

Planning Department
Offaly County Council
Áras an Chontae,
Charleville Rd,
Tullamore,
Co. Offaly.

02/10/2020

Re: **2021 – 2027 Draft – Offaly County Development Plan.**
lands at Clonbulloge.

Dear Sir/Madam,


I am instructed by Mr. Denis Guilfoyle to make a submission to Offaly County Council to consider the inclusion of the lands shown on the enclosed map to be zoned for residential use.

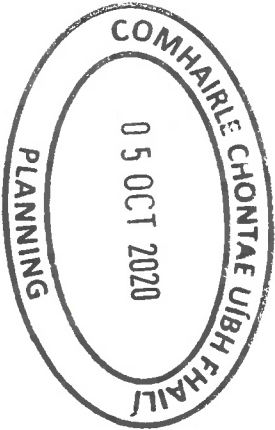
1. The area of the site is 1.1 hectares approx.
2. The site is located within 300M of Clonbulloge Village Centre and adjoins the existing built up area.
3. It adjoins existing developed lands and forms an organic extension of the village Woodlawn Housing Estate is directly to the south of the site.
4. It is not affected by flood risk.
5. The lands adjoin the existing public road.
6. All services, school, shops etc. are available in the village.
7. Adequate open space will be provided together with high quality landscaping of the development.
8. There are no lands zoned residential for this type of low density housing in the village.

This proposal would cater for applicants who would otherwise be seeking planning permission in rural areas.

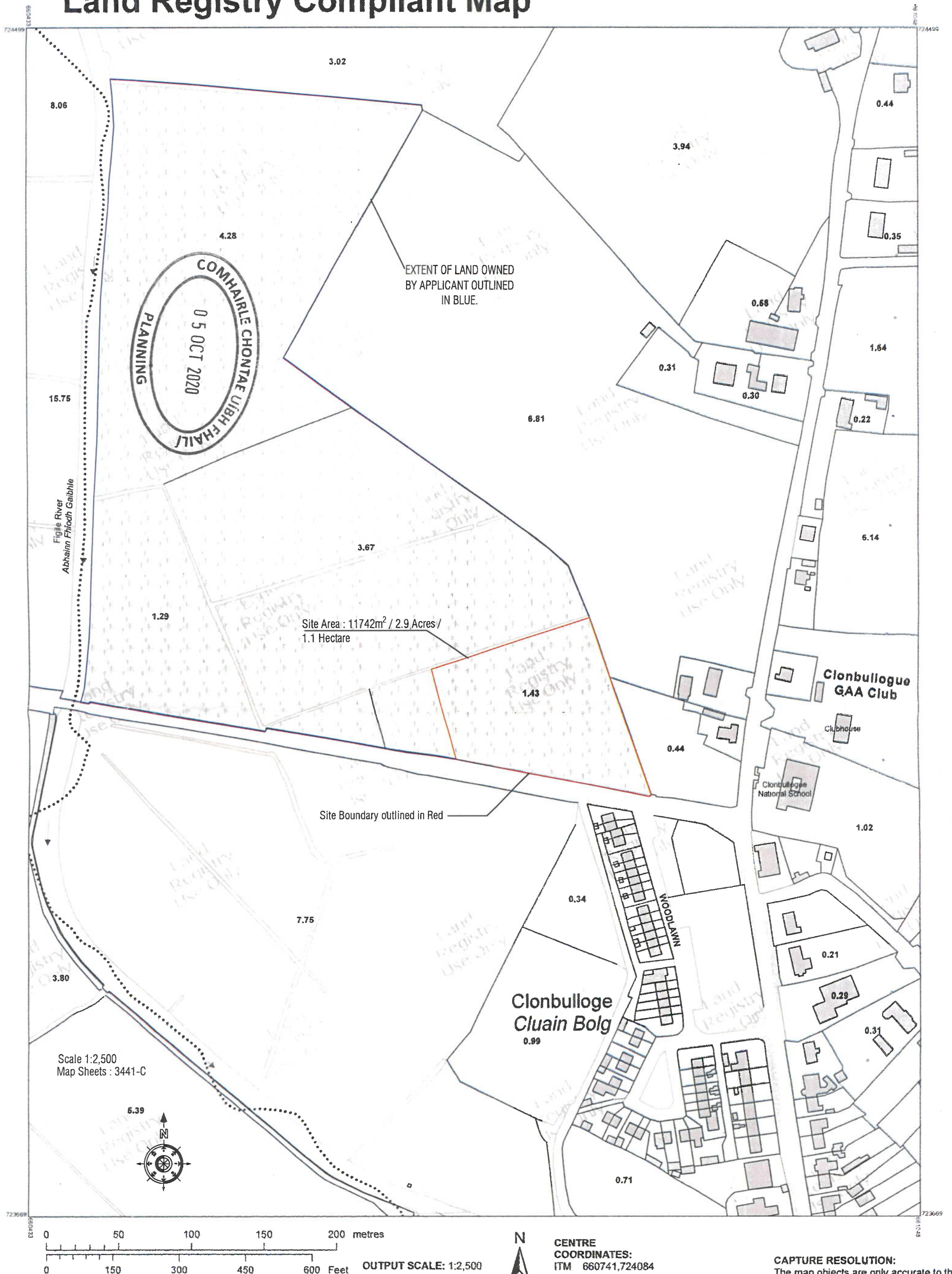


The applicant requests the Council to favourably consider this submission and zone the lands for residential use.

Yours faithfully,

John J. Cross, MRICS, MSCSI, MCIQB,
Chartered Building Surveyor.



Land Registry Compliant Map



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MAP SERIES:
1:2,500

MAP SHEETS:
3441-C

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale
Further information is available at:
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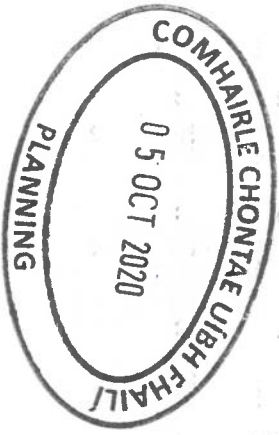
LEGEND:
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PRE PLANNING			No.	Revision	Date
Drawing Name: Site Layout			Client: Denis Guilfoyle		
Date: 03-02-2020			Project Name & Address: Proposed Cluster of 4No. Houses, garage for domestic use & Oakstown wastewater treatment system at Clonbulloge, Co. Offaly.		
Drawn By: Mark Denny	Sheet: 1 of 1	Drawing No: 1	<div style="border: 1px solid black; padding: 5px;"> <p>CROSS Chartered Building Surveyor</p> <p>JOHN J CROSS MCS 5103</p> <p>11 An Cross Allenwood Cross Nias Co. Kildare Tel: 045 860284 Fax: 045 860131 E: information@johnjcross.com</p> </div>		
Scale: 1:1000 @ A3 sheet			<p><small>opening doors to successful building</small></p>		