

Sub 57

Deirdre Skelly

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From: **PLANNING SECTION**  
Sent: **RECEIVED**  
To: **10 AUG 2021**  
Subject:  
**Attachments:**  
**LONGFORD COUNTY COUNCIL**

Gerry McEvoy <~~gerry.mcevoy@ccct.ie~~>  
Tuesday 10 August 2021 15:17  
cdp  
EXTERNAL - Zoning submission for the Longford County Development Plan 2021 - 2027 for lands at Ballinalee, Co. Longford for Mr. Gerry McEvoy (Folio No. LD18795F)  
County Longford Development Plan 2021-2027 Submission for Folio No. LD18795F (Gerry McEvoy).pdf

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Dear Sir/Madam,

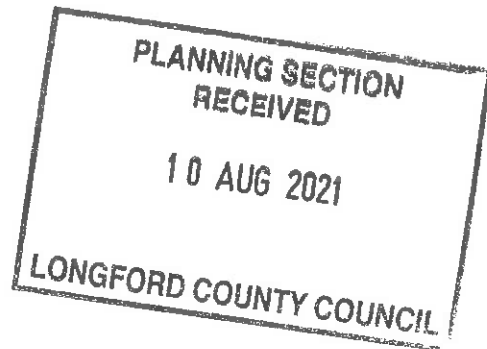
Please find attached a submission for the Longford County Development Plan 2021 - 2027 in respect of proposed zoning changes for lands jointly owned at the above referenced folio.

Kind regards

Gerry McEvoy

Sub 57

Administrative Officer  
Draft County Development Plan  
Forward Planning Unit  
Longford County Council  
Áras An Chontae  
Great Water Street,  
Longford



9<sup>th</sup> August 2021

Re: Zoning submission for lands at Ballinalee, Co. Longford (Folio No. LD18795F)

Dear Sir/Madam,

Please find enclosed a submission in respect of proposed zoning changes for lands at the above referenced folio.

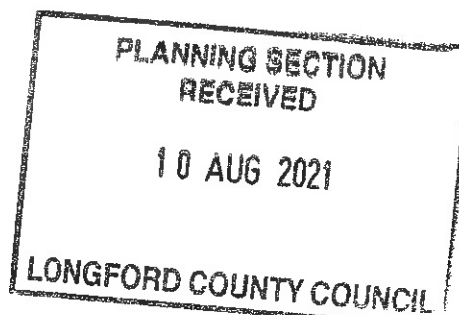
Kind regards

Gerry McEvoy

~~Ballinalee~~

~~Ballinalee~~

~~Co. Longford~~



SUB 57

9<sup>th</sup> August 2021

**Re: Zoning submission for lands at Ballinalee, Co. Longford (Folio No. LD18795F)**

Dear Sir/Madam,

I am the co-owner of two parcels of land contained in the above referenced folio. **Appendix A** to this submission contains a screenshot from Land Direct showing these two parcels noted as "A" and "B". Both land parcels are located within the well-established Shantobar housing development in the centre of Ballinalee.

Under the current 2015 - 2021 County Longford Development Plan ("Appendix 1 – Zonings") these parcels of land are zoned as follows:

Parcel A is zoned "Established Residential".

Parcel B is zoned as "Residential".

Parcel A currently has active planning permission for the construction of 8 houses (4 sets of 3 bed semi-detached houses). The planning reference of this permission is **19/290** and the permission was granted on 31 January 2020. Construction has not proceeded due to the impact of COVID-19.

Under the draft 2021 - 2027 County Longford Development Plan it is proposed to rezone both parcels of land as Strategic Residential Reserve.

**Request:**

**I request that both parcels of land retain their existing zoning in the finalised 2021 - 2027 County Longford Development Plan, namely Established Residential (Parcel A) and Residential (Parcel B). I make this request based on the following reasons:**

1) Both parcels of land are set fully within the well-established Shantobar housing development and as such all required services including foul sewer, surface water and watermain are available via connection to the existing services within the Shantobar development and without the need to disturb any public highways.

2) These parcels of land represent the incomplete elements of the Shantobar housing development and their completion will greatly enhance the development itself, the environment for the residents of the development and the village of Ballinalee in general. Furthermore, the development of these land parcels will help to prevent ongoing illegal dumping and other anti-social behaviour, which has been noted recently in the area. Both parcels of land are also ideally placed to deliver on the stated objective of the current government to prioritise the building of residential housing to cater for a growing population.

3) As noted above, Parcel A has active planning permission for the construction of 8 houses. The planning reference of this permission is **19/290** and the permission was granted on 31 January 2020. This active permission will ensure the completion of this section of the development.

Parcel A is marked as No. 12 on the "Ballinalee Proposed Material Amendments" map on page 41 of the "Material Alterations: Draft Longford County Development Plan 2021 – 2027 Vol. II Appendix". The "Changed Zoning" table (also on page 41) shows the proposed change in zoning for No. 12 from "Residential" to "Strategic Residential Reserve". However, on the previous page (page 40) of the appendix it is noted that "Land Parcel no. 12" will be zoned as "New Residential". As such there is an inconsistency within the document.

The relevant pages (pages 39 – 41) from the "Material Alterations Draft Longford County Development Plan 2021 – 2027 Vol. II Appendix" are included in **Appendix B** to this document.

4) Parcel B is not given a "Parcel No." on the "Ballinalee Proposed Material Amendments" map on page 41 of the "Material Alterations: Draft Longford County Development Plan 2021 – 2027 Vol. II Appendix". Furthermore, it has not been shown as a parcel of land which is subject to "Changed Zoning" on page 41. As this land parcel is currently zoned as "Residential" but per the map this is proposed to change to "Strategic Residential Reserve" there is either an inconsistency or an error contained within this document.

Parcel B borders the main street of Ballinalee village, directly across the road from the post office and shopping facilities. Parcel B is surrounded on all sides by either Town Core or Residential. As such the development of this central village location over the life of the 2021 - 2027 County Longford Development Plan will enhance and improve the village and would serve to fill an obviously missing jigsaw piece for the village. Given its location, this parcel of land would lend itself either in full or partially to development of housing for senior living. I also note that the proposed change in its designation from "Residential" to "Strategic Residential Reserve" is not actually shown on the "Changed Zoning" table on page 41 of the "Material Alterations Draft Longford County Development Plan 2021 – 2027 Vol. II Appendix". but only on the map itself. Therefore, it may be that the proposed change in zoning is an administrative error.

5) An engineer was engaged in early 2020 to draw up plans for the development of Parcel B. A number of drafts have been exchanged between the owners and the engineer but unfortunately further progress was halted due to COVID-19. It is the owners' intention to submit final plans for development of Parcel B to Longford County Council in 2022.

I have spoken with the local representative, Councillor Colin Dalton in relation to this submission and request.

Kind regards



Gerry McEvoy

## Appendix A

Property Details

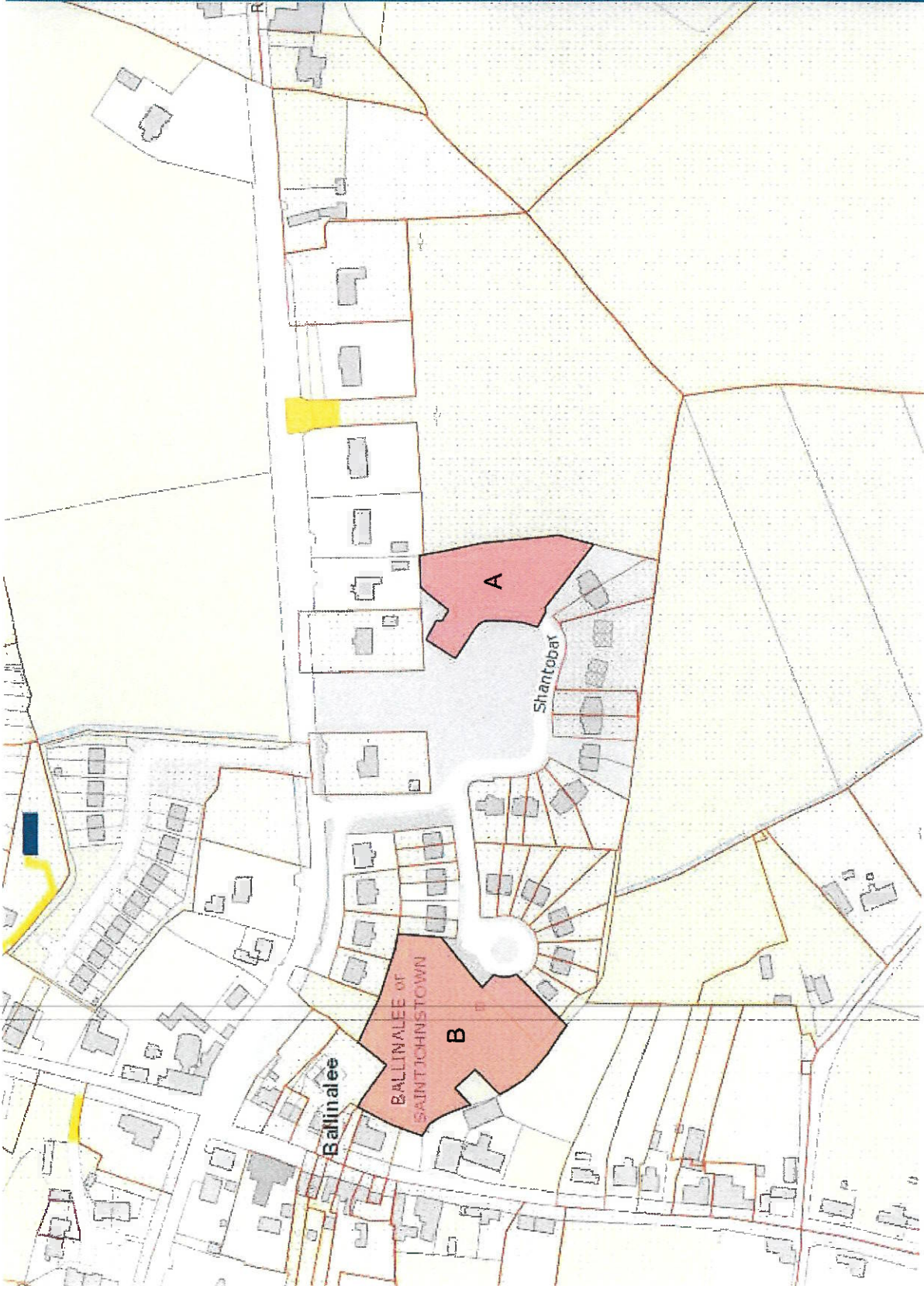
> Back

Folio Number	LD18795F
Title Level	Freehold
Plan Number	DKM8E
Property Number	1
Area of selected plans	0.93 hectares.
Number of Plans on this folio:	2
Address	Not Available

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\*PBA Boundaries and Plan Area are not conclusive. See [Section 62\(2\)](#) of Registration of Title Act 2006 and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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## Appendix B

## Ballinalee

Section	Heading	Page no.
Appendix 1D	Ballinalee	104-105

The following material amendments which consist of mapping changes are proposed (see attached Ballinalee: Proposed Material Amendment Map and specific parcel number):

### Proposed Amendment AP.1D.5

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 maps.

**See Ballinalee: Proposed Material Amendment Map**

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### Proposed Amendment AP.1D.6

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

**See Ballinalee: Proposed Material Amendment Map.**

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### Proposed Amendment AP.1D.7

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

**See Ballinalee: Proposed Material Amendment Map**

Land parcel No. 1 (part), 2 (part), 4 (part), 5, – No Zoning

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### **Proposed Amendment AP.1D.8**

Amend the Land Use Zoning map 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 Ballinalee: Proposed Material Amendment Map**

*Residential Related:*

Land parcel no. 12, 20 - 'New Residential' zoning;

Land parcel no. 16, 18, 21, 23 – 'Residential' zoning;

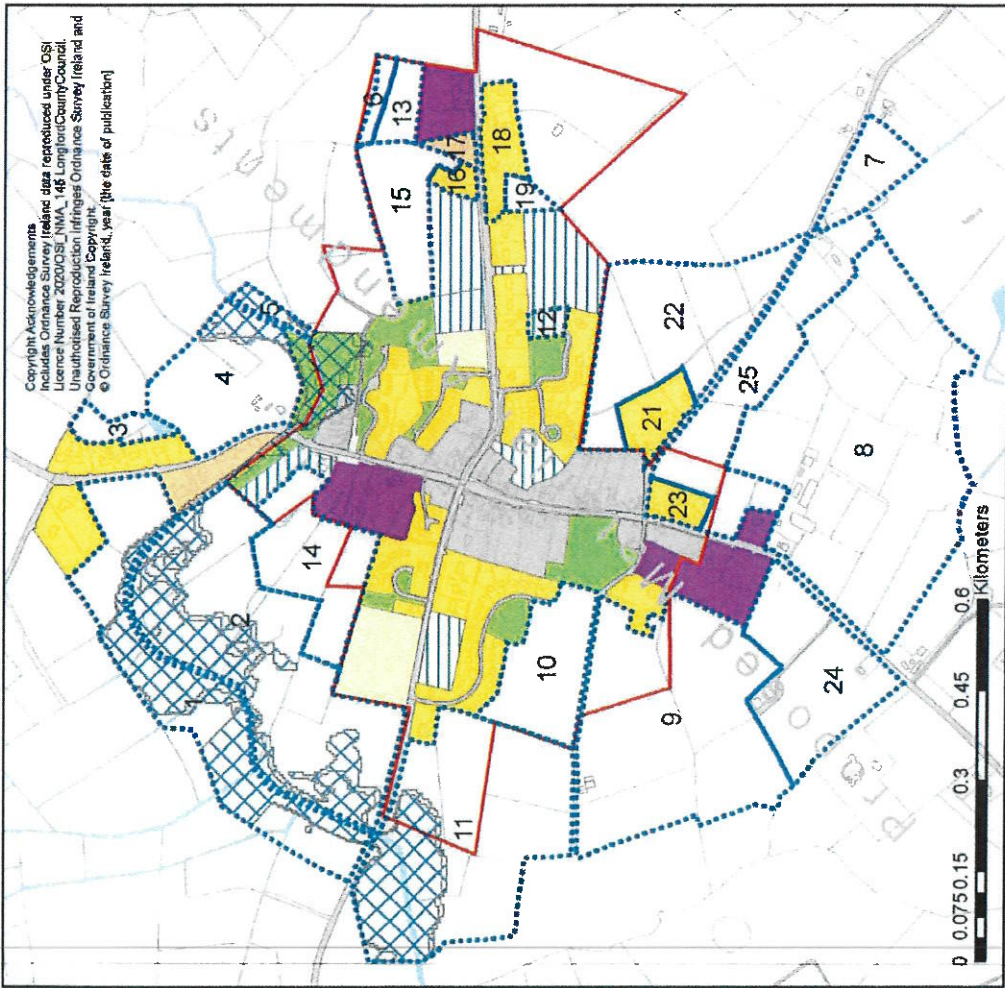
Land parcel no. 14, 15, 19, 22, 24, 25 – No zoning;

Land parcel no. 17 – 'Light Industrial/Commercial/Servicing' zoning;

*Other Uses:*

Land parcel no. 1, 2, 3, 4, 5, 6, 7,8, 9, 10, 11, 13 – No zoning;

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### Ballinalee Proposed Material Amendments County Development Plan 2021-2027

- Legend**
- Changed Zoning
  - Recreation/Amenity/Green Space
  - Residential
  - Social/Community/Education/Public Utility
  - Areas of Contained Land Use
  - CSO Ballinment Boundary
  - Light Industrial/Commercial/Service
  - Strategic Residential Reserve
  - New Residential
  - Town Core

Draft Plan: Zoning in Draft Plan		Alterations: Amended Zoning		Parcel No.: Area on Map	
Recreational/Amenity/Green Space	No Zoning	No Zoning	1-11		
Residential	Strategic Residential Reserve	Strategic Residential Reserve	12		
Social/Community/Education/Public Utility	No Zoning	No Zoning	13		
Strategic Residential Reserve	No Zoning	No Zoning	14, 15, 19, 22, 24, 25		
	Residential	Residential	16, 18, 21, 23		
	Light Industrial/Commercial/Service	Light Industrial/Commercial/Service	17		

