

DRAFT COUNTY DEVELOPMENT PLAN REVIEW

Senior Executive Officer,
Planning Section,
Offaly County Council,
Aras An Chontae,
Charleville Road,
Tullamore
County Offaly

6th October 2020

Re/ Lands at Town Parks, Tullamore Road / Banagher Road, Birr, County Offaly

Dear Sir Madame,

With reference to the above and the current review of the County Development Plan 2021 – 2027, I would be grateful if you could review the attached map and consider the zoning of the lands for residential purposes in keeping with the masterplan as submitted as part of the recent approved planning applications

- The lands are currently zoned Residential and have been the subject of several approved planning applications (BR1358, BR1121, BR1563 & BR 1090). Offaly County Council has recently approved full planning permission on an agreed phased basis for housing on the overall landholding under PI ref No. 18/235 & 19/282. There is a current planning application for 73no. units to complete phase 3 of the development in keeping with the approved Masterplan for the lands which has been presented in the approved planning applications 18/235 & 19/282. I wish to confirm that delivery of quality residential development on the landholding has been at advanced design stage since 2016, with extensive project development between the landowner and the Planning Authority.
- The recently approved planning permissions for 16 + 18 units are scheduled to commence in November 2020 and will provide for phase 1 + 2 of the access road linking McCauley Drive to the Tullamore Road N52. These units are the subject of extensive meetings with the Housing Section of Offaly County Council.
- The landowner has been working in conjunction with Offaly County Council and in particular the Road Design Section to deliver the much needed new distributor road linking the Tullamore Road N52 to the Banagher Road R439. This involves the provision of private lands in order to deliver the roads objective which will provide much relief to the town center from heavy vehicles etc. A Part 8 Planning Application is now live dealing with the proposed works.

EMAIL: [REDACTED]

TEL [REDACTED]

MOBILE [REDACTED]

CONCLUSION

The overall landholding at Town Parks is served by all public services such as drainage, roads and footpaths and can easily be developed in order to meet the pent up need for housing in the Birr Town and surrounding areas. The lands will deliver the Part 8 Roads Objective distributor road which has been the subject of extensive design meetings between the Planning Authority and the landowner. The development of the lands will complete this quarter of Birr Town and infill the residentially developed lands and the lands developed by LIDL Ireland. The landholding has been the subject of detailed design and master planning part of the phased development of the lands and the approved planning applications 18/235 & 19/282. We therefore ask the Planning Authority to consider our proposals to zone the land for residential purposes.

Yours faithfully,

Mark D. Gilligan Dip. Arch Tech

EMAIL: [REDACTED]

TEL [REDACTED]

MOBILE [REDACTED]



CENTRE COORDINATES:
TM: 0067470011

ORDER NO.:
50141148_1

MAP SERIES:
1:2,500
1:2,500
1:2,500

MAP SHEETS:
1:2,500
3758-C
3758-D

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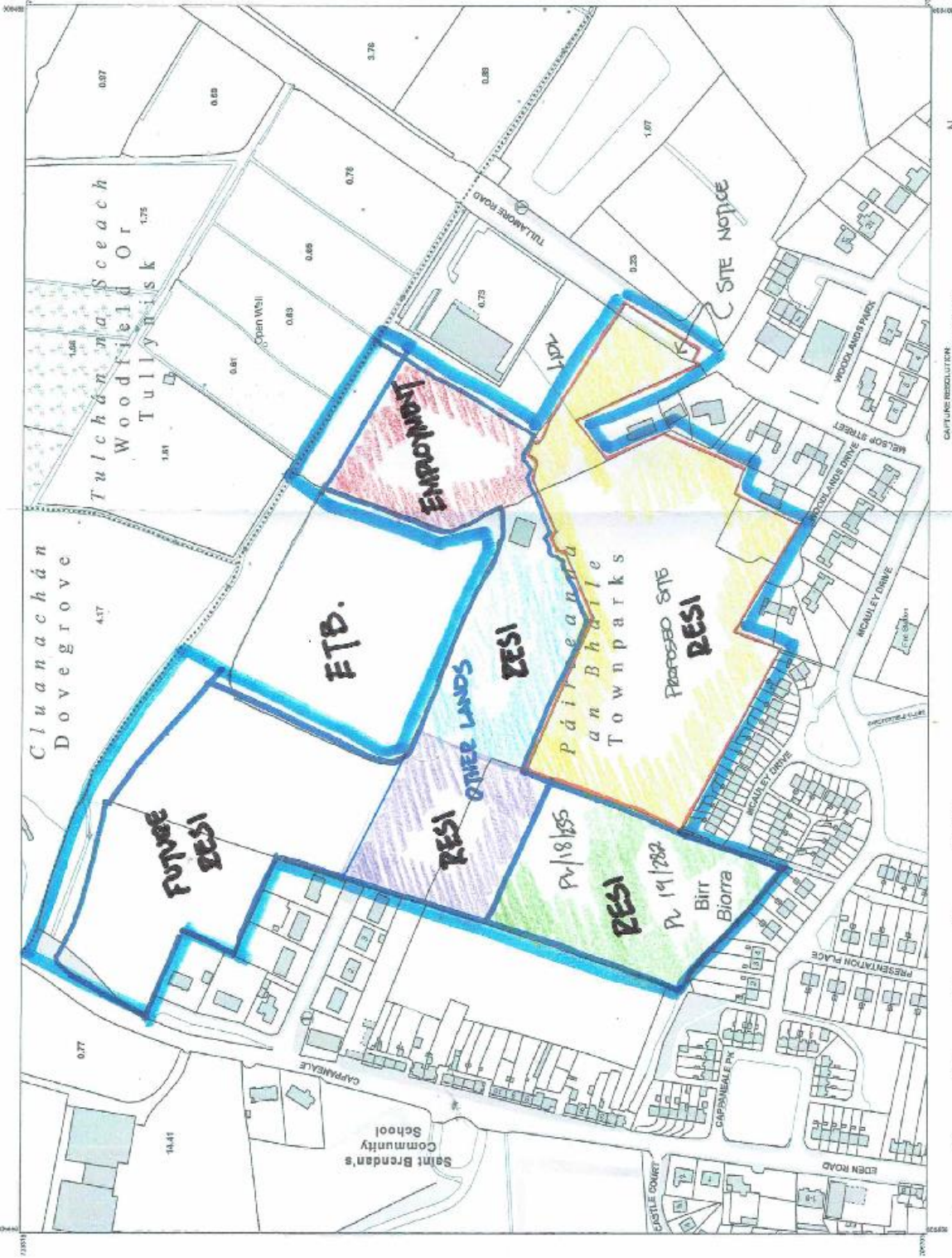
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LEGEND:

<http://www.osi.ie>
Search 'Large Scale Legend'

Planning Pack Map



CAPTURE RESOLUTION:
Resolution at which data was captured
Data is not available for
display below this resolution of 0.100000 metres
Data is not available for display below this resolution of 0.100000 metres

OUTPUT SCALE: 1:2,500

EMAIL: [REDACTED]

TEL [REDACTED]

MOBILE [REDACTED]



FUTURE ZONED LANDS

NEW RING ROAD

NEW RING ROAD

NEW RING ROAD

ETB LANDS

LIDL FOODSTORE

APPROVED SITE
PL REF No. 18/235

APPROVED SITE
PL REF No. 18/235

SITE AREAS
SITE AREA (EXTENDED) = 3,570m²
OPEN SPACE = 7795m² = 21.89% of site

CAR PARKING
CAR PARKING = 2+ SPACES PER HOUSE
VISITOR CAR PARKING = 24 SPACES
TOTAL CAR PARKING = 110 SPACES

BOUNDARY TREATMENTS
CONCRETE POST + PANEL FENCE - SIDE GARDEN
BLOCK WORK WALL CAPPED + PLASTERED - PUBLIC AREAS
OPEN PLAN LAYOUT TO FRONT GARDENS
REFER TO BOUNDARY TREATMENT SHEET 005CF1

PLANTING SCHEDULE

ORNAMENTAL TREE & SHRUB PLANTING

Legend

Legend

select paving

grass

wooded shrub planting

SITE AREA = 1.1ha
OPEN SPACE = 17% of site area
CAR PARKING = 110 SPACES PER HOUSE
TOTAL CAR PARKING = 110 SPACES