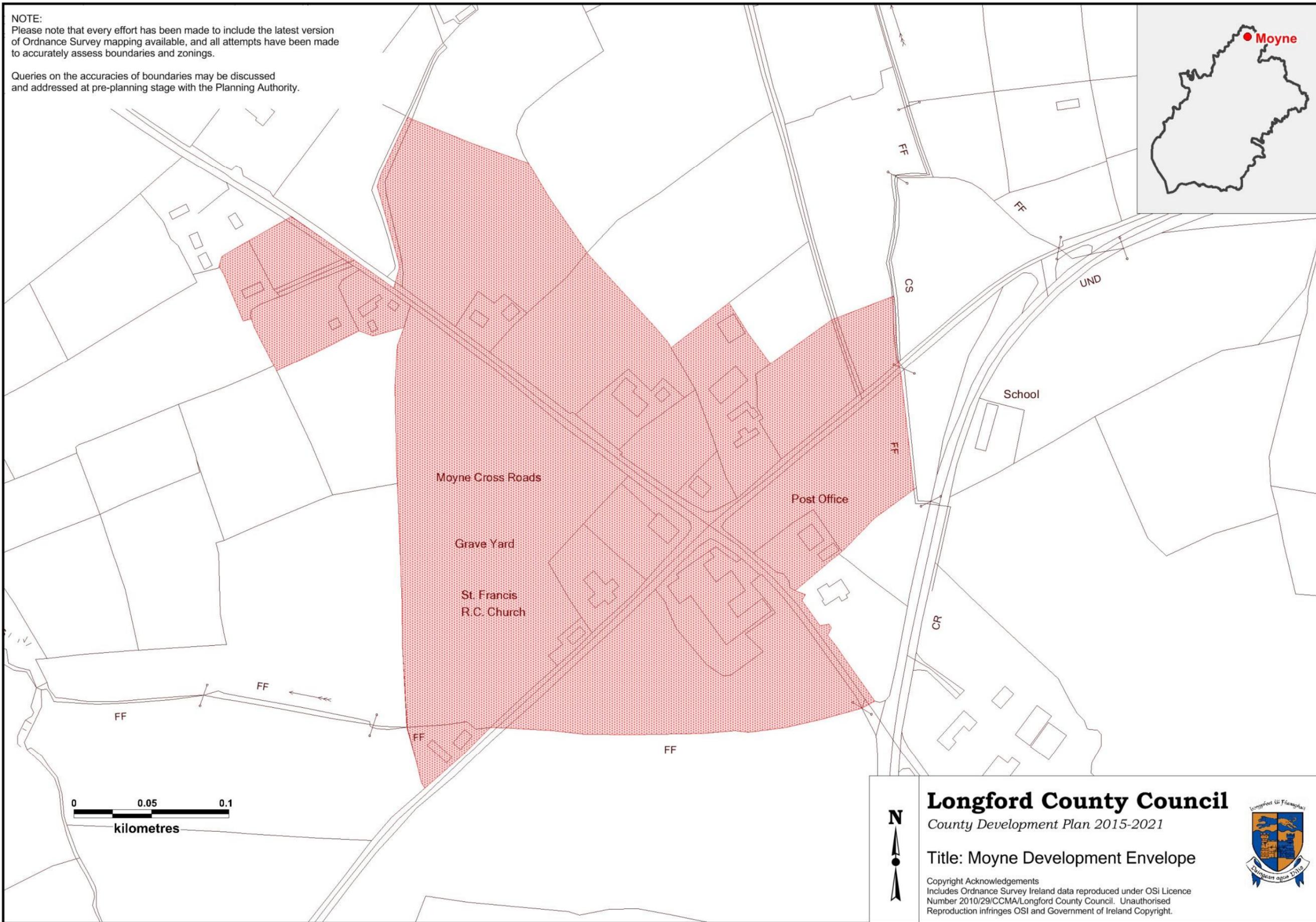
Title: Moydow Development Envelope

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County Development Plan 2015-2021

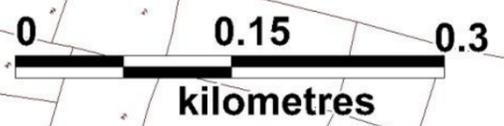
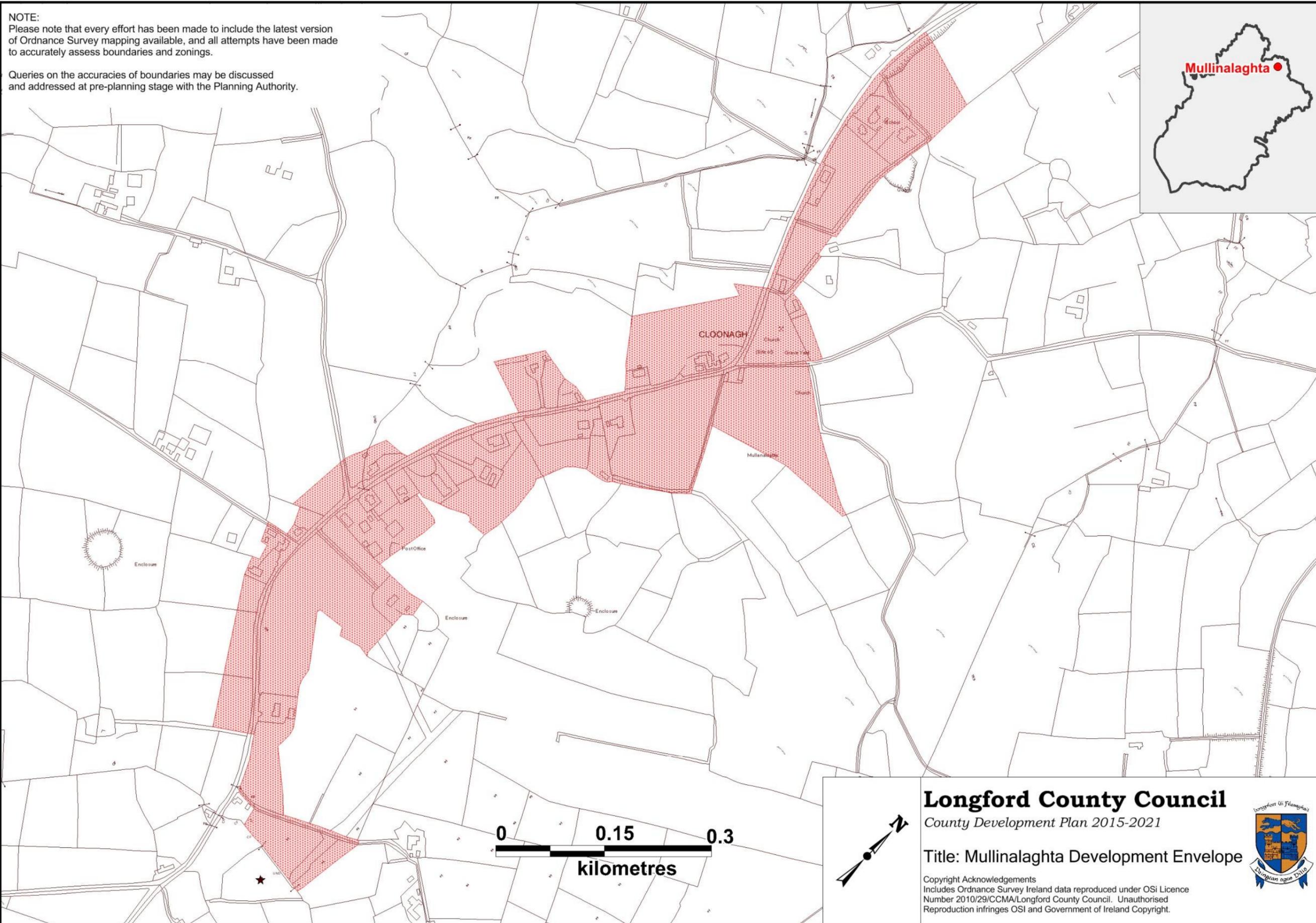
Title: Moyne Development Envelope

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*County Development Plan 2015-2021*

Title: Mullinalaghta Development Envelope

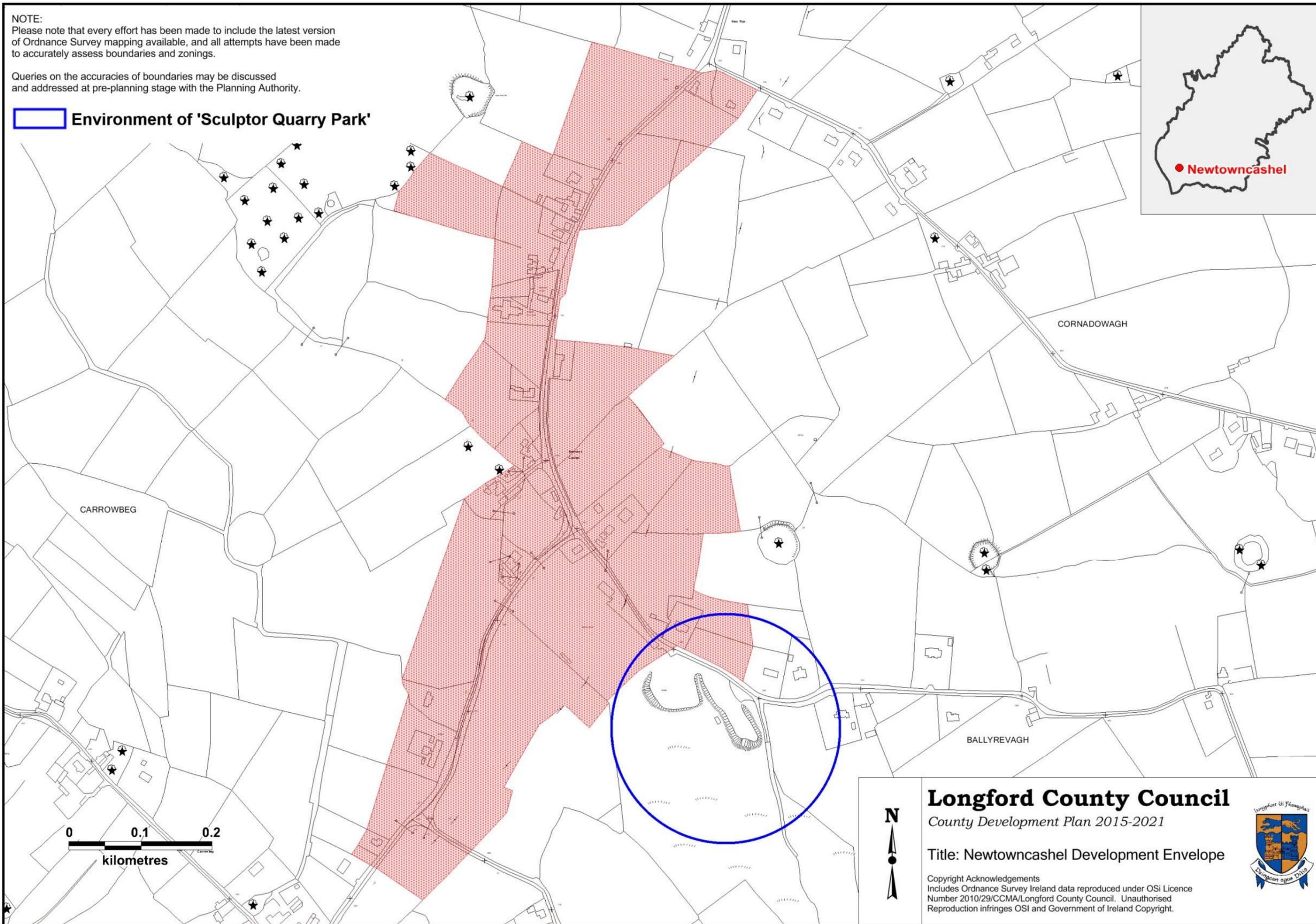
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 Environment of 'Sculptor Quarry Park'



### Longford County Council

County Development Plan 2015-2021

Title: Newtowncashel Development Envelope

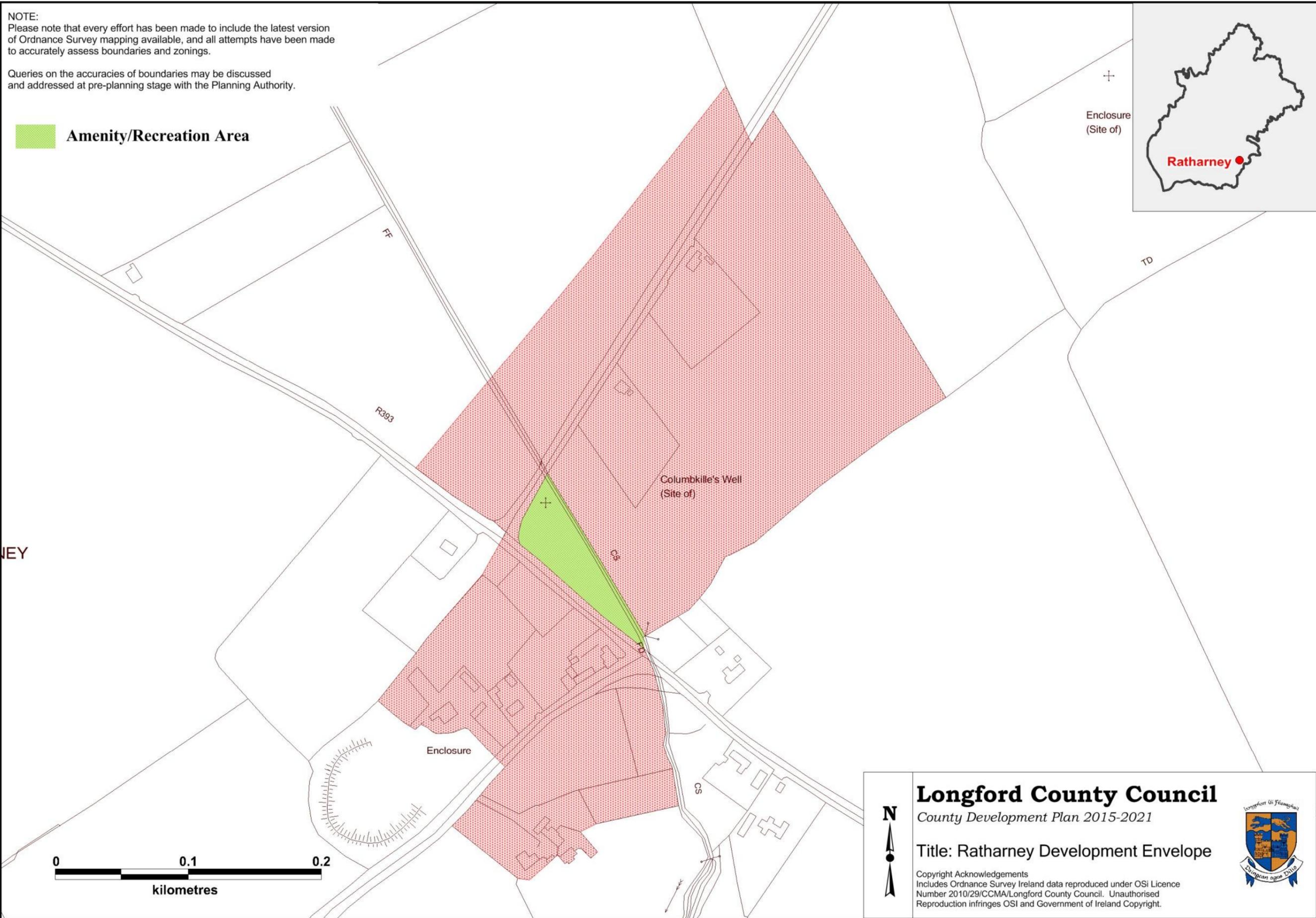
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 **Amenity/Recreation Area**



NEY



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*County Development Plan 2015-2021*

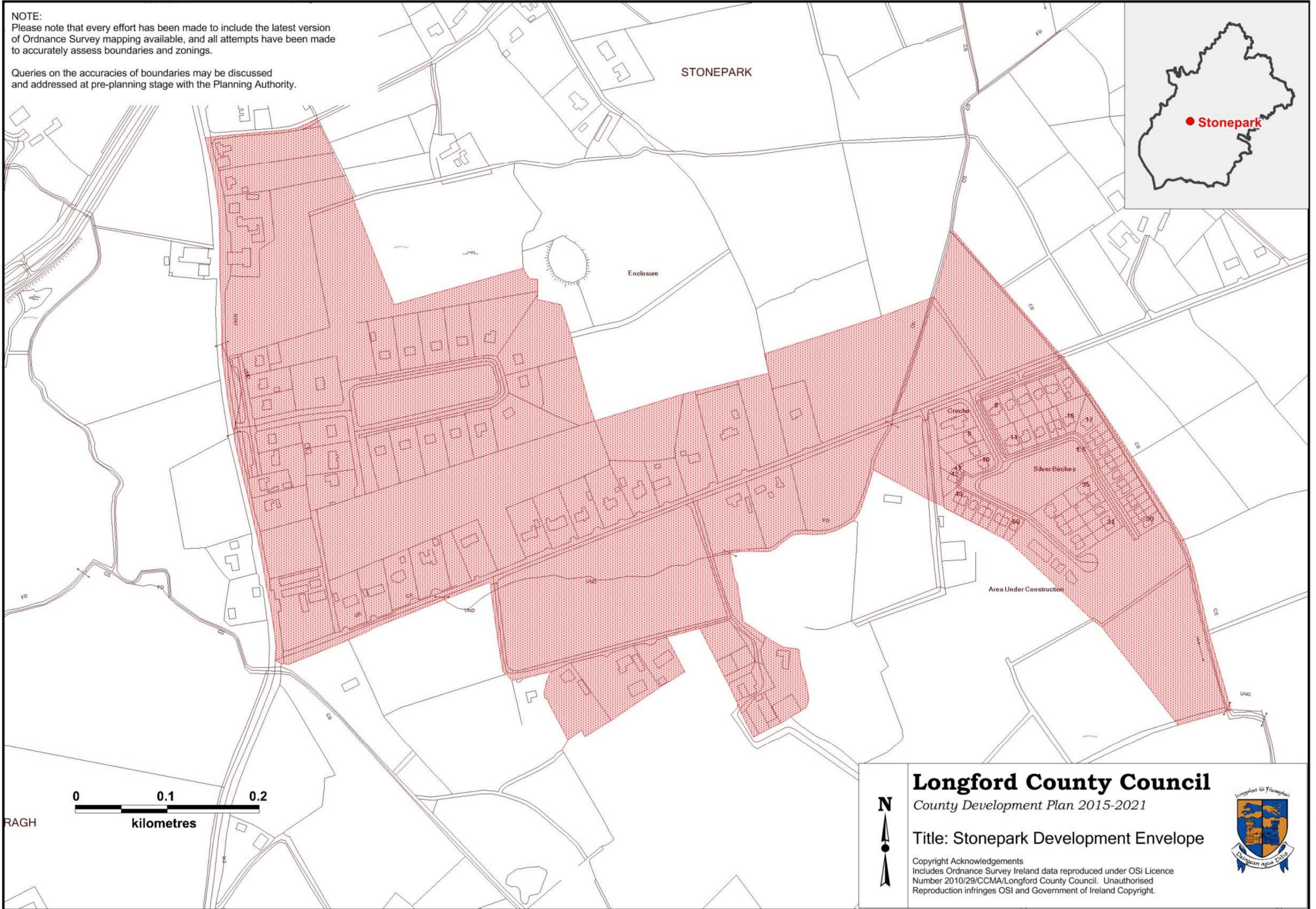
Title: Ratharney Development Envelope

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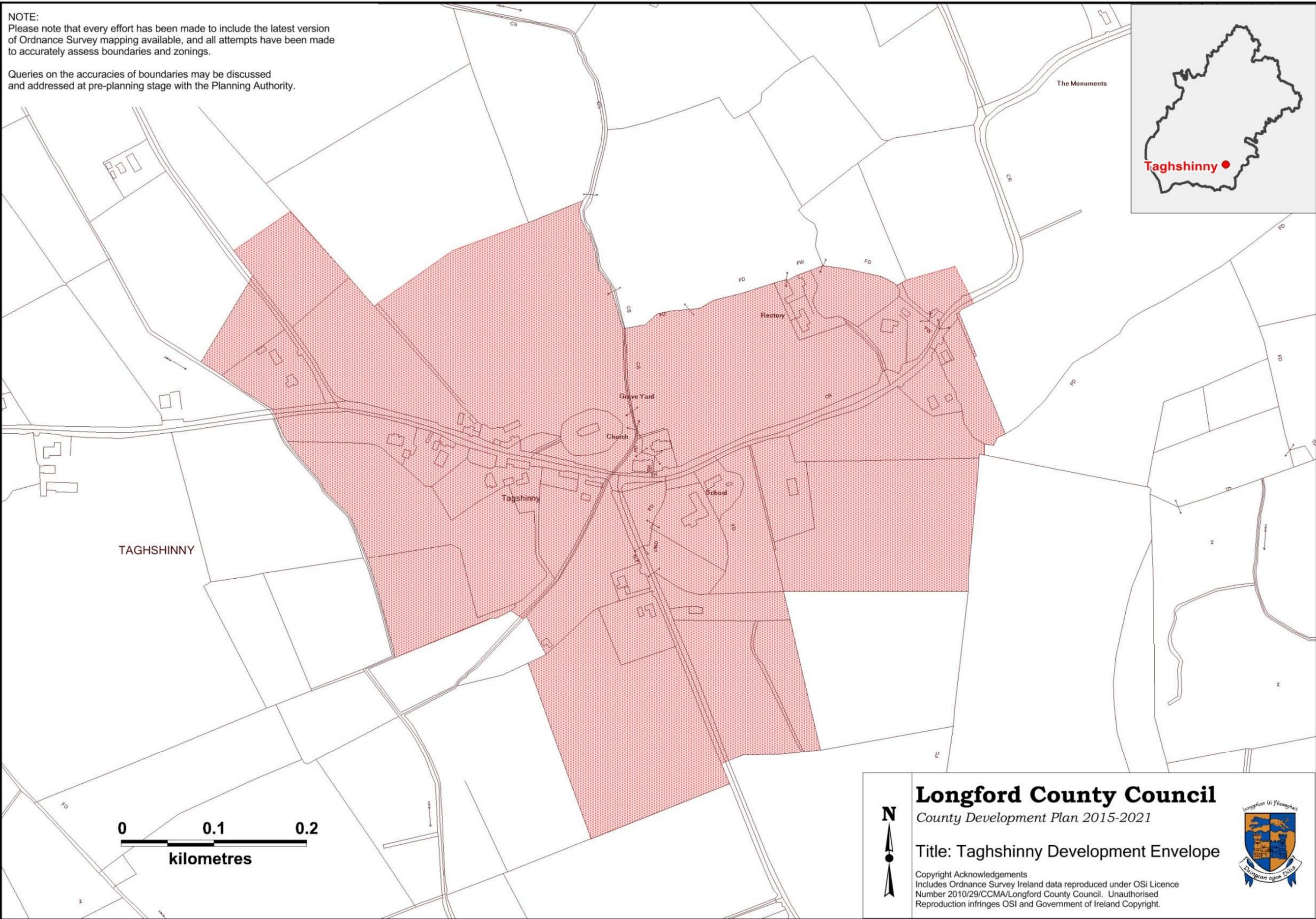
Title: Stonepark Development Envelope

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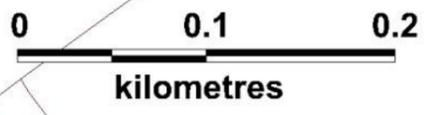


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TAGHSHINNY



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County Development Plan 2015-2021

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