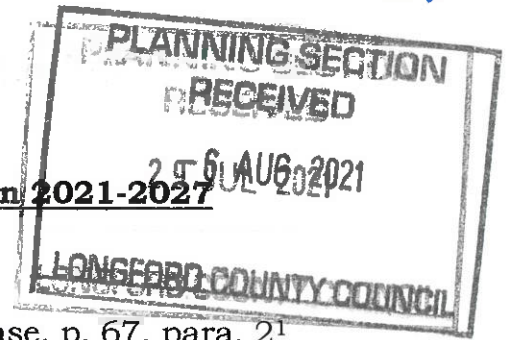


Sub 08

Submission onDraft Longford County Development Plan 2021-2027

We refer to the Chief Executive Officer's (CEO) response, p. 67, para. 2¹ (copy attached) to Submissions DCDP-03 and DCP-73 with special reference to the 'Land Zoned C', and 'Land Zoned B'.

We as residents of the adjoining area comment as follows:

- The CEO puts forward the justification: 'The amount of lands zoned for industrial and industrial/commercial development as part of the Draft Plan having been assessed and the quantum of lands deemed appropriate to enable the settlement of Granard to achieve its planned and proposed future growth and has been based upon the existing pattern of industrial development in the area'.

Regrettably, we find the above to be inaccurate:

Comment:

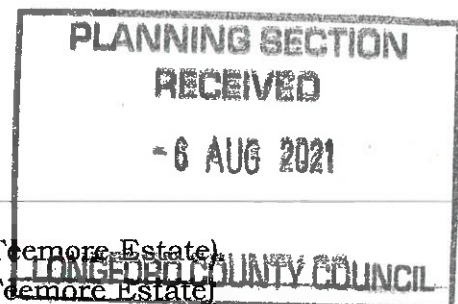
At the present time the town is surrounded by undeveloped/partly developed industrially zoned areas: There are substantial areas at the rear of the Garda Barracks, plus large parts of the Teemore Industrial Estate', and whole tracts of lands to the east of the town along the proposed bypass, to name but a few.

The CEO appears to be totally unaware of the dereliction and appalling ugliness of the current unused industrially zoned areas all around the town, nationally damaging to the image of the town of Granard and County Longford. Otherwise, he could not be proposing that more greenfield and environmentally healthy and pleasing areas now be the subject of even more unwanted and, clearly unneeded industrial zoning.

A random sample of photos of these sites is attached:

They are marked as follows:

- Industrial – Barrack Lane 1 – Photo taken 8/7/21
- Industrial – Barrack Lane 2 – Photo taken 8/7/21
- Industrial – Barrack Lane 3 – Photo taken 8/7/21
- Industrial – Barrack Lane 4 – Photo taken 8/7/21
- Industrial – Fire Station Site 1 – Photo taken 8/7/21 (Teemore Estate)
- Industrial – Fire Station Site 2 - Photo taken 8/7/21 (Teemore Estate)



¹ Chief Executive's Report, Part 2, pages 67, 68

Industrial – Fire Station Site 3 - Photo taken 8/7/21 (Teemore Estate)
Industrial – Fire Station Site 4 – Photo taken 8/7/21 (Teemore Estate)

As things presently stand, factories to the south of this 40-year old residential area and a furniture storage area in the middle of the residential area (which has morphed into a HGV station notably without appropriate Planning Permission) already have a negative impact on homeowners. Again, this residential enclave pre-dates Kiernan Mills as well as the now established HGV compound/station.

With regard to the area described as 'Land Zoned B' it is noted that you accept the need for a buffer zone between the existing HGV station/compound and the houses to west (south of the compound) but still insist on retaining that part of 'Zone B' to the east (north of the compound) as industrial/commercial. Should this area be developed as industrial/commercial together with the Area 'Zoned C' you will have created an industrial area all around the existing and long-standing homes that pre-date any industrial development. This will have the effect of damaging the existing healthy environmental benefits of the area and will have a negative effect on the value of the existing houses. No one wants to live in the middle of an industrial estate, which is the net effect of LCC's present plan.

Therefore, the lands at 'Area C' and the remainder of 'Area B' excluding the HGV compound should be rezoned to agricultural (as they previously were), or residential. We do expect this to happen. We find that the proposals in the Chief Executive's Report: Part 2 and that of Material Alterations: Draft Plan, Vo. 2: Appendices, to be unsubstantiated and based on a previous Development Plan, **where the rezoning of the areas under discussion here were put in place without the awareness of the residents concerned. This is not good enough.**

Grist says:² The legislation specifies that there is no presumption in law that any land zoned in a particular development plan shall remain so zoned in any subsequent plan.

Thank you.


Signature Sheet follows below.

² Grist, Berna. *An Introduction to Irish Planning Law*, Second Edition, Institute of Public Administration (IPA), Dublin 4, 2012, p. 16.

Addendum

I Fintan Flood asked that the sewerage system for the town be brought through this area as I was advised by the County Council it is a very suitable area for housing.

It is now a very polluted area and illegal development all around us (both air pollution and water pollution 7 days per week.

FINTAN FLOOD 

Attachments:**1.**

8 photos of existing derelict industrially zoned areas Granard

Industrial – Barrack Lane 1 – Photo taken 8/7/21

Industrial – Barrack Lane 2 – Photo taken 8/7/21

Industrial – Barrack Lane 3 – Photo taken 8/7/21

Industrial – Barrack Lane 4 – Photo taken 8/7/21

Industrial – Fire Station Site 1 – Photo taken 8/7/21 (Teemore Estate)

Industrial – Fire Station Site 2 - Photo taken 8/7/21 Ditto

Industrial – Fire Station Site 3 - Photo taken 8/7/21 Ditto

Industrial – Fire Station Site 4 – Photo taken 8/7/21 Ditto

2. Copy of *Chief Executive Report: Part 2*, pages 67 and 68

3. Copy of *Material Alterations: Draft Plan, Vol. 2: Appendices*, pages 15-21

SIGNATURE SHEET

PRINTED NAME	SIGNATURE	DATE
MARY WARD	Mary Ward	2/8/21
FINTAN FLOOD	Fintan Flood	4/8/21
EDWARD STOKES	Edward Stokes	4/8/21
BRIAN COLUMB	Brian Columb	4/8/21
BRIAN SHERIDAN	Brian Sheridan	4/8/21
JUDY SHERIDAN	Judy Sheridan	4/8/21
KATHLEEN SHERIDAN	Kathleen Sheridan	4/8/21
MAGDA LAPCZYNSKA	Magdalena Lapczynska	4/8/21

GRAVARKILLE RESIDENTS

Industrial - BARRACK (one)
8/7/12



Industrial - Boerback Lane 2
8/7/21



Industrial - BARRACK LANE 3
8/7/21



Industrial - Boreack Lane 4

8/7/02



Industrial - Fine Station 1
8/7/21



Industrial - Filler Station 2
8/7/21



Industrial - Free Station 3
8/7/24



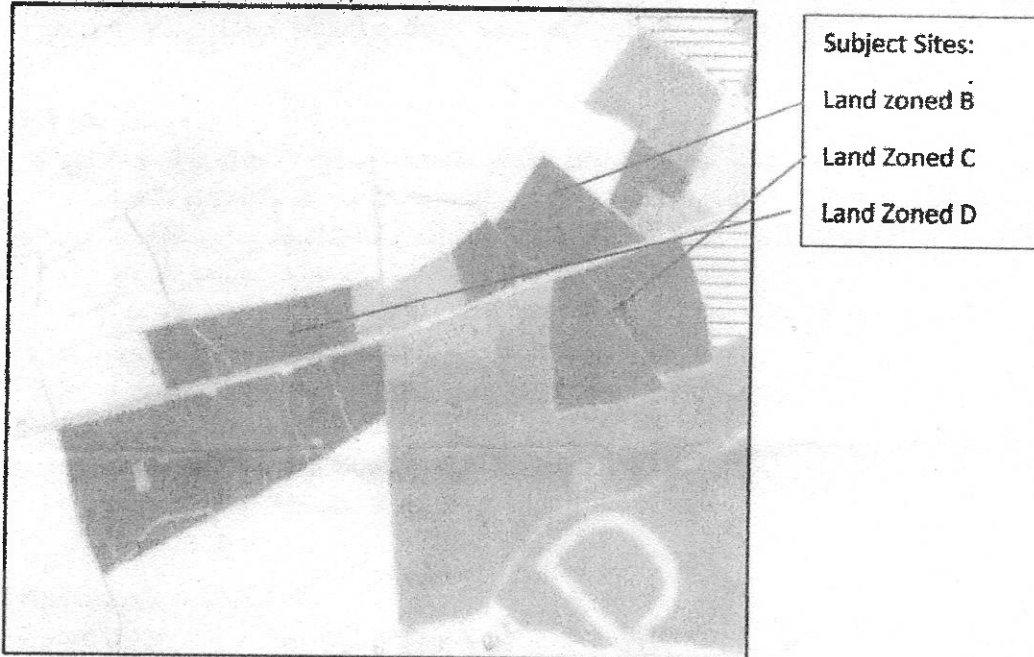
Industrial - Fire Station 4



Industrial / Commercial / Warehousing

Submissions DCDP-03 and DCDP-73

DCDP-03 and DCDP-73 requests a change of land zoning from Industrial/Commercial/Warehousing zoning to an alternative land use of either "Residential – Agricultural – Recreational uses" on the subject lands located to the west of Granard located along the regional road R194 and refers to lands marked B, C and D on the attached plan.



Chief Executive's Response

The intention of the proposed motion is acknowledged.

The subject lands zoned B, C and D on the plan submitted within the motion were zoned for Industrial purposes within the current Longford County Development Plan 2015-2021. The amount of lands zoned for industrial and industrial / commercial development as part of the Draft Plan having been assessed and the quantum of lands deemed appropriate to enable the settlement of Granard to achieve its planned and proposed future growth and has been based upon the existing pattern of industrial development in the area.

Within the vicinity of the subject lands the existing industrial, commercial and warehousing uses are established and the direct links onto the important regional road R194.

It is identified that some Industrial Uses are established on the lands marked B. The Council acknowledge (Please see Submission DCDP-71) that a buffer be provided between the existing industrial development and the residential lands to the west of the subject site.

Following the Submissions and that of the OPR the Council have undertaken a review of the lands zoned and an infrastructure assessment of the area. Following this review the quantum of lands zoned on the outskirts of the settlement have been reviewed and revised.

Chief Executive's Recommendations

The site also needs to be considered in light of the submission from the Office of the Planning Regulator which is dealt with separately in this report.

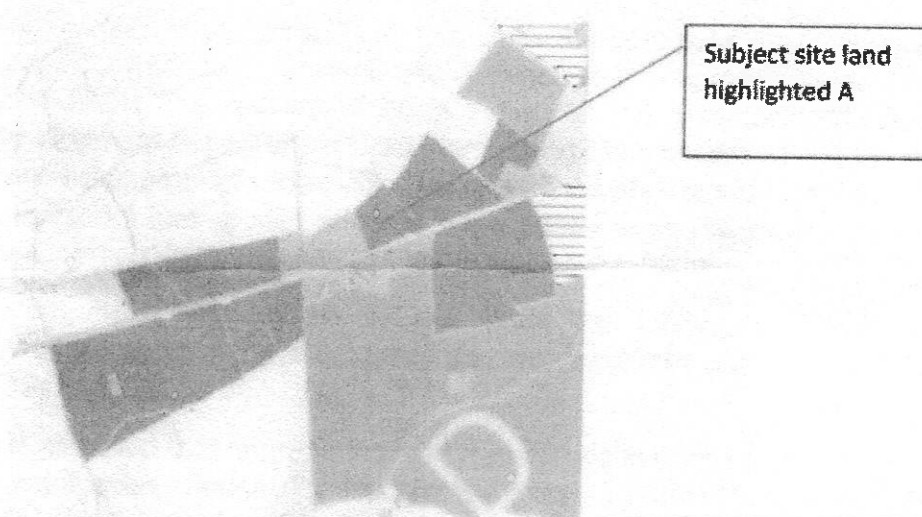
CE ZO-02

To amend the land zoning objectives for the subject sites.

- Land marked B – the Industrial zoned lands will be retained. However, the size of the lands reduced in order to provide a buffer with the residential lands to the west. Land to be de-zoned and left Agricultural.
- Lands marked C – the industrial zoned lands to be retained as Industrial / Commercial and remain unaltered.
- Lands marked D – the industrial zoned lands located to the west of the Town of Granard and north of Kiernan Milling along the regional road R194 to be de-zoned and the Industrial zoning removed and the lands to be left un-zoned and assumed Agricultural as a consequence.

Submission DCDP-71

Submission DCDP-71 requests a change of land zoning from Industrial/Commercial/Warehousing zoning to an alternative land use "Residential" on the subject lands located to the west of Granard located along the regional road R194. The subject lands are to the north of the R194 and to the west of existing commercial/warehousing uses and to the east of a residential dwelling.



The rationale supporting this submission includes:

**Appendix 1B: Self-Sustaining Growth Towns – Granard
Ballymahon and Lanesborough**

Granard

Section	Heading	Page no.
Appendix 1BC	Granard	42-52

Move Granard from Appendix 1C to Appendix 1B to reflect the revised settlement hierarchy.

The following material amendments are proposed (to be read in conjunction with attached Granard Proposed Material Amendment Zoning Maps - Area A and Area B and specific parcel number):

Appendix 1BC	Granard	51-52 (mapping)
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Insert the CSO defined Urban Settlement Boundary, which defines development within this boundary as brownfield and development outside of the boundary as greenfield, on the recommended revised Land Use Zoning map.

See Granard: Proposed Material Amendment Zoning Maps - Area A and Area B.

Insert an overlay of the flood risk maps over the land use zoning map.

See Granard: Proposed Material Amendment Zoning Maps - Area A and Area B.

On lands zoned 'Constrained Land Use' no further zoning will be considered, and the lands will be amended as indicated in the Land Use Zoning map.

See Granard: Proposed Material Amendment Zoning Map – Area A:
Land parcel no. 27 – no zoning.

See Granard: Proposed Material Amendment Zoning Map - Area B:
Land parcel no. 13 – no zoning.
Land parcel no. 21 – no zoning and 'Transport and Utility Objective'.

Legend, map and zoning changes box – 'Transport & Utility Objective' – new position for new road.

Amend the Land Use Zoning map of the Draft Plan to take into consideration the OPR comments and the findings of the Infrastructural Assessment Report (IAR) to reflect the recommended changes to the quantum of residential zoned lands for each settlement incorporated by recommended amendments to the Settlement Hierarchy, the projected population and housing supply targets and residential densities for settlements and settlements tiers where relevant.

See Granard: Proposed Material Amendment Zoning Map – Area A:

Residential Related:

Land parcel no. 6, 14 – no zoning.

Other Uses:

Land parcel no. 12 - no zoning.

Land parcel no. 27 – no zoning.

See Granard: Proposed Material Amendment Zoning Map – Area B:

Residential Related:

Land parcel no. 7, 19, (part) 20, 28 and 30 - 'Residential'.

Land parcel no. 9 and 16 – 'New Residential';

Land parcel no. 15 – 'New Residential' and no zoning;

Land parcel no. 17, 18, (part) 20, 29 - no zoning;

Other Uses:

Land parcel no. 8 (part) - 'Social/Community/Education/Public Utility'.

Land parcel no. 10, 11 and (part) 21 – 'Transport & Utility Objective'.

Land parcel no. 13 (part) - no zoning

Land parcel no. 24, 26 - no zoning.

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 Granard: Proposed Material Amendment Zoning Map – Area A:
Land parcel no. 1, 2, 3, 4, 5, 22 – no zoning.

See Granard: Proposed Material Amendment Map – Area B:
Land parcel no. 8 – part no Zoning; part 'Social/Community/Education/Public Utility'.
Land parcel no. 13 (part) - no zoning
Land parcel no.20 (part) no zoning and 'Residential';
Land parcel no. 23 – no zoning.

-
- Granard: Proposed Material Amendment Zoning Map - Area A:**
Land Parcel no. 3 – no zoning.
- The size of the industrial zoned lands to be reduced in order to provide a buffer with the residential lands to the west - Land to be de-zoned.

- The industrial zoned lands located to the west of Granard and north of Kiernan Milling along the regional road R194 to be de-zoned, the Industrial zoning removed and the lands left un-zoned and assumed Agricultural as a consequence.

Granard: Proposed Material Amendment Zoning Map - Area A:
Land Parcel no. 1 – no zoning.

The existing industrial complex will be retained as lands zoned Industrial/Commercial/Warehousing and the lands to the west de-zoned and assumed Agricultural.

See Granard: Proposed Material Amendment Zoning Map – Area A:
Land Parcel no. 3. – no zoning.

The lands zoned Industrial/Commercial/Warehousing to be de-zoned and assumed Agricultural.

See Granard: Proposed Material Amendment Zoning Map – Area A:
Land Parcel no. 1. – no zoning.

De-zone the subject lands and leave as un-zoned lands / agricultural lands.

See Granard: Proposed Material Amendment Zoning Map – Area A:
Land Parcel no. 5 – no zoning.

Change zoning from 'Town Centre' to 'Tourism' as indicated in the revised settlement map

See Granard: Proposed Material Amendment Zoning Map – Area A:
Land parcel no. 25 – 'Tourism' zoning.

Include an 'Amenity Walkway' as indicated in the revised settlement map
Map B

See Granard: Proposed Material Amendment Map – Area B:
Legend, map and zoning changes box – Amenity Walkway indicated.

Remove the zoning for 'Social / Community / Education' and to apply 'Residential' zoning.

See Granard: Proposed Material Amendment Zoning Map – Area B:
Land parcel no. 19 – 'Residential' zoning.

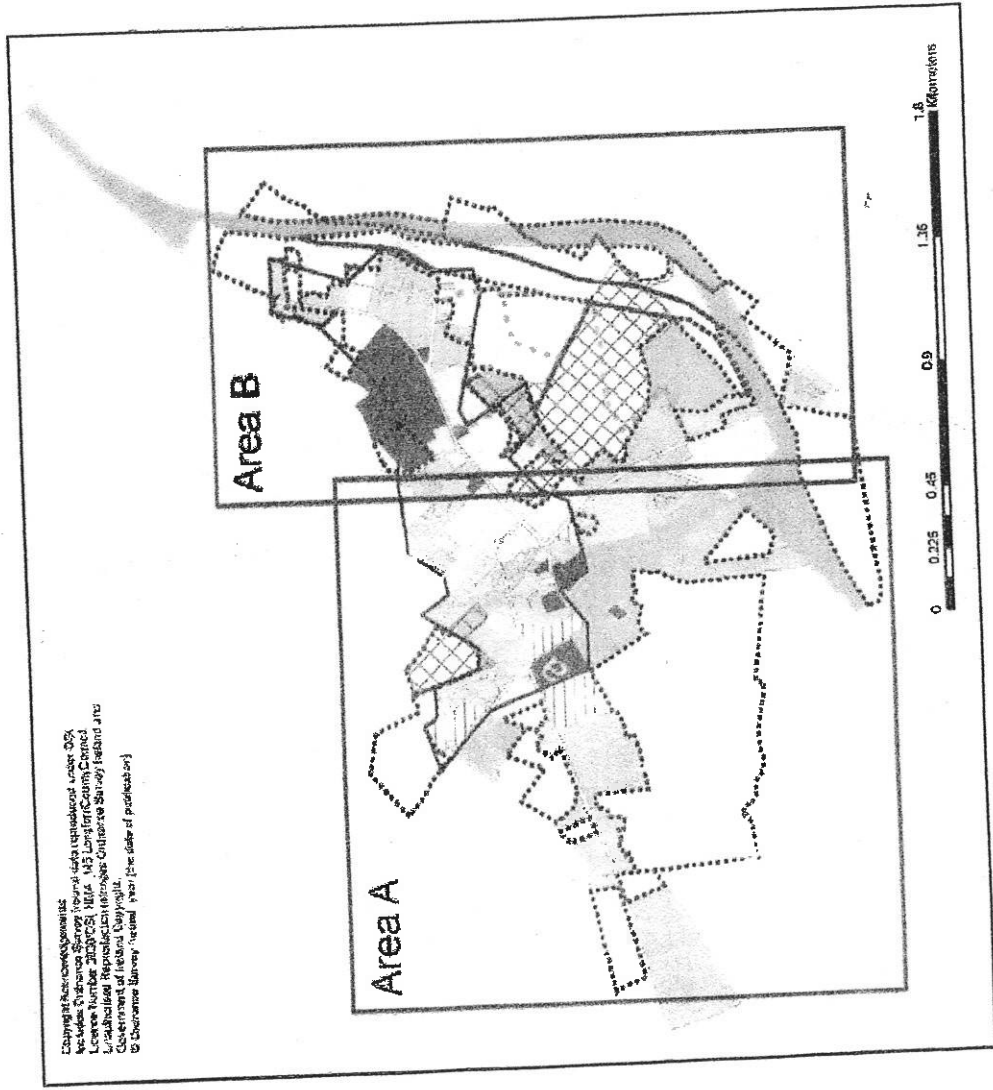
Apply the zoning category 'Social/Community/Education/Public Utility' to all existing school sites in Co. Longford.

See Granard: Proposed Material Amendment Zoning Map – Area B:
Land parcel no. 8 (part).

**Granard
Proposed Material Amendments
Area A & Area B**
County Development Plan 2021-2027

- Legend**
- Changed Zoning
 - Area of Constrained Land Use
 - CSO Sensitive Boundary
 - Industrial/Commercial/Neighbouring
 - New Residential
 - Recreation/Amenity/Green Space
 - Riverside
 - Social/Community/Educational/Public Utility
 - Strategic Industrial Reserve
 - Strategic Residential Reserve
 - Township
 - Town Core
 - Transport & Utility Objective
 - Amenity Walkway
 - Proposed Service Road Granard

See separate Maps
of Area A and Area B

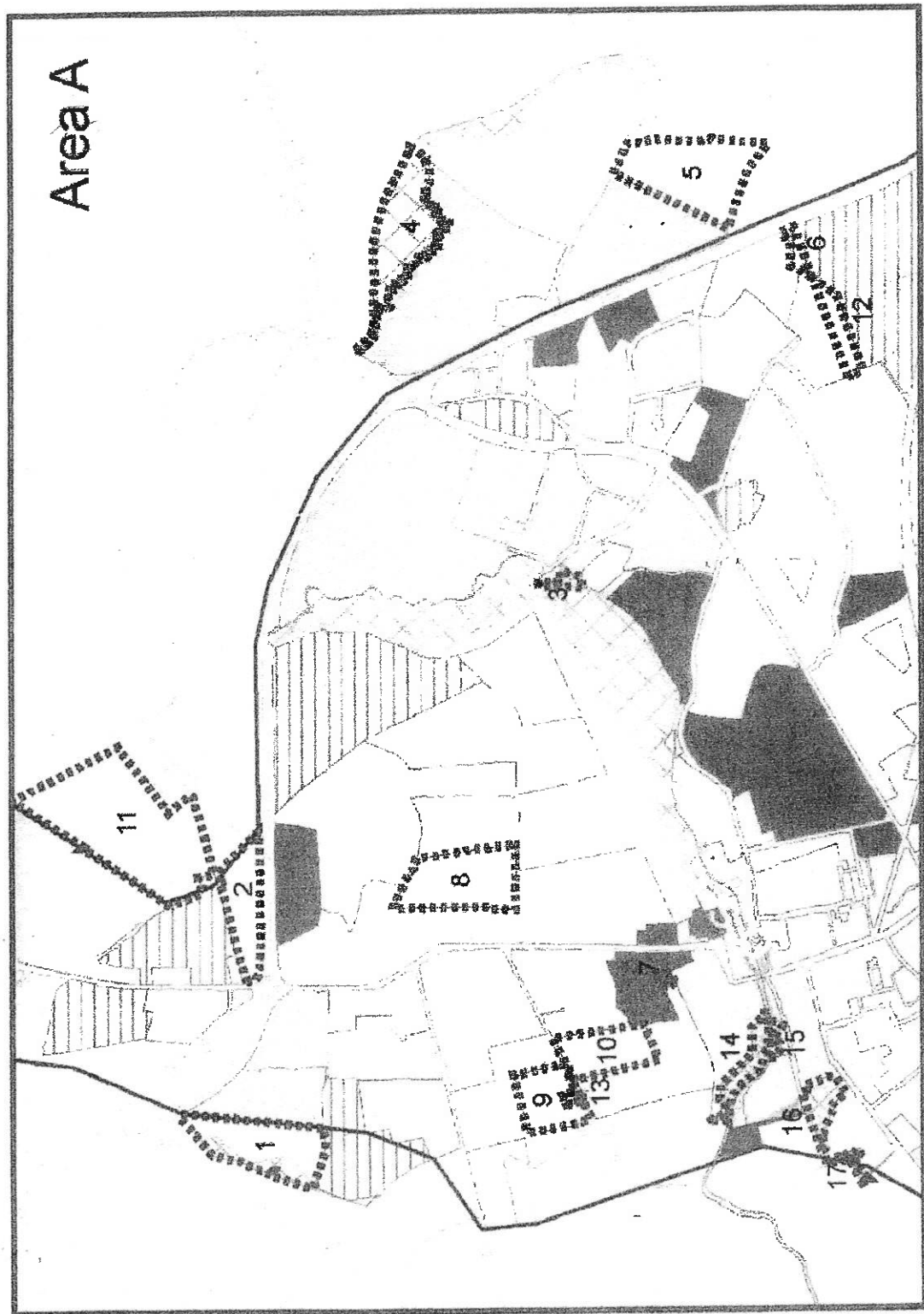


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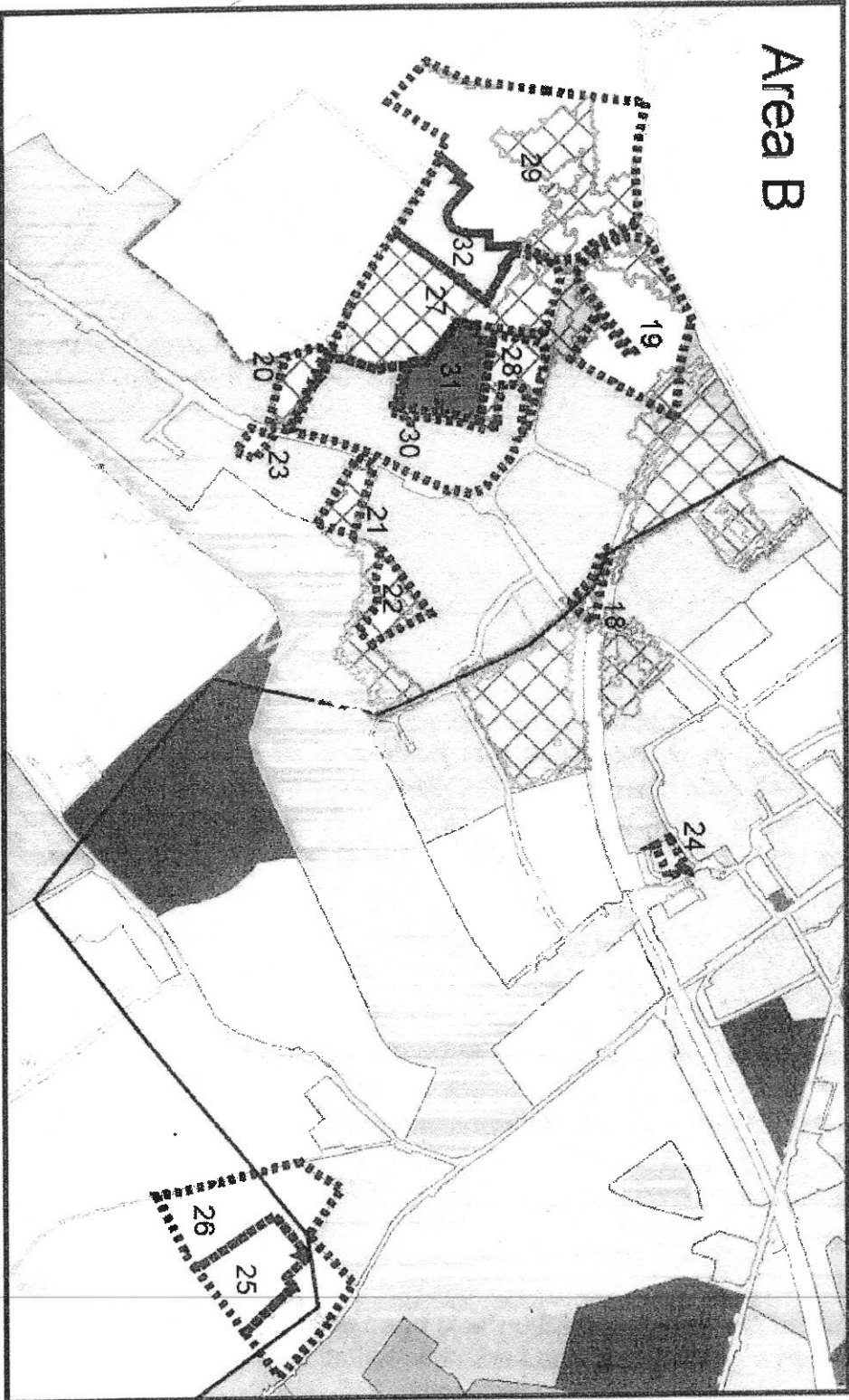
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Draft
Zonitr
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Area A



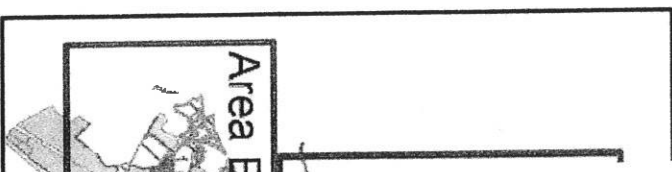
Area B



- Legend**
- Areas of Changed Zoning
 - Areas of Constrained Land Use



Propo
Count



Draft Plan:
Zoning In Draft
Industrial/Comm

Z