



Forward Planning Department,  
Áras An Chontae,  
Great Water Street,  
Longford,  
N39 NH56

Our Ref: 191018  
Your Ref:

22<sup>nd</sup> November 2019

**Re: Pre-Draft submission on the Longford County Development Plan 2021 – 2027 in respect of lands at Edgeworthstown, Co. Longford.**

Dear Sir/Madam,

On behalf of our client, Supermacs (Ireland) Ltd., we wish to make the following Pre-Draft Submission to the Longford County Development Plan 2021 – 2027 in respect of the lands at Edgeworthstown, Co. Longford. Supermacs has grown to be one of the largest restaurant chains and operators of Motorway Service Areas in the country offering employment opportunities and sponsorship for arts, culture and sporting activities within the communities it operates.

#### **Location/Context**

The subject lands extend to approximately 0.55 hectares and are comprised of the land registry folio number LD18559F. The lands are located within the town boundary of Edgeworthstown, approximately 200 metres south of the town centre. The site is bounded by the N4 National Road to the west with the N55 National Road and Maria Edgeworth Roundabout to the south and east and agricultural lands to the north. A residential property outside the site boundary is located to the north-east.

The site is currently under agricultural use (albeit they are zoned for Commercial/Residential use) and there are currently two no. out buildings on the site. Access is gained via an existing entrance to the N55 National Road.

Given the location and prominence of the subject site, on an arterial route in close proximity to the town centre, it is considered there is an opportunity, as part of the forthcoming Draft County Development Plan, to further promote this site as a suitable location for development in accordance with the proper planning and sustainable development of the area.

Plate 1 and 2, overleaf, illustrate the location of the application site in the context of the available aerial photography.



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Plate 1: Location of Site in context of Longford Town. (Indicative Only)



Plate 2: Aerial view of Site. (Indicative Only)

### Planning History

There have been a number of planning applications made on the subject lands. A summary of the relevant planning history on site is set out below in Table 1.

*Table 1: Planning History*

Pl.Ref.No./ABP Ref	Development Description and Decision
Pl Ref: 01/528	<p><b>Development Description:</b> 10 No. detached 2 storey dwelling houses</p> <p><b>Local Authority Decision:</b> The application was refused planning permission on 4<sup>th</sup> October 2001 for two no. reasons.</p>
Pl. Ref: 04/937	<p><b>Development Description:</b> Development consisting of 8 No. two storey dwellings and 2 No. dormer dwellings and all associated works.</p> <p><b>Local Authority Decision:</b> The application was granted permission on 16<sup>th</sup> August 2005 subject to 17 no. conditions.</p>
Pl. Ref: 07/439	<p><b>Development Description:</b> The demolition of existing dwelling house, medical facility and 2 no. sheds and the construction of a proposed mixed development comprising of petrol station, convenience store with food court, drive through restaurant , offices restaurant with terrace medical facility and retail unit three apartments and basement car park, underground fuel storage tanks, car parking coach/truck parking, signage, landscaping and ancillary services.</p> <p><b>Local Authority Decision:</b> The application was granted permission on 4<sup>th</sup> July 2007, and by however the decision was appealed to An Bord Pleanála.</p> <p><b>An Bord Pleanála Decision:</b> Grant Permission on 19<sup>th</sup> February 2008 following appeal.</p>
Pl. Ref. 13/32	<p><b>Development Description:</b> Extension of duration to Pl. Ref. 07/439.</p> <p><b>Local Authority Decision:</b> The application was granted permission on 4<sup>th</sup> April 2013.</p>

Although there is currently no live planning permission in effect on this site, it is evident from the planning history listed in Table 1 that commercial/mixed use development has been previously accepted by both the local authority and An Bord Pleanála on this site. Accordingly, the development of this location is appropriate and compliant with the requirements of the proper planning and sustainable development of the area.

#### **Longford County Development Plan 2015-2021**

The Longford County Development Plan 2015-2021 (LCDP) was adopted by the elected members of Longford County Council on February 11<sup>th</sup>, 2015 and became effective from March 11<sup>th</sup>, 2015. The LCDP promotes economic development, local enterprise and employment in County Longford. Under the provisions of the Longford County Development Plan 2015-2021

Edgeworthstown was designated as a Service Town, which is on the third tier of the settlement hierarchy/strategy/core strategy? and is described as follows:

*‘Edgeworthstown serves a wide hinterland and provides important local level residential, retailing, social and leisure functions to its rural hinterland as well as facilitating service provision and accommodation. The town is located along a number of national and regional arterial routes and has good levels of public transport relative to the remainder of the County. Emphasis will be placed on maintaining Edgeworthstown’s role as a County service centre, by way of orderly consolidation and expansion of services to meet the needs of the locality, commensurate with its position in the Settlement Hierarchy in a manner that supports the upper tiers of the urban hierarchy including the linked gateway and principal towns.’*

The subject site is currently zoned for Commercial/ Residential purposes under the provisions of the LCDP as shown below in Plate 3.

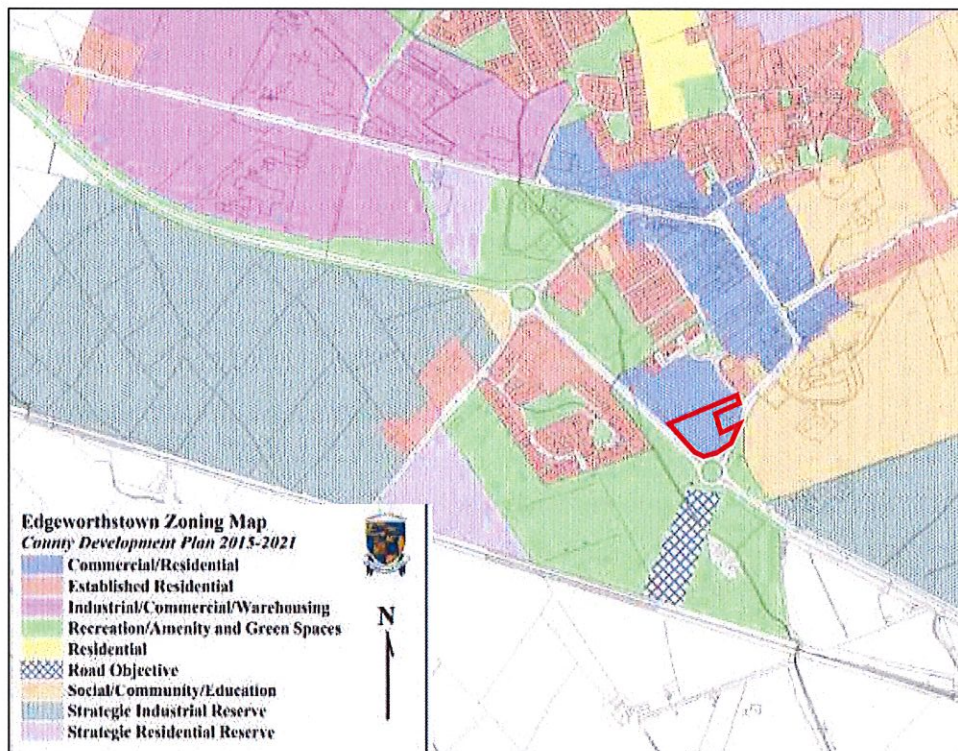


Plate 3: Land-use zoning on subject site (source: Longford County Development Plan 2015-2021) (subject lands outlined in red)

The Longford County Development Plan 2015-2021 does not contain a zoning matrix, however, it does contain objectives for each zoning classification. In relation to lands zoned for Commercial/Residential purposes, the zoning objective is as follows:

*‘To primarily provide for commercial/retail development with a possible element of residential development.’*

In addition, the Development Plan seeks that 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.

The Longford County Development Plan 2015-2021 recognises the strategic location and the importance and relevance of this site through the zoning objective and promotes and supports its future development for commercial and residential uses.

#### **Pre-Draft Longford County Development Plan 2021 – 2027**

The subject site has significant development potential and is suitable for a range of future uses by reason of its location (proximate to Edgeworthstown Town Centre and within the development envelope of this urban centre), zoning, and the ease with which access and services can be brought to the site.

This is demonstrated by both the Eastern & Midland Regional Spatial & Economic Strategy and the National Planning Framework recognising the strategic location of County Longford as a portal to the north-west.

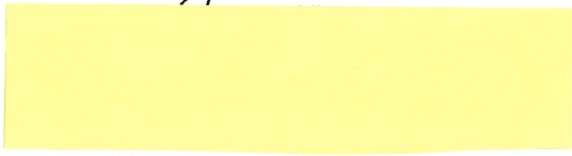
It is requested that the importance of this site is appropriately reflected and supported in the forthcoming Draft Longford County Development Plan 2021 – 2027. The Current County Development Plan recognises the importance and relevance of this site through the zoning objective and promotes and supports its future development for business and residential uses and a number of complimenting mixed uses. While our clients fully intend to bring forward an appropriate beneficial development at this location subject to market and commercial requirements it is important that the Development Plan policy context continues to recognise and support the provision of appropriate development at this location in the interests of consistency and proper planning and sustainable development. Accordingly, we request on behalf of our clients that that the forthcoming Draft Longford County Development Plan 2021 – 2027 as a minimum, continues to identify the subject lands as an appropriate location for future development as set out above, and recognises the benefit of both commercial/residential development at this location.

The subject site is located within close proximity of Edgeworthstown Town Centre and the lands adjoin the Edgeworthstown By-Pass to the East and South. Given the location and prominence of the subject site, it is considered there is an opportunity, as part of the forthcoming Draft County Development Plan, to further promote this site as a suitable location for development in accordance with the proper planning and sustainable development of the area. As part of the new plan, a new zoning map will be prepared to take account of current and future population needs of Longford, subject to environmental and other planning considerations.

In this regard our client requests that in respect of the lands at Edgeworthstown, Longford that the Commercial/ Residential zoning currently in place is retained and brought forward into the new plan.

On behalf of our client we look forward to the next stages in the preparation of the Draft Longford County Development Plan 2021 – 2027. We look forward to the receipt of a letter of acknowledgement for this Pre-Draft submission.

Yours sincerely,



Planner  
MKO