

Dear Sirs, We wish to make a submission to the Offaly County Development Plan 2021 - 2027. Our client named above, is the owner of lands situated immediately adjacent to the residential zoned land, Árd Ríadha, at the northwest boundaries, Geashill. See attached map.

The purpose of this submission is to promote the inclusion of these lands into the village boundary of Geashill under the zoning 'new residential'. Please see below reasons for its inclusion: National Planning Framework The zoning of the proposed site compliments a number of the National Strategic Outcomes contained in the National Planning Framework, published in February 2018. Compact Growth The land in question is in a strategic location close to the village centre of Geashill promoting compact growth around the village and the zones public open space to the south of the site. Strengthened Rural Economies and Communities The increased zoning for residential lands in Geashill has the potential to sustainably increase the population of the village. Providing a range of accommodation locally allows families to both upsize and downsize within their communities. Sustainable Mobility Providing more centrally located residential sites increases the viability of public transport routes from the village and helps our transition away for car-centric development.

The document also projects a need for 550,000 new homes by 2040. By zoning the lands around existing village centres this growth can be achieved in a sustainable way. The accessibility of the lands, their location close to the village centre, and existing and proposed residential communities makes them ideally suited to a 'proposed residential' zoning objective. We trust the above information is of assistance to the council in relation to the draft Development Plan and that the identified lands are included within the future Development boundary of Geashill for the purpose of residential development.

# Proposed Site for Zoning

645640 mE, 720630 mN

**The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoiné**



Official Property Registration Map  
This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

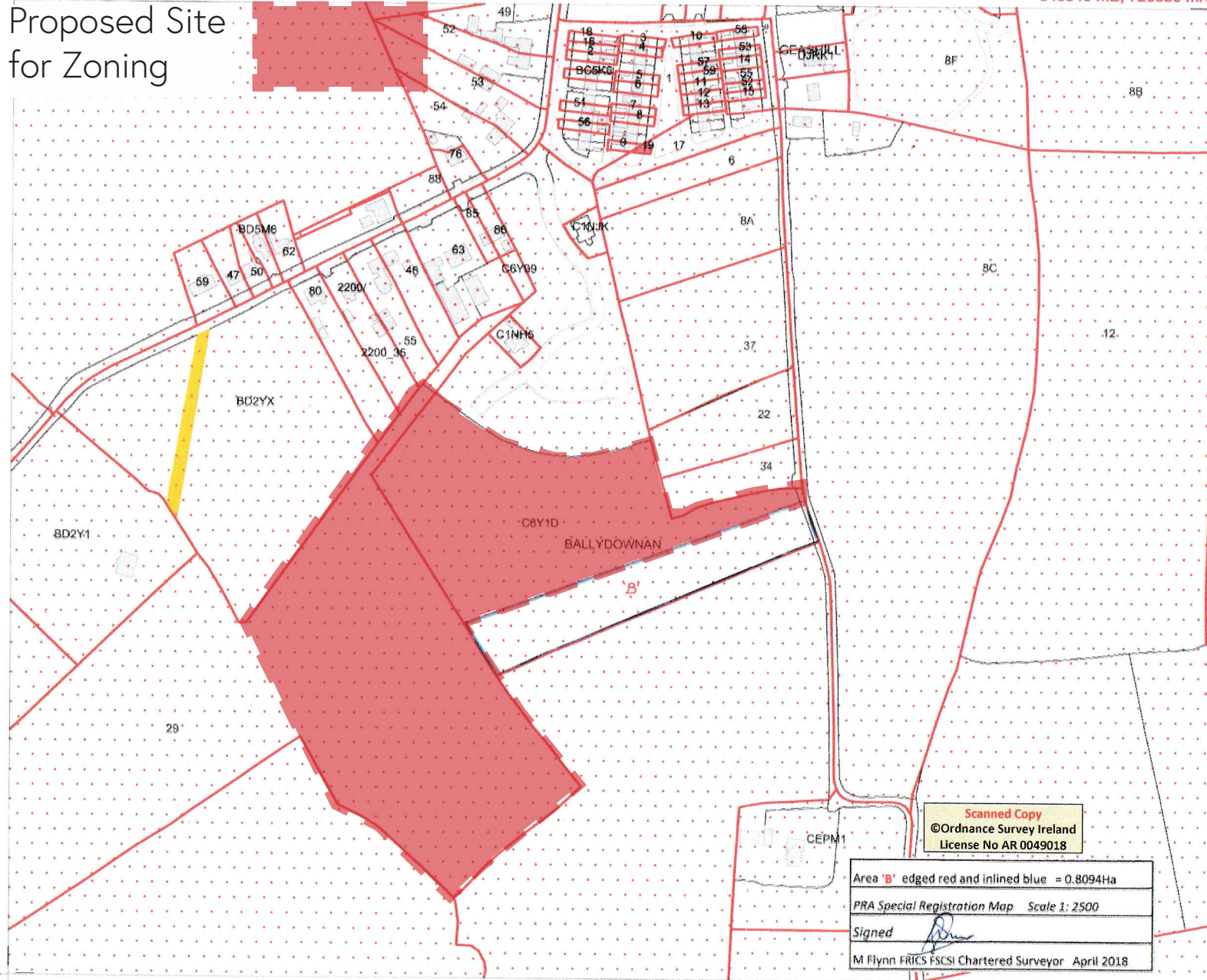
**Burdens** (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ∩ Soak Pit



A full list of burdens and their symbols can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



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Area 'B' edged red and inlined blue = 0.8094Ha  
PRA Special Registration Map Scale 1: 2500  
Signed   
M Flynn FRICS FCSI Chartered Surveyor April 2018

644840 mE, 719980 mN

Creation Date: 09 April 2018 09:40:05

Application Number: S2018LR004873K

1:2500

