



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 Lisnamuck, Longford, 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 Lisnamuck, Longford, Co. Longford. Supermacs has grown to be one of the largest restaurant chains 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 25.28 hectares and are comprised by land registry folio numbers LD11466F and LD15925F. The lands are located within the townland of Lisnamuck, approximately 1.7 Kilometres to the north-east of Longford Town Centre. The site is bounded by the N4 National Road to the north with the N63 National Road and Leo Casey Roundabout to the west. The Longford Business and Technology Park is located to the south with the Camlin River to the east of the lands.

The site is currently zoned for 'Commercial Industrial', 'Residential Phase 1' and 'Amenity' use with a number of associated out buildings on the site. Access is gained via two no. existing entrances to the N63.

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.

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



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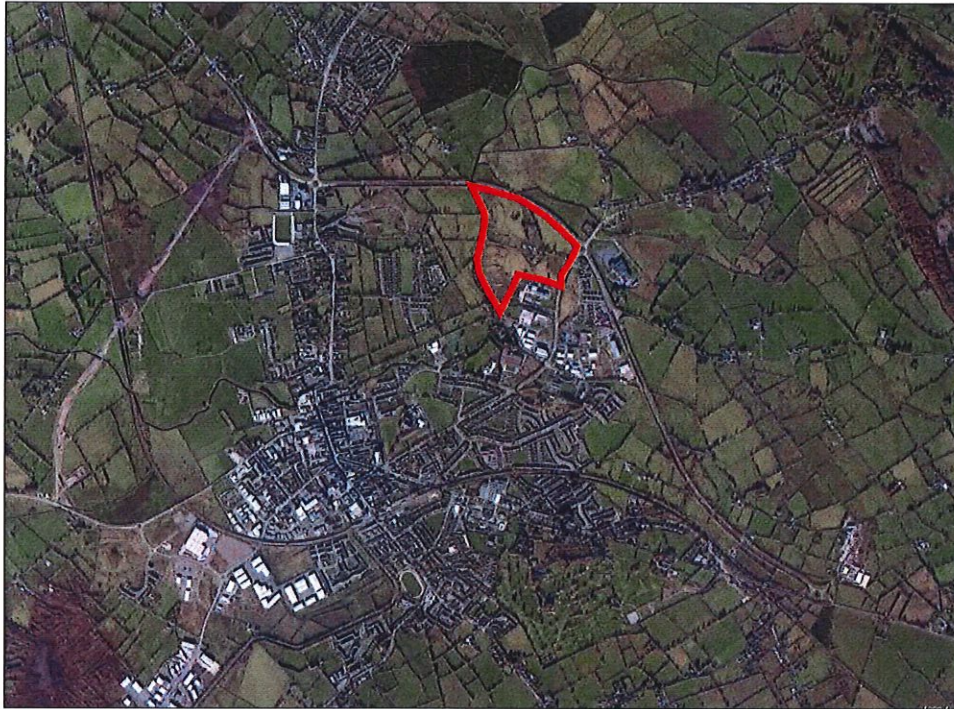


Plate 1: Location of Site in context of Longford Town. (Indicative Only)



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

Although there is currently no live planning permission in effect on this site, development proposals providing for commercial/ mixed use have been previously accepted by both the local authority and An Bord Pleanála. Accordingly, development at 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 & Longford Town and Environs Local Area Plan 2016-2022

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. Variation no. 2 of the Longford County Development Plan 2015-2021 in September 2016 incorporated the Longford Town and Environs Local Area Plan 2016-2022 into the County Development Plan. In this regard, both the Longford County Development Plan 2015-2021 & Longford Town and Environs Local Area Plan 2016-2022 are the statutory planning guidance documents for the subject lands.

The subject lands are currently zoned for 'Commercial Industrial', 'Residential Phase 1' and 'Amenity' within the Longford Town and Environs Plan 2016-2022 as shown in Plate 3 below.

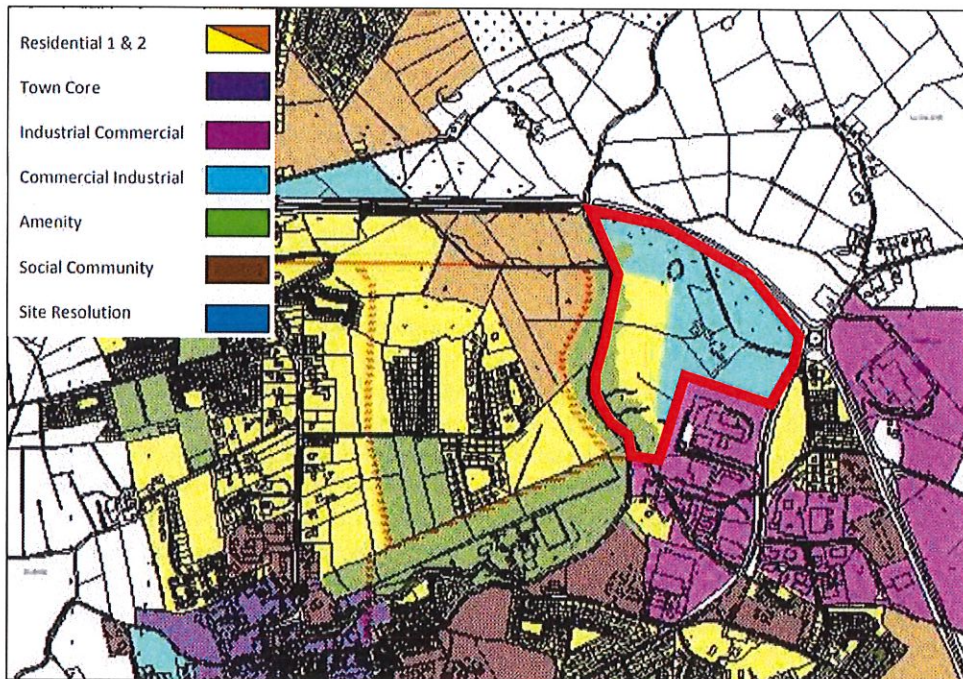


Plate 3: Land-use zoning on subject site (source: Longford Town and Environs LAP) (indicative site outlined in red)

The Longford Town and Environs Local Area Plan 2016-2022 cites objectives for each zoning classification. In relation to lands zoned for Commercial Industrial purposes, the zoning objective is as follows:

*'To primarily provide for industrial development with a possible element of commercial/retail development. -*

In relation to lands zoned for Residential Phase 1 purposes the zoning objective is as follows:

*'To provide for the longer-term housing requirements of the town.'*

In relation to lands zoned for Amenity purposes the zoning objective is as follows:

*'To primarily provide for recreational open space and ancillary structures'*

Both the Longford County Development Plan 2015-2021 and the Longford Town and Environs Local Area Plan 2016-2022 recognises the strategic location and the importance and relevance of this site through the zoning objectives and promotes and supports its future development for commercial/industrial 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 Longford 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 Longford as a portal to the north-west. The Eastern & Midland Regional Spatial & Economic Strategy identifies Longford as a 'Gateway Key Town'. Regional Policy Objective RPO 4.63 seeks to:

*'Support Longford Town as a strategic portal to the northwest and south in recognition of its location at the junction of the N55; M4/N4 Dublin/Sligo and N5; due to its proximity to the regional growth centre of Athlone; and support its role as a strategic employment centre.'*

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 objectives and promotes and supports its future development. 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. The planning authority should give serious consideration to future industrialisation, employment and development given the absence of appropriate land for development due to natural restrictions in other areas of the town.

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,

