



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

15th January 2021

Re: Submission to Draft Longford County Development Plan 2021-2027- Lands at Ballymahon (Land Registry Folio LD11437F)

A Chara,

I have been instructed by my client Martin Finucane, to prepare a written submission in relation to the above mentioned lands in his ownership located to the south-western side of the town of Ballymahon.

In short, under the provisions of the Draft Longford County Development Plan 2021-2027, the vast majority of my clients lands are proposed to be zoned "Industrial/Commercial/Warehousing". However, it is requested that the proposed zoning extent is amended to cover the remainder of the developable area of my clients landholding (Land Registry Folio LD11437F refers). It is estimated that the requested amendment, would amount to c.1.5ha of additional zoned lands at this location.

1.0 Location

My client owns 5.1ha of land on the south western side of Ballymahon. The indicative location of the lands are outlined in Figure 1 below.



Figure 1: Indicative location of subject lands, based on the "Emerging Preferred Route Corridor (OS Discovery)" Map.
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The subject lands area located to the southwest of Ballymahon town along the south eastern edge of the existing N55, directly across the road from the Kepak Factory (See Figure 2 below). Therefore, the principle of commercial use is established in this part of the settlement. In addition, the presence of the recently implemented gas pipeline will assist in the facilitation of commercial/industrial/warehouse used at this location in the future.



Figure 2: Aerial Photo showing location and context of subject lands to the south-west of Ballymahon (Source: Google Maps).

The majority and main central portion of this landholding is Zoned "*Industrial/Commercial/Warehousing*" as per the current "*Ballymahon Zoning Map*" under both the provisions of the current Longford County Development Plan 2015-2021 (as Extended) and the Draft Longford County Development Plan 2015-2021. Although the subject lands are in greenfield condition, planning permission for "*Industrial/Commercial/ Warehousing*" uses were previously established on site.

The extent of the subject lands in my clients ownership (Folio LD11437F) is indicated in Figure 3 below.

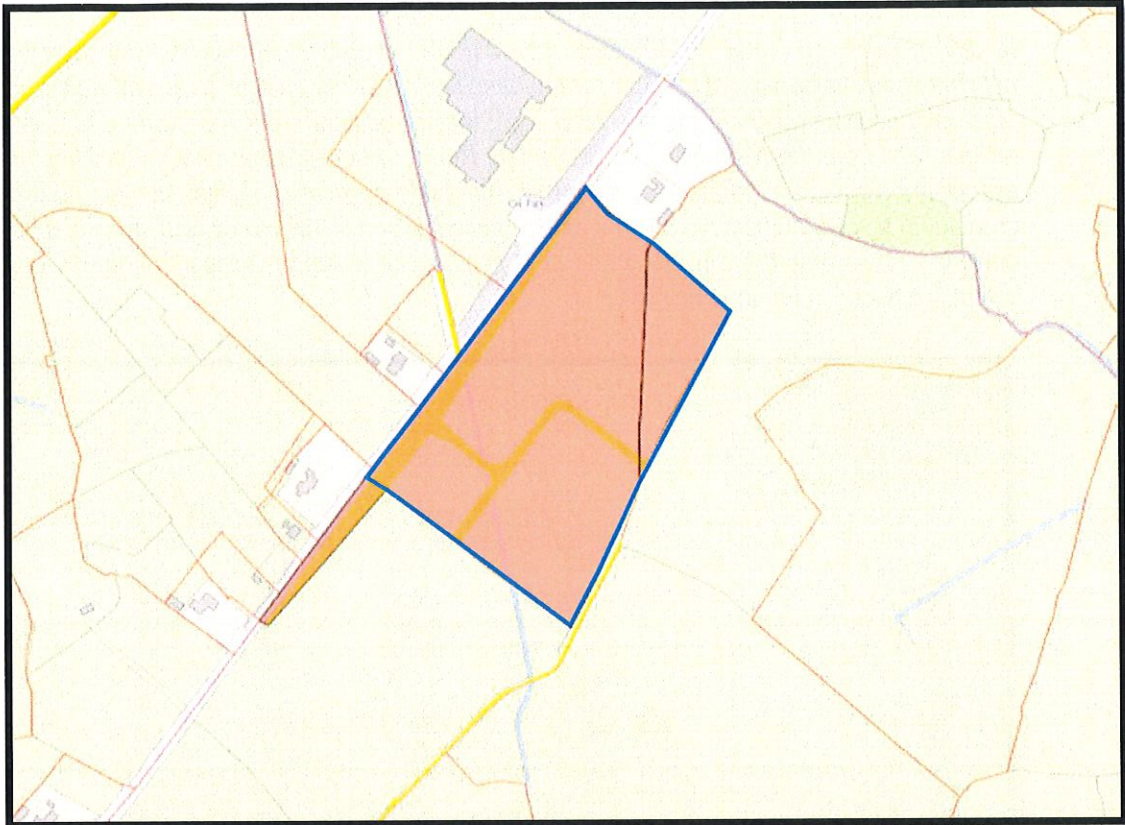


Figure 3: Extract from www.landdirect.ie Extent of subject lands – Land Registry Folio LD11437F (i.e clients landholding) amounting to 5.1ha, with full extent of requested “Industrial/Commercial/Warehousing” Zoning outlined in blue.

Note: The landholding includes for the achievement of sufficient sightlines onto the existing N55.

2.0 Provisions of Draft CDP 2021-2027

Under the provisions of the Draft CDP the vast majority of my clients lands are zoned Industrial/Commercial/ Warehousing” with an accompanying objective *“To primarily provide for industrial/workshop, warehouse and commercial or business development including compatible uses such as offices and distribution.”*

The principle of the requested zoning amendment is supported by the provisions of the Draft CDP. In this regard we refer to Appendix 1B, where Ballymahon is designated as a *“Self-Sustaining Growth Town”*. This states that Ballymahon *“has a strong manufacturing and light-industrial base, with a key retail and service-sector standing within the county, with significant growth in tourism-orientated services such as food and drink, hostelries, tourist accommodation. The growth in this sector, and related service sector employment, can be directly related to the establishment of the nearby Longford Forest Center Parcs resort in July 2019, which itself is a considerable employer with approximately 1,000 jobs.”*

In response, the requested amendment to the proposed *“Industrial/Commercial/ Warehousing”* Zoning would be consistent with the *“Self Sustaining Growth role”* envisaged for the town and would provide for the reinforcement of the established manufacturing and light industrial base within the settlement.

3.0 Planning History

My client requests that the zoning is amended to follow the planning site boundaries of the previously permitted light industrial/warehousing developments on site.

In this regard we refer to Pl. Ref. no. 01/802 whereby permission was granted “for the construction/development of one (no.) warehouse having a floor area of 4,750sqm (to include ancillary office etc. accommodation), together with a proprietary effluent treatment system, new entrance and access road from the N-55 National Secondary Route, associated car-parking facilities and all other associated site works.” In addition, as part of the same application Outline planning permission was granted “in respect of the development of a proposed 3 (no.) single-storey, light industrial buildings and one (no.), two-storey office building and all associate site works.” A snapshot from the permitted site layout is outlined in Figure 4 below.

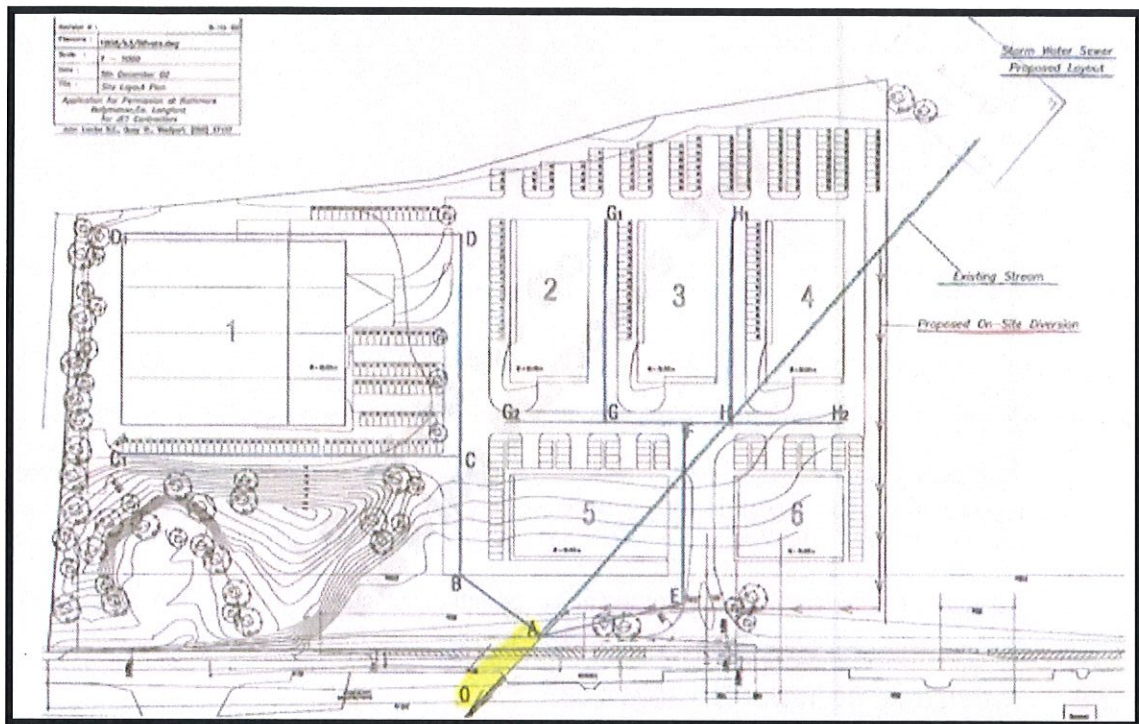


Figure 4: Extract from Site Layout Plan of permitted warehousing/light industrial/office development permitted under Pl. Ref. No. 01/802.

4.0 Future Plans

The requested amendment to the proposed zoning is required to facilitate future development. With respect, the existing zoning extent is not conducive to support a development. There requested amendment, would therefore “square off the site” to facilitate a functional developable area. Therefore, the existing zoning extent acts as a development constraint. Similarly, if my client were to apply for permission on the entirety of his lands, the application would be in danger of being refused if part of the development lands were unzoned. Therefore, once the requested changes are adopted this will enable my client to proceed with a Planning Application.

5.0 Requested amendment to Proposed Zoning

The spatial extent of the requested amendment to the proposed “Industrial/Commercial/ Warehousing” zoning is indicated in Figure 5 below.

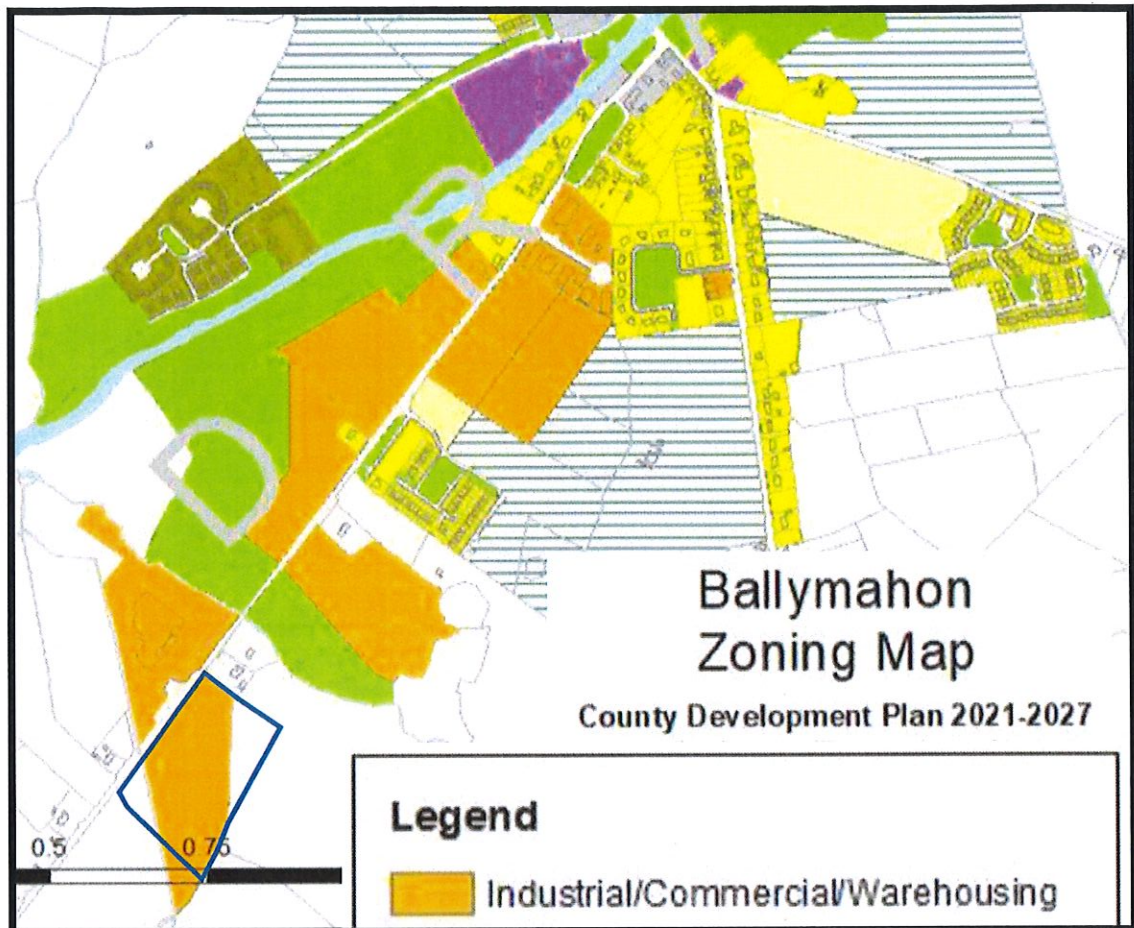


Figure 5: Extract from Draft Ballymahon Zoning Map, with indication of requested amendment to proposed "Industrial/Commercial/Warehousing" outlined in blue (i.e. to follow the main body of Folio LD11437F – See Figure 3 above).

It is estimated that the requested amendment to the zoning, would amount to c.1.5ha. This would not result in a significant increase in this zoning at this location.

6.0 Summary

On behalf of my client we now look forward to both a detailed and favourable consideration of this submission by Longford County Council. If you wish to clarify any items raised in this submission please do not hesitate to contact me. I would be grateful if you could acknowledge in writing receipt of this submission for our records.

Yours faithfully,

James O'Donnell

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BA MRUP Dip APM
Planning Consultancy Services.

