

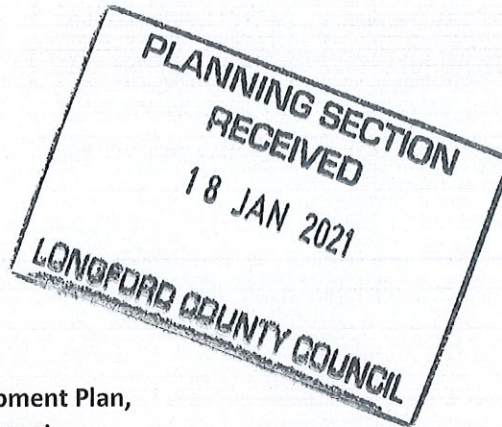
DcOP 92



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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. Christopher Malone, 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:	Ardagh
Folio Number	LD18152F
Parcel Number:	DA25C
Gross Area:	1.82 Hectares
Current Zoning	Recreation/Amenity/Green Spaces
Request to Change	'New Residential'

Signed:

Brendan Quaine,

WILL DESIGN ASSOCIATES

Site Location

LCDP 2015 – 21 identifies Ardagh Serviced Settlement as a Tier 5 with strong community linked to largely rural area that surrounds. Ardagh is a Heritage Village 6 miles south of Longford Town.

The purpose of the Zoning under LCDP 2021-2027 –
'To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities, The principles of sustainable development shall be taken into account when considering applications for residential development in the area, including the use of appropriate housing densities, natural, locally sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.



Ardagh in Longford County Map

Site Proposal

- To Rezone the lands highlighted on the maps from Recreation/Amenity/Green Space to New Residential and 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 dwelling's in the surround area of Ardagh.
- The only other New Residential zoning is on farmlands which will not be available under the lifetime of the plan.
- New Residential in this location can provide for small scale serviced residential with mains sewerage and water on site 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 provide main sewerage to be extended to the site with viable development proposal.
- Integration of the existing development in the area with small scale housing.
- Existing Envelope provides no obvious area to implement the proposed Development Plan strategy for the area.

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 village has no vacant units and phased progression to develop units to meet local needs and to provide for longer term housing requirements for Ardagh. The development would integrate with the existing development 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 Ardagh(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 2015-2021

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 serviced development which is not available at present. This land is not suitably zoned as Recreation/Amenity/Green space being disconnected and with no obvious improvement to the overall village with such use. The site is located far enough from the main village to not detract from the traditional heritage.

Connections: How well connected is the new neighbourhood?

The site is located to the East of village and fundamentally a more suitable residential area on small scale. The area provides existing amenities with services 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 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



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.

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(colour key of panels) (edpage)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

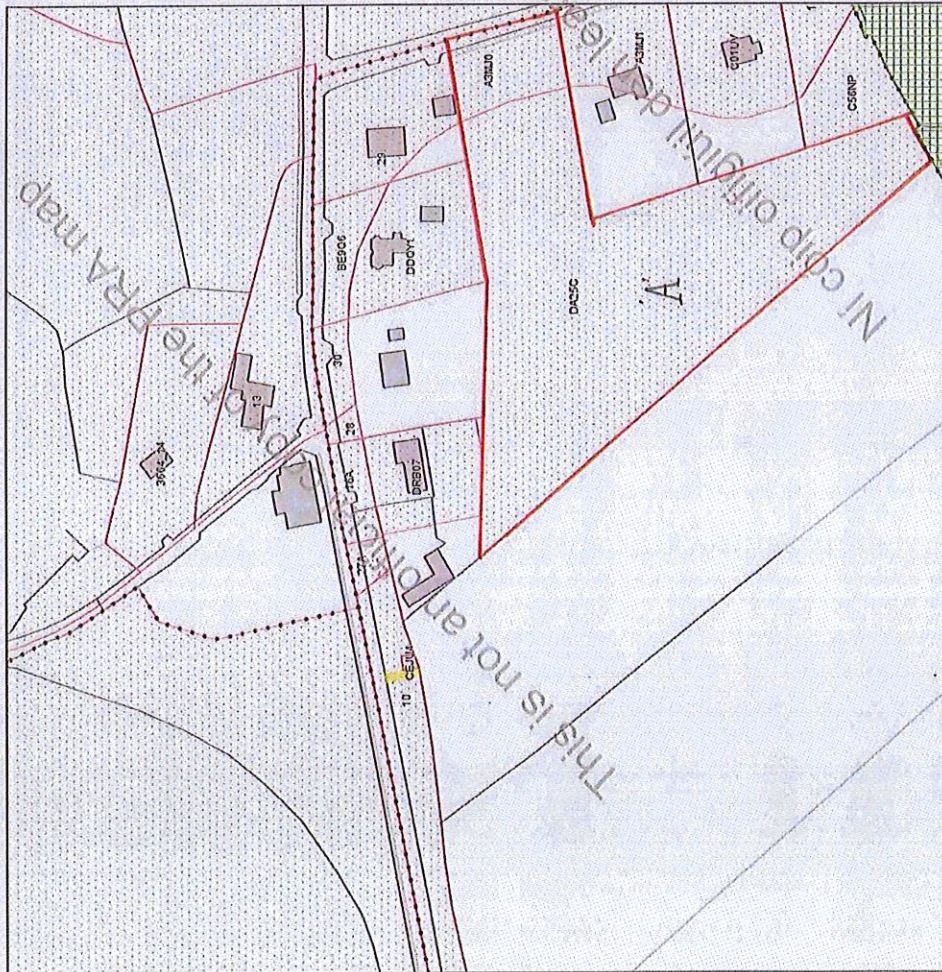
(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010)

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

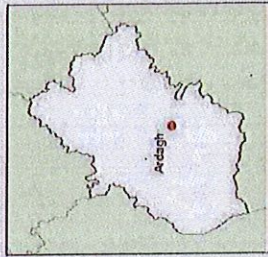
A full list of burdens and their symbology can be found at: www.landfirst.ie

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.



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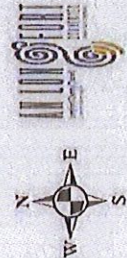
**Ardagh
Zoning Map**
County Development Plan 2021-2027



Legend

[Light Green Box]	New Residential
[Light Yellow Box]	Recreation/Amenity/Green Spaces
[Light Green Box]	Residential
[Purple Box]	Social/Community/Education
[Hatched Box]	Strategic Residential Reserve
[Light Green Box]	Tourism
[Light Brown Box]	Town Core

Notes:
Please note that every effort has been made to ensure the accuracy of the information appearing on this map. However, the County Council does not accept any liability for errors or omissions. The County Council is not responsible for any loss or damage, whether direct or indirect, arising from the use of this map. The County Council is not responsible for any loss or damage, whether direct or indirect, arising from the use of this map.



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