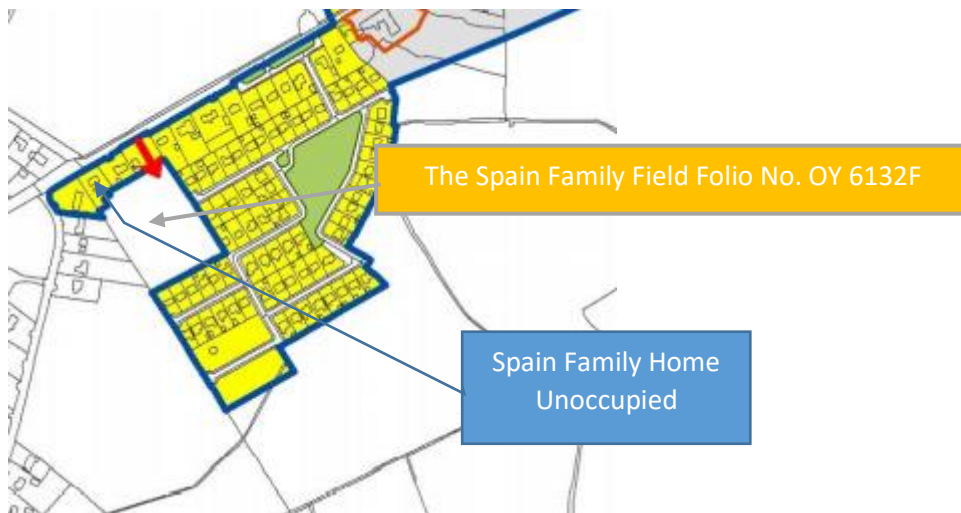


This land (Folio OY 6132F) was effectively land locked under previous development plans and this was one of the major reasons it wasn't developed. Since 2017/18 when the County Council took the Tegan Court estate in charge, there has been a public road adjacent to this land from the Tegan Court estate.

A pre-planning meeting between the Spain Family and a planner from Offaly Co. Council in 2007 resulted in the Spain Family being told that there was no sewage capacity in Mucklagh Wastewater Treatment Plant (WWTP) and that to pursue planning (possibly with access from the back of the Spain Family home) would be a waste of time; due to sewage capacity in Mucklagh WWTP being near its then limit.

The PE capacity for Mucklagh Waste Water treatment plant has subsequently been increased and at a pre-planning meeting with another planner in 2019, the planner told us that the field is well placed for development, and planning permission has been granted for one house.



We would like the Co. Council to consider keeping the Field (or part thereof) under the Village plan and consider a zoning of residential, or at least enterprise and employment.

All of the services for water, wastewater, electricity, telecoms will be extended into the field with the new building taking place in 2021.

Another Entrance into Tegan Court could possibly be opened through the site of the Spain Family home; as the red arrow indicates a site not owned by The Spain Family.

The above proposal would fulfil 3 of the strategic objectives outlined in the village plan; as below.

- SO1 To ensure that future growth is balanced and sustainable and is appropriate to the scale, size and character of the existing village.
- SO2 To foster the creation of a more consolidated and coherent settlement to reinforce a sense of place.
- SO3 To encourage the development of infill sites and re-use of vacant buildings to create a compact, vibrant village.