



Submission to Development Plan,
Offaly County Council,
Áras an coante, Charleville Road,
Tullamore, Co. Offaly.
07 / 10 / 20

To Whom It May Concern:

Please find below my submission to be taken into consideration for the final County Development document.

This development plan seriously restricts the development of Tullamore town centre and places it at a serious disadvantage when competing for retail investment against other county towns in the Region e.g. Athlone; Mullingar & Portlaoise. Large retail investment projects are mobile and will locate in towns that can accommodate them without unnecessary restrictions. Also we have to take into consideration the commercial realities of the present times and work with developers to utilise these sites within this Development plans period. It would not be a good reflection on Offaly County Council if we did not fulfil our potential in this period by placing unnecessary restrictions. Sites that should also be included in the retail core should be Spollen's Car Park, Tanyard, Coen's site on Church Road, Church road, beside the Lidl development.

The narrowing of the retail core will create a further unnecessary barrier and restriction to development. We have spoken in the past, in the council chambers about having a large store like Penny's in Tullamore to reduce our retail leakage to other areas, the plan as it is now, only allows one place capable of providing the required 40,000 sq ft unit, this relies on particular developers to provide this size of a unit. It was also stated by IDA in the past that Tullamore needs more retail and restaurants to improve the offering, to attract more FDI.

Only one of the nine Opportunity sites, the Texas site is located in the new "retail core".

There are conflicting comments regarding the requirements for taller buildings – Opportunity Sites 1 and 2 are the only sites identified as being appropriate, though there is no indication why, and it is unclear whether taller buildings are essential or not on such sites – again uncertainty

Housing development or new residential is very restricted on the south side of the town, most zoned lands seem to be north of the canal, while the majority of the schools and amenities are south of the canal. Balanced growth across both north and south should be reflected in this plan.

Councils own land on the Clara road is zoned new residential, this land is an old quarry and for years has been used as dump for building rubble, we have no tests carried out on whether this land is suitable for building or if works need to be carried out, which could make it uneconomical at present to develop. As lands for new residential are at a premium, this land should not be included until the proper tests are carried out.

Kindest regards,
Cllr. Tony McCormack

