

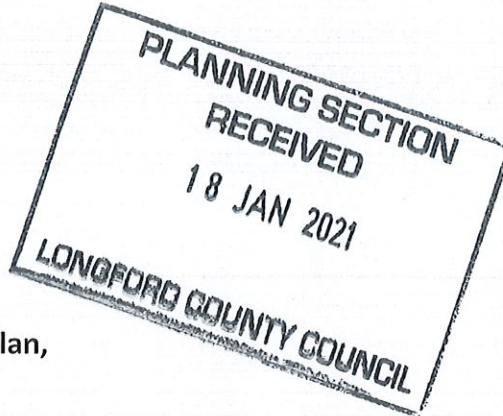


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DCDP 54

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15th Jan, 2021

Administrative Officer,
Review of County Development Plan,
Forward Planning Department,
Áras An Chontae,
Great Water Street.
Longford,
N39 NH56
cdp@longfordcoco.ie

RE: Submission to County Development Plan 2021-2027

Dear Sir or Madam,

On behalf of my client Ms. Margaret Spillane, I wish to submit to the Public Consultation process in Longford County Councils Draft Development Plan 2021-2027 the following submission in relation to the Land Zoning changes as detailed below and as outlined on the attached maps.

Townland:	Granard
Folio Number	LD1413
Parcel Number:	1413
Gross Area:	1.35 Hectares
Current Zoning	None
Request to Change	'New Residential'

Signed:

Brendan Quaine,

WILL DESIGN ASSOCIATES

Site Location

LCDP 2015 – 21 identifies Granard as a Tier 2: 'Key Service Town' with strong community linked to large rural area that surrounds. Granard is northerly Town 12 miles from Longford Town.

The Local Economic and Community Plan identifies the demand for houses and locations with as Granard (Key service Town)

The subject site is located within the Development Envelope of Granard but not zoned on the Development plan under 2015 – 2021. The site is service with mains sewerage and mains water.



Longford County Map

Site

Site Proposal

- To Rezone the lands highlighted on the maps as New Residential
- Provide lands for New Residential where lands are available for development.
- The adjoining Lands zoned New Residential to the SW is part of the parish property and the local school and is not likely to be available for development. The lands next to the school should be used to extend the Social/Community/ Educational zoning.
- New Residential in this location can provide for new residential development in tandem with the provision of the already existing social and physical infrastructure provided.
- The development will be sufficient in space to provide New Public Open Space to adjoining dwellings, associated development roads, parking spaces and safe vehicular access, pedestrian and cycle access and egress; provision of electric vehicle charging points; provision of boundary treatments including associated lighting; changes in levels, associated hard and soft landscaping to overall development and new pedestrian path at the access road to Town.

Site Context & Appraisal

The area outlined on the Site Map enclosed indicates the extent of the proposed development envelope. There are a number of justifications included those mentioned above which fulfil the criteria for the proposed development site to be included in the zoning.

- i. The housing is required within this small development and to provide for longer term housing requirements for Longford. The development would integrate with the existing and future development of the area and would not compromise the ability to develop wider area of zoned lands in the future.
- ii. Identification of the existing zoned lands as outlined in the current development plan has not been opened for development which is continuously adding to the pressure on local housing demand. This has been clearly demonstrated with the lack of development of its current 'Zoned' lands outlined in the present and past development plans.
- iii. A clear need for the supply of houses is demonstrated in the village and surrounding areas.
- iv. Guidance from the housing department and local government along with statistics from local selling and renting agents has been considered and the requirement for the housing is established with need locally documented.

Local Planning Policy

The relevant local policy documents for the application site are:

- Longford County Development Plan 2015 - 2021

Longford County Development Plan (LCDP) 2015 – 2021

LCDP 2015 identifies Ballinalee as a 'Serviced Settlement' with strong community linked to large rural area that surrounds. Ballinalee is northerly village settlement 6 miles from Longford Town. The village is serviced by the bus link operated by Bus Eireann between Longford and by private operators.

County Longford Local Economic and Community Plan (LECP) 2016 - 2022

The Local Economic and Community Plan identifies the demand for houses and locations with as Ballinalee (Serviced Settlement)

The delivery of housing units within the County of Longford is less than 50% of the target figure for housing units over the time period from 2015 to present set out DECLGs and documented in the LECP.

Under the LECP 'A need has also been identified for private, social housing for people with disabilities and elderly people, so more independent and supervised housing for these groups will be required' with this site located strategically to the community area and facilities.

County Longford – Development Areas LCDP 2015-2022

Tier 1: County Town of Regional Importance - Longford Town

Tier 2: Key Service Town – Granard

Tier 3: Service Town – Edgeworthstown

Tier 4: Local Service Towns - Ballymahon & Lanesborough

Tier 5: Serviced Settlements

Tier 6: Rural Service Settlements & Hinterlands Tier

Location and Surroundings

Context: How does the development respond to its surrounding?

The proposed development is appropriate to the area and the land- use zoning of Residential reserve can now be considered for development by the local authority and in accordance with Appendix 1 of Longford CDP with a 'clearly justified demonstration the release of residentially zoned lands and the demand for residential units' has not been accommodated for the area.

Connections: How well connected is the new neighbourhood?

The site is located to the North of Granard and fundamentally a more suitable residential area to the other more industrial sides of the town. The area provides existing amenities with individual and community Play Areas, Crèche, local Church and National School for residence.

Inclusivity: How easily can people use and access the development?

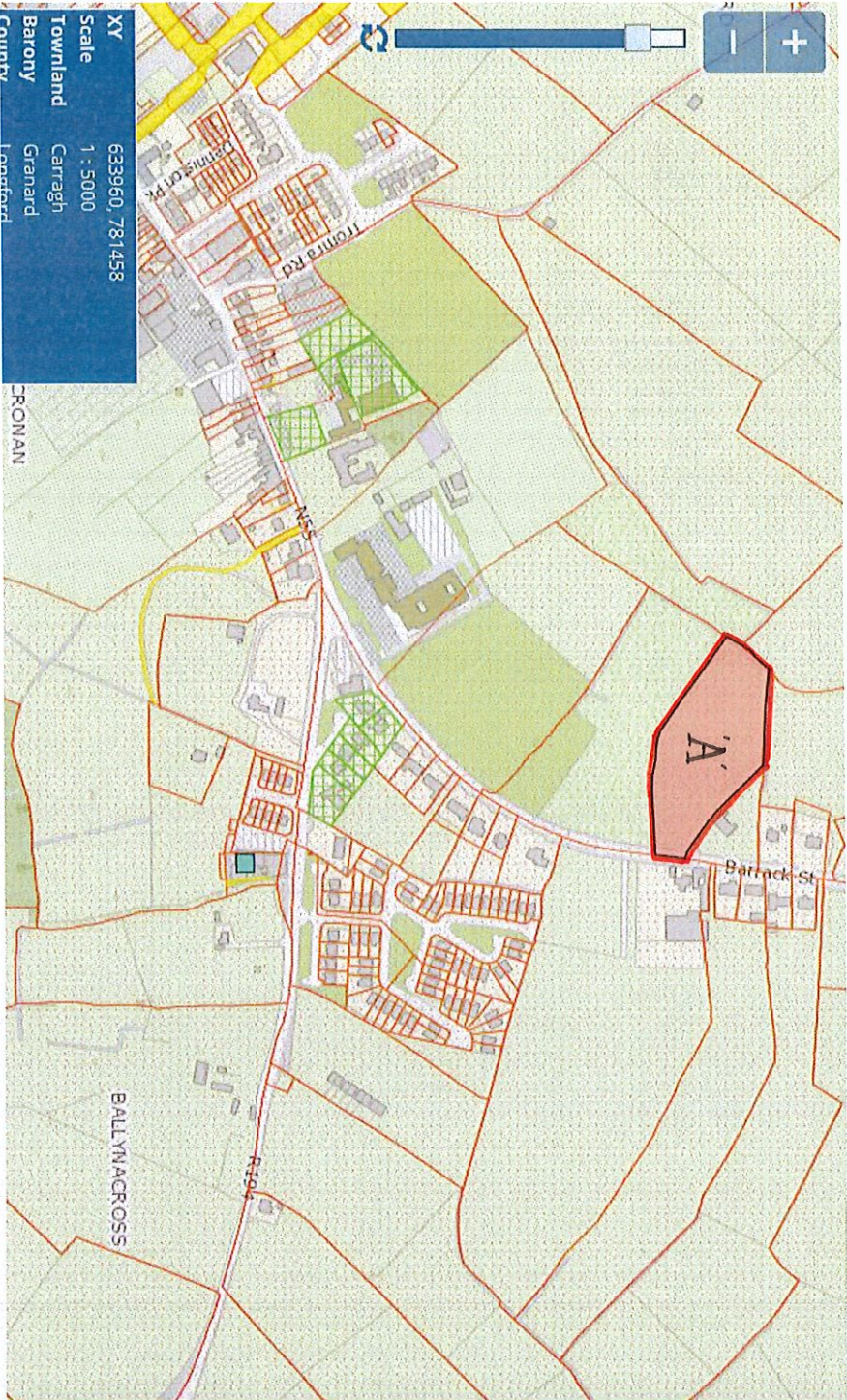
The design of the proposed development can be fully cognisant of the principles of Universal Design and guidance contained in the Design Manual for Urban Roads and Streets (DMURS). The relatively gradual gradients of the existing lands and road will be provided at no more than 5% under the Planning application and allow the creation of an inclusive neighbourhood, with all roads and paths and all open spaces fully accessible.

Level entrances and appropriated sized entrance doors are provided to all houses.

Internally, each dwelling is fully compliant with Part M of the Building Regulations, with a visitable WC at ground floor and the required corridor and door widths provided.

The development will promote inclusivity to fulfil the shortage of smaller 2 Bed units for Older residence within the area.

Appendix A – Mapping



> Back

Folio Number	LD1413
Title Level	Freehold
Plan Number	1413
Property Number	1
Area of selected plans	1.35 hectares.
Number of Plans on this folio:	1
Address	Not Available
Add to Basket	Create Alert

*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

View Basket

Print Current View

Help



The Property Registration Authority An tÚdarás Clárúcháin Maoinne

Official Property Registration Map

This map should be read in conjunction with the folio.









Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see www.prai.ie.

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-  (centre-line of parcel(s) edged) Freehold
-  Leasehold
-  Subleasehold
-  'S' Register

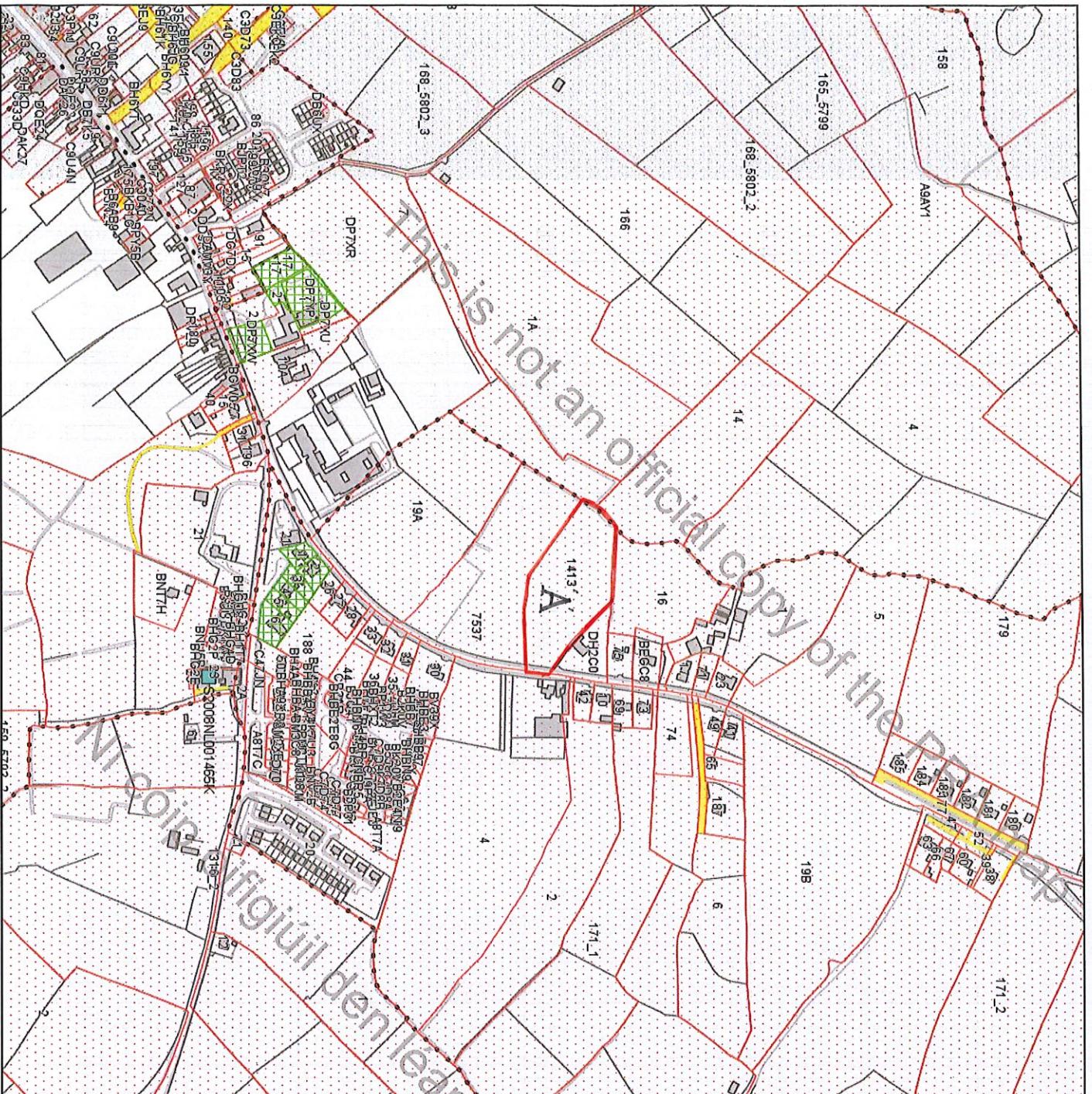
(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

-  Burdens (may not all be represented on map)
-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

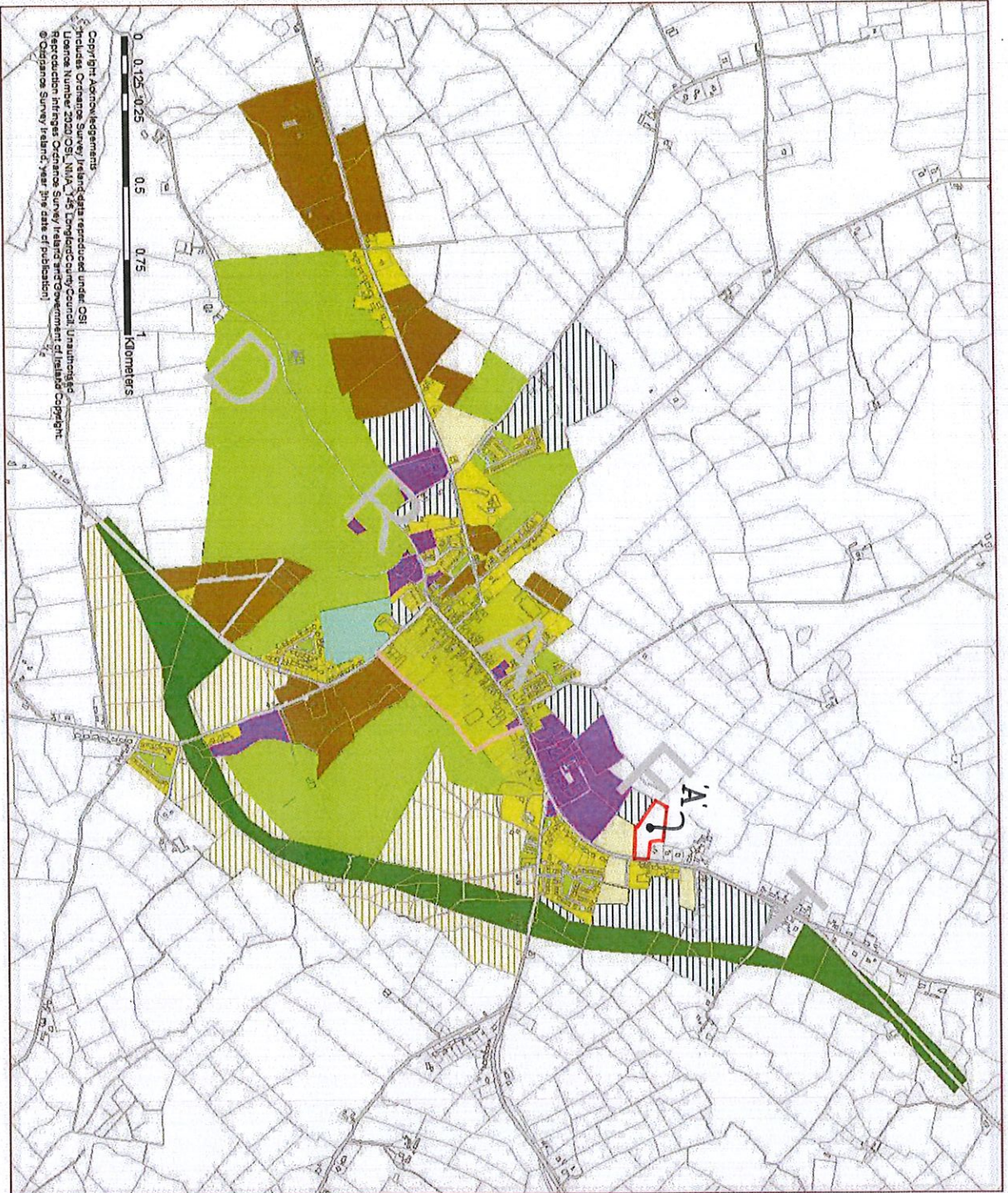
A full list of burdens and their symbology can be found at www.landireact.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



Granard
Zoning Map
 County Development Plan 2021-2027



Legend

	Industrial/Commercial/Warehousing
	New Residential
	Recreation/Amenity & Green Spaces
	Residential
	Social/Community/Education
	Strategic Industrial Reserve
	Strategic Residential Reserve
	Tourism
	Town Core
	Transport & Utility Objective
	Proposed Service Road Granard

Notes:
 Please note that every effort has been made to include the latest version of Ordnance Survey mapping available.
 Queries on the accuracy of boundaries may be discussed and resolved at pre-planning stages with the Planning Authority.

