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Ref: FP2021-DP-01_20200111ns

11th January 2021

Administrative Officer,
Review of the County Development Plan
Forward Planning Department
Aras An Chontae
Great Water Street
Longford
N39 NH56

By email: cdp@longfordcoco.ie

**RE: Submission or Observations Regarding the Draft Longford County Development Plan 2021-2027
Residential Development Site**

Dear Sir/Madam,

On Behalf of the estate of the late Michael Hegarty (reg Ursula Hegarty, Garvagh, Longford, Co Longford please find Submission under the Second Stage Public Consultation period of the Draft Longford County Development Plan 2021-2027

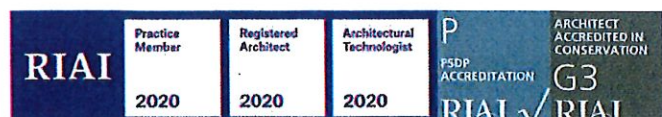
The Proposal is for rezoning of existing agricultural lands to residential (2.34 Ha)

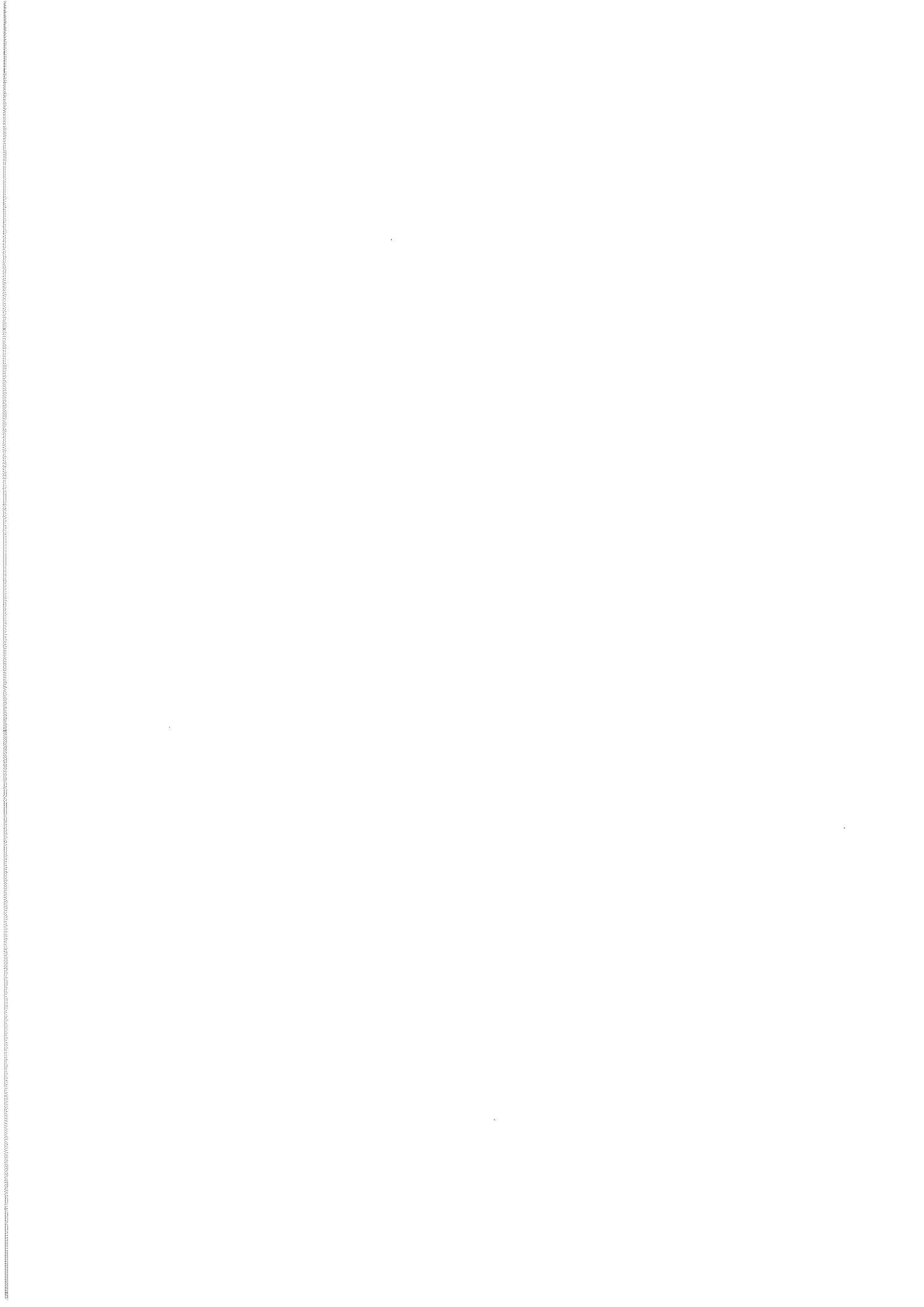
Trusting all is order, if you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

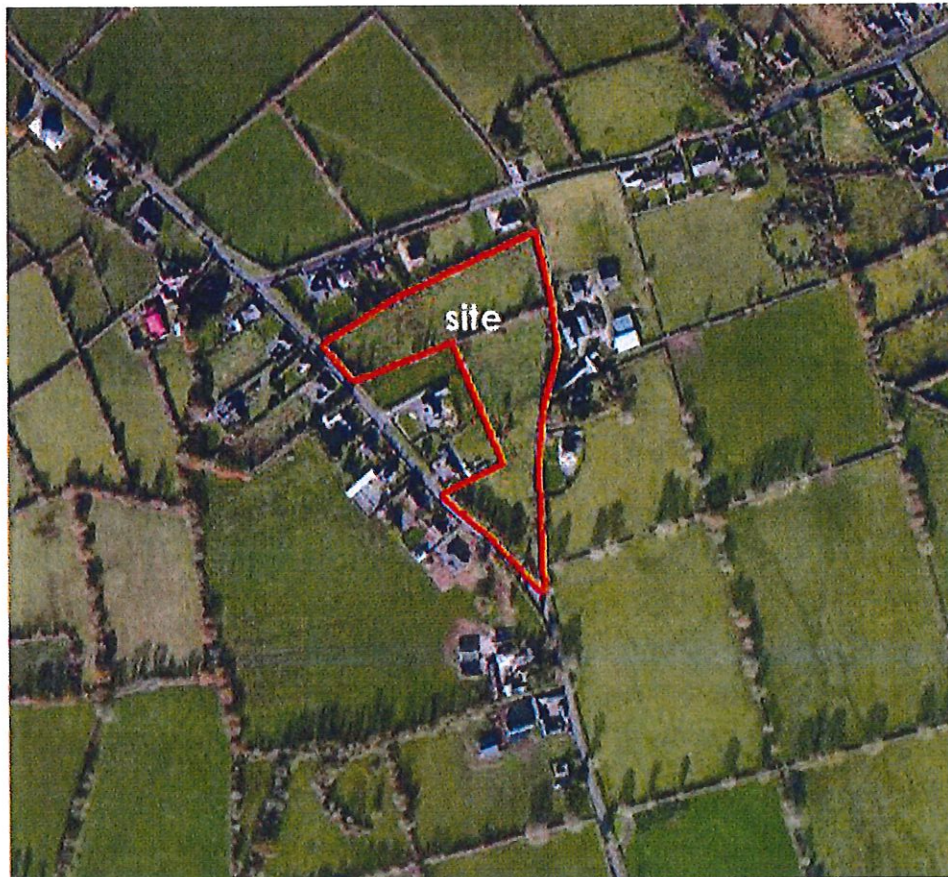
Nicholas Sweeney MRIAI Dip. Arch Sc., B Arch Sc., Dip. Physical Planning, Dip. Project Management, Dip Applied Conservation & Repair
Sweeney Architects

Directors: Nicholas Sweeney, Ursula Hegarty
Sweeney Architects Ltd, Registered in Dublin, Ireland
Registered Office: Garvagh, Longford
Registration No: 428008 Vat Registration No: 9501496F





SUBMISSION FOR REZONING OF LANDS
for
Residential Development
Lisduff, Co Longford



Project	Rezoning Submission, Lands at Lisduff, Co Longford	
Location	Lisduff, Co. Longford	
Client	Estate of Michae Hegarty	
Issue	By email: cdp@longfordcoco.ie	1
Date	Monday 2021.01.11	NS
Scope	Feasibility Submission for rezoning of Lands at Lisduff	

PROJECT INFORMATION

Purpose of Report	This reports forms part of Submission for Second Stage (3) Public Consultation for Longford County Development Plan 2021-2027
Owner	Estate of late Michael Hegarty (rep Ursula Hegarty, Garvagh, Longford)
Address of Structure	Lisduff, Co Longford
Description	Mix of 36 No. 1-bed, 16 No. 4-bed, 10 No. 3-bed and 2 No 4 Bed (total 64 Units) and associated works. Note site to east & north included in assessment.
Coordinates	614017. 773374 (ITM)
Site Area	2.34Ha
Current Use	Agricultural Use
Planning Authority	Longford County Council
Access Road	Moydow/Ferfad Road and Minor Road to east.

INTRODUCTION

Sweeney Architects have been retained by **Estate of the Late Michael Hegarty** to prepare a Submission Report in relation to Proposal to rezone lands at Lisduff, Co Longford

SITE

The subject site is considered unsuitable for use as agricultural land. This section of land happens to be modest in size, close to traffic and quite unsuitable for many farm uses. Historically this area of land was used to graze cows who would be walked to parlour behind Doyle's House (some 300m to north). The increase in traffic and the increased dwellings make this an unpractical option.

We note that the overall triangular site is unusual having an already developed public road network on 3 sides. We suggest that the minor road to east is underused and quite suitable for increase of traffic, currently facilitating a single dwelling.

The eventual southern bypass, linking the N4 to N63/N5 via Ballymakeegan Bog with improve access to this side of town and improve connectivity and servicing of area

Proposed Development would have no impact on prospects or views

Site is proximity to Ballymakeegan Water Tower

Site is relatively flat

LAND REGISTRY

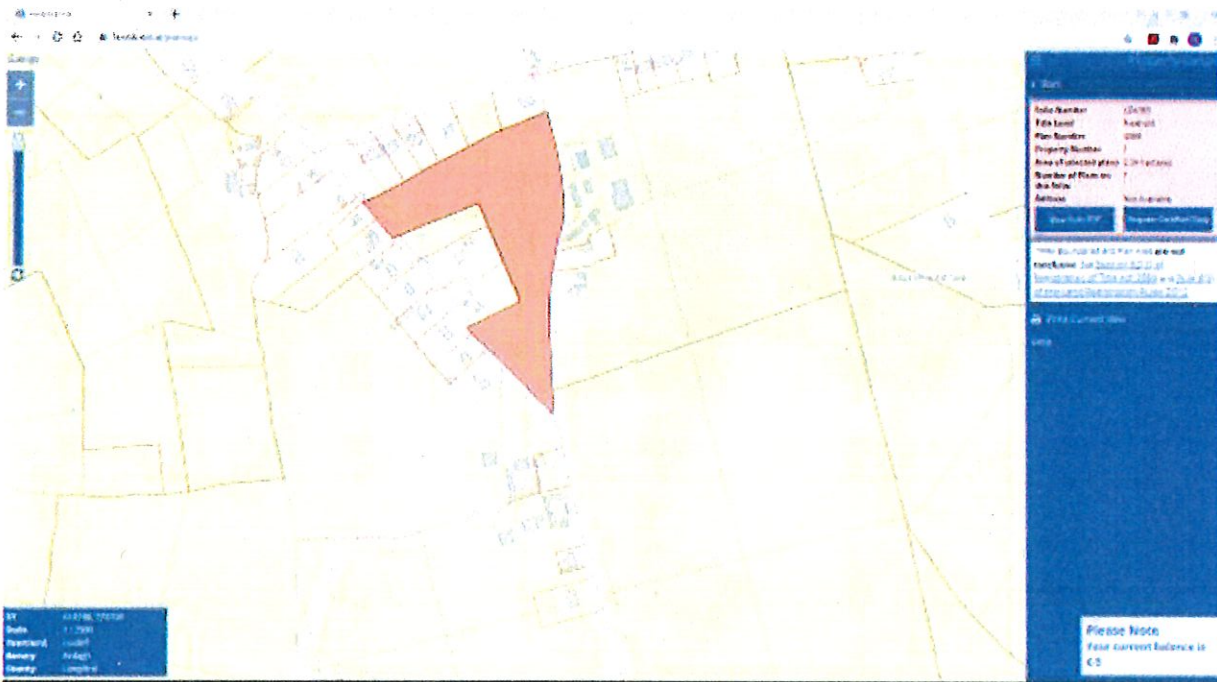


Fig 1: Extract Land Direct

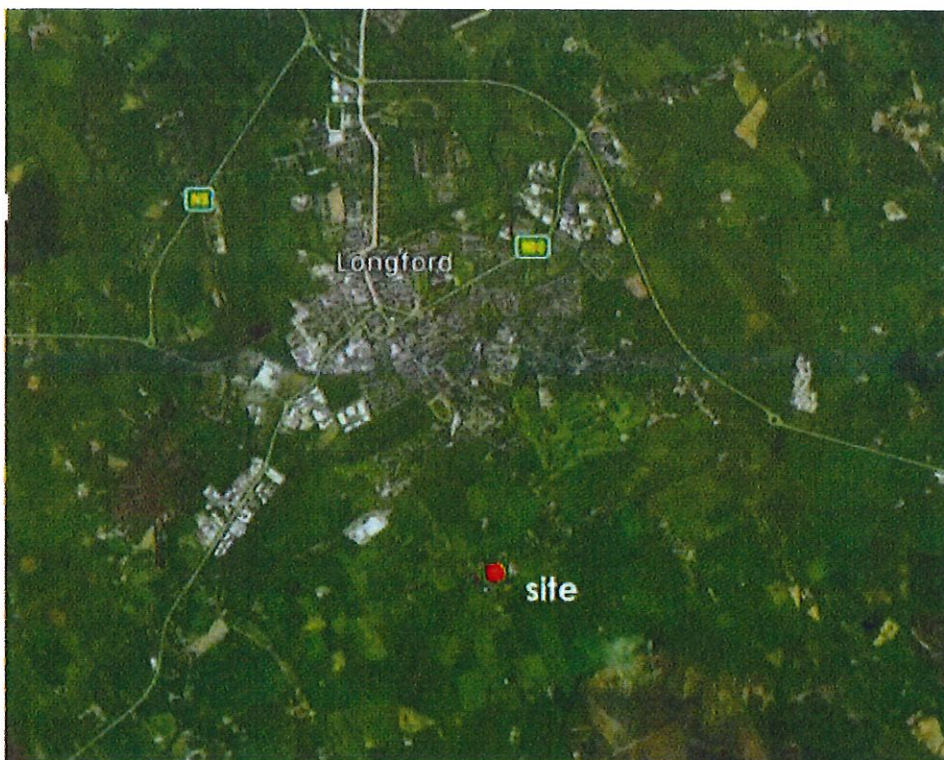


Fig 2: Site Location

DESIGN SOLUTION

Proposal shown with access from west, overlooking is avoided. Note density shown is a 32 4-bed units for 5.3 acres. Final density is expected to be lower



Fig 2: Potential Layout

SUMMARY

Small site with development potential to south of town environs. Water services in place. Foul sewer in reasonable proximity to site.