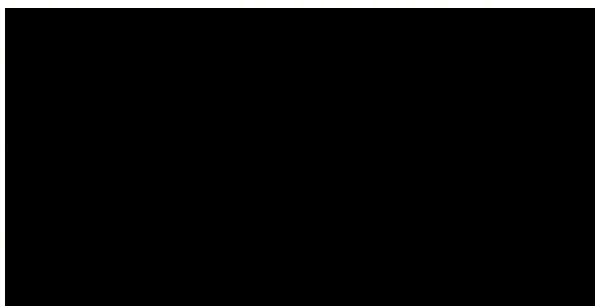


# Draft Offaly County Development Plan 2021-2027 Submission

Hand family,



7<sup>th</sup> October 2020



We welcome the opportunity to make a submission to this plan. We are both keen to see the town of Tullamore prosper and to be the catalyst for sustainable growth within the county. We believe the County Development plan if delivered within the planned period must give optimism and hope to our younger generations. The plan must enable and encourage the business community to look towards the town for expansion of existing facilities or to compete with other locations, to provide sufficient land for housing and to develop a lifestyle infrastructure to support all those whom are currently living in the town and also to those that wish to live in the town.

We support the high-level vision of the plan;

- *Effective zoning promotes orderly development by integrating land use and transportation, providing a high quality of life for the county's population, eliminating potential conflicts between incompatible land uses and establishing an efficient basis for investment in public infrastructure and facilities.*
- *Ensure alignment of zoning with availability of services, investment in infrastructure and the provision of employment, together with supporting amenities and services.*
- *Land is only zoned if it is serviced and/or serviceable within the life of this Plan based on Appendix 3 of the National Planning Framework*

[Our submission is specific to 3 areas of land referenced A,B,C, on the attached zoning map.](#)

#### **Area referenced 'A'**

This area was zoned residential in the 2010-2016 plan, In the 2021-2027 plan its proposed to change this to 'Strategic Residential Reserve'? This makes no sense as the site meets all the criteria as set out above as quoted from the councils own plan.

We therefore request the council to reverse their decision and add the area referenced 'A' to New Residential zoning status.

Rationale for considering same.

- Area approx. 3.3 ha
- Ready to go.
- Single landowner
- Distance to town 1km , 13 min walk
- Distance to nearest school 750 m , 10 min walk
- Distance to Railway Station 1km ,12min walk
- This site is fully serviced with Foul sewer, Surface water , potable water and natural Gas. (see attached map)





### **Area referenced 'B'**

This area was zoned Residential, Mixed Use, Business/Employment, Public/Community/Educational and Open Space in the 2010-2016 plan , in the 2021-2027 plan its proposed to drop all elements of zoning .? We propose the council reverse their decision and zone this land Enterprise & Employment and Business or Technology Park .

In light of Bord na Mona exiting its core energy peat harvesting industry and the significant economic impact this will have on the county there is a responsibility on the council to ensure there is more than adequate ready to go Enterprise/Employment service sites of significant scale available to be developed. This site referenced 'B' is approximately 50 ha. We are aware of the call from Tullamore Chamber of Commerce for a 40 ha site to be identified for future expansion of employment zones as the IDA Park nears capacity and currently does not have sites capable of taking buildings in excess of 2,000m<sup>2</sup>

Rationale for considering Area referenced 'B'.

- Site area 50ha in one ownership.
- Serviced with Foul Sewer, Surface Water, and potable water. (see attached map)
- Distance of site to existing IDA Park 1.3 km .
- Distance of site to Railway Station 1.2km

### **Area referenced 'C'**

This area was zoned Residential, Mixed Use, and Open Space in the 2010-2016 plan, in the 2021-2027 plan this area has been removed from the zoning plan. We do not wish to pursue the reversal of this objective at this point in time.

**We urge Offaly County Council to consider our submission and to take account of their responsibility under the Ireland 2040 and EMRA RSES documents regarding providing compact urban growth, access to services and low-carbon sustainable economies.**

1236-PR-01-KEY MAP.pdf - Adobe Acrobat Reader DC

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