

LONGFORD COUNTY COUNCIL

**SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000
(as amended)**

**PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (as
amended)**

PROPOSAL TO CARRY OUT A DEVELOPMENT REFERRED TO AS –

**PART 8 – NO. 107
EXTENSION AT NO. 5 THE HOLLOWES, GLACK,
LONGFORD**

**REPORT IN ACCORDANCE WITH
SECTION 179 OF THE PLANNING AND DEVELOPMENT
ACT 2000 (AS AMENDED)**

AND

**PART 8 OF THE PLANNING & DEVELOPMENT
REGULATIONS 2001 (AS AMENDED)**

JUNE 2023

To: The Cathaoirleach and Members of Longford Municipal District

Being satisfied that the requirements of subsections (1) and (2) of Section 179 of the Planning and Development Act 2000 as amended, and Articles 79 to 85 inclusive of the Planning and Development Regulations 2001 (as amended) have been fully complied with in relation to the above proposed development, I have prepared the attached report in accordance with the requirements of subsection (3) of Section 179 of the Planning and Development Act 2000 as amended and formally submit same to the Cathaoirleach and members of Longford Municipal District for consideration.

1. Introduction / Site Location of the proposed development.


2. The nature and extent of the proposed development and the principal features thereof are as set out in Section 2 of the Report.
3. Section 3 of the Report evaluates the consistency of the development with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan.

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

4. The persons and bodies who made submissions or observations with respect to the proposed development in accordance with the provisions of the above Act and Regulations are listed at Section 4.
5. Sets out details in relation to Appropriate Assessment.
6. Sets out the EIA Screening Determination.
7. Sets out the recommendation of the Planning Authority in relation to the proposed development regarding the planning considerations and submissions and observations received.

In accordance with the provisions of Section 179(3)(b)(v) of the Planning and Development Act 2000 (as amended) I recommend that the proposed development should be proceeded with subject to the conditions listed in Section 6 of the attached report.

Dated this the 27th June 2023



John Brannigan,
Director of Services.

Note:

Planning and Development Act 2000 (as amended) – Subsection 4 of Section 179.

- (4) (a) The members of the local authority shall, as soon as may be, consider the proposed development and the report of the Chief Executive under subsection (3).
- (b) Following consideration of the Chief Executive's Report under paragraph (a), the proposed development may be carried out as recommended in the Chief Executive's Report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's Report, or decides not to proceed with the development.
- (c) A resolution under paragraph (b) must be passed not later than 6 weeks after receipt of the Chief Executive's Report.

**LONGFORD COUNTY COUNCIL
PLANNING DEPARTMENT**

PART 8 - NO. 107

**EXTENSION AT No. 5 THE HOLLOWES, GLACK,
LONGFORD**

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JUNE 2023

1. INTRODUCTION/ SITE LOCATION

The proposed development is an extension to an existing dwelling located at No. 5 The Hollows, Glack, Longford.



Figure 1: Site notice



Figure 2: View of facade and elevation to be extended

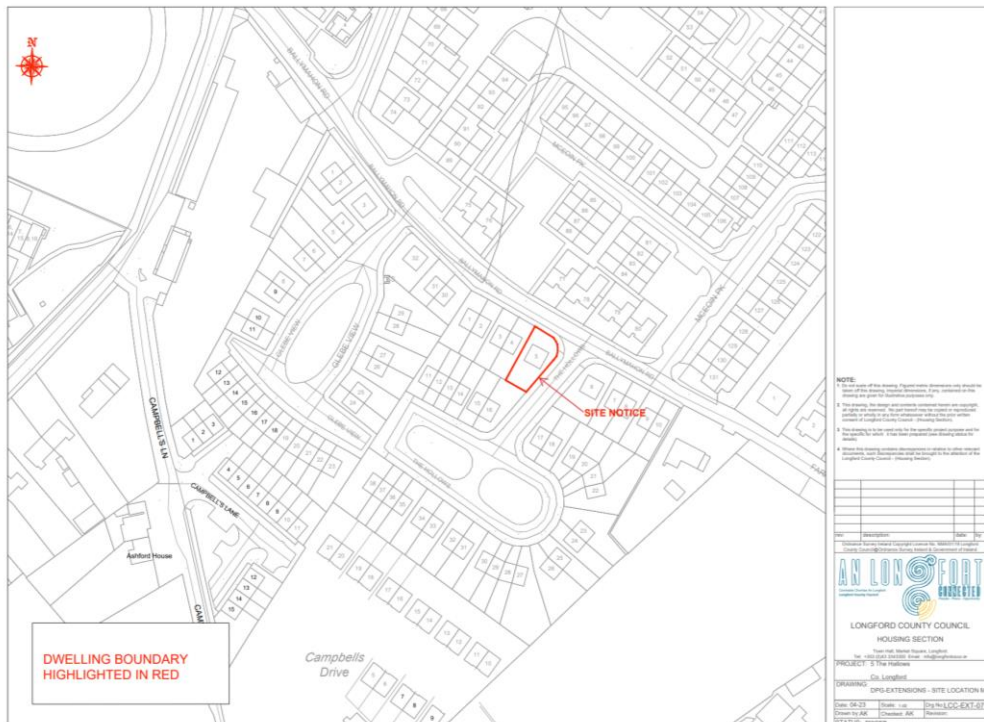


Figure 3: Site Location of Proposed Works (marked in red)



Figure 5: Existing and proposed floor plan

3. PLANNING CONSIDERATION/ EVALUATION

The site is located within the functional area of Longford County Council and lies along the within the Longford town boundary. As such the provisions of the Longford County Development Plan 2021 – 2027 apply.

The proposed development is seen to be in keeping with a number of key policies and objectives presented in the Longford County Development Plan 2021-2027. The following policies and objectives are seen to be particularly relevant in the context of the proposed development:

DMS16.81 Ensure that extensions to residential dwellings accord with the following:

- a) Be subordinate in terms of scale and be complementary in terms of materials and design to the main building (presumption against the size of any extension exceeding 100% of the floor area of the existing dwelling).
- b) Complement the local area and not have a negative impact on the visual or residential amenities of neighbouring dwellers or the area in general.
- c) Flat roof extensions, in a contemporary design context, will be considered on their individual merits.
- d) The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.

- e) New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- f) Not result in a significant reduction of private open space, compromise public health or necessitate amendments to existing entrance or traffic management arrangements such that they constitute a traffic hazard.
- g) Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection etc.
- h) Ability to provide adequate car parking within the curtilage of the dwelling-house; In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application.

DMS16.82 Require applicants to submit documentary evidence to demonstrate the need for the family flat unit.

DMS16.83 Ensure that there shall be no permanent sub-division of the garden/private amenity space.

DMS16.84 The design should ensure that the unit forms an integral part of the main dwelling unit, capable of reintegration for single family use and, from public view, retains the appearance of a single dwelling unit.

DMS16.85 The proposed unit should be linked directly to the main dwelling by a connecting door.

DMS16.86 The unit shall not be let, sold or otherwise transferred, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by the family member.

DMS16.87 The proposal shall not impact adversely on either the residential amenities of the existing property, or the residential amenities of the area.

Having regard to the nature of the proposed development it is considered that the proposed development is substantially in keeping with the policies and objectives outlined in the Longford County Development Plan 2021-2027.

4. PUBLIC/ STATUTORY BODIES CONSULTATION, SUBMISSIONS, REPORTS, ETC.

The proposed works were duly and properly notified as required by Section 179 of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

The plans and particulars for the proposed extension to No. 5 The Hollows, Glack, Longford were made available for public inspection at the offices of Longford County Council, Áras and Chontae, Great Water Street, Longford during official opening hours, excluding weekends and bank holidays, from Friday 12th May 2023 up to and including Monday 12th June 2023.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, were invited to be made in writing to the Planning Section, Longford County Council, Áras an Chontae, Great Water Street, Longford, Co. Longford to arrive not later than 4pm on Monday 26th June 2023.

4.1 Submissions

No submissions were received

4.2 Internal Reports

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

Environment Section – No report received at time of writing.

Heritage Officer – No report received at time of writing.

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

5. APPROPRIATE ASSESSMENT

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening, in which it was noted that the nearest Natura 2000 site is Brown Bog SAC and Mount Jessop Bog SAC, which are located approximately 4.2km respectively from the subject site at its closest point.

Given the nature and extent of the proposed development, as well as its location, it is not considered that the development would result in any significant impacts on the Natura 2000 network. Having reviewed the qualifying interests (habitats and species related interests) of the Natura 2000 sites closest to the proposed development, it is considered that there are no likely adverse impacts arising from the proposed development on the integrity of the Natura 2000 network. Accordingly, it is considered that there is no requirement to progress to a full Appropriate Assessment in this case.

6. EIA SCREENING

There is no specific requirement to conduct an EIA or EIA Screening of the proposed development.

7. RECOMMENDATION

Having regard to the above-mentioned planning considerations and to the submissions and observations received, it is considered that the proposed development would be in accordance with the proper planning and sustainable development of the area. It is therefore recommended that the proposed development now be proceeded with, subject to the attachment of the following condition:

1. Any trees which are removed to facilitate the proposed development shall be replaced with a semi-mature tree of the same species. These trees shall be planted prior to completion of the construction phase of the development and their location shall be agreed with the Planning Authority.

Reason In the interests of visual amenity and biodiversity.

2. Any alteration required for the proposed development to meet the necessary guidelines shall be submitted to the Planning Authority for record purposes

Reason: In the interest of proper planning and sustainable development

K. Naughton

Executive Planner



Acting Senior Planner