

Sub 30

Anne Glancy

From: ray yorke
Sent: Monday 9 August 2021 10:39
To: cdp
Subject: EXTERNAL - Submission with respect to Material Alterations CDP 2021-2017
Attachments: Submission re Alterations to the County Development Plan.docx; Letters of support.docx; Submission re Alterations to the CDP.pdf

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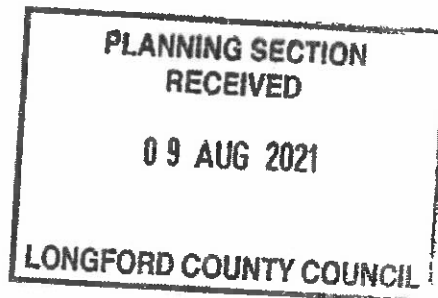
Ann

Please accept the attached submission and supporting documents with respect to the proposed Material Alterations to the original Draft LongfordCounty Development Plan 2021-2027.

I have attached both word and PDF so please choose the most appropriate. Please acknowledge receipt.

Ray Yorke





Garryandrew
Edgeworthstown
Co Longford

09 Aug 2021

Administrative Officer,
Review of County Development Plan.

Submission with respect to the proposed Material Alterations to the Draft Longford County Development Plan 2021-2027.

Specifically "Proposed Amendment AP.1C.14"

Please accept the attached submission, along with supporting documents, with respect to the proposed Material Alterations to the original Draft Longford County Development Plan 2021-2027, from

Raymond Yorke, Garryandrew, Edgeworthstown, Co Longford.

A handwritten signature in black ink, appearing to read "R. Yorke".

Raymond Yorke

Administrative Officer,

Review of County Development Plan.

Submission with respect to the proposed Material Alterations to the Draft Longford County Development Plan 2021-2027.

Specifically "Proposed Amendment AP.1C.14"

I wish to make a submission with respect to the proposed Material Alterations to the original Draft Longford County Development Plan 2021-2027.

In terms of the Country Development Strategy, Edgeworthstown is designated as a Key Employment Centre in the Hierarchy of Employment Centres. Edgeworthstown is being categorised as a 'Self Sustaining Town' with high levels of population growth and a weak employment base, which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining. Population in Edgeworthstown is increasing. "With high levels of population growth and a weak employment base" Edgeworthstown needs "to become more self-sustaining".

Edgeworthstown commands a strategic location at the intersection of the N4 and N55 making it a valuable commercial location from a national transport infrastructure point of view. There is a current shortage of industrial units along the N55 corridor. The combination of population growth, employment requirements, proximity to key transport corridors and the shortage of industrial units requires Edgeworthstown to have a significant amount of zoned commercial development land available to attract potential commercial developers. The County Policy Objectives in relation to Economic Development cites the needs to have regard to development in conjunction with the National Road Network and the identification of key strategic employment land banks to facilitate FDI or IDA employment opportunities. To the contrary, the current proposed Material Alterations to the Draft Longford County Development Plan 2021-2027 sees a significant reduction in the amount of Zoned Commercial land in Edgeworthstown. This proposed alteration from the original draft should not proceed.

Reference: *Material Alterations: Draft Plan, Vol.2: Appendices. pages 27 to 30*

Specifically

"Proposed Amendment AP.1C.14

Amend the quantum of the employment generating land use zonings to reflect the OPR comments and the findings of the Infrastructural Assessment Report (IAR) as

indicated in the revised zoning maps.

See Edgeworthstown: Proposed Material Amendment Map - Area A:

Land parcel no. 1, 2, 13 – no zoning.”

Land parcel no 2 in the Proposed Material Amendment Map - Area A Edgeworthstown, page 30, is a significant asset in the future development of Edgeworthstown's commercial base towards becoming a more Self-sustaining Town and Key Employment Centre. The location of this plot, immediately adjacent to the current Business Park in Edgeworthstown, is the ideal location to extend the Business Park, firstly for existing businesses and secondly for new businesses which undoubtedly will occur in the near future. With the advent of Brexit there has been a huge upsurge in interest for warehousing in particular along the N4 and these lands are ideal for this type of development. Obviously there is the potential for much needed employment in the town and any future development on these lands would sustain this growth. It simply does not make sense to de-zone these lands and more than likely have to amend the County Development Plan again in the future to re-zone them.

The original Draft Longford County Development Plan 2021-2027 recognised this and no alterations were proposed to the amount of Zoned Commercial land at Land Parcel No 2. Indeed, amongst others, Longford County Council so recognise the potential in this plot and has made three approaches to purchase this land for commercial development, most recently in June 2021. The focus of the Infrastructural Assessment Report is primarily concerned with land zoned for Domestic Development and not Commercial Development as is the case with this land. Further, Land Parcel No 2 is outside the indicated Area of Constrained Land Use. There is, in any event, provision for the inclusion of a site specific flood risk assessment for any future Planning Application. It is most important to have a significant amount of zoned commercial development land available to attract potential commercial developers that in turn creates new employment opportunities. This is in accordance with the County Policy Objectives. Zoned serviced land can be offered directly to developers without additional constraints and as such is more attractive to developers than non zoned land. It is submitted that the broad strokes approach to de-zoning does not make sense and the potential of these lands should be dealt with on an individual basis with reference to the points made above. As such, Land Parcel No 2 should be considered suitable for continued Zoning as per the original Draft Longford County Development Plan 2021-2027.

I wish to submit that the proposal to change to the zoning status of Land parcel no 2 in the Proposed Material Amendment Map - Area A Edgeworthstown, page 30, should not proceed and that the current commercial zoning status of this land be retained.

This submission is supported by Edgeworthstown Traders Association, C&D Foods and other local businesses. (letters of support attached).



Raymond Yorke

Robert Collins

Jul 26, 2021, 10:27 AM (7 days ago)

to me

Good morning Ray.

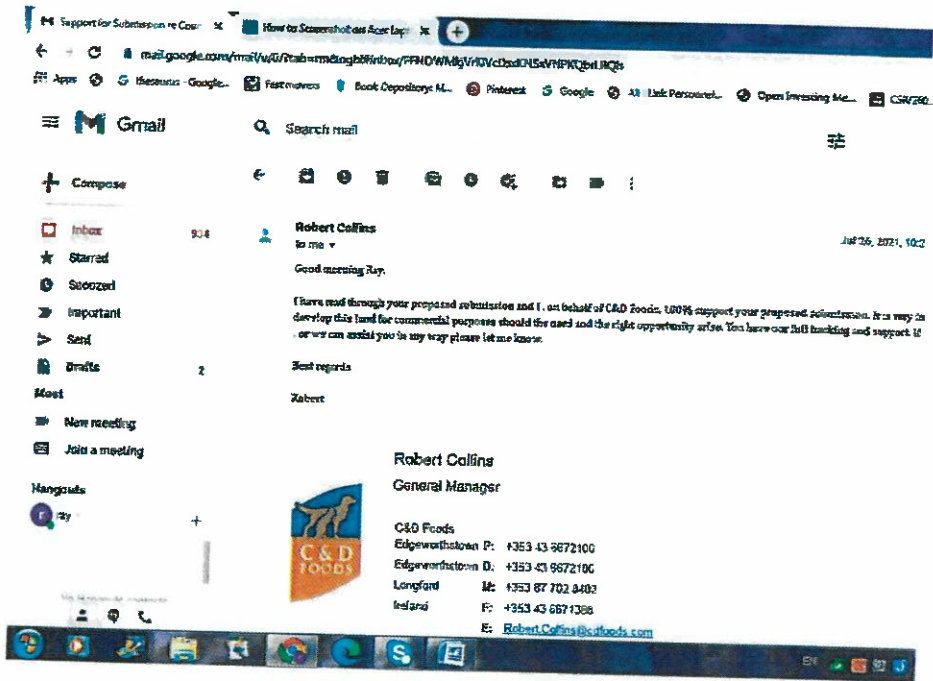
I have read through your proposed submission and I, on behalf of C&D Foods, 100% support your proposed submission. It is very important that you retain the potential to develop this land for commercial purposes should the need and the right opportunity arise. You have our full backing and support. If you need anything further from me / us, or we can assist you in any way please let me know.

Best regards

Robert

Robert Collins
General Manager

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EDGEWORTHSTOWN TRADERS ASSOCIATION

Edgeworthstown Traders Association
Main Street
Edgeworthstown
Co. Longford

30th July 2021

We the Edgeworthstown Traders Association do not support the proposed rezoning of Commercial Lands in County Longford and the status quo should remain as is.


Traders Association