

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 VIII – NO. 136

“Clondra (Cloondara) Village Enhancement”

The development will consist of:

- Installation of orientation and interpretative signage
- Provision of safety railings along the canal edge
- Biodiversity landscaping and pollinator planting, including native trees, hedging and wildflowers
- Installation of age-friendly seating and wheelchair-accessible picnic tables
- Pavement safety improvement works to existing paved areas
- Provision of sheltered bicycle parking with associated concrete base
- Provision of a covered performance space, including metal frame, timber siding and polycarbonate roof, integrated signage, foundations, lighting and power supply
- Provision of outdoor power bollards and metered power supply
- Installation of outdoor recreational and exercise facilities, including wheelchair-accessible equipment
- All associated site development works, services, drainage, signage and ancillary works
- Footpath connections at junction of L-1171 to N5

**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)**

July 2026

To: The Cathaoirleach and Members of Longford County Council

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 County Council 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 sets out the relevant policies and objectives of the Longford County Development Plan 2021–2027 applicable to the proposed development.

I am satisfied that all planning policy considerations have been fully assessed and that the proposed development is consistent with the proper planning and sustainable development of the area, having regard to the provisions of the Longford County Development Plan 2021–2027, for the reasons set out in the Report.

4. Section 4 of the Report evaluates the design and siting of the proposed development, including the principle of development, heritage and biodiversity considerations, zoning, accessibility and the overall planning assessment.

I am satisfied that the proposed development is appropriately designed and sited and will make a positive contribution to the environmental, social and economic vitality of Clondra. Having regard to the submission received from Transport Infrastructure Ireland, the proposed accessibility improvement works at the N5/L1171 junction have been removed from the scope of the development. As amended, the proposed development remains consistent with the proper planning and sustainable development of the area.

5. The persons and bodies who made submissions or observations with respect to the proposed development in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) are listed in Section 5 of the Report.

The submissions and observations received have been fully considered in the preparation of the attached report.

6. Section 6 of the Report sets out details in relation to the Appropriate Assessment Screening undertaken in respect of the proposed development.

7. Section 7 of the Report sets out the EIA Screening Determination.

8. Section 8 of the Report sets out the recommendation of the Planning Authority in relation to the proposed development, having regard to 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 omission of the proposed accessibility improvement works at the N5/L1171 junction, as recommended in Section 8 of the attached Report.

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 modifications/amendments listed in Section 8 of the attached report.

Dated this the:

30/06/2026



Barbara Heslin

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 VIII – NO. 136

Clondra (Cloondara) Village Enhancement

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**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)**

July 2026

1. INTRODUCTION/ SITE LOCATION:

The proposed development is located within the village of Clondra (Cloondara), Co. Longford. The project comprises works at two separate locations:

The village harbour area adjoining the Royal Canal, Richmond Bridge and associated public realm areas within the centre of Clondra Village.

The junction of the L-1171 and the N5 National Primary Road at the western approach to the village.

The harbour area is situated adjacent to the Royal Canal and the Camlin River and forms a significant recreational and tourism amenity within the village. The area includes public open space, existing paved surfaces, seating areas, canal-side infrastructure and lands adjacent to Waterways Ireland property.

The second site is located at the junction of the L-1171 and N5 and comprises roadside verge and public realm areas where pedestrian connectivity improvements are proposed.

The proposed works form part of the ongoing enhancement and regeneration of Clondra Village and seek to improve accessibility, public amenity, biodiversity, tourism infrastructure and recreational facilities within the village.

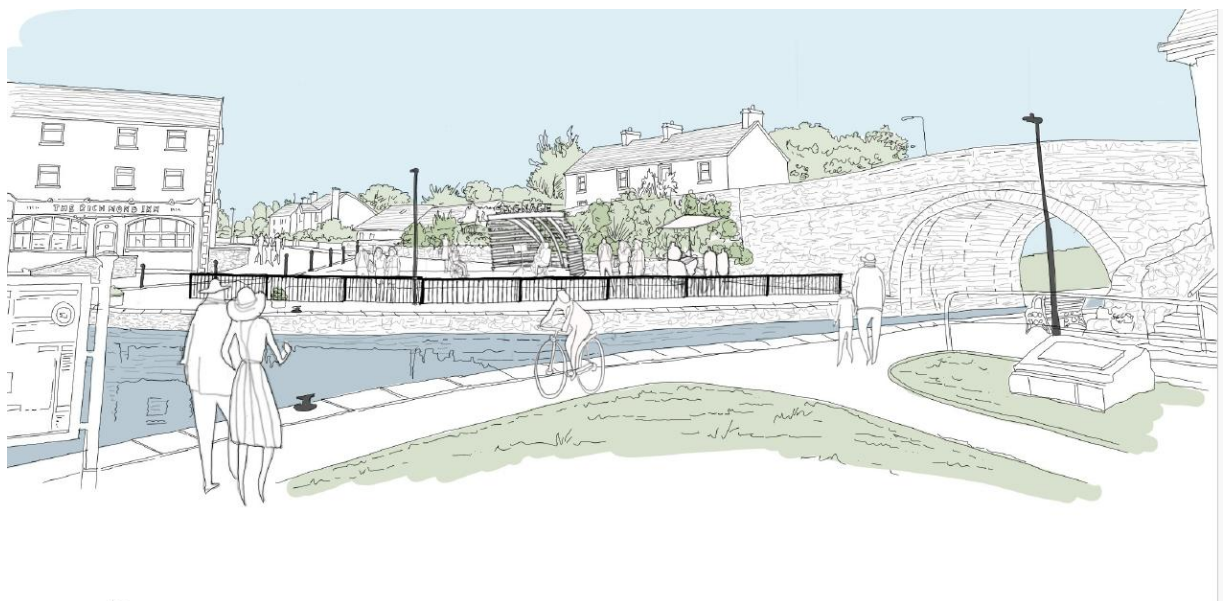
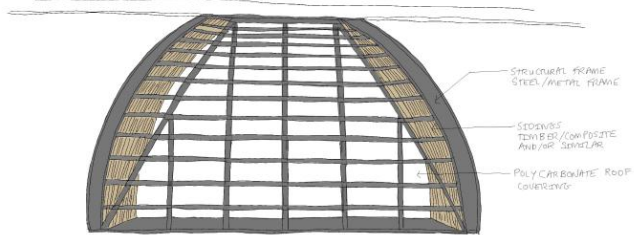
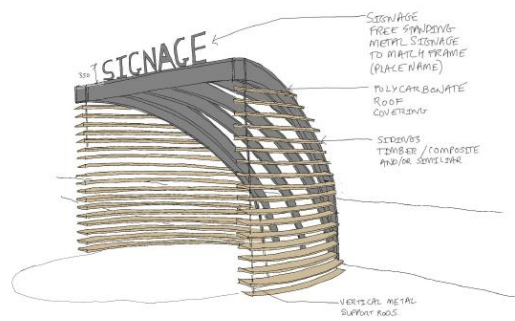
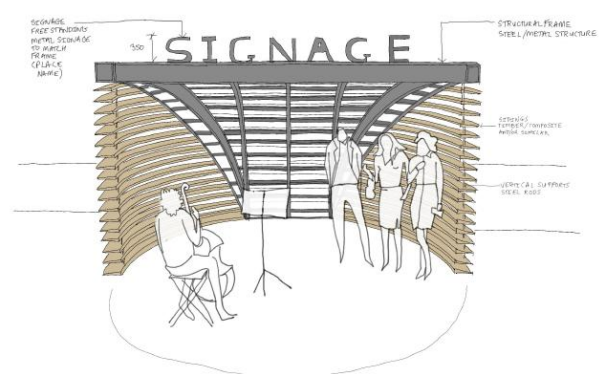


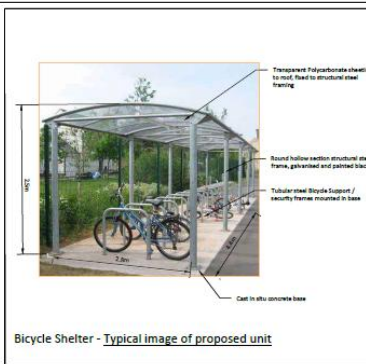
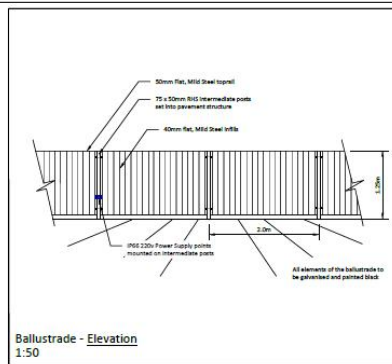
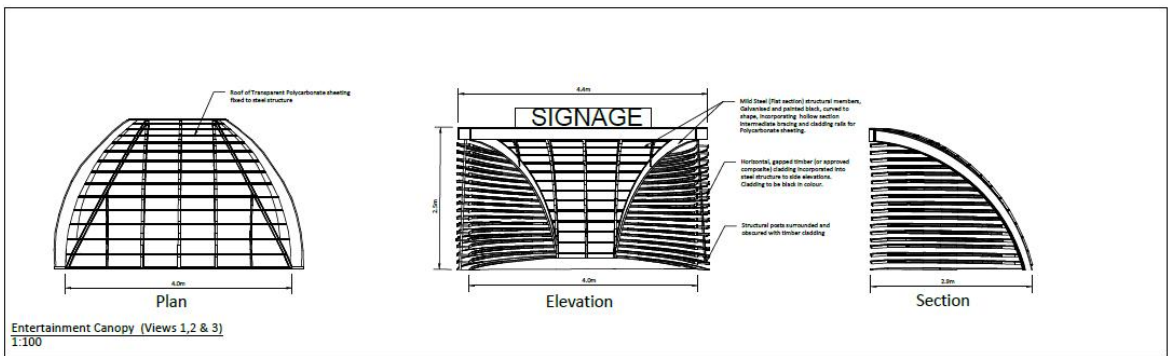


2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT:

The proposed development consists of the following:

- Installation of orientation and interpretative signage.
- Provision of safety railings along the canal edge.
- Biodiversity landscaping and pollinator planting, including native trees, hedging and wildflowers.
- Installation of age-friendly seating and wheelchair-accessible picnic tables.
- Pavement safety improvement works to existing paved areas.
- Provision of sheltered bicycle parking with associated concrete base.
- Provision of a covered performance space including metal frame structure, timber/composite cladding, polycarbonate roof, integrated signage, foundations, lighting and power supply.
- Provision of outdoor power bollards and metered power supply.
- Installation of outdoor recreational and exercise facilities, including wheelchair-accessible equipment.
- Footpath connections and pedestrian accessibility improvements at the junction of the L-1171 and N5.
- All associated site development works, drainage, services, landscaping and ancillary works necessary to facilitate the development.





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Client:	Longford County Council
Project:	Clonsha (Clonsha) Village Redevelopment
Title:	Element details
Drawing No:	CSE 002
Date:	24/04/2020
Drawn by:	McKenzie
Checked:	PS
Approved:	PS



3. LONGFORD COUNTY DEVELOPMENT PLAN 2021–2027 – POLICY OBJECTIVES

Chapter 7 – Placemaking

CPO 7.1 Support new development which supports public health policy.

CPO 7.3 Provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces.

CPO 7.4 Promote and encourage connectivity improvements to promote sustainable travel in urban and rural areas.

CPO 7.7 Cater for all levels of disability through the appropriate mitigation of the built environment and in particular for the needs of an ageing population.

CPO 7.8 Promote the development of healthy and attractive places through the provision of accessible and connected public open spaces.

CPO 7.12 Ensure the best quality of design is achieved for all new development which respects and enhances the specific characteristics of the different towns and villages in the County.

CPO 7.13 Provide for improvements to the appearance of streetscapes and revitalisation of public spaces.

CPO 7.14 Apply the key attributes of accessibility, functionality, attractiveness and distinctiveness when considering public realm enhancements.

CPO 7.18 Support investment in town and village centres so that they can become more sustainable places for communities to live, work and enjoy.

CPO 7.20 Ensure that all town and village centre proposals positively enhance the public realm.

Chapter 10 – Tourism

CPO 10.18 Encourage the celebration of the unique attributes of towns and villages in the design and delivery of visitor interpretation, signage and public realm schemes in order to provide a strong sense of place.

CPO 10.20 Support community projects and collaborative tourism initiatives which aim to enhance and promote the visitor offering in towns and villages.

CPO 10.25 Develop public open spaces in all of Longford's towns that have good connectivity and are accessible for safe and secure walking and cycling routes.

CPO 10.26 Facilitate proposals to improve access for all at existing tourism sites and facilities and support the provision of accessible tourism.

CPO 10.29 Facilitate the development of visitor infrastructure linked to natural, physical, geological and heritage environments while ensuring protection of those environments.

CPO 10.59 Continue to develop greenways in the County and augment the visitor experience through the provision of infrastructure, signage and links to visitor attractions.

CPO 10.60 Support the provision of visitor services within existing towns and villages by providing linkages with greenways and trails where appropriate.

CPO 10.69 Support the provision of visitor interpretation along walking and cycling trails including storyboards, artworks and other media to create a greater sense of place.

CPO 10.70 Support the provision of services for visitors using walking and cycling trails including picnic benches, public facilities and ancillary services.

CPO 10.72 Support the continued development of Tidy Towns, local culture, sport, visual and performing arts and community activities.

CPO 10.74 Continue to support activities such as Tidy Towns, community groups and festivals in the County.

Chapter 12 – Natural Heritage and Environment

CPO 12.34 Preserve, protect and enhance the County's inland lakes and waterways for their amenity and recreational resource value, including the Royal Canal, River Shannon, River Inny, River Camlin and Lough Ree.

CPO 12.35 Support the development and upgrading of Inland Waterways and their associated facilities in accordance with relevant management strategies and in consultation with key stakeholders including Waterways Ireland.

CPO 12.38 Provide additional access to lake shores, river and canal banks through the acquisition of land for public rights of way, parking and lay-by facilities where appropriate.

CPO 12.39 In areas adjacent to inland waterways, lakes, canals and rivers, facilitate the retention or creation of public access to waterways in order to support the creation and expansion of walking and cycling routes.

CPO 12.40 Require that land adjacent to lakeshores and river and canal banks in the County be protected and reserved for public access provision.

CPO 12.42 Protect, enhance and preserve the built and natural heritage of the Royal Canal and its associated structures including the maintenance of the broadzone protection area and protection of the canal's natural setting, views and prospects.

CPO 12.44 Support appropriate public amenity and recreational projects, including strategic Green Routes, Blueways and Trails, subject to appropriate safeguards and assessments.

CPO 12.48 Reserve land adjacent to canals, riverbanks and other waterbodies to promote and facilitate the creation of waterside routes and walking/cycling infrastructure and improve public access to inland waterways.

CPO 12.49 Ensure that development on or within the vicinity of the Royal Canal Spur and/or Harbour does not hinder the continued preservation or future reinstatement of either.

Chapter 13 – Green Infrastructure

CPO 13.20 Protect, enhance and preserve the built and natural heritage of the Royal Canal and its associated structures including the maintenance of the broadzone at 100m either

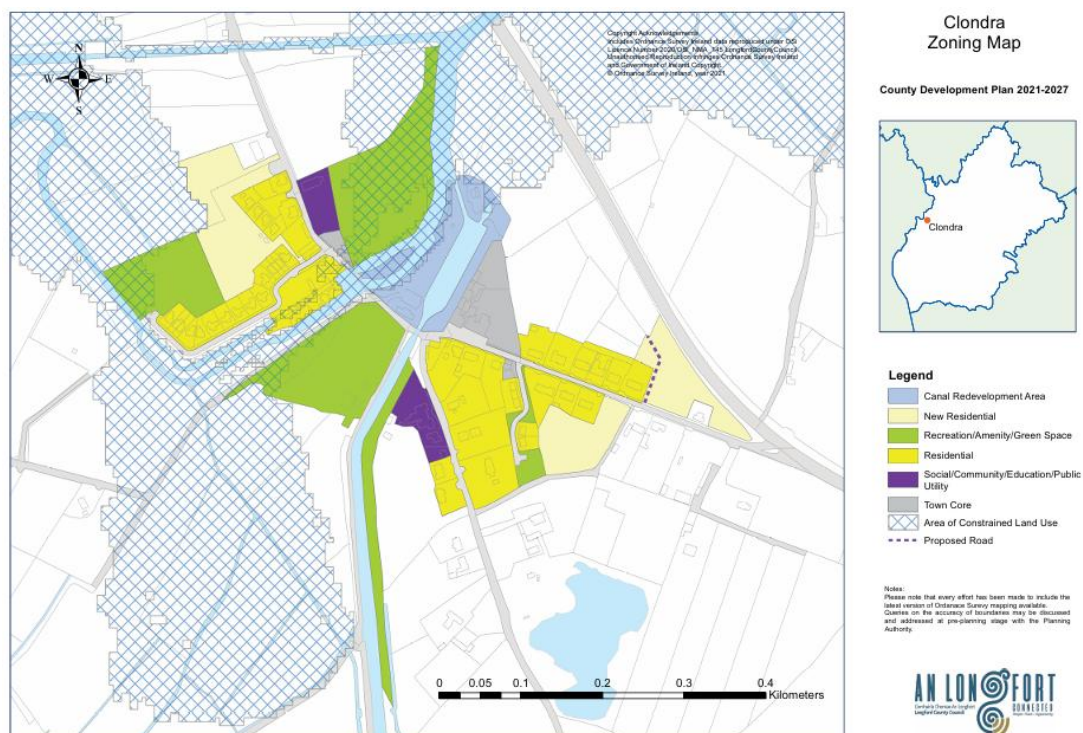
side of the Canal. This shall include protection of the natural setting of the canal and its views and prospects.

4. DESIGN AND SITING

Principle of Development

The proposed enhancement scheme has been designed to strengthen the role of Clondra (Cloondara) as a tourism, recreation and community destination associated with the Royal Canal Greenway, the Shannon Navigation and Ireland's inland waterways network. The development will improve the quality and accessibility of the public realm through enhanced visitor facilities, biodiversity measures, recreational amenities and pedestrian connectivity, while creating opportunities for community events and outdoor activities.

The site is located within the functional area of Longford County Council and within the designated development envelope of Clondra. Accordingly, the proposal has been assessed against the policies and objectives of the Longford County Development Plan 2021–2027.



Zoning

The proposed development is located on lands zoned **Canal Re-development Area, Recreation/Amenity and Green Spaces**, and **Town Core**.

The Canal Re-development Area zoning seeks to facilitate environmental improvements and the provision of public realm infrastructure, recreational facilities and visitor services that enhance the amenity and tourism value of the Royal Canal. The proposed works, including improved pedestrian infrastructure, seating, recreational facilities, biodiversity planting and visitor amenities, are consistent with these objectives.

The Recreation/Amenity and Green Spaces zoning provides for the protection, enhancement and accessibility of public open space and recreational facilities. The proposed exercise equipment, picnic areas, biodiversity planting and public realm improvements will enhance the amenity value and usability of these lands.

The Town Core zoning seeks to protect and enhance the character and vitality of the village centre while supporting appropriate retail, commercial, civic, residential and community uses. The proposal will strengthen the relationship between the harbour and village centre through improved pedestrian connectivity, accessibility and public realm enhancements, contributing positively to the overall function and attractiveness of Clondra.

Accessibility

Universal accessibility has been a key consideration in the design of the proposal. The scheme includes wheelchair-accessible seating and picnic facilities, accessible outdoor exercise equipment, upgraded footpaths and improved pedestrian links throughout the village and harbour area. These measures support inclusive access for all users and are consistent with Objective CPO 7.7 of the Longford County Development Plan 2021–2027.

Following consideration of the submission received from Transport Infrastructure Ireland (TII), the proposed accessibility improvement works at the N5/L1171 junction will be omitted from the development. These elements will therefore not form part of the proposed project. The remaining accessibility measures within the site continue to provide significant improvements to universal access and connectivity and are unaffected by this amendment.

Conclusion

The proposed development represents a high-quality public realm enhancement that is sensitive to the heritage, landscape and waterways character of Clondra. The scheme will improve accessibility, strengthen biodiversity, enhance recreational and visitor facilities, and support sustainable tourism and community activity within the village.

Having regard to the submission received from Transport Infrastructure Ireland, the proposed accessibility improvement works at the N5/L1171 junction have been removed from the scope of the development and will not proceed as part of this application. The omission of these works does not materially alter the overall objectives or benefits of the proposal.

As amended, the proposed development remains consistent with the applicable zoning objectives and the relevant policies of the Longford County Development Plan 2021–2027, including those relating to the Royal Canal Broadzone, Green Infrastructure, biodiversity, accessibility, placemaking and tourism. The proposal is considered to be appropriately designed and sited and will make a positive contribution to the environmental, social and economic vitality of Clondra, consistent with the proper planning and sustainable development of the area.

5. 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 Clondra (Cloondara) Village Enhancement Project consisting of the installation of orientation and interpretative signage; provision of safety railings along the canal edge; biodiversity landscaping and pollinator planting including native trees, hedging and wildflowers; installation of age-friendly seating and wheelchair-accessible picnic tables; pavement safety improvement works to existing paved areas; provision of sheltered bicycle parking with associated concrete base; provision of a covered performance space including metal frame structure, timber siding and polycarbonate roof, integrated signage, foundations, lighting and power supply; provision of outdoor power bollards and metered power supply; installation of outdoor recreational and exercise facilities including wheelchair-accessible equipment; footpath connections at the junction of the L-1171 and N5; and all associated site development works, services, drainage, landscaping, signage and ancillary works, were made available for public inspection at the offices of Longford County Council, Áras an Chontae, Great Water Street, Longford during official public opening hours, excluding weekends and bank holidays, and online from Friday 1st May 2026 up to and including Friday 29th May 2026.

The plans and particulars for the development were also available to view online through the Longford County Council Part 8 Planning Portal.

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 4.00pm on Monday 15th June 2026.

The proposal was also circulated to prescribed bodies and relevant internal departments of Longford County Council for comment.

In accordance with Part 8 procedures, the proposed development was referred to relevant prescribed bodies and internal technical sections for comment. Referrals issued included the National Parks and Wildlife Service, Department of Housing, Local Government and Heritage, Department of Enterprise, Tourism and Employment, Waterways Ireland, Fáilte Ireland, Heritage Council, An Taisce, Roscommon County Council, Transport Infrastructure Ireland and relevant internal sections including Roads Design, Roads Area Engineer, Biodiversity Officer, Heritage Officer, Executive Architect and Active Travel.

The received submissions and observations are listed below together with the response of Longford County Council. A summary of the submissions received and responses thereto is provided in Appendix 1.

5.1 Submissions

4 no. submissions/observations were received during the consultation period.

5.1.1 Transport Infrastructure Ireland (TII) – Submission received 08/05/2026

Transport Infrastructure Ireland acknowledged receipt of the Part VIII referral and made observations in relation to the proposed works at the L-1171/N5 junction.

TII noted that it was unable to ascertain from the published documentation the necessary level of detail regarding the proposed works and their potential impact on the national road network. TII advised that the requirements of Section 1.3 of the Design Manual for Urban Roads and Streets (DMURS), together with TII Publication DN-GEO-03030 – Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes, should be considered in the design and assessment of the proposed works. TII further recommended that compliance with the relevant TII standards be demonstrated prior to a decision being made on the proposal.

TII also advised that:

(a) All works on, or in the vicinity of, the national road network shall be undertaken in accordance with TII Publications.

(b) Any damage caused to the pavement of the existing national road shall be rectified in accordance with TII Pavement Standards.

Regeneration Response:

The comments of Transport Infrastructure Ireland are noted.

Following consideration of the submission received, Longford County Council has amended the proposed development to remove the proposed improvements at the L-1171/N5 road junction from Part 8 Ref. 136 – Clondra Village Enhancement. These works will therefore no longer form part of the current proposal.

The Council will consider progressing the junction improvement works separately under an alternative funding programme at a future date, subject to the appropriate statutory processes and approvals.

The remainder of the proposed development is unaffected by this amendment and continues to provide significant public realm, recreation, biodiversity, accessibility and tourism enhancements within Clondra.

5.1.2 Department of Housing, Local Government and Heritage – Submission received 15/06/2026

The Department of Housing, Local Government and Heritage, through the Development Applications Unit, provided observations relating to nature conservation, biodiversity, water quality protection and ecological management.

The Department noted the findings of the Appropriate Assessment Screening Report and accepted that significant effects on Natura 2000 sites had been screened out. The Department nevertheless recommended that appropriate construction-stage controls be implemented to prevent sediment, pollutants or contaminants entering nearby watercourses and encouraged the incorporation of Sustainable Urban Drainage Systems (SuDS) and nature-based surface water management measures where appropriate.

The Department further noted the ecological value of the Royal Canal pNHA and highlighted the potential presence of protected species including bats and otter. Recommendations were made regarding the management of lighting within the development area, including the use of warm-spectrum lighting, minimisation of light spill and adherence to recognised bat-friendly lighting guidance. Recommendations were also provided in relation to biodiversity planting and the use of appropriate ecological management practices.

Response:

The observations of the Department are noted.

The proposed development has been subject to Appropriate Assessment Screening and has been screened out for Appropriate Assessment. Standard construction management measures will be implemented during construction to prevent the release of sediment, pollutants or other contaminants to adjacent watercourses.

Detailed design of the development will have regard to biodiversity enhancement principles, ecological best practice and Sustainable Urban Drainage Systems where appropriate. Any lighting associated with the development will be designed to minimise unnecessary light spill and environmental disturbance and will have regard to recognised bat-friendly lighting guidance. Biodiversity planting proposals will be informed by best practice guidance and the principles of the All-Ireland Pollinator Plan.

5.1.3 Peggy Baxter, Clondra Community Association (Tidy Towns) – Submission received 15/06/2026

A submission was received from Ms. Peggy Baxter on behalf of Clondra Community Association (Tidy Towns).

The submission expressed support for the proposed Clondra Village Enhancement Scheme and welcomed the biodiversity landscaping and pollinator planting proposals.

The submission highlighted the existence of an established planted area within Richmond Harbour adjoining the canal and Richmond Bridge which has been maintained by the local community over a number of years and includes herb planting. It was suggested that this area be retained and enhanced as part of the proposed landscaping works.

The submission also advised that a local resident had offered a traditional dinghy for potential incorporation into the landscaping proposals as a feature planter and expressed an interest in engaging with the project team regarding biodiversity and planting proposals.

Response:

The support expressed for the proposed development is acknowledged.

The proposed biodiversity planting and landscaping proposals are intended to enhance the environmental quality and visual amenity of the harbour area. The existing planted areas within the harbour will be considered as part of the detailed landscape design process and opportunities to retain and enhance existing community planting initiatives will be explored where feasible.

The suggestion regarding the incorporation of a traditional boat as a landscape feature is noted and may be considered at detailed design stage subject to suitability, available space, maintenance requirements and overall design considerations.

The Council acknowledges the significant contribution made by the local community and Tidy Towns group to the enhancement of the harbour area and welcomes continued engagement during implementation of the project.

4.1.4 Sharon Lavin, Waterways Ireland – Submission received 15/06/2026

A submission was received from Ms. Sharon Lavin, Head of Marketing and Communications with Waterways Ireland.

The submission noted that Waterways Ireland has secured funding for the installation of wayfinding and information lecterns along the Royal Canal Greenway, including installations within Clondra. Concern was expressed regarding the potential for duplication of signage and the need to avoid signage clutter within the village. Waterways Ireland requested engagement with Longford County Council to ensure consistency and coordination between projects and to support a coherent visitor experience.

Response:

The submission is welcomed and the observations of Waterways Ireland are noted.

The proposed interpretation and orientation signage forms part of a broader public realm enhancement strategy for Clondra and seeks to improve visitor information and wayfinding within the village. Longford County Council will continue to engage with Waterways Ireland during detailed design and implementation to ensure an integrated approach to signage, visitor interpretation and tourism infrastructure within the village and along the Royal Canal Greenway.

6. APPROPRIATE ASSESSMENT:

The proposed development was the subject of a Stage 1 Appropriate Assessment Screening Report prepared by Whitehill Environmental on behalf of Longford County Council in April 2026. The screening assessment examined the potential for the proposed Clondra (Cloondara) Village Enhancement Scheme, individually or in combination with other plans and projects, to have significant effects on European Sites.

The AA Screening Report identified the following Natura 2000 sites for further screening:

Site Name & Code	QIs / SCIs	Source-Pathway-Receptor (SPR) Chain	Consider Further Screening
Lough Forbes SAC (001818)	Natural eutrophic lakes [3150], Active Raised Bogs	Located approximately 694m north of the proposed works.	Yes

	[7110], Degraded Raised Bogs [7120], Depressions on peat substrates of the Rhynchosporion [7150], Alluvial Forests [91E0]	The SAC is upstream of the proposed development and there is no direct source-pathway-receptor linkage between the development and the qualifying interests of the SAC.	
Ballykenny–Fisherstown Bog SPA (004101)	Greenland White-fronted Goose [A395]	Located approximately 694m north of the proposed works. The SPA is upstream of the proposed development and there is no direct source-pathway-receptor linkage between the development and the qualifying interests of the SPA.	Yes

The AA Screening Report undertook a detailed assessment of the potential impacts of the proposed development on the identified European Sites and their qualifying interests.

The report concluded that there are no direct, indirect or cumulative impact pathways between the proposed development and any European Site that would give rise to significant effects. The assessment determined that there would be no habitat loss, habitat fragmentation, disturbance to qualifying interests, deterioration in water quality or other impacts capable of affecting the conservation objectives of any European Site.

The AA Screening Report concluded:

“It is of the opinion of the author that an AA of the proposed development is not required as it can be excluded, on the basis of objective information provided in this report, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites.”

Therefore, on the basis of the AA Screening Report and the assessment undertaken by the Planning Authority, and having regard to the nature, scale and location of the proposed development, it is not considered that the proposed development would result in significant effects on any European Site, either individually or in combination with other plans or projects.

Having reviewed the qualifying interests and conservation objectives of the Natura 2000 sites closest to the proposed development, it is considered that there are no likely

significant effects arising from the proposed development on the integrity of the Natura 2000 network.

Accordingly, it is considered that there is no requirement to proceed to Stage 2 Appropriate Assessment in this instance.

7. EIA SCREENING:

It is considered that the proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

8. RECOMMENDATION:

Having regard to the provisions of the Longford County Development Plan 2021–2027, the nature and scale of the proposed development and the submissions received, it is considered that the proposed Clondra (Cloondara) Village Enhancement Scheme would be in accordance with the proper planning and sustainable development of the area.

It is therefore recommended that the proposed development be approved **with the omission of the proposed accessibility improvement works at the N5/L1171 junction** in accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

Michéal Beirne

Date: 26/06/2026

Michéal Beirne

Assistant Planner

Kathryn Hosey

Date: 26/06/2026

A/Senior Planner

Appendix 1 AA and EIAR Screening

AA Screening Form

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	Part 8 No.136
(b) Brief description of the project or plan:	Clondra (Cloondara) Village Enhancement Scheme.
(c) Brief description of site characteristics:	Clondra (Cloondara), Co. Longford
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	DHLGH (NPWS), EPA, OPW
(e) Response to consultation:	NA

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lough Forbes SAC (001818)	Natural eutrophic lakes; Active raised bogs; Degraded raised bogs capable of natural regeneration; Depressions on peat substrates of the Rhynchosporion; Alluvial forests.	694m north of village works; 710m west of N5 junction works	None. Site is upstream of the proposed works and there is no direct source-pathway-receptor linkage.	Y
Ballykenny–Fisherstown Bog SPA (004101)	Greenland White-fronted Goose (Anser albifrons flavirostris).	694m north of village works; 710m west of N5 junction works	None. Site is upstream of the proposed works and there is no direct source-pathway-	Y

			receptor linkage.	
Brown Bog SAC (002346)	Active raised bogs; Degraded raised bogs capable of natural regeneration; Depressions on peat substrates of the Rhynchosporion.	2.8km east	No hydrological connectivity. No source-pathway-receptor linkage identified.	N
Clooneen Bog SAC (002348)	Degraded raised bogs capable of natural regeneration; Depressions on peat substrates of the Rhynchosporion; Bog woodland.	5.7km north	No hydrological connectivity. No source-pathway-receptor linkage identified.	N
Mount Jessop Bog SAC (002202)	Degraded raised bogs capable of natural regeneration; Bog woodland.	8.1km south-east	No hydrological connectivity. No source-pathway-receptor linkage identified.	N
Lough Ree SAC (000440)	Otter; Natural eutrophic lakes; Semi-natural dry grasslands; Degraded raised bogs; Alkaline fens; Limestone pavements; Alluvial forests; Bog woodland.	8.4km south-west (approximately 13km downstream)	No pathway capable of giving rise to significant effects due to distance and scale of development.	N
Lough Ree SPA (004064)	Whooper Swan; Wigeon; Teal; Mallard; Shoveler; Tufted Duck; Common Scoter; Goldeneye; Little Grebe; Coot; Golden Plover; Lapwing; Common Tern; Wetlands and Waterbirds.	8.4km south-west (approximately 13km downstream)	No pathway capable of giving rise to significant effects due to distance and scale of development.	N

Corbo Bog SAC (002349)	Active raised bogs; Degraded raised bogs capable of natural regeneration; Depressions on peat substrates of the Rhynchosporion.	12.7km south-west	No hydrological connectivity. No source-pathway-receptor linkage identified.	N
Fortwilliam Turlough SAC (000448)	Turlough habitat.	12.9km south	No hydrological connectivity. No source-pathway-receptor linkage identified.	N

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No significant impacts are anticipated. The works are small-scale in nature and are sufficiently separated from all European sites. No direct hydrological or ecological pathways exist between the proposed development and the identified Natura 2000 sites.

Operational phase e.g. • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents	No significant impacts are anticipated. The operation of the development will not give rise to emissions, disturbance, habitat loss or hydrological impacts capable of affecting any Natura 2000 site.
In-combination/Other	The proposed development was considered both individually and in combination with other plans and projects. No significant cumulative impacts on any Natura 2000 site were identified.

(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site	NA
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(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No	No
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Step 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

Having regard to the nature, scale and location of the proposed Clondra Village Enhancement Scheme, the absence of direct hydrological or ecological connectivity to any Natura 2000 site, and the absence of any source-pathway-receptor linkage, it is concluded that the proposed development, either alone or in combination with other plans or projects, is not likely to have a significant effect on any European site.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	X	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
Signature and Date of Recommending Officer:	Micheal Beirne Assistant Planner 26/06/2026	

EIA Screening Form 1

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development':	
Planning Reference:	Part 8 No.136
Development Summary:	Clondra (Cloondara) Village Enhancement Scheme.
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes, specify class _____	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☒ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____ [specify class & threshold here] _____	EIA is mandatory No Screening required
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : _____ [insert here] _____	Proceed to Part C
C. If Yes , has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant ☐ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required