

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, Bridgestock Care Ltd, High St Tullamore Co. Offaly we wish to make the following submission regarding the proposed extension of the Town Retail Core area.

The Draft Tullamore Town Plan identifies an area for the Town Retail Core

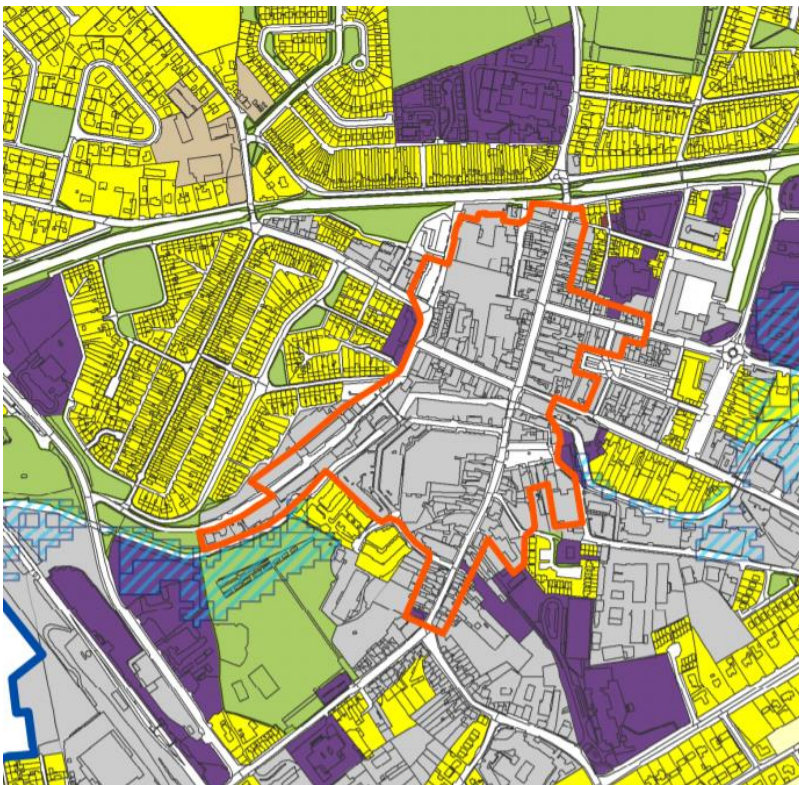


Figure 1 Extract of Draft Tullamore Town Plan showing Town Retail Core

Our clients own a number of properties on High Street and are in the process of developing a masterplan for these sites. The aims of the masterplan are to achieve the objectives of the new County Development Plan.

Tullamore is the focus for all types of retail development in the County. Its role, as a Key Town, can be strengthened through securing major retail development for the town, which will in turn benefit the county area and the wider region.

Tullamore has the greatest capacity to accommodate a range of retail development types. Major comparison retail development should be directed to Tullamore. The application of the sequential test is fundamental to achieving appropriate retail development in the most appropriate locations within Tullamore. Major retail development proposals in Tullamore shall demonstrate that the proposal will have a positive impact in:

- further reducing levels of retail expenditure exported from the county;
- generating a significant improvement in Tullamore's regional appeal; and
- consolidating the town centre, in particular Opportunity Sites.

It is our opinion that our clients lands represent a significant opportunity for the Town to develop its central core and for that reason we would like to see the outline of the retail core area extended to include the lands identified below. This is a small increase in area but a significant inclusion to enable the combination of sites to work together in a coherent masterplan approach.

The core retail area of each settlement area has been delineated to identify clearly that part of a town centre which is primarily devoted to shopping as distinct from the wider town or village centre / mixed use zoning objective. Identifying and delineating core retail areas allows a focused approach for retailing and town / village centre action initiatives as well as the proper application of the sequential approach to retail development.

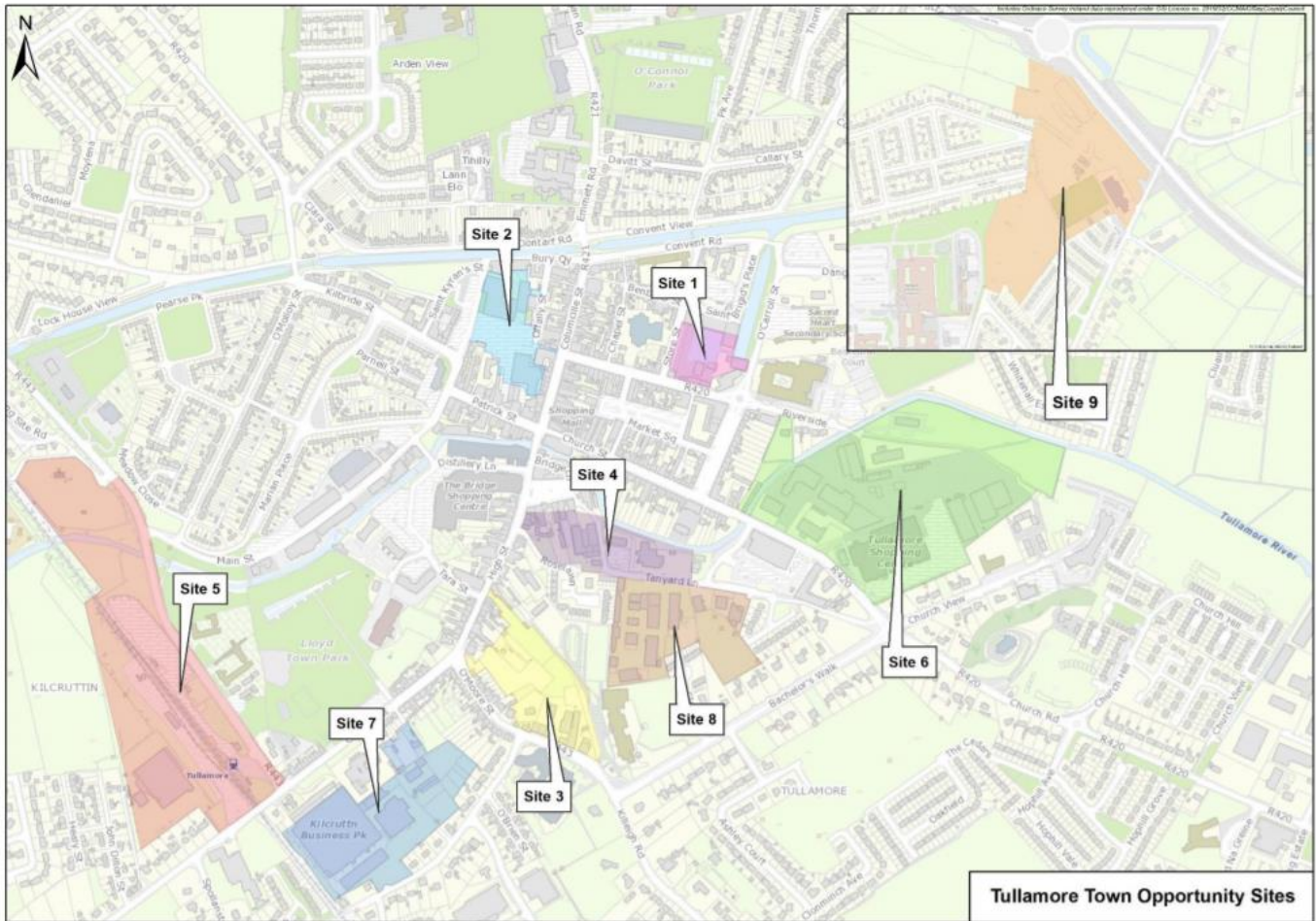


Figure 2 Tullamore Key opportunity sites Draft OCDP 2020

Key Opportunity Sites have been identified in the Regeneration section of the Draft Development Plan for larger settlements. Our clients site was identified in the draft development plan as Opportunity site no.3. Opportunity Sites are considered suitable for re-development to contribute to the enhancement of the vitality and vibrancy of town and village centres and to provide for future mixed use development including retailing, commercial and residential uses. It is our opinion that it is essential to include all of the opportunity site within the retail core area.

The map below identifies the area that we believe should be added to the Town Retail Core area to maximise the potential of the opportunity sites. We have attached a separate map showing this in more detail.



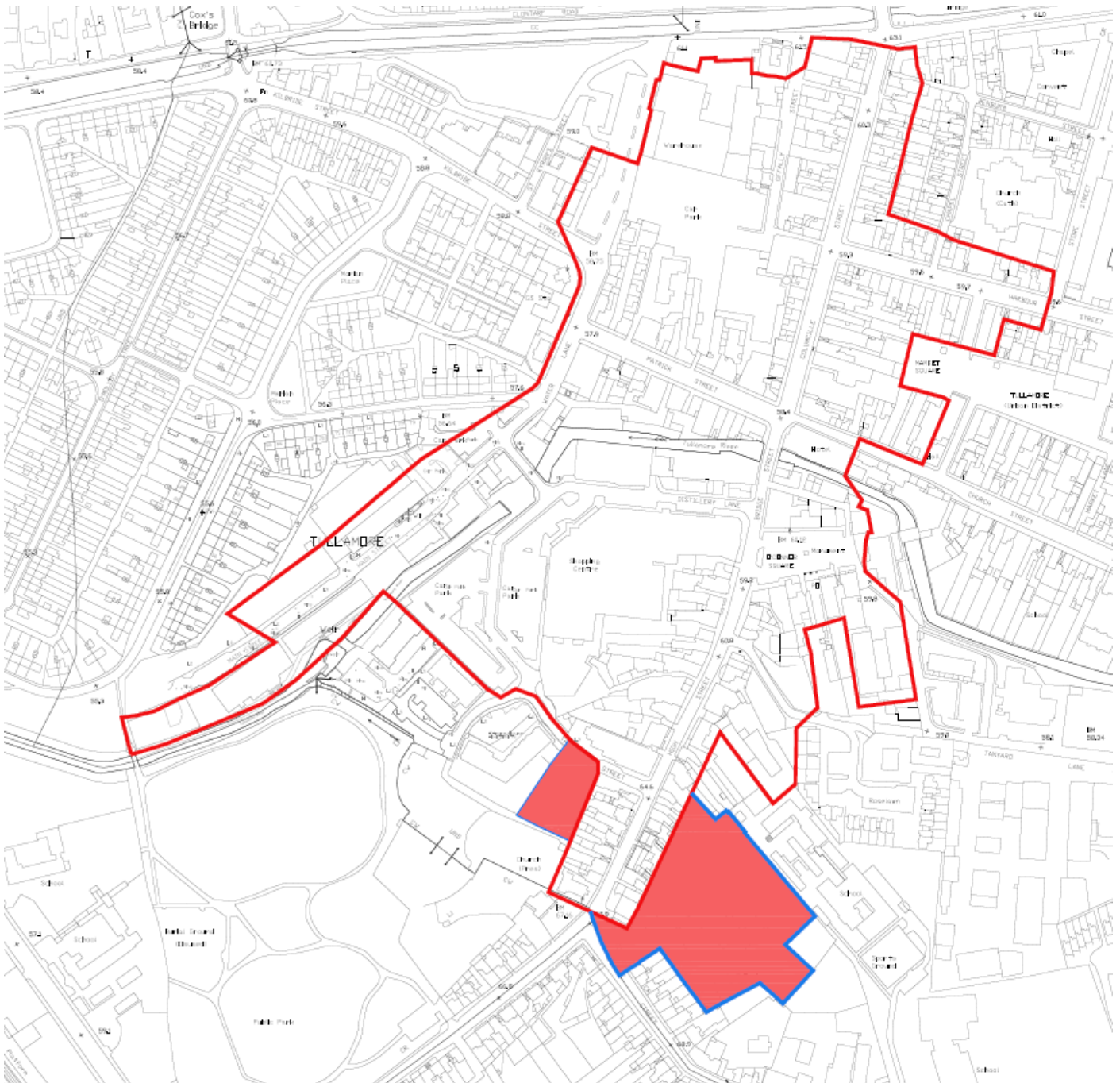


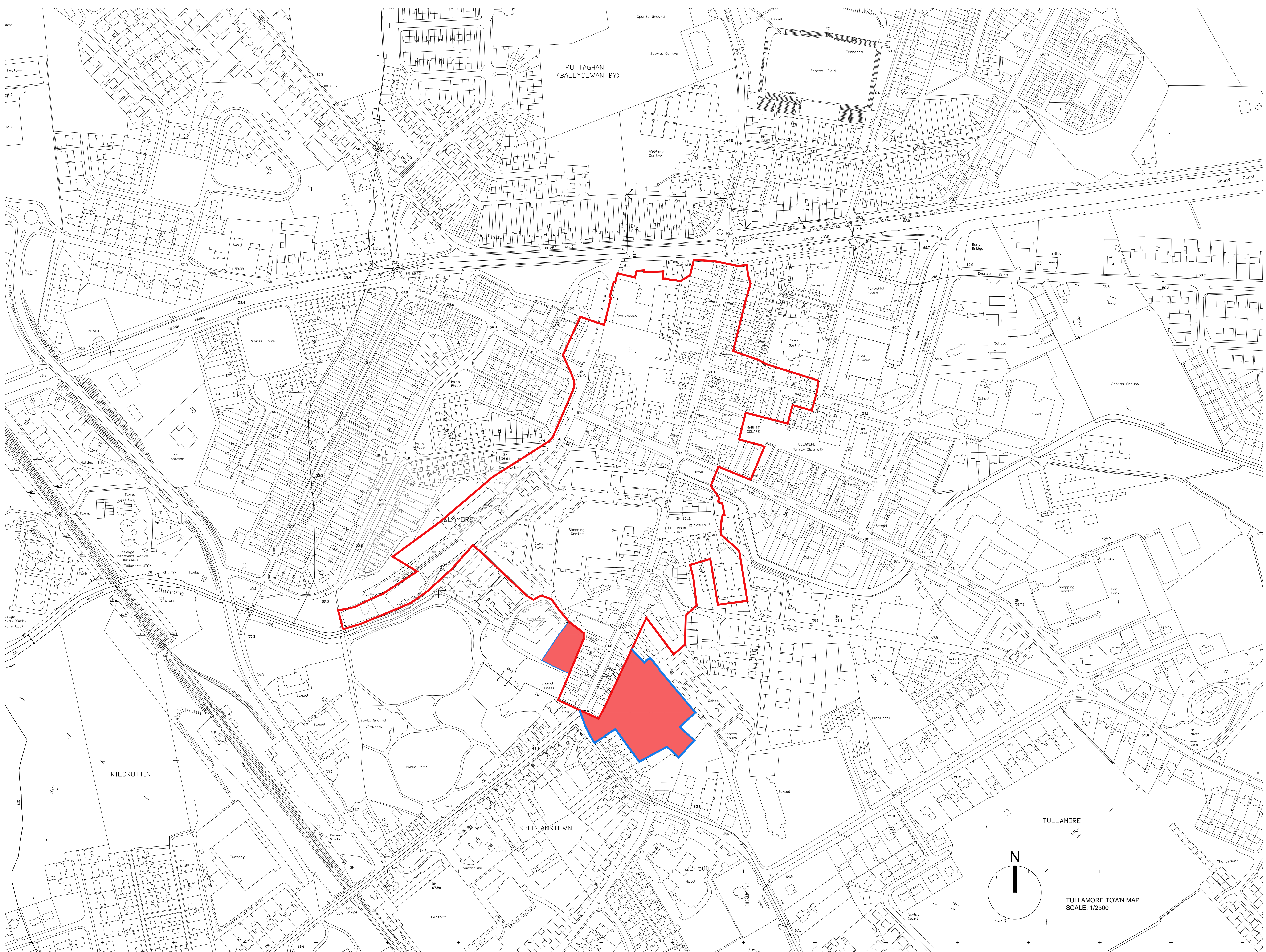
Figure 3 Proposed variation to the outline of the Town Retail Core Tullamore

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

Yours sincerely

DipArch BArchSc MSc MRIAI MRTPI  
 AXIS architecture





1. Copyright © 2020 AXIS Architecture
2. Work to figured dimensions only. Do not scale drawing.
3. The contractor is responsible for checking all levels and dimension on site and shall refer all discrepancies to the Architect.
4. Where appropriate, for details of r.c. structure, or mechanical and electrical details, see Engineers drawings.
5. Proprietary items shall be fixed in strict accordance with manufacturers 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.

NOTES:

- DRAFT 2 TOWN CENTRE OUTLINE
- PROPOSED ADDITIONS TO TOWN CENTRE OUTLINE

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CONTRACTOR

ENGINEER

QUANTITY SURVEYER

Rev	Description	Date	Issued

**APPROVAL**

Client:  
BRIDGESTOCK LTD.

Project:  
TOWN CENTRE BOUNDARY STATUS  
Address:  
Tullamore, Co. Offaly

Sheet Name:  
TULLAMORE TOWN PLAN - DRAFT 2

Drawing No:	Revision
AP 01	
Scale: 1/2500	Date: OCT 2020
Prepared: PL / CF	Job No: 2028



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