

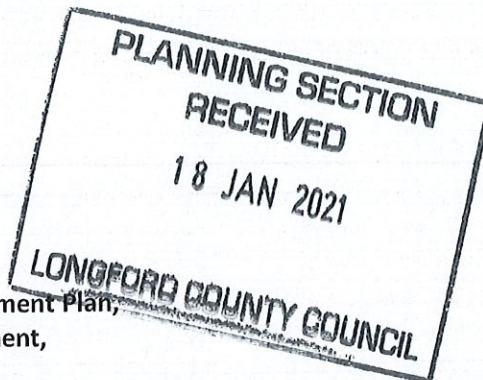
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15th Jan, 2021

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 Mr. Kevin Donnelly, 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:	Melview
Folio Number	LD19022F
Parcel Number:	23
Gross Area:	4.55 Hectares
Current Zoning	None
Request to Change	'New Residential'

Signed:

Brendan Quaine,

WILL DESIGN ASSOCIATES

Site Location

LCDP 2015 – 21 identifies Melview Rural Settlement Cluster as a Tier 2 with strong community linked to largely rural area that surrounds. Melview is 2 miles from Longford Town.

The purpose of the Zoning under LCDP 2021-2027 – ‘The areas contained within each identified village envelope are zoned for *‘small scale residential reflective of the existing character of the settlement and limited local level services such as post offices, neighbourhood shops, schools etc.’*,

‘Small-scale residential development which will alleviate the pressures for one-off housing in the open countryside will be permitted in these areas. These areas will cater for local need, in a similar manner to current one-off housing policy (and in accordance with the provisions of the Sustainable Rural Housing Guidelines).



Melview in Longford County Map

Site Proposal

- To Rezone the lands highlighted on the maps as part of the Melview Development Envelope to allow suitable expansion of the area with phased development.
- Provide lands for small scale New Residential where lands are available for development in the area for locals to reduce the pressure of 'One off dwellings' in the surround area of Melview. Only 3 single sites are available in the current envelope shown on the attached maps.
- New Residential in this location can provide for small scale one off serviced residential site which could provide housing stock to match existing Melview Glen Development with the provision of the already existing social and physical infrastructure provided.
- The development will add to the existing high-end development to private housing market and increase New Public Open Space to existing dwellings and school adjacent to the Lands. Integration of the existing development with small scale housing.
- Existing Envelope provides no obvious area to implement the proposed Development Plan strategy for the area.
- Adjoining lands to the North are low lying and not serviced.

Site Context & Appraisal

The area outlined on the Site Map enclosed indicates the extent of the proposed 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 zoned envelope.

- i. Single Housing Units and Affordable Private housing is required within the local area and close to Longford Town. The existing small development has no vacant units and phased progression to develop units to meet local needs and to provide for longer term housing requirements for Melview. The development would integrate with the existing development of Melview Glen and Melview school and development of the area and would not compromise the surrounding area.
- ii. Identification of the existing envelope as outlined in the current development plan has not been opened for development which is continuously adding to the pressure on local Rural housing demand.
- iii. A clear need for the supply of houses is demonstrated in the area and surrounding areas.

Local Planning Policy

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 Melview (Rural 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 2015-2021

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

Location and Surroundings

Context: How does the development respond to its surrounding?

The proposed development is appropriate to the area and the land- use for small development which is not available at present.

Connections: How well connected is the new neighbourhood?

The site is located to the North of Longford and fundamentally a more suitable residential area on small scale to link with existing Melview Glen Estate. The area provides existing amenities with Green Area, Crèche 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. The extension of the existing development will allow minimal impact on the area. Additional area can be made available to the NS to help develop more green space to the growing school numbers.

Appendix A – Mapping

