



5/10/2020



Forward Planning Department,
Offaly County Council,
Aras an Chontae,
Charleville Road,
Tullamore.
Co. Offaly.

RE: REVIEW OF The Draft COUNTY DEVELOPMENT PLAN 2021 -2027

Re: Zoning of our lands at Clonbullogue Co Offaly

To whom it may concern

We ask for consideration to be given to changing the zoning of that part our lands marked in red on the attached Maps 1 & 2 and extending to 0.8 ha. from Strategic Residential Reserve to New Residential.

We believe that as New Residential this serviced land has greater potential for the development of a small number of individual homes, 6-8, than any other lands in the village and as such could help satisfy local demand within the village settlement.

Please see attached submission which details the change we propose in the zoning of a small portion of our lands at Clonbullogue.

Yours Faithfully

Nicholas O'Neill

Catherine Ann O'Neill

Padraig Doyle

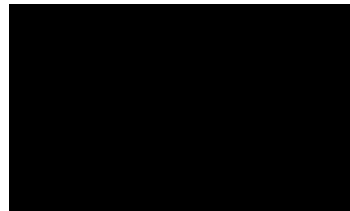


and Associates

Rural Development Consultants



Mount Prospect



6/10/2020

**Forward Planning Department,
Offaly County Council,
Aras an Chontae,
Charleville Road,
Tullamore,
Co. Offaly.**



RE: REVIEW OF the Draft COUNTY DEVELOPMENT PLAN 2021-2027

Re: Zoning of lands at Clonbullogue Co Offaly

To whom it may concern,

We have been commissioned by Nicholas and Catherine Ann O Neill of [REDACTED] to prepare a submission in support of their proposal regarding the zoning of a small portion of their lands in Clonbullogue Village in the Draft Offaly County Development Plan 2021-2027.

They ask that consideration be given to changing the zoning of that part their lands, marked in red, on the attached Maps 1 & 2 and extending to c. 0.8 ha. (see Maps 1 & 2) from Strategic Residential (Map 3) reserve to New Residential.

This serviced land is favourably positioned for the development of a small number of self-build homes (c.6 or 7) whose development would enhance the village.

Nicholas and Ann O Neill also own the adjoining area, marked in Green, on the attached Map 4. This land, which lies within the development boundary and extends to c. 2.2 ha is zoned Open Space, Amenity and Recreation. These lands offer the potential for community gain.

Summary:

1. The proposal envisages development of six or seven sites; around a green open space to accommodate homes of a scale and design appropriate to the village.
2. The change of zoning of these lands to New Residential would be in line with the Core Strategy, Settlement Strategy: (A) Villages; P49 Ch. 2: SSP-12 and SSP-14 of the Draft Offaly County Development Plan 2021-2027. See
3. The site is adjacent to all services: Roads Sewerage Water etc. and there is sufficient capacity in the infrastructure and represents a logical sequential progression of development within the settlement.
4. The Village is serviced with high speed fibre Broadband
5. The village needs additional housing if it is to meet local demand for affordable housing.
6. This proposal also presents an opportunity to consolidate one-off housing from the hinterland into the village.
7. These minimal changes are in line with the Regional Spatial Strategy.



Overview

The proposal envisages development of six or seven sites; to be built around a green open space to accommodate homes of a scale and design to complement and enhance the village.

Core Settlement Strategy:

The change of zoning of these lands to New Residential would be in line with the Core Strategy, Settlement Strategy: (A) Villages; P49 Ch. 2: SSP-12 and SSP-14 of the Draft Offaly County Development Plan 2021-2027.

Where SSP-12 states:

“It is the Council policy to support housing taking place in a consolidated, sustainable and sequential manner.....to attract people to build their own homes and live in villages while managing the levels of growth at an appropriate scale to ensure compliance with the core strategy”

and SSP14 states:

“It is the Council Policy that there will be a presumption in favour of small developments of different scale and character.....more likely to create a sense of individualism and differing aspirations to each development.”



Services

The site is adjacent to all services: Roads Sewerage Water etc. and there is sufficient capacity in the infrastructure and represents a logical sequential progression of development within the settlement.

New Residential Zoning

The village needs additional housing if it going to continue to meet local demand for affordable housing to meet the community needs.

The present draft village plan proposes to zone only one parcel of land for zoned new residential. As such there is a substantial risk

that, given the significant level of investment its development will require, the lack of any alternative may well block any expansion of the Village settlement within the period of the plan with adverse consequences for the sustainability of the community and its services. This would put additional pressure on one off developments in the rural hinterland.

Logical Progression

This represents a logical progression of development within the settlement. It is contiguous with the completed Figle Manor housing estate, which was very well accepted in the locality and greatly benefitted the local primary school and enhanced the viability of other services businesses in the village.

Work from Home – The New Paradigm

The village is serviced with high speed fibre broadband which presents opportunities for working from home. Given that the proportion of the workforce working from home has grown rapidly during the pandemic to nearly 25%. The prediction is that these changes will become imprinted on society and are will become the norm for many. This is enhancing the attractiveness of rural towns and villages to young families. Villages like Clonbullogue with high speed fibre broadband and readily accessible local schools are now more attractive to young families than the rural hinterlands.

This proposal presents a unique opportunity to enhance the vitality of the village by allowing it grow organically, representing as it does, just 1 additional house a year over the course of the plan. At the same time it could help satiate the demand for self-build sites help alleviate the pressure for one off housing in the rural hinterland.

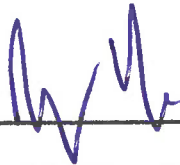


Regional Spatial and Economic Strategy

It is our opinion that the proposed alteration to the New Residential zoning would be in line with the Regional Spatial and Economic Strategy and would ensure that some residential development was facilitated during the lifetime of the plan 2021 -2027.

We ask that due consideration be given to changing the zoning of that part the lands, marked in red, on the attached Maps 1 & 2 and extending to c. 0.8 ha. (see Maps 1 & 2) from Strategic Residential (Map 3) reserve to New Residential.

Yours Faithfully



Padraig Doyle M. Agr. Rural Development



APPENDIX

Map 1: Site Location Map - Boundary Marked in Red

Map 2: Site Identification Map - Boundary Marked in Red

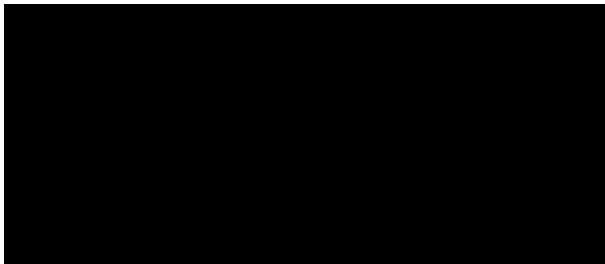
**Map 3: Draft Clonbullogue Village Plan: Site Marked in Red
Offaly County Development Plan 2021-2027: Draft Stage**

**Map 4: Adjoining Lands Zoned Open Space Amenity and Recreation:
Marked in Green:**

Padraig Doyle & Associates

6/10/2020

Client:



/END



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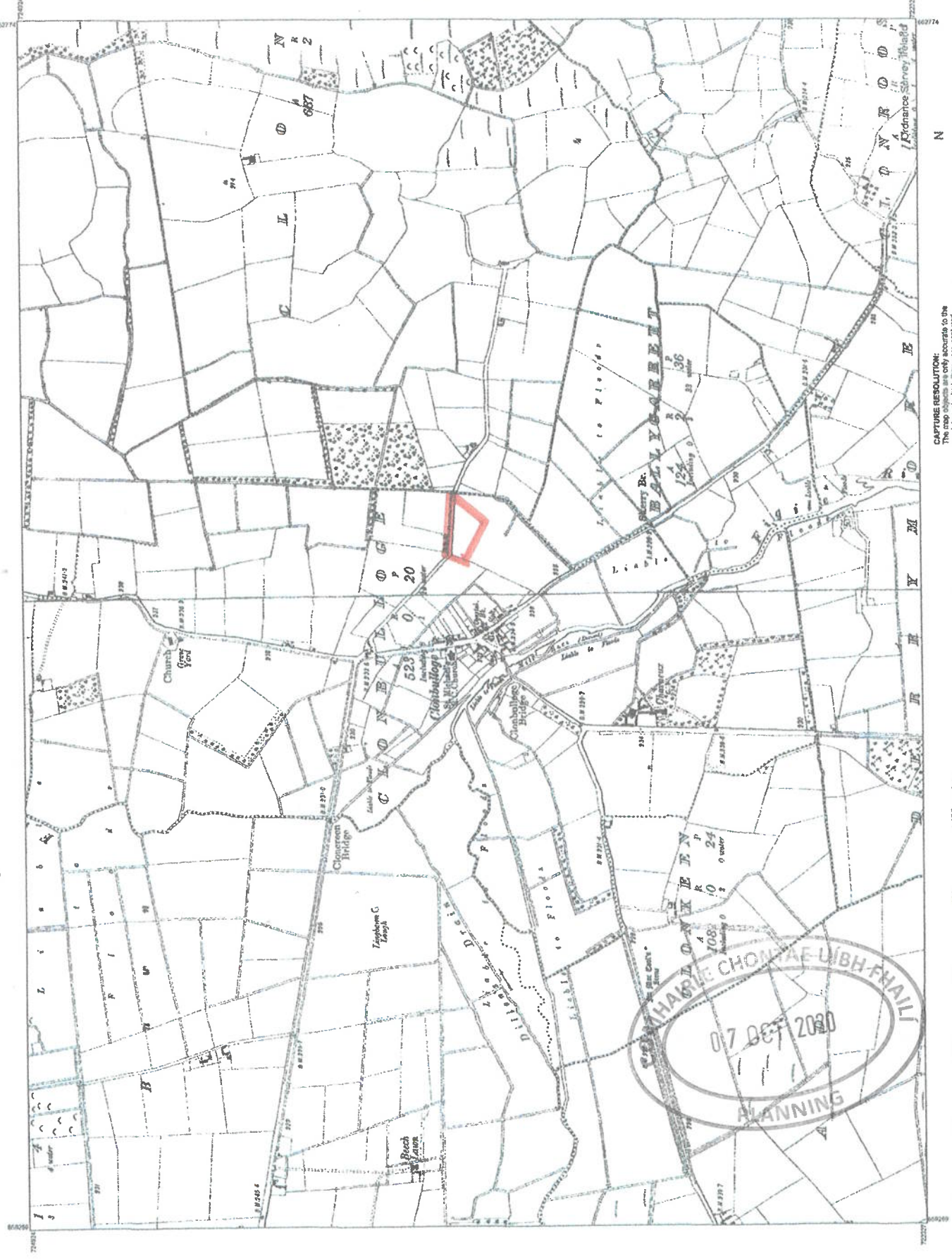
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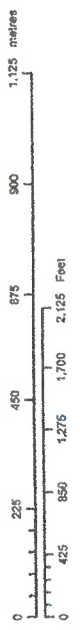
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Site Location Map Map 1: Site Location Map - Boundary Marked in Red



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Planning Pack Map

Map 2: Site Identification Map - Boundary Marked in Red

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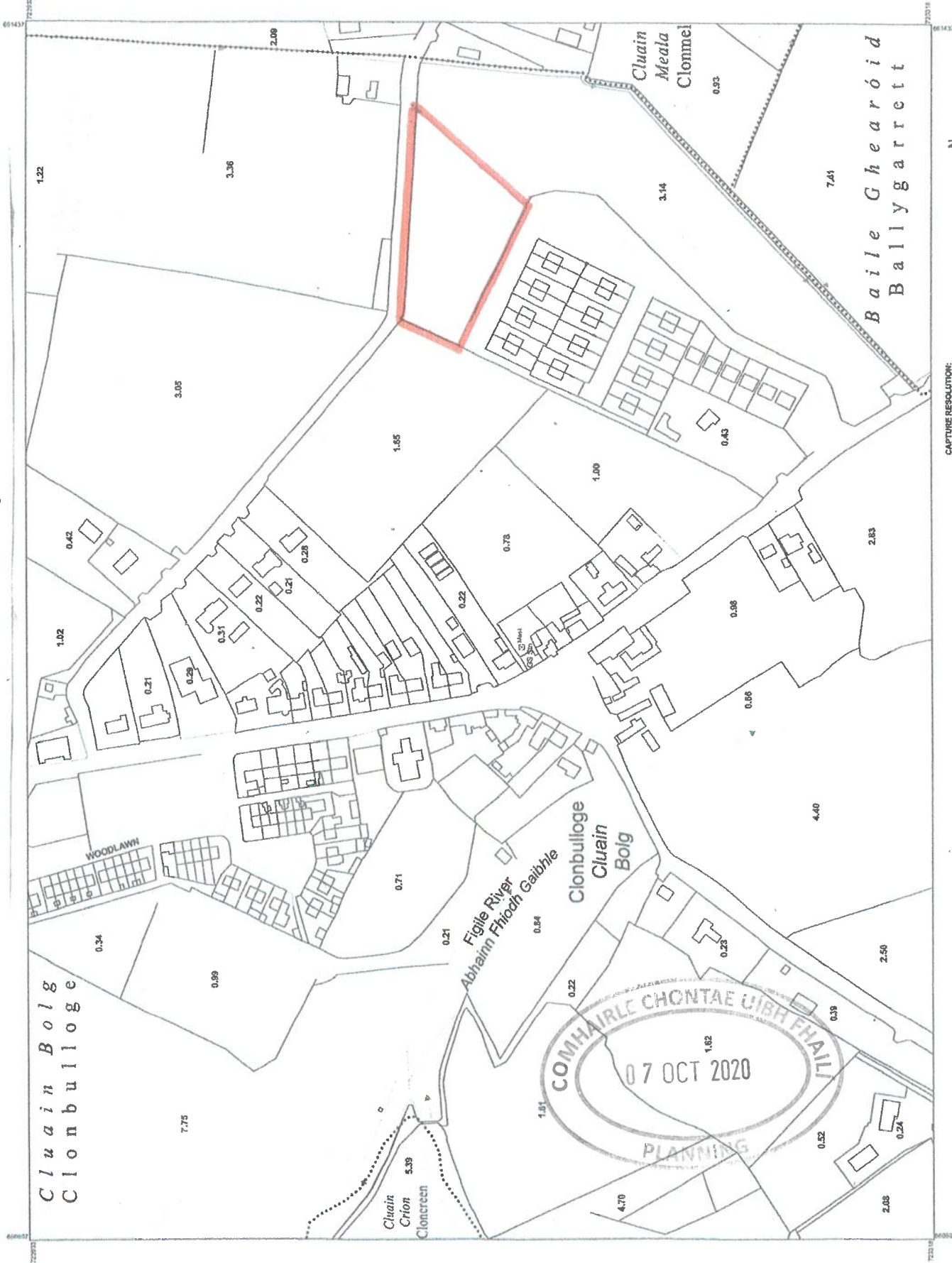
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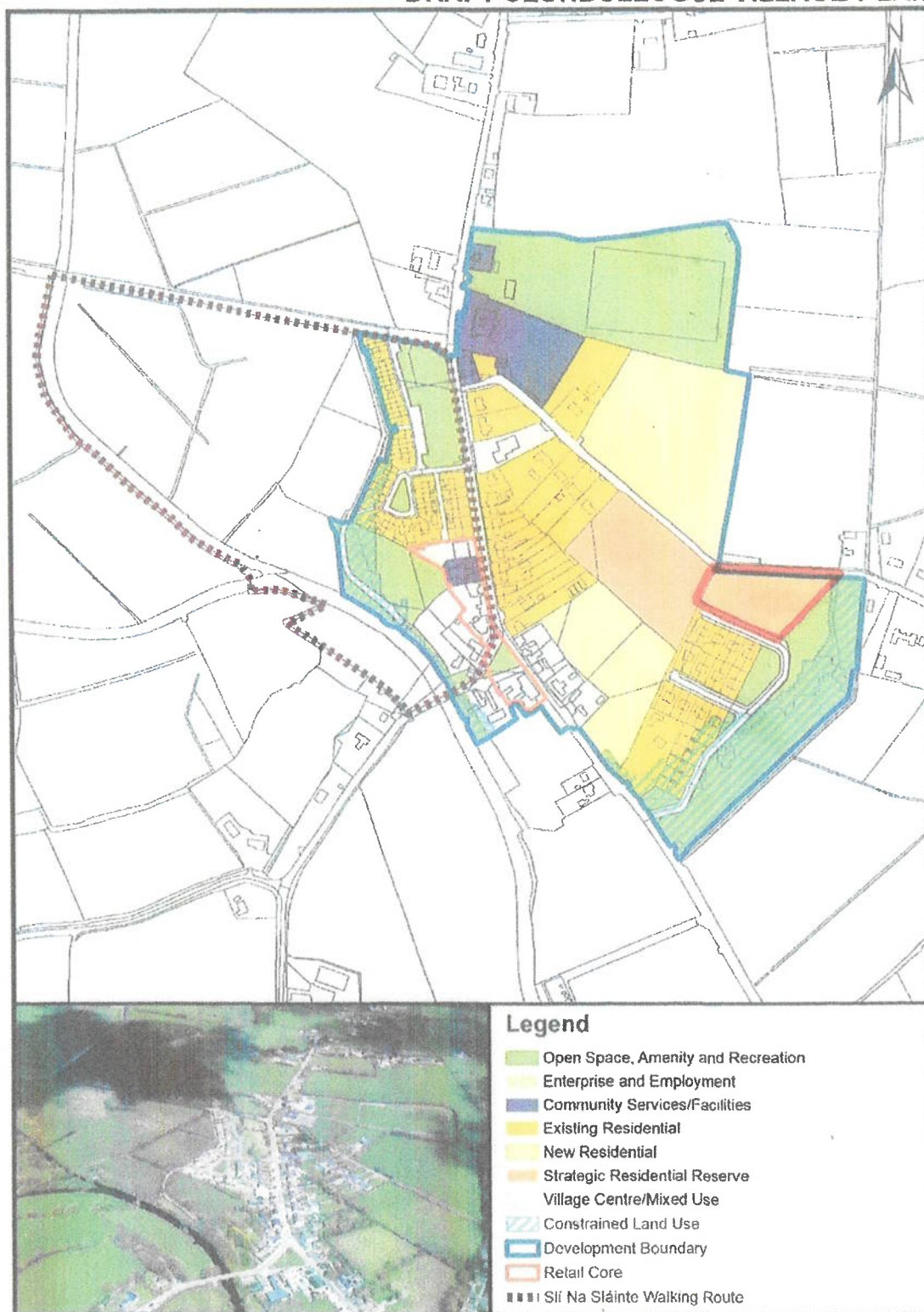
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DRAFT CLONBULLOGUE VILLAGE PLAN



Map 3: Draft Clonbullogue Village Plan: Site Marked in Red
Offaly County Development Plan 2021-2027: Draft Stage

**Map 4: Adjoining Lands Zoned Open Space Amenity & Recreation:
Marked in Green: Doyle & Associates 5/10/2020**



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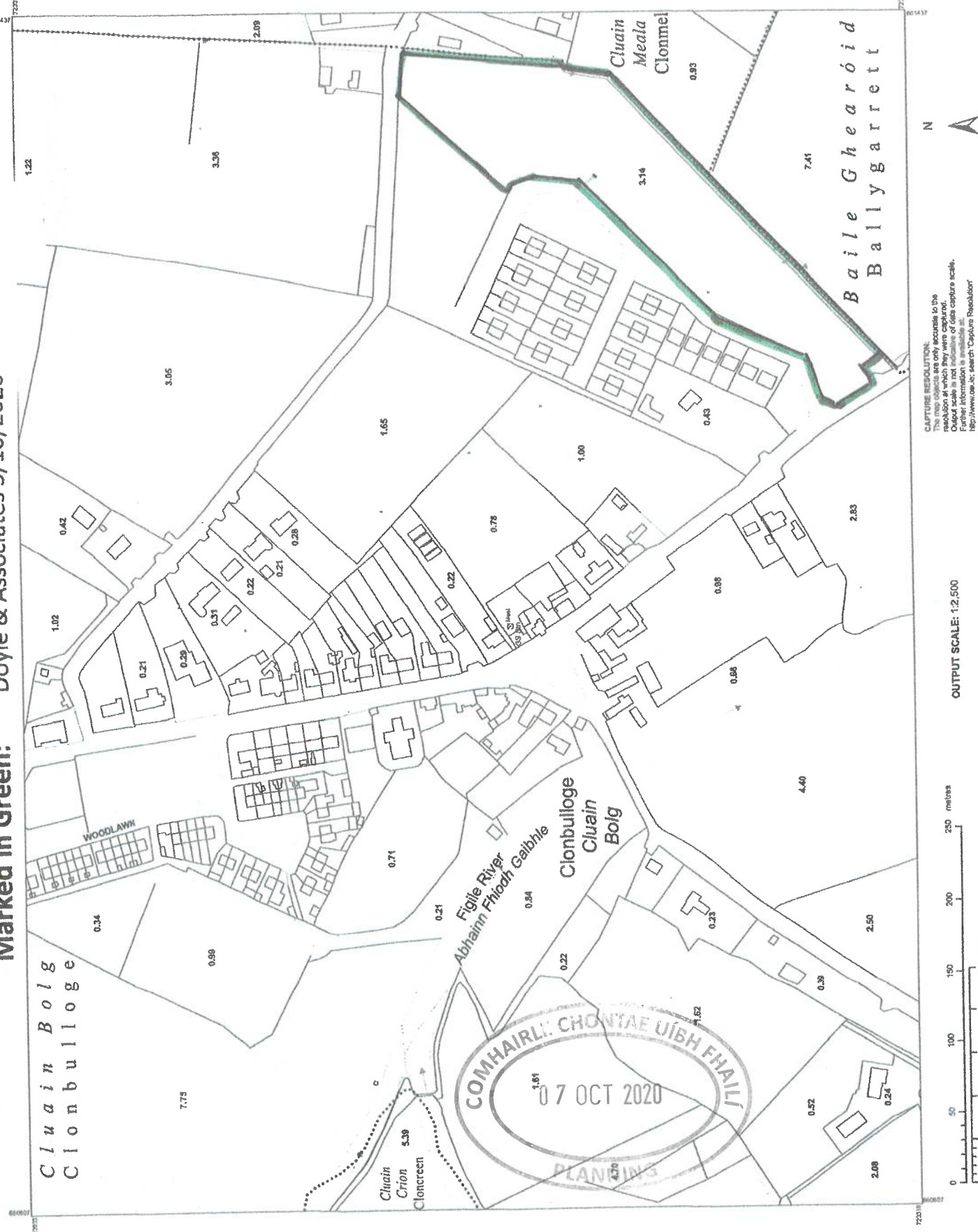
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