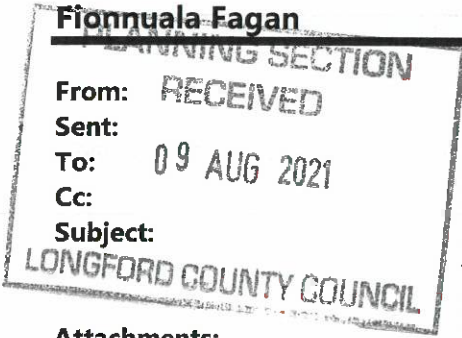


JUB 17



Mark Bannon <pattersonbannon@gmail.com>  
 Saturday 7 August 2021 16:31  
 submissions  
 Des Mulvihill  
 EXTERNAL - Draft development plan submission - Application for change for zoning from Agri / Residential reserve to Phase 1 residential at Folio LD144584, Creevagh Beg, Ballymahon, Co. Longford and associated lands.  
 Ballymahon submission AUGUST.pdf

Attachments:

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Planning Dept.,  
 Longford County Council  
 Aras an Chontae,  
 Great Water St,  
 Longford,  
 N39

NH56

29/08/2021

**RE: Draft development plan submission - Application for change for zoning from Agri / Residential reserve to Phase 1 residential at Folio LD144584, Creevagh Beg, Ballymahon, Co. Longford and associated lands.**

Dear Sir /Madam / Miss,  
 On behalf of our clients David and Desmond Mulvihill, we wish to make the following submission for change of zoning from Residential reserve and agriculture as currently proposed to **Phase 1 residential** on our clients lands at Creevagh Beg, Ballymahon, Co. Longford under the 2021-2027 County Development Plan.

The subject lands are situate on the R392 along the main access route into Ballymahon from Mullingar and also front onto Creevagh Beg / Goldsmith Terrace. – See *Fig. 1+ 2* attached.

The lands containing circa 20 acre present an excellent opportunity in a key location at the gateway to one of Longford’s main County towns to develop valuable Phase 1 housing stock within 5 minutes walk of Ballymahon town centre.

Our clients are in a position to commence delivery of much needed residential accommodation required to facilitate the current demand for housing as created by local enterprise including the expanding Centre Parks development.

To place the current proposed zoning of *residential reserve* is to effectively sterilize this key gateway site on one of the main arterial routes into Ballymahon.  
 The site is immediately serviceable with mains sewerage traversing the site.

**Reasons for Residential R1 zoning.**

- Key site location along one of the main arterial routes into Ballymahon.
- Within 5 minutes walk of Ballymahon town centre.
- Readily serviced with a main sewer currently transversing the site.
- Dual fronted location with roads and footpaths currently in place.
- Site bounded by existing residential along Goldsmith Terrace to the West and Creevaghglass to the East.
- Opportunity to form a residential link from the satellite estate of Creevaghbeg back into the town center of Ballymahon. Refer to *Fig 3.* below.

- In consideration of the existing established residential settlement pattern, the proposed zoning of residential reserve is unsuitable in this location.

We therefore invite the Local Authority to form the conclusion that an R1 residential zoning is a rational and appropriate use of this key edge of town land parcel.

Please refer to *Fig 3. attached* for a sample feasibility site layout.

We look forward to receipt of this observation in due course.

I trust you find the above in order.

***A hard copy of this submission has been sent by post which includes the prescribed fee.***

*Kind regards,*

*Mark Bannon,  
For & on Behalf of  
P.B.A. architects.  
RIAI 98013  
Stoneyford, Kilkenny.  
R95 W2AV  
R.I.A.I. registered practice.*

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*[pattersonbannon@gmail.com](mailto:pattersonbannon@gmail.com)*

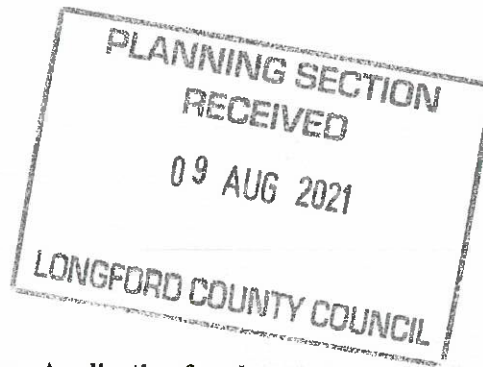
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*<https://www.linkedin.com/in/mark-bannon-42356865/detail/recent-activity/shares/>*

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*Thank you in advance for your cooperation.*

Planning Dept.,  
Longford County Council  
Aras an Chontae,  
Great Water St,  
Longford,  
N39 NH56



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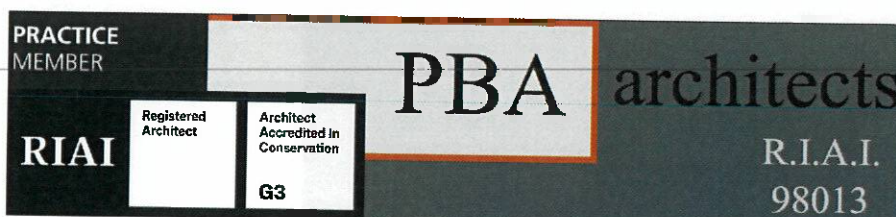
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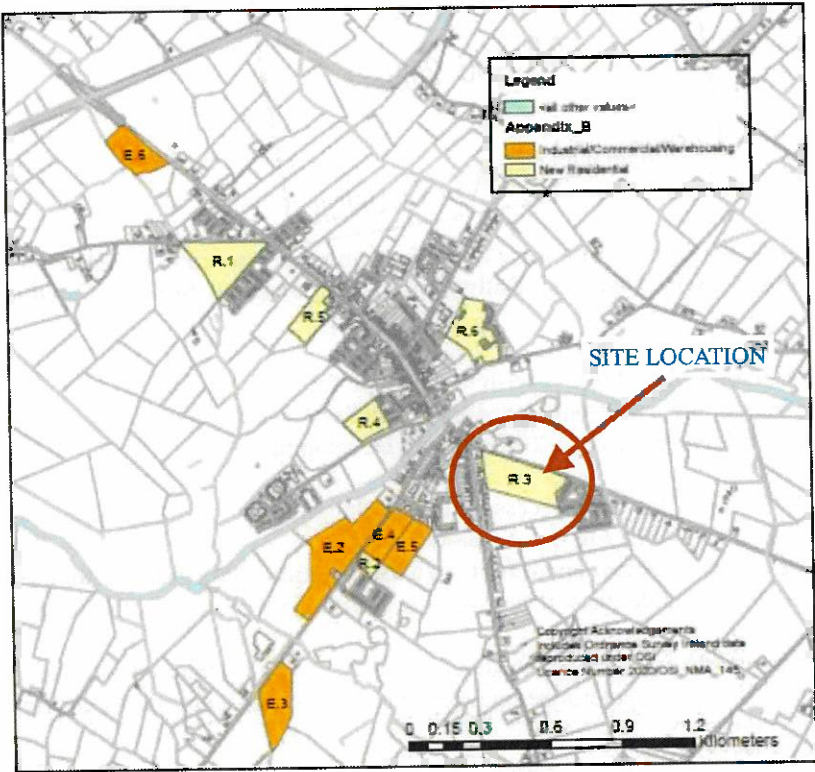


Fig. 1



Fig 2 – Site location.

PRACTICE MEMBER		<b>PBA</b>	architects
<b>RIAI</b>	Registered Architect		
	Architect Accredited in Conservation	<b>G3</b>	



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Kind Regards.

Mark Bannon  
For and on behalf of  
PBA architects.  
RIAI 98013  
Stoneyford, Kilkenny.  
087 6196527

PRACTICE MEMBER

RIAI Registered Architect

Architect Accredited in Conservation G3

**PBA architects**

R.I.A.I. 98013