

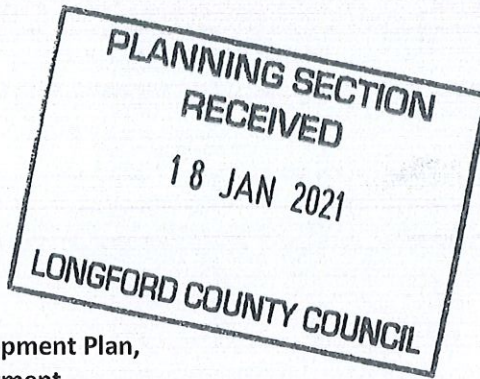
DODP 90



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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. Joseph Fahy, 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:	Ballymahon
Folio Number	LD18780F
Parcel Number:	DJ2JW DJ2QJ
Gross Area:	1.87 & 2.97 Hectares
Current Zoning	New Residential & Residential Reserve
Request to Change	'New Residential'

Signed:

Brendan Quaine,

WILL DESIGN ASSOCIATES

Site Location

LCDP 2015 – 21 identifies Ballymahon as a Tier 4: 'Local Service Town' centrally located between Athlone & Mullingar along the N55 route to the Cavan. linked to large rural area that surrounds.

The subject site is located within the New Development Plan Envelope of Ballymahon and the front portion of the owners land holding is proposed to be zoned New Residential with the rear portion in Residential Reserve.



Longford County Map

Site

Site Proposal

- To Rezone the lands highlighted on the maps as New Residential Marked 'A' & 'B'
- Provide sufficient area for the owner to deliver residential development with some economic viability on the scale of development. The existing CDP 2015-21 proposed Residential along the adjoining sites to the NE (N55). The proposal in the Draft CDP leaves just the owners lands as Residential which would be piece meal area and cannot be suitably developed.
- The Lands zoned to the NE on the Mullingar Road is a large undeveloped area in single ownership and a portion of this zoning relocated to the subject site (shown outlined) will provide a balance distribution of New Residential development lands more likely to open to development for the area and provide cost efficient.
- 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 adding to the amenity of the adjoining site.
- The increased area will insure 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 which also accommodated 3 existing dwellings.

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 town and surrounding areas. Centre Parcs has increased housing demand and value significantly in the area and the local area requires more long term housing stock for employees.
- 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 Ballymahon as a 'Local Serviced Settlement' with strong links to larger towns Athlone & Mullingar. Ballymahon is south of Longford Town and is serviced by the bus link operated by Bus Eireann 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 Ballymahon (Local Service Town)

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 New Residential can now be considered for larger area for development by the local authority. The development area is on the town side of an existing residential development and would provide a closer link o the town and improve the existing unfinished residential development. Previous zoned development to the front of the adjoining site remains undeveloped and sub-standard design of approved housing units does not help the overall area in such a prominent location.

Connections: How well connected is the new neighbourhood?

The site is located to the South of Ballymahon and fundamentally a more suitable residential area to the other more industrial sides of the town. The area provides existing amenities with individual and private surroundings.

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 that 5% under the Planning application and allow the creation of an inclusive neighbourhood, with all roads and paths and all open spaces fully accessible. A link for pedestrians to the town can be provided serving the existing and new development.

Appendix A – Mapping

Property Detail

Folio Number LD18780F
 Title Level Freehold
 Plan Number DJRQJ
 Property Number 2
 Area of selected plans 2.97 hectares.
 Number of Plans on this folio 2
 Address Not Available

[Highlight All Plans](#)
[Add to Basket](#)
[Create Alert](#)

*PRA Boundaries and Plan Area are not conclusive. See Section 6(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

[View Basket](#)
[Print Current View](#)
[Help](#)

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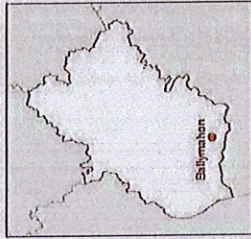
The screenshot displays a web-based land registration system. The main area is a map showing a residential development with a plot labeled 'A' highlighted in orange. The map includes labels for 'Tom River', 'CUMMINS', and 'CREEVAUGH BEG'. A sidebar on the right contains the following information:

- Folio Number:** LD18780F
- Title Level:** Freehold
- Plan Number:** DJ2W
- Property Number:** 1
- Area of selected plans:** 1.87 hectares.
- Number of Plans on this folio:** 2
- Address:** Not Available

Below the details are buttons for 'Highlight All Plans', 'Add to Basket', and 'Create Alert'. A note states: '*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2002 and Rule 8(3) of the Land Registration Rules 2012'. At the bottom right, there are navigation options: 'View Basket', 'Print Current View', and 'Help'. A metadata box at the bottom left of the map area shows: 'XY: 615540, 756087', 'Scale: 1 : 5000', 'Townland: Creevaugh Beg', 'Barony: Strule', and 'County: Louth'. A compass and zoom controls are visible in the top left of the map area.

Ballymahon Zoning Map

County Development Plan 2021-2027

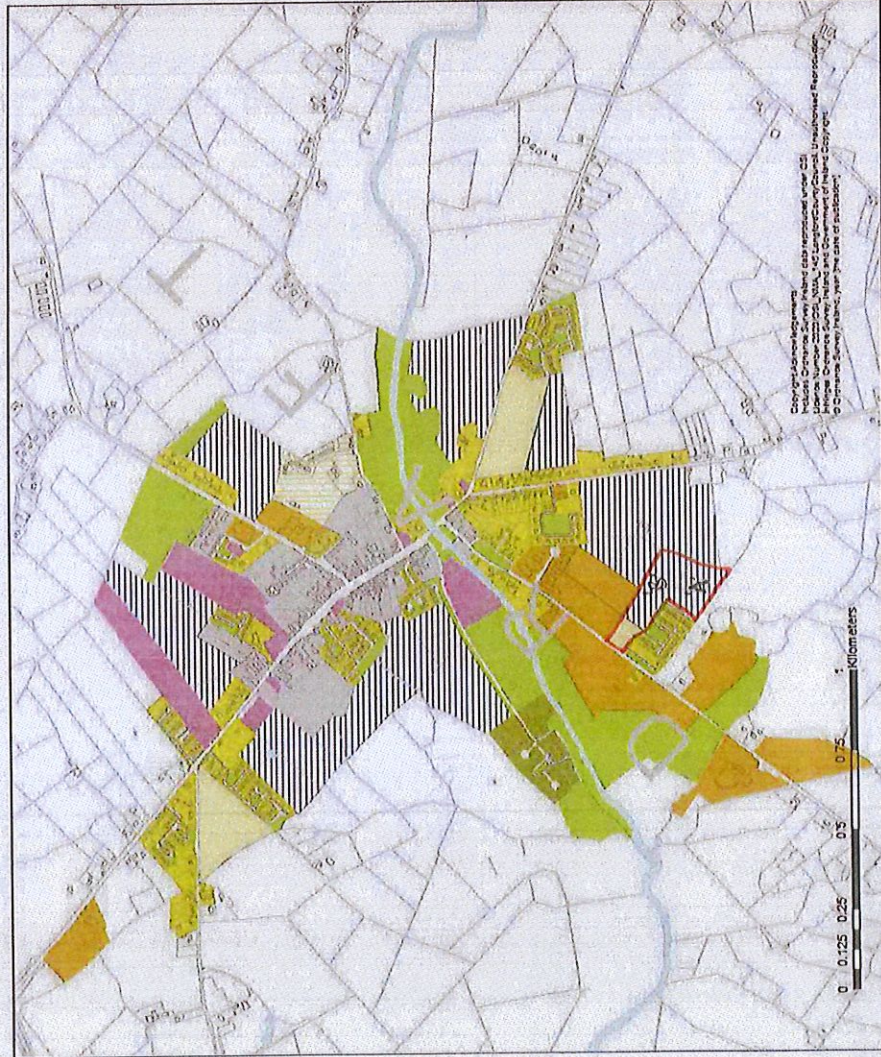
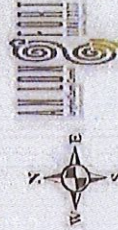


Legend

	Industrial/Commercial/Warehousing
	New Residential
	Recreation/Amenity & Green Spaces
	Residential
	Residential/Community Serviced/ed Centre
	Site Remediation Objective
	Social/Community/Public Utility
	Strategic Residential Reserve
	Town Core

Notes: Please note that every effort has been made to ensure the accuracy of this map. Every meeting available.

Disclaimer: The Council is not responsible for any loss or damage, whether direct or indirect, arising from the use of this map.



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