



0131 226 7225
info@scotthobbsplanning.com
www.scotthobbsplanning.com

24a Stafford Street
Edinburgh
EH3 7BD

06 October 2020

County Offaly Development Plan 2021 - 2027

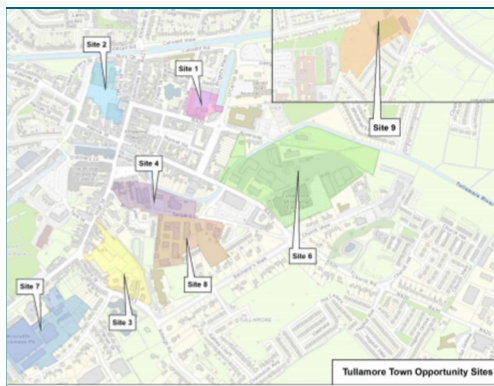
Draft Plan : Submission on behalf of Flanagan Properties Ltd, Kilcruttin, Cormac Street,
Tullamore

Objection to draft Plan in regard to its land at Kilcruttin, Tullamore

Proposed Amendment : Delete Core Retail Area and Provide a Town Centre Boundary, incorporating Central Opportunity Sites

Introduction

1. This representation is submitted on behalf of Flanagan Properties, which is the landowner of the land known as Kilcruttin, Tullamore, shown as Opportunity Site 7 below.



Source : CODP 2021 DRAFT – Opportunity Site 7

2. Flanagan Properties welcomes the opportunity of participating in this plan-making process and requests that OCC gives full consideration to this representation, which considers that a clear town centre boundary be included within the plan, incorporating Opportunity Sites 1, 2, 3, 4, 6 7 and 8. Flanagan Property supports the identification of this site as an Opportunity site.
3. It also considers that policies and objectives regarding the process for consideration of development at Opportunity Sites should be amended to ensure the sites are viable and can be delivered within the plan period. Flanagan Properties is aware of and supports other submissions made to the Plan by Grapemont Ltd, Weaver may Ltd and the Tullamore & District Chamber of Commerce.

Background

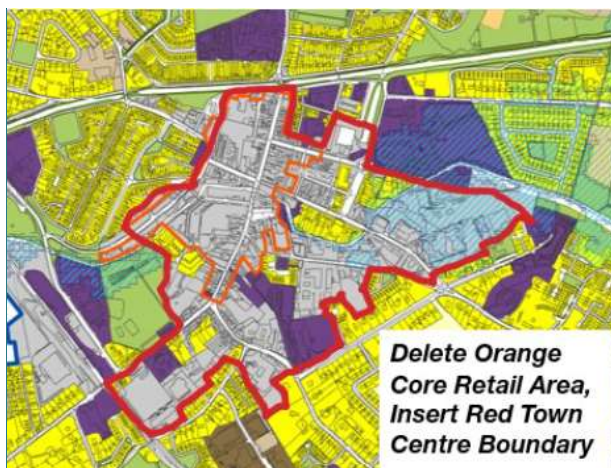
4. Kilcruttin is a viable town centre business, occupied by various small scale businesses in a variety of town centre uses. There are some 31 businesses, employing approximately 185 people in the location. Despite the current economic situation, the estate is occupied and units are rarely vacant for any significant period if a business relocates.
5. Kilcruttin is primarily in mixed business use at present, including office, education, storage, R&D and light industrial, Flanagan Properties considers there is potential to developed the site with more intensive development, of enhances scale and other town centre uses, when appropriate and viable.

The Representation – Justification

Omission of Town Centre Boundary – Designate around the Central Opportunity Sites

6. Flanagan Properties supports the designated Opportunity Sites but considers that the town centre for Tullamore is ill-defined. This makes the reading and interpretation of the document difficult and does not allow for proper consideration of those site which constitute town centre. The inclusion of a clearly defined town centre boundary, which incorporates most of the Opportunity Sites identified in the draft Plan, would provide clear guidance regarding the potential for development, would lead to certainty and would more likely lead to delivery of the intentions of the plan to achieve a strong town centre and one which reduces retail-spend from the County.

Draft Tullamore Town Plan – *Proposed Amendment*



Policies and Objectives Constrain Development – Amend to Encourage development

7. Opportunity sites do not necessarily follow coherent boundaries, yet the draft Plan requires a coherent approach to their development. Flanagan Properties has no objection to the requirement to ensure that development of one part does not frustrate the development of another but considers it an inappropriate constraint to require all parts to be brought forward at one time. This unnecessarily constrains sites in the urban footprint and particularly those previously developed or in multiple landownerships. This is proved by the fact that only one opportunity site has actually been partially built out over the past 15 years.
8. This is addressed in more detail in the submission made by Weavermay Ltd, which is supported by Flanagan Properties.



Conclusion

9. Flanagan Properties welcomes the opportunity to participate in this plan making process and requests that its comments are taken into consideration.
10. In particular, whilst it supports the designation of Kilcruddin as an Opportunity Site the following changes are requested :
 - Reintroduce town centre boundary – recognising the importance of the town centre as a whole to the:
 - growth and improvement of retailing within the county
 - the vitality and viability of Tullamore town centre as the top of the retail hierarchy in Offaly
 - enhancing the potential for the development of the opportunity site
 - Remove the requirement regarding comprehensive redevelopment of the Opportunity site, allowing each component part to be delivered in a viable manner providing it does not prevent redevelopment of the remaining land.