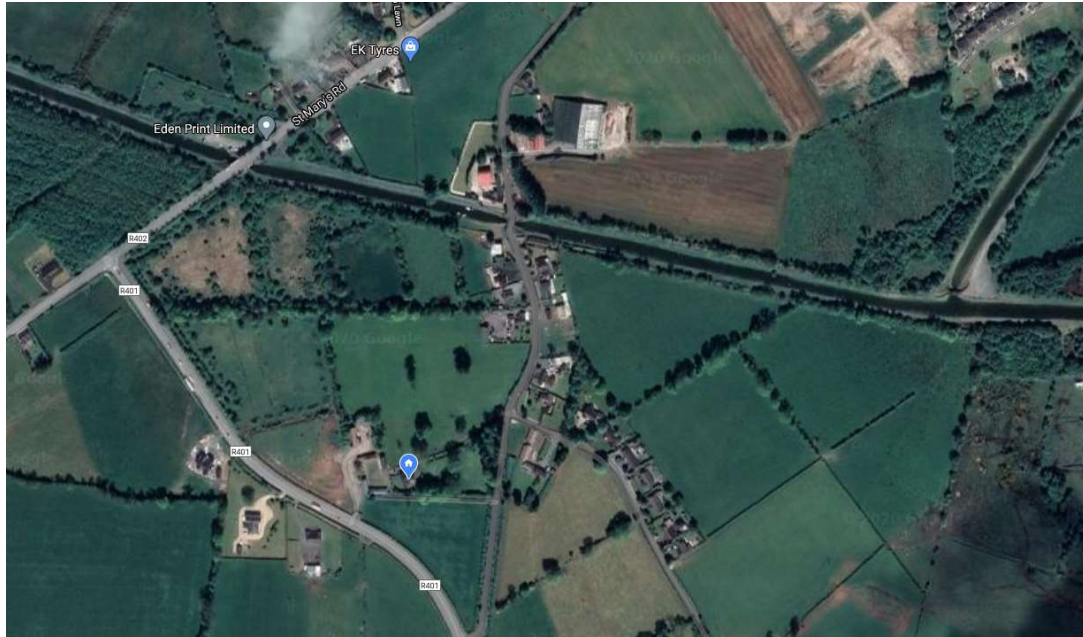


Submission to Draft Offaly County Development Plan 2021-2027

Submission to Offaly County Council



Submission for Inclusion of lands into Draft Offaly County Development Plan 2021-2027
On Behalf of Mr Laurence & Karen Feeney

*Relating to Lands at Drumcooley
Edenderry, Co. Offaly*

Folio Number OY24134F
Folio Number OY22824F
OSI MAP 3315 A, 3315 B
Date October 7th 2020

Contact:

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1. 0 Introduction:

This a submission is made by Karen Feeney Registered Architect on behalf of myself and my husband Laurence Feeney in respect of our own lands at Drumcooley, Edenderry, Co. Offaly. The purpose of the submission is to put forward these new lands for inclusion for the new Draft Offaly County Development Plan 2021-2027. We propose to do this by creating a cluster of ten to twelve (10 - 12) No. 0.21 Ha (half acre (1/2)) sites out of an area of approx. 2.8 ha (7 acres).

Drumcooley is an important area in County Offaly, an area of natural beauty and ideally located just 0.5km on the southwest of Edenderry Town. Edenderry town employs, educates, and creates a home to approx. 8,000 people (estimate based on census 2016). These lands at Drumcooley are visually important lands to the area because of the mature trees and setting of Drumcooley house.

In the 2016-2020 Offaly Development Plan and the new Draft Offaly County Development Plan 2021-2027 there are no lands available for large residential sites. There are no options for local residents to construct rural type developments near the town centre of Edenderry, unless they meet the criteria of "local needs". In previous years, there were many large one-off residential site developments around the perimeter of the town, especially in Drumcooley and Killane. There is great potential for a scheme of this nature in the town.

We suggest that these lands be included in the new Draft Offaly County Development Plan 2021-2027 for the reasons outlined in this report.

The purpose of our Submission to the Draft Offaly County Development Plan 2021-2027 is to make a strategic plan for the future use of our land. Much of our property is disused and in ruins. We needed to consider how to bring these historical farm buildings back to life, with a renewed purpose.

Since we moved to this property in Drumcooley, we have been inundated with many stories of memories associated with Drumcooley house. Many people played at this house and enjoyed the landscape and courtyard years ago. We also discovered that the visual amenity associated with this property is very precious to many local people, therefore we feel obliged to protect it, and where needed, to restore it.

So, for the purposes outlined above, we divided the project into two aspects, lands to be protected and lands to be developed. After much consideration of possible uses for this folio of land, we decided that the most useful to the local people and ourselves would be to zone part of the lands residential. In doing so, we would create a public access to the rear of the courtyard and opening potential site for development.

Our vision is that this inclusion will contribute to the County's Economic, Social and Cultural Strategies for success. We hope to demonstrate that adding these low-density sites to the Sráids initiative, will create an environmentally friendly private are with a woodland type buffer, that is walking distance from Edenderry town. We aspire to create rural type, pleasant sites for future occupants with privacy, flexibility as well as creating a positive natural visually pleasing woodland between the Sráid and the R401 by creating a soft landscaping zone.

2.0 Objective of Offaly County Council Sráids

(Offaly County Development Plan 2014-2020 Chapter 1 Core Strategy, Settlement Strategy and Part V Housing Strategy)

Sráids are very small, embryonic rural settlements. Sráids have a loose gathering of existing development mainly housing but with some services. New development should reflect this existing settlement pattern. Sráids have the potential to attract high quality individual housing or private site developments to attract population growth and offer an alternative to rural housing where appropriate. Open countryside comprises largely rural areas. The role of rural areas is to support the settlement strategy by ensuring that development in these areas does not compromise the integrity of defined urban and village roles by maintaining sustainable, rural level infrastructural demands.

3.0 Purpose of creating a Drumcooley Sráid

Drumcooley Stráid:

- Serving rural demand for sites around at the edge of the town of Edenderry
- Within 1km of the Key Service town Edenderry
- Walking distance to Five Primary, Two Secondary schools.
- Walking distance to Churches, Creches, shops and other services
- Walking distance to Ofalia House, nursing home for the elderly.
- Along the Regional Network Route R401 between Edenderry and Portarlinton
- 150m from Main Road Network Route R402 between Edenderry and Tullamore
- Area of natural beauty
- Reduces isolated one-off housing Rural Housing
- Serves Offaly County Council policy of wind development by keeping new development in an existing residential area close to existing services.
- Houses' and sites will all be large enough to facilitate "work from home" units or workshops

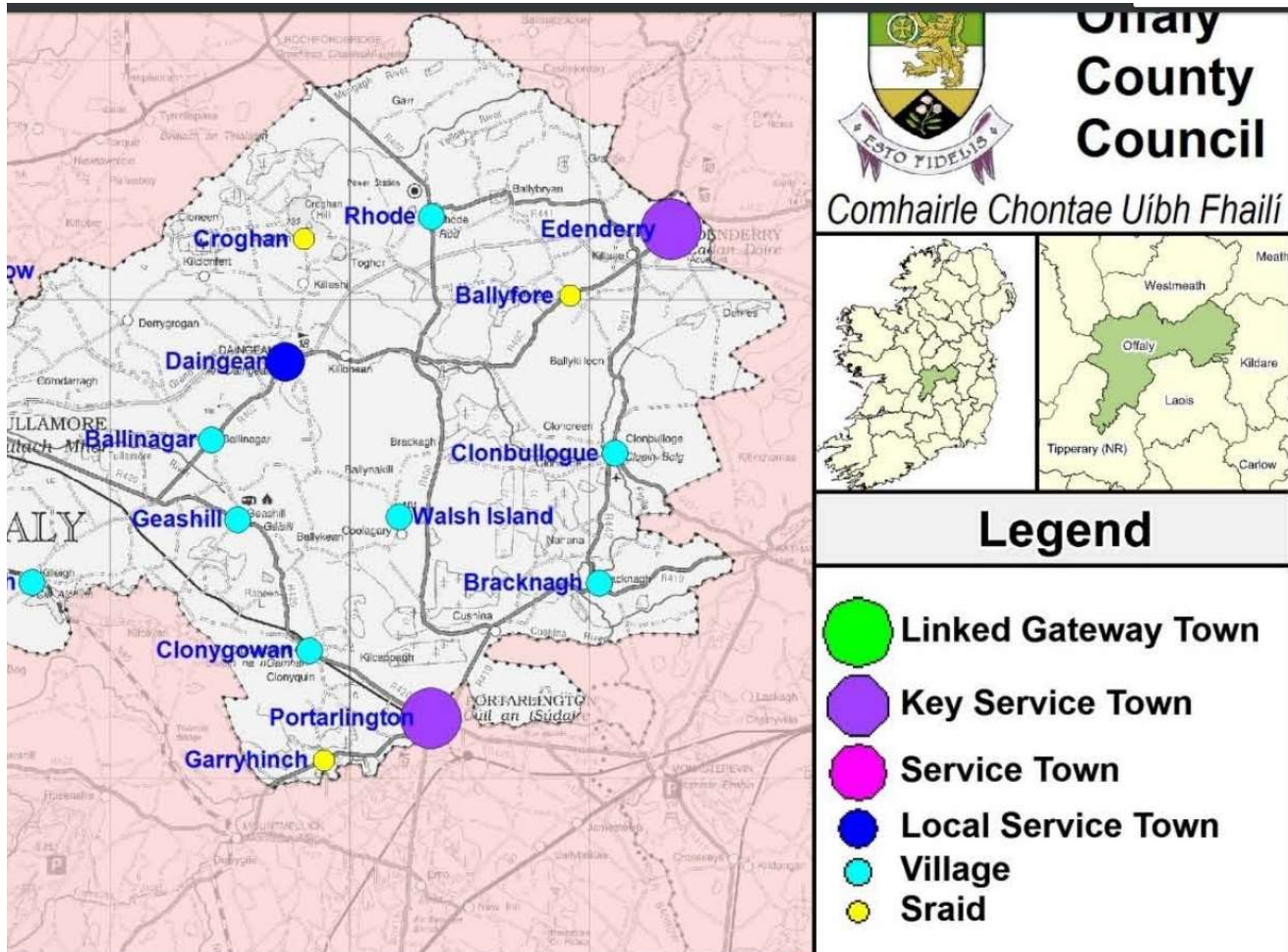


Figure 1: Location of Sráid Development Envelopes in North East Offaly

4.0 Objectives of Site Envelope (Outlined in Red)



Figure 2: Proposed Drumcooley Sráid Development Envelope

Blue Line Lands in ownership of applicants

Orange Line Edenderry Local Area Plan boundary

Red Line Proposed Development Envelope for consideration for inclusion in 2021-2027 Sráid Development Envelope (2.8Ha)

Yellow Line Serviced walking route with streetlights and footpaths

Objectives of Alternative Sráid Site Envelope:

1. Site outline (**RED line**) proposes low-density linear development within immediate access of Edenderry Town
2. Rural settlement pattern of houses, one site deep only.
3. No back to back sites, which are considered Urban in nature
4. High quality individual sites with large south facing gardens, no overlooking
5. Houses will be able to take advantage of **solar pathways** and **solar gains**; these homes will require **less energy for heating**

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6. Good Alternative to one-off rural housing within the region, which is in support of Offaly County Council wind policy
7. Rural level infrastructural demands can be easily achieved, Water, Sewage, ESB
8. Houses will face a pleasant and rural “cul de sac” overlooking local amenity, including the historical parkland features of the landscaped Drumcooley House
9. Protection of existing visual amenity in the area, along old Portarlinton road (Local Road)
10. Provision of new landscaping for new visual amenity / privacy along new Portarlinton road (R401)



Green Lines indicate lands to be preserved to Protect Existing Visual amenity to (old) Portarlinton Road and create new additional visual amenity to the area along (new) Portarlinton Rd R401

5.0 Planning History

Planning Application: 991429 (Offaly County Council)

File Number: 991429

Application Type: PERMISSION Planning Status: **Refused**

Reasons for refusal:

- Removal of existing Trees and Local Amenity,
- Urban style housing in rural area
- Waste treatment for 43 houses was considered excessive

Received Date: 07/12/1999 Decision Due Date: 11/12/2001

Proposal: 43 NO DWELLINGHOUSES & SEWAGE TREATMENT PLANT

Planning Application: 021068 (Offaly County Council)

File Number: 021068

Application Type: PERMISSION Planning Status: **Granted with Conditions**

Received Date: 17/10/2002 Decision Due Date: 28/04/2003

Validated Date: 17/10/2002 Invalidated Date: 14/10/2002

Further Info Requested: 09/12/2002 Further Info Received: 01/04/2003

Planning Application: 09320 (Offaly County Council)

File Number: 09320

Application Type: PERMISSION Planning Status: **Refused**

Received Date: 22/07/2009 Decision Due Date: 11/03/2010

Validated Date: 22/07/2009 Invalidated Date:

Further Info Requested: 14/09/2009 Further Info Received: 12/02/2010

Reasons for refusal:

- Inadequate Road layout
- Inadequate drainage designs

6.0 Distance Matrix

Below is a matrix of the distances to the site. This illustrates the ideal location of the sites for inclusion into the draft OCDP 2021-2017. This location allows for environmentally friendly living, cutting down traffic.

Δ - linked by bus

Δ - linked by road only

Δ - walking route

Δ - cycling route

Fcailities/Services	Drumcooley Lands
Edenderry GAA	2.5km ΔΔΔ
Edenderry Town Centre	2km ΔΔΔΔ (120 Bus Eireann Route)
Tullamore Town Centre	30km ΔΔ (120 Bus Eireann Route)
Dublin City Centre	60km ΔΔ (120 Bus Eireann Route)
Bus Stop to Tullamore and Dublin	At Entrance to Sráid on R402 ΔΔΔ (120 Bus Eireann Route)
Tesco - Edenderry	3km ΔΔ (120 Bus Eireann Route)
Aldi - Edenderry	3km ΔΔ (120 Bus Eireann Route)
Scoil Bhride School	1.5km ΔΔΔ (Walking distance)
GealScoil	1.5km ΔΔΔ (Walking distance)
Montessoris Primary School	1.7km ΔΔΔ (Walking distance)
St. Mary's Primary School	1.3km ΔΔΔ (Walking distance)
Edenderry Boys National School	2km ΔΔΔ (Walking distance)
Edenderry Church (RC)	1.2 km ΔΔΔ (Walking distance)
Edenderry Church (C of I)	2km

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	△△△ (Walking distance)
Library	3km △△
Health Centre	2km △△△ (Walking distance)
“Ofalia House” Elderly Care Facility	1.5km △△△
Swimming Pool	2.5km △△△ (Walking distance)
Fire Station	1.5km △△△
Ambulance Station	1.5km △△△
Array of sports clubs	1.5km △△△
Array of Bar’s, Café’s, Restaurant’s	2 - 4km △△△

7.0 Site Images:

Lands to be Developed:



View of Development Site March 2019, off (new) Portarlington Rd R401



View of Development Site September 2020 (site has been cleared), (new) Portarlington Rd R401



View of existing entrance into Development Site September 2020 (this entrance is to be redeveloped and improved), off (new) Portarlington Rd R401

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View of proposed Development Site (September 2020)



View of proposed Development Site (September 2020)

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View of proposed Development Site (September 2020)



Historical courtyard to be restored and possibly reused as residential.



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Lands to be Protected (not Developed):



Lands along old Portarlinton Road to be excluded from proposal to protect local Visual Amenity



Lands along old Portarlinton Road to be excluded from proposal to protect local Visual Amenity



Lands along (old) Portarlinton Road to be excluded from proposal to protect local Visual Amenity

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Lands to be excluded from proposal to protect local Visual Amenity



Lands to be included from proposal which will not have a negative impact on visual amenity, development is in excess of 100m from local road - (old) Portarlinton Road.

8.0 Requirement for zoned Residential lands OCD Plan 2021 - 2027:

Table 1.2: Population Targets Table Census 2011

Table 1.2: Population Targets Table

	Census 2011	Plan Period 2014	Target MRPGs 2016	End Plan period 2020	Target MRPGs 2022
Offaly	76,687	81,273	84,330	90,445	93,502
Tullamore	14,361	17,144	19,004	22,714	24,575
County Balance	62,326	64,129	65,326	67,731	68,927

Source: Census 2011 (CSO)

(As stated in Offaly County Development Plan 2014 - 2020)

Projected Population for the County of Offaly in 2016 was: 84,330

Actual Population for the County of Offaly in 2016 was: 77,961 (Source: Census 2016 (CSO))

However, the Population growth in Edenderry differs from the rest of the county. Edenderry's population continues to grow and by 2016 was 7,480 (see table below)

5.3.2 Population Trends

Edenderry is an historic market town that lies within the functional area of Offaly County Council approximately 31km to the east of Tullamore. With a population of 7,480, Edenderry is placed as the second largest town in County Offaly in terms of population.

From 1996 to 2016 Edenderry has experienced a significant population growth of 95%. Edenderry is located most easterly in County Offaly and is in the zone of influence from the Greater Dublin Area. These levels of population growth have resulted in pressures on services and employment opportunities in Edenderry. As can be seen in Table 2.1 below the town has experienced significant growth in population since the census in 1996.

Table 5.1: Population Change from 1996 to 2016

Population	1996	2002	2006	2011	2016	% Change 1996-2016
Edenderry & Environs	3,825	4,559	5,888	6,977	7,480	95%

(Source Edenderry Local Area Plan 2017 - 2023)

These figures confirm the need for housing in Edenderry, and the Draft Development Plan 2021-2027

Edenderry and the hinterlands have a population in excess of 25,000 people. It is important to recognise that Rural one-off dwellings form much of the growth within this part of the county. Without the benefit of Straids it is difficult to control this development. Therefore we appeal to the Council to recognise the importance of this development land.

9.0 Proposed use of Lands:

Residential Development:

- An estimated 10 - 12 Individual Sites – with a Rural layout, including the reuse of old farmyard
- Each site would be approximately 1/2 an Acre, 0.21 Hectares
- Waste Foul Water and Surface Water Treatment on each site
- Excellent site orientation – each site rear garden faces south east – full benefit of solar gain
- Rural views from front of houses
- Possibility of developing woodland buffer zone to rear of sites – along R401
- Sites suitable for dormer or Bungalow units up to 200m²
- Sites suitable for domestic use garages or home offices up to 40m²
- Large private rear gardens

The appropriate density at the edge of a town is low density i.e. 10 dwellings per hectare. This development is 4-5 dwellings per hectare.

Services:

- Foul Water: - Foul and surface water be treated on each site individually.
- Surface Water: - Water runoff design for the roads and houses will include attenuation measures and in accordance with the Water Framework Directive and associated Eastern River Basin Management Plan.
- Water: - Mains water is available to the lands. It will be part of the Ballyfore group water scheme. Consent to the provision of a water supply will be required as part of the planning permission process.
- Electricity is available: Solar panels and fuel saving design principles work very well on site with south orientation.
- Telephones and Broadband are available.
- Refuse collection is available

10.0 Conclusion:

Offaly County Council has identified a need for additional lands to be zoned beyond the existing Offaly County Development Plan 2016-2020. The proposal will satisfy local demand for rural “local need” sites and avoid isolated rural housing.

There is a requirement for lands to be added to the new draft OCDP and we strongly suggest the inclusion of these lands to Offaly County Council for consideration. These lands would be hugely beneficial to the town of Edenderry by offering a large desirable site for new housing with full accessibility to town services. Currently the ground is in a “brown site” condition and requires a significant amount of redevelopment to be visually appealing again. Part of this proposed development is landscaping and redevelopment of the existing boundary wall. This will add to overall local visual amenity as well as keep proposed sites private and appealing to future residents.

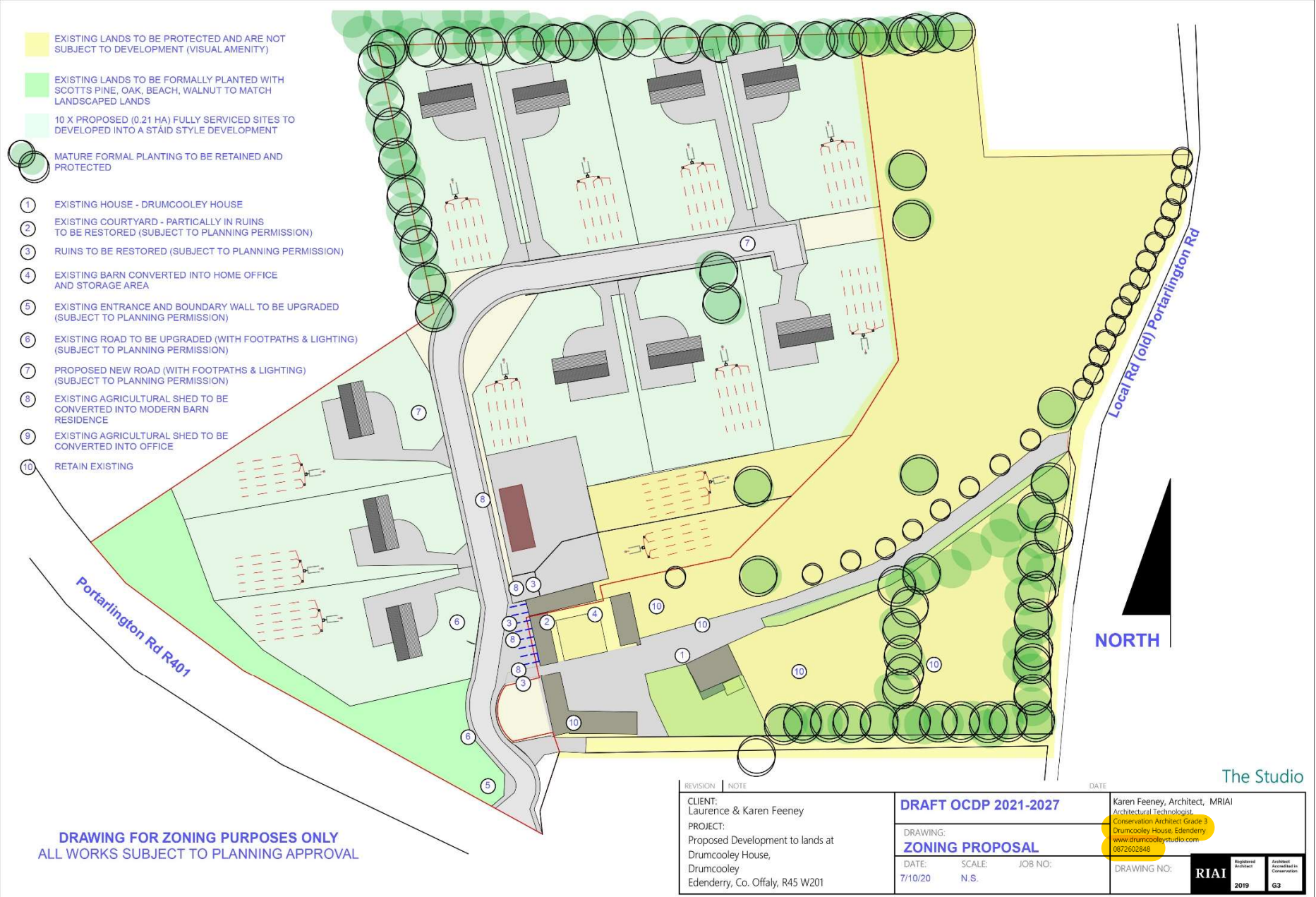
We strongly urge the council to consider these lands for inclusion in the Draft Offaly County Development Plan 2021-2027. Their inclusion would benefit Edenderry town and the surrounding Rural Area.



7th October 2020

Karen Feeney MRIAI

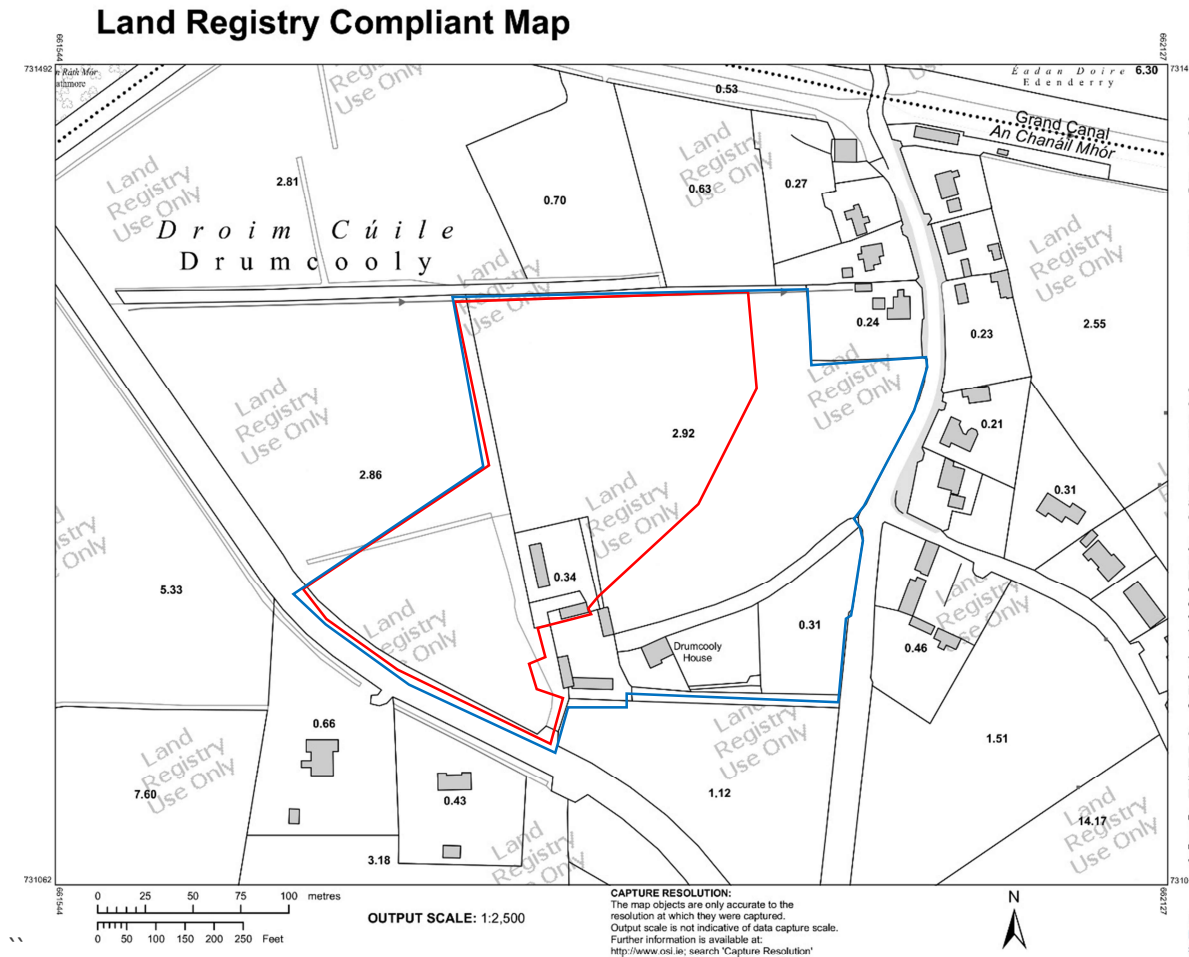
Registered Architect, Conservation Architect Grade III



DRAWING FOR ZONING PURPOSES ONLY
ALL WORKS SUBJECT TO PLANNING APPROVAL

REVISION	NOTE	DATE
CLIENT: Laurence & Karen Feeney PROJECT: Proposed Development to lands at Drumcooley House, Drumcooley Edenderry, Co. Offaly, R45 W201		DRAFT OCDP 2021-2027 DRAWING: ZONING PROPOSAL DATE: 7/10/20 SCALE: N.S. JOB NO.:
CLIENT: Karen Feeney, Architect, MRIA Architectural Technologist Conservation Architect Grade 3 Drumcooley House, Edenderry www.drumcooleystudio.com 0872602848		DRAWING NO.: RIAI Registered Architect Architect Accredited in Conservation 2019 G3

Land Registry Compliant Map



CENTRE COORDINATES:
ITM 661836.731277

PUBLISHED: 06/10/2020
ORDER NO.: 50146337_1

MAP SERIES: 1:2,500
MAP SHEETS: 3315-A, 3315-B

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-  Lands to be considered for inclusion in Draft OCPD 2021-2027
-  Lands in ownership of Applicants