

Forward Planning Section  
Offaly County Council  
Aras an Chontae  
Charleville Road  
Tullamore  
Co. Offaly

6/10/2020

## SUBMISSION ON THE DRAFT OFFALY COUNTY DEVELOPMENT PLAN 2021 - 2027

Dear Sir Madam

On behalf of our clients, Mr John McEllduff & Rory Phelan of Killeigh, Co. Offaly we wish to make the following submission regarding the proposed rezoning of their lands at Killeigh Co. Offaly.

Our clients' lands were zoned for residential development in the County Development Plan in the 2006-2012. It is currently zoned local employment/ services in the 2014-2020 CDP. They had successfully achieved planning approval for residential development of this land under planning ref 07-327.

This development expired before it could be commenced due to the economic recession 2008 – 2016.

Our clients have already commenced preparation of new plans for the development of the site. These plans are to develop the site for low density single storey residential development to encourage people from the surrounding areas seeking to downsize their homes and gain more accessible to community facilities.

We note that the draft plan proposes to rezone the land to part "village centre/mixed use" and part "open space and recreational". We wish to see the zoning for the open space recreational space changed to "New Residential zoning". The remainder of the site can retain the proposed zoning for Village centre mixed use.



Figure 1 Lands in question outlined in yellow

We note the Council's additional highlighting of "constrained lands" as a result of concerns regarding potential flooding. This issue can be addressed at planning stage with the appropriate flood risk assessment process without the need to permanently sterilise land which is crucial to the development core of the village. There is already adequate lands zoned for open space and recreation within the village plan.

It is our opinion that there is inadequate provision for "new residential" zoning within the village. In addition to the planning history of the site we request that the council change the zoning on the site to new residential to ensure the proper and sustainable development of the village.

We have attached a separate map outlining the land ownership in question.

Thank you for your time and consideration of this submission and we hope that the Councillors agree with our proposal to change the zoning of the open space in question to new residential.

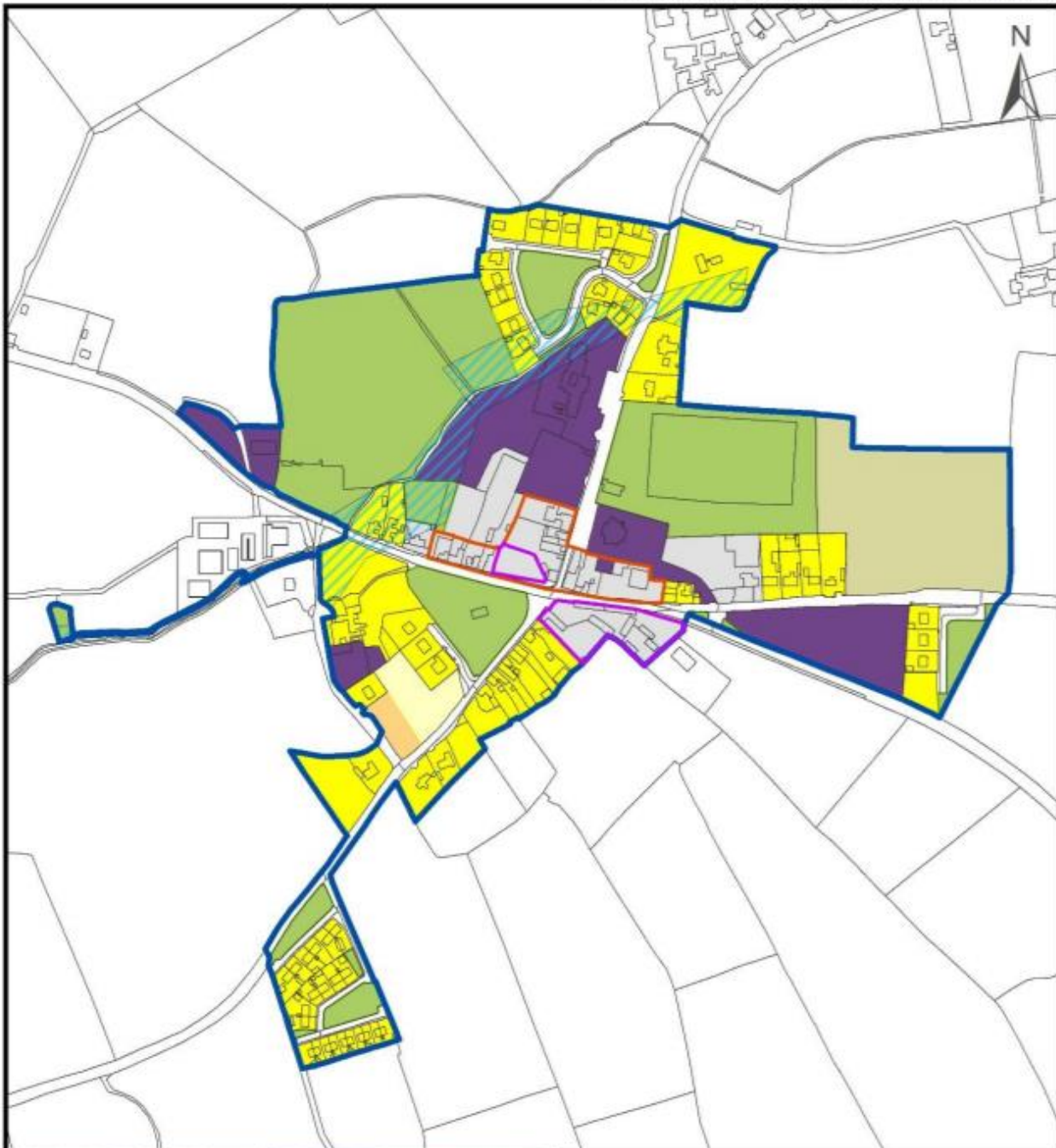
Should you require any further clarification on this submission please do not hesitate to contact me .

Yours sincerely

A handwritten signature in black ink, appearing to read "Patrick Gilhe". The signature is stylized and written in a cursive-like font.

DipArch BArchSc MSc MRIAI MRTPI  
 AXIS architecture

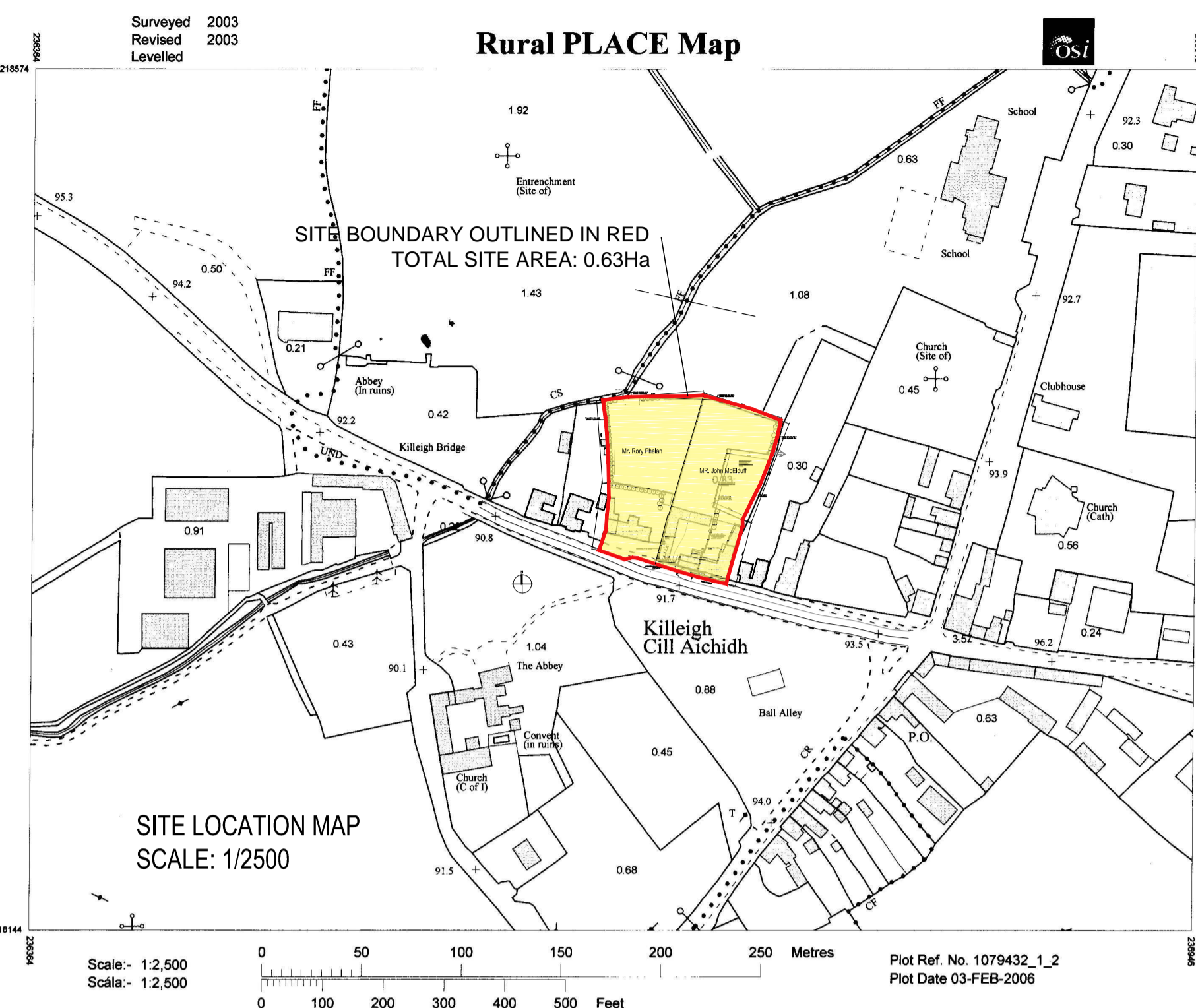
### DRAFT KILLEIGH VILLAGE PLAN



**Legend**

- Open Space, Amenity and Recreation
- Enterprise and Employment
- Community Services/Facilities
- Existing Residential
- New Residential
- Strategic Residential Reserve
- Village Centre/Mixed Use
- Constrained Land Use
- Development Boundary
- Retail Core
- Opportunity Sites





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ITM CENTRE PT. COORDS  
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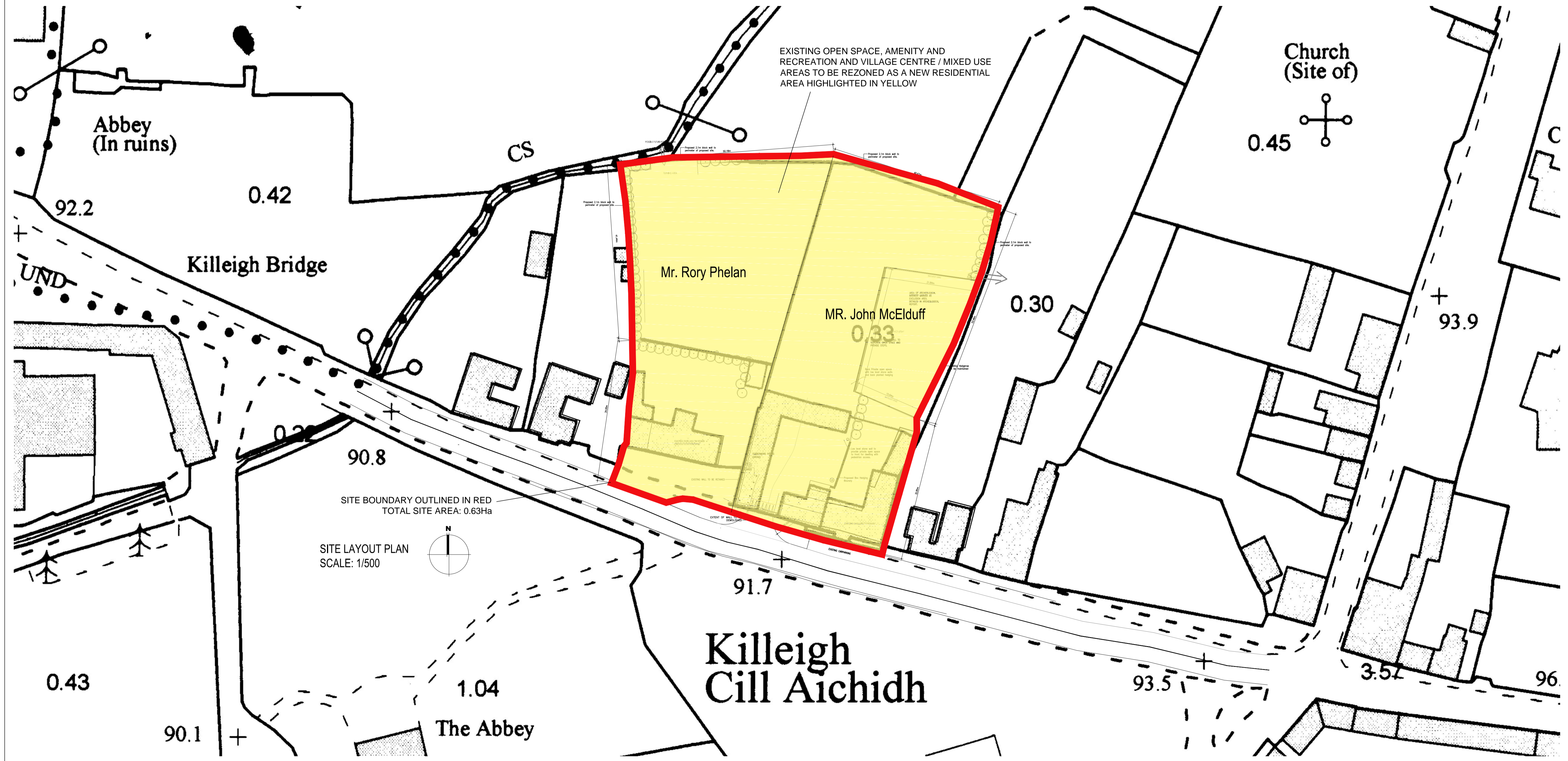
DESCRIPTION

MAP SHEETS  
 1:2500  
 3546-C 3546-A

ORDNANCE SURVEY IRELAND  
 Agent 3  
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 5. Proprietary items shall be fixed in strict accordance with manufacturer's instructions.  
 6. Sizes of proprietary items shall be checked with manufacturer.  
 7. The contractor shall be responsible for the coordination of structure, finishes and services.

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CONTRACTOR

ENGINEER

QUANTITY SURVEYER

Rev	Description	Date	Issued

APPROVAL

Client:  
John McElduff

Project:  
ZONING CHANGE

Address:  
Killeigh, Co Offaly

Sheet Name:  
KILLEIGH ZONING MAP

Drawing No:	Revision
AP 01	
Scale: 1/2500, 1/5000 ON A1 SHEET	Date: OCT 2020
Prepared: PL / CF	Job No: 0614

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 T: 057 9329628 F: 057 9329638 E: info@axisarch.ie

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