**Draft Minutes of Meeting of Longford County Council**

**held in the Council Chamber and via Microsoft Teams on**

**Tuesday, 19th October at 3.00pm**

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**PRESIDING**: Councillor Peggy Nolan, Cathaoirleach.

**MEMBERS PRESENT**: Councillors – Paraic Brady, John Browne, Seamus Butler, Mick Cahill, Colin Dalton, Gerard Hagan, Martin Monaghan,

Garry Murtagh, Paul Ross, Pat O’Toole, P.J. Reilly, Turlough

McGovern, Uruemu Adejinmi, Colm Murray, and Gerry Warnock.

**IN ATTENDANCE:**  Mr. Paddy Mahon, Chief Executive

Mr. John McKeon, Head of Finance/Director of Services

Ms. Barbara Heslin, Director of Services

Mr. Donall Mac An Bheatha, Senior Planner

Mr. Richard Smith, Acting Senior Executive Architect

Ms. Louise Kiernan, Senior Executive Planner

Planning Department Staff

**APOLOGIES:** John Brannigan, Director of Services

Councillors - Mark Casey and Gerard Farrell

**MEETINGS**

**ADMINISTRATOR**: Ann Marie Mc Keon

**CONSIDERATION OF CHIEF EXECUTIVE REPORT - MATERIAL ALTERATIONS CONSULTATION PHASE AND THE MAKING AND ADOPTION OF THE LONGFORD COUNTY DEVELOPMENT PLAN 2021-2027.**

Mr. Donall Mac An Bheatha, Senior Planner, stated the preparation of the new plan commenced in Autumn 2019.

**Stage 1 Pre-Development Draft Plan Preparation:** Stage 1 of the process commenced with a public consultation period of 8 weeks from Thursday 26th September 2019 until Friday 22nd November 2019 inclusive. An Issues Paper had been prepared to stimulate discussion and encourage public involvement. There were 30 number submissions received.

Following this a ‘Chief Executive Report to Members on Submissions Received & Recommendations in relation to the Preparation of the Longford County Development Plan 2021-2027’ was prepared. In accordance with the statutory process this was circulated to members in January 2020.

**Stage 2 Draft Plan Preparation:**

The Pre-Draft Development Plan 2021-2027 was prepared during the Spring & Summer of 2020. It was submitted to members on 20th August 2020 for their consideration. Following incorporation of the required amendments by the elected members it was agreed to be the Draft Longford County Development Plan 2021-2027 as of 14th October 2020.

**Stage 3 Draft Public Consultation:**

The Draft Longford County Development Plan 2021-2027 and all accompanying documentation were available for public display from Tuesday 27th October until Monday 18th January 2021 inclusive. 94no. submissions were received.

‘The Chief Executive Report on Submissions received on Longford Draft County Development Plan 2021-2027’ was issued to members in March 2021.

**Stage 4 Material Alterations to the Draft Plan – Public Consultation:**

The Elected Members having considered the Draft Plan and the Chief Executive Report on submissions received resolved following meetings held on 14thApril, 12thMay, 9thJune and 21st June 2021 to amend the Draft Longford County Development Plan 2021-2027. Longford County Council screened the proposed Material Alterations and determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are required with respect to certain Proposed Material Alterations.

The proposed Material Alterations to the Draft Plan, the associated SEA Screening Determination and SEA Environmental Report, AA Screening Determination and AA Natura Impact Report were available for public display from Monday 12th July 2021 until Tuesday, 10th August 2021(inclusive).

‘The Chief Executive Report Material Alterations – Consultation Stage – Draft Development Plan 2021-2027’was issued to the Elected Members in September 2021. 68 no. submissions were received.

A meeting is being held today 19th October 2021 to discuss the Material Alterations Consultation Stage associated Chief Executive Report and the subsequent making and adoption of the Plan. The Plan will be effective from 30th November 2021.

Donall gave a powerpoint presentation on an overview of the content of the Chief Executive Report. Particular attention was paid to the OPR submission and associated responses. This included drawing attention to the revised core strategy table, the revised rural housing policy and the reviewed Infrastructural Assessment Report of which a subsequent further updated version had been issued to members in the last week (early October). The recommendation to remove strategic residential reserve lands in Ballymahon was also highlighted.

Donall drew the Councillors attention to the Chief Executives recommendation not to comply with the recommendation of the OPR as detailed below.

OPR MA Recommendation 7 – Record of Protected Structures

Having regard to National Policy Objective 17 of the National Planning Framework, the National Inventory of Architectural Heritage and Strategic Environmental Assessment (SEA) for relevant proposed material alterations, the planning authority is required to omit the deletion of the following properties from the Record of Protected Structures (RPS):

(i) RPS No. 212 - Danesfort House, Curry (Material Amendment AP.6.2);

(ii) RPS No. 328- Houricans, Granard (Material Amendment AP.6.4); and

(iii) RPS No. 345 - John O'Hara’s, Granard (Material Amendment AP.6.5)

The planning authority is advised to consult with the Department of Housing, Local Government and Heritage regarding the above and any other changes proposed to the Record of Protected Structures.’’

The reasons for the decision of the Planning Authority are set out in detail in section ‘2.9 Built Heritage’ of the Chief Executive Report on the Material Alterations Consultation Phase:

Donall also referred in general terms to a number of other submissions received on the Proposed Material Amendment consultation phase as addressed in the Chief Executive report.

Donall noted the large number of submissions which had been received in relation to Ardagh Demsne. It was indicated that a special powerpoint presentation had been prepared on this which would be given by Richard Smith, Acting Senior Executive Architect.

**Ardagh Demesne**

Mr. Richard Smith Executive Planner, outlined details of the following and replied to queries raised by the members -

Material Amendment

Primary Objective:

1. Rezone existing ‘Tourism’ zoned Ardagh House and 2 no. Gate Lodges to ‘Residential’.
2. Partly de-zone existing ‘Tourism’ zoned land within Ardagh Demesne for no zone which includes agricultural use;
3. Partly re-zone existing ‘Tourism’ zoned land within Ardagh Demesne to ‘Recreational / Amenity and Green Space’;

Submissions

**Concerns Raised:** (Consolidated)

* Integrity of “Ardagh Neighbourhood Park”;
* Integrity of Ardagh Demesne;
* Integrity of Ardagh Village;
* Record of Protected Structure (RPS) status;
* Ardagh Village’s Built / Cultural / Social / Educational Heritage;
* Environment (e.g. unsustainable agricultural use);
* Unnecessary;
* Tourism Potential (incl. Zoning Reversal from Owner)

1. ‘Ardagh Neighbourhood Park’

Clarification

It is not an objective to substantially change the zoning relating to the historical extent of the area commonly referred to as ‘Ardagh Neighbourhood Park’ (i.e. Recreation / Amenity and Green Space’).

Ownership

* Registered as private freehold to ‘Ardagh Demesne Limited’;
* No public easements registered;
* No evidence received relating to Lease Agreements, Public Use / Donation, etc;
* Forms part of the larger Ardagh Demesne Folio LD17314.

Longford County Council Consideration

* Recognises the intrinsic value Ardagh Neighbourhood Park provides Ardagh Village, and the past and current community efforts made in making it the success it is today;
* Seeks to reinforce the protection measures afforded to ‘Ardagh Neighbourhood Park’ by including it within the proposed CDP’s ‘Important Stands of Trees’.

Villa Maria Gate Lodge (East) – Ardagh Demesne

Proposed ‘Residential’ zoning extent

* Aligns with historical use;
* Extends to include lodges historic rear garden (As Pictured);
* Some encroachment (4% of area within dotted red boundary);
* No infringement to existing pedestrian access to ‘Ardagh Neighbourhood Park’ (Green Arrow).

2a. De-zoning from ‘Tourism’

Clarification

De-zoning lands = Removing all zoning assignment to defined area (i.e. No Zoning)

No zoning = Sometimes referred to as *“agricultural lands”. (T*here is NO ‘Agricultural’ zone type.)

What’s Proposed?

De-zoning ‘Tourism’ land to un-zoned land (for agriculture) to rear of Ardagh House

Why Proposed?

* ‘Tourism’ zoning too flexible and could have detrimental impact on Architectural Conservation integrity of Ardagh Demesne

“the realisation of the tourism potential of the area”

(e.g. hotel, hostel, campsite, caravan park, etc)

* Ensure Protection

De-zoned lands are not supportive of any form of development

* Excessive ‘Tourism’ zoning

c. 96 acres / 39 ha

* Aligns with current use and that which is was historically designed and laid out for. Encourage its protection and conservation.

Clarification

Re-zoning lands = Changing the zoning assignment of a defined area.

What’s Proposed?

Re-zoning ‘Tourism’ land to ‘Recreational / Amenity and Green Space’ to front of Ardagh House

Why Proposed?

* Too lenient existing zoning,
* Amenity zone for protection,
* Excessive Tourism zoning,
* Match historical and visual use;
* Match original design / layout.

2. Estate Lands – Protection

* De-zoned and Residential/Amenity zoned land;
* Curtilage of multiple RPSs (12 no.) – Part IV of P&D Act 2000
* Ardagh Village ACA – Part IV of P&D Act 2000
* Multiple Record of Monuments and Places (RMP)
* CDP ‘Important Stand of Trees’ Inclusion
* CDP Policy & Development Standards Protection

(e.g. CPO11.25, CPO11.26, CPO11.28, DMS16.194)

“Protect the character of Architectural Conservation Areas in County Longford and ensure the preservation of the character of the Architectural Conservation Area” (CPO11.26).

3. Re-zoning to ‘Residential’

Ardagh House 2 No. Gate Lodges

Assessment

* Ardagh ‘House’ and the 2 no. Gate ‘Lodges’ were designed for ‘Residential’ use;
* 2 No. Gate Lodges current use for ‘Residential’ purposes;

Protection

* Multiple RPSs – Part IV of P&D Act 2000
* Ardagh Village ACA – Part IV of P&D Act 2000
* National Inventory of Architectural Heritage (NIAH) Register
* Conservation Management Plan by RIAI Conservation Architect
* CDP Policy Protection (e.g. CPO11.7, CPO11.15, CPO11.20)

“Refuse permission for development within the curtilage or adjacent to a Protected Structure which would adversely impact on the character and special interest of the structure, where appropriate”, irrespective of zoning (CPO11.27).

**Protected View Notice of Motion**

Prior to the meeting and under Standing Order Number 23 a notice of motion was submitted by Councillors Colm Murray, Mick Cahill and Paul Ross to the Cathaoirleach for consideration. The Cathaoirleach considered and accepted the Notice of Motion.

The following Notice of Motion was proposed by Councillor Colm Murray and seconded by Councillor Paul Ross:

We propose the insertion and deletion of the following text highlighted in RED to Appendix 1E of the Draft Longford County Development Plan dealing specifically with the Ardagh Residential zoning description:

**Appendix 1E: Serviced Rural Villages Abbeyshrule, Ardagh, Ballinamuck, Clondra**

**Ardagh Residential Zoning Description in Draft Development Plan**

**Residential**

**To provide for residential development and protect and improve residential amenity.**

This zoning is intended primarily for established housing developments 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, creches, small shops, doctor’s surgeries, small scale residential, playing fields, etc.

Potential sites may range from small gap infill, unused or derelict land and back land 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~~ protect the architectural character and conservation status of Ardagh Village. 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. In addition the existing neighbourhood park which is located between the eastern lodge house at the main gate and the Old Ardagh School/Heritage Centre shall be protected from any new development other than the proper maintenance of any existing septic tank and fencing which may exist on the site.

Within this zoning category the protection of the architectural character of the area and the improved quality of existing residential areas will be the Council’s priority.

**Protected View**

The view from the village towards Ardagh House between both lodge Houses shall be protected from any inappropriate developments.

Louise Kiernan noted that that this motion would be better placed in Chapter 14: Landscape Character, as there are no protected views listed in Appendix 1. There are two tables with Chapter 14 - one for full view and one for intermittent view. The mapping for the views are contained in Appendix 9.

On the proposal of Councillor Colm Murray and seconded by Councillor Mick Cahill it was unanimously agreed to accept the notice of motion with the amendment that the protected view element is inserted into the relevant table in Chapter 14 instead of Appendix 1E and the mapping in Appendix 9 is updated to reflect this change.

Richard sought confirmation that it was a full scenic view that was being looked for and Councillor Murray confirmed that it was a full scenic view.

Donall highlighted the following:

Resolutions and adopt the County Development Plan 2021-2027

* SEA, AA, SFA, NIR
* Infrastructure Assessment Report

On the proposal of Councillor Mick Cahill, seconded by Councillor Colm Murray the members unanimously agreed that the revised version of the Infrastructure Assessment Report be brought into the County Development Plan.

The Chief Executive has signed the appropriate Assessment Determination form and the members were sent the Natura Impact Report prior to the meeting.

David L’Estrange confirmed compliance with all procedures including the notice of motion.

Donall read the following to the members:

**Adopt County Development Plan Resolution**

* Having considered the Draft Plan, the PMAs, the CE Reports on submissions received and the Infrastructure Assessment Report (including that on the proposed material alterations (PMAs)) and the
* The Strategic Environmental Assessment (SEA) Environmental Report for the Draft Plan
* The Appropriate Assessment (AA) Natura Impact Report for the Draft Plan
* The Strategic Flood Risk Assessment (SFRA) for the Draft Plan
* The SEA Environmental Report for the Proposed Material Alterations
* The Natura Impact Report for the Proposed Material Alterations
* Written submissions relating to SEA, AA and SFRA made during the Plan preparation process
* Ongoing advice on SEA, AA and SFRA from the Council’s agents
* The final, consolidated Natura Impact Report
* The final AA Determination
* In accordance with the provisions of Section 12(10) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make the Plan, as recommended by the Chief Executive and as further modified by way of motions and resolutions at the Special Council Meeting on Tuesday 19th October 2021 and to proceed in accordance with Section 12(12) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Plan.

On the proposal of Councillor Seamus Butler seconded by Councillor Colm Murray it was unanimously agreed to adopt the Longford County Development Plan 2021 – 2027.

This concluded the business of the meeting.

**Ann Marie Mc Keon**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Ann Marie Mc Keon,**

**Meetings Administrator.**

**Confirmed and adopted at Meeting of Longford County Council held on the**

**8th December 2021.**

**Peggy Nolan**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Cathaoirleach.**