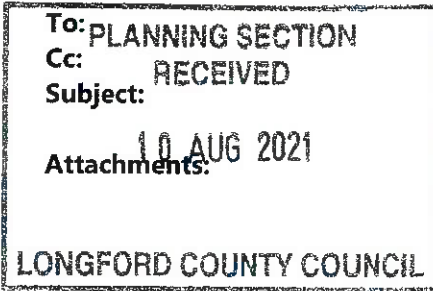


Sub 58

Deirdre Skelly

From: Eddie Phelan <Eddie@vcl.ie>
Sent: Tuesday 10 August 2021 14:58
To: PLANNING SECTION cdp
Cc: Sean Kelly (~~sean.kelly@vcl.ie~~)
Subject: EXTERNAL - Submission on material amendment AP.1C.5 on behalf of Mr. Sean Kelly
Attachments: 220057 Re-zoning submission for Sean Kelly - response to proposed amendment.pdf



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I attach for your consideration a submission on proposed material amendment AP.1C.5 on behalf of Mr. Sean Kelly.

I would be pleased if you could confirm receipt of this submission.

Regards

Eddie

*Eddie Phelan B.Eng., C.Eng., MIEI
CEO and Principal Engineer*

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Virtual Concepts Ltd., Reg. in Ireland No. 303382, Vat No. IE 6323382U

Our Ref: 220008/EPP/030304
Your ref:

Administrative Officer,
Review of County Development Plan,
Forward Planning Department,
Longford County Council
Áras An Chontae,
Great Water Street.
Longford,
N39 NH56



10 August 2021

Dear Sirs

Re: Draft Longford County Development Plan 2021-2027 – Submission for re-zoning from Recreation/Amenity & Green Spaces on lands at Thomond Hall, Ballymahon on behalf of Sean Kelly - Proposed Amendment AP.1C.5

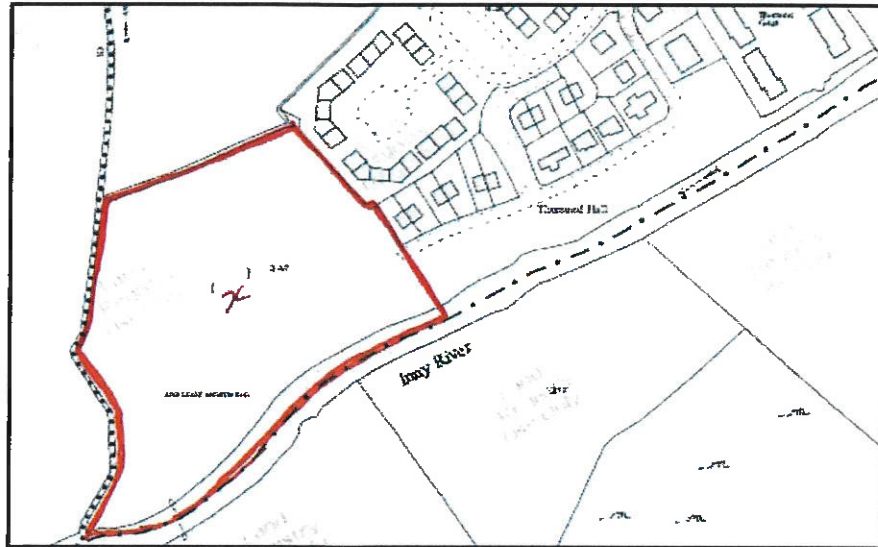
VCL Consultants were commissioned by Sean Kelly to prepare a submission on the County Development Plan, with specific reference to the Ballymahon settlement statement, for rezoning of lands located west of Thomond Hall. The subject lands are contained in folio LD 11683 F and are outlined in the extract from the PRAI mapping below and the relevant OSI mapping and comprise circ. 2.8 ha. (Marked “X”) of which it was requested that approximately 1.7 ha (Marked “Y”) be re-zoned to residential.

The Subject Lands are currently listed as plot 7 on the Ballymahon Proposed Material Alterations map attached to the draft County Development Plan 2021 20-27

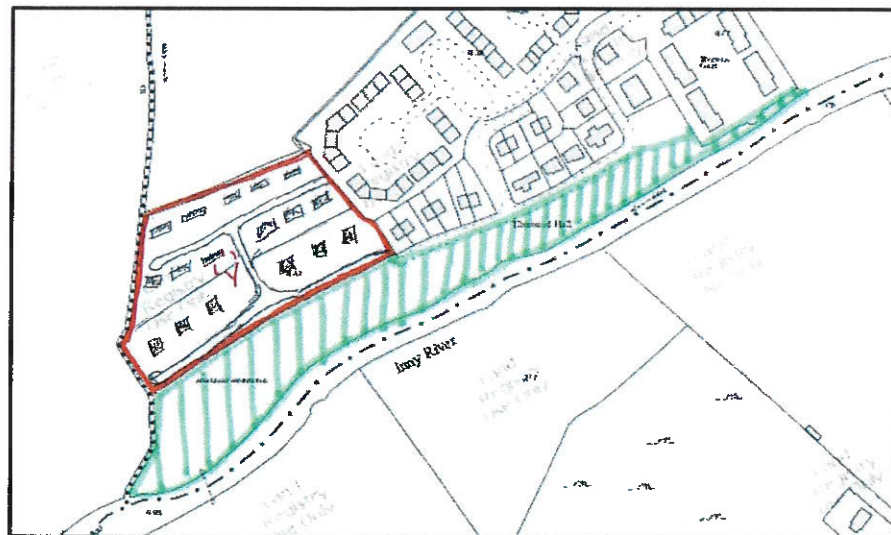
This submission requested consideration for rezoning of part of the subject lands west of the established Thomond Hall development to New Residential as an intricate part of Thomond Hall to provide for high quality residential amenity and increase the access and amenity of the river Inny due to the fact that the subject lands, was serviced by a foul pumping station, road access, water and power.



Extract from PRAI mapping showing total lands



Location of Subject site marked "X" on OSI mapping (copied under licence NTS)



Extent of Subject site proposed for re-zoning Marked "Y" on OSI mapping (copied under licence NTS)

We note that the current proposed draft development plan does not propose to zone the lands as requested but instead indicates that the land should not have any zoning. (Proposed Amendment AP.1C.5)

We had made the case that there were many advantages to re-zoning the lands based on the prevailing and economic development housing market at the time including:

- Strategic rezoning of lands and settlement hierarchy due to the site's location as an extension of existing development.
- Provides for increased and appropriate access to the riverside amenity.
- Expansion and growth would be in a managed way due to the location of the site.
- The proposed development is considered sustainable as there is an identified need for high quality residential units in the area to sustain and grow the town.



- The site is serviced by a foul pumping station designed in agreement with the local authority to serve the area and public water supply with sufficient capacity for the proposed development.
- The subject site is appropriately served by road and pedestrian access.
- The subject site is outside of areas identified as constrained use due to flood risk.

While we acknowledge the zoning of lands in 16, 18 & 20 will provide for some of the housing need of the area we do believe that this provision is too limited and request that the local authority consider extending the extent of residential zoned lands to make adequate provision for a recently identified expanded market.

The restriction on residential zoned lands is as a result of the 2040 national planning framework setting population targets for urban settlements in an attempt to limit the proliferation of one-off houses in the countryside. The core principle behind this approach will be undermined if the target set is considered a "hard limit" resulting in insufficient lands within the urban settlement, driving up housing costs and driving potential residents into unsustainable one off housing.

Disruptive changes have occurred in housing trends with changes resulting from the greater focus on remote and flexible working creating a significantly recently expanded market, however in Ballymahon these disruptive changes will be amplified by the success and proposed expansion of Centreparks. If the development plan is allowed proceed with an excessive limitation on available lands for housing provision it will not benefit the intention of sustainable and proper development and planning for the area as envisaged in the 2040 plan.

The subject site, having the benefit of sewer, water, roads and power, if included in the residential zoned lands, will be available to reduce the pressure on housing costs and sustainable provision.

I trust the above will be considered in the preparation of the final Longford County Development Plan.

Yours faithfully

Eddie Phelan
VCL Consultants