

Dermot Smith

Administration Officer
Review of County Development Plan
Forward Planning Department
Aras An Chontae
Great Water Street
Longford County Council
N39 NH56

15th January 2021

To Whom It May Concern,

Re: Draft Longford County Development Plan (CDP) Submission

In response to the invitation of submissions on the Draft Longford County Development Plan 2021 – 2027 the applicant seeks the re-designation of lands, as identified 'A' and under red hatch on the accompanying 1:2500 Place Map, from 'Strategic Residential Reserve' (as zoned within LCC CDP 2015 – 2021 and proposed within current Draft CDP 2021 - 2027) to 'Residential' at Rathmore, Aughnaccliffe, Co. Longford, and in light of the following considerations:

1. The recent granting by Longford County Council (ref. 19/87) and subsequently by An Bord Pleanala (Ref. PL14.306372) for 28 no. residential units at Forthill, Aughnaccliffe succeeded in exhausting the sole remaining lands of residential development potential within the settlement, and as set to continue if the current designations are realised;
2. Aughnaccliffe will require increased housing provision in order to meet its continued community demand, having been uniquely identified in Section 2.3.2.1 (Historic Change) and 4.7.1 (Population Trends and Targets) of the current Draft CDP as "*exhibited very high rates of population growth (19.59%) that was significantly higher than the county rate of change (4.8%)*" between 2011 and 2016, and recognised as a 'Local employment Centre' in Table 8.4 relating to Economic Development Hierarchy;
3. The lands have remained within the defined 'development envelope' of Aughnaccliffe Village since first conceived (as detailed with Appendix 1 of the 2003 – 2009 Longford County Development Plan) and as indicated in green on the accompanying 1:2500 Place Map
4. The lands are immediately 'serviced' by an established and existing public water, sewer, and storm water network;

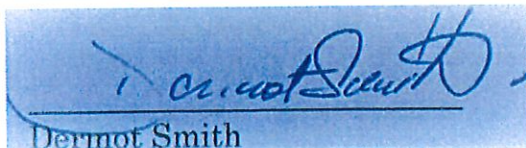
5. The referenced lands are sandwiched between an existing and established 'Residential' development to the east (The Dolmens), and the existing and established 'Industrial / Commercial / Warehousing' land zoning to the west (National Fireplace Distributers (NFD) factory).
Ironically, half of the lands zoned 'Industrial / Commercial / Warehousing' serving NFD's use inappropriately covers the existing and authorised 'Residential' use of the applicant's home (LCC Planning Ref. 93/12275).
Separately, a considerable proportion of the referenced lands currently zoned 'Strategic Residential Reserve' serves as 'Residential' use to the applicant's home, accommodating a polytunnel, vegetable garden, chicken coup, orchard and multiple outbuildings.
The applicant considers the consolidation the re-designation of lands to 'Residential' would connect existing 'Residential' lands uses at either side, and consolidate and amend the existing and detached 'Residential' zoning of the area;
6. The site is located some 80m west of Aughnacliffe's 'Town Core' and approximately 200m from the increasingly popular and expanding public amenity of Leebeen Park;
7. The existing lands offer no agricultural value, provide minimal and intermittent grazing use, and are not held under agricultural ownership / use.

The referenced lands:

- Equate to approximately 1.28ha / 3.16ac in area;
- Relate to folio number LD6231F and LD3524 thereof;
- Are held in the applicant's sole and freehold ownership;
- Hold no burdens of planning significance
(e.g. Natura 2000, archaeological, architectural, views, etc).

I trust the above adequately reasons the justified re-designation of zoned lands from 'Strategic Residential Reserve' to 'Residential' at Rathmore, Aughnacliffe, Co. Longford.

Yours Faithfully,



Dermot Smith

Encl.
1:2500 Place Map

