



Thor Design & Management

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Client: Mr. David Allen,
Bracknagh,
Co. Offaly.

25th Sept. 2020

Re: Lands @ Bracknagh, Co. Offaly.



Submission to the Proposed Offaly Draft Development Plan 2020 – 2027.

Dear Sir/madam,

With reference to the above, on behalf of my client, Mr. David Allen, I wish to propose that the attached lands located @ Bracknagh, Co. Offaly be re-zoned from the proposed zoning of Existing Residential and Enterprise & Employment to “**New Residential**” in their entirety.

In the 2009-2015 Bracknagh Village Plan attached, all lands enclosed in blue which are owned by my client were zoned. (see attached 2009-2015 zoning plan)
However, a portion of these land were de-zoned in the 2014-2020 development plan.

It is proposed in the current draft plan to zone part of the lands for Existing Residential (which is not the correct zoning, as the lands in question are greenfield lands). The correct zoning for these lands should be **New Residential**.

The remaining lands are proposed to be zoned Enterprise & Employment. Although there are many industries allowable under the matrix, however, most of the industries allowable for this zoning **are not suitable for the area. (see attached matrix sheets)**. It is our opinion that Enterprise & Employment is not a suitable for this village setting.

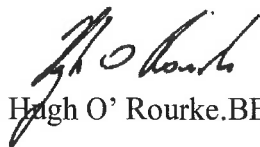
Under both the 2009 and 2014 development plans, my client applied for planning permission for a development consisting of a nursing Home with independent living units on the lands which are currently proposed to be zoned Enterprise & Employment, and a housing scheme on the currently proposed “Existing Residential land. Both developments were not developed due to the downturn in the economy in 2010. In the last year, my client has had an enquiry

from a Developer for both the granted nursing home development and the granted housing development, this interest was halted due to a combination of the limited period remaining on both planning permissions and Covid-19, as both planning permissions are due to expire in the coming year. As you can appreciate, my client has gone through considerable expense to obtain these planning permissions, and would hope to re-apply in the coming year, however, it will not be possible to re-apply for the nursing home development if the current proposed zoning holds, as nursing homes are not permissible on Enterprise & Employment zoned lands.

My client wishes that you would reconsider the proposed zoning of the lands outlined in blue, and hatch to New residential in their entirety.

- 1/ The land is local to a residential community.
- 2/ The land is local to a primary school and church.
- 3/ The lands can be serviced by a 225 diameter foul sewer main, which is accessible on the main road.
- 4/ The surface water generated from a development can be attenuated and drained to the Figile River, which is local to the proposed development lands.

Yours sincerely,

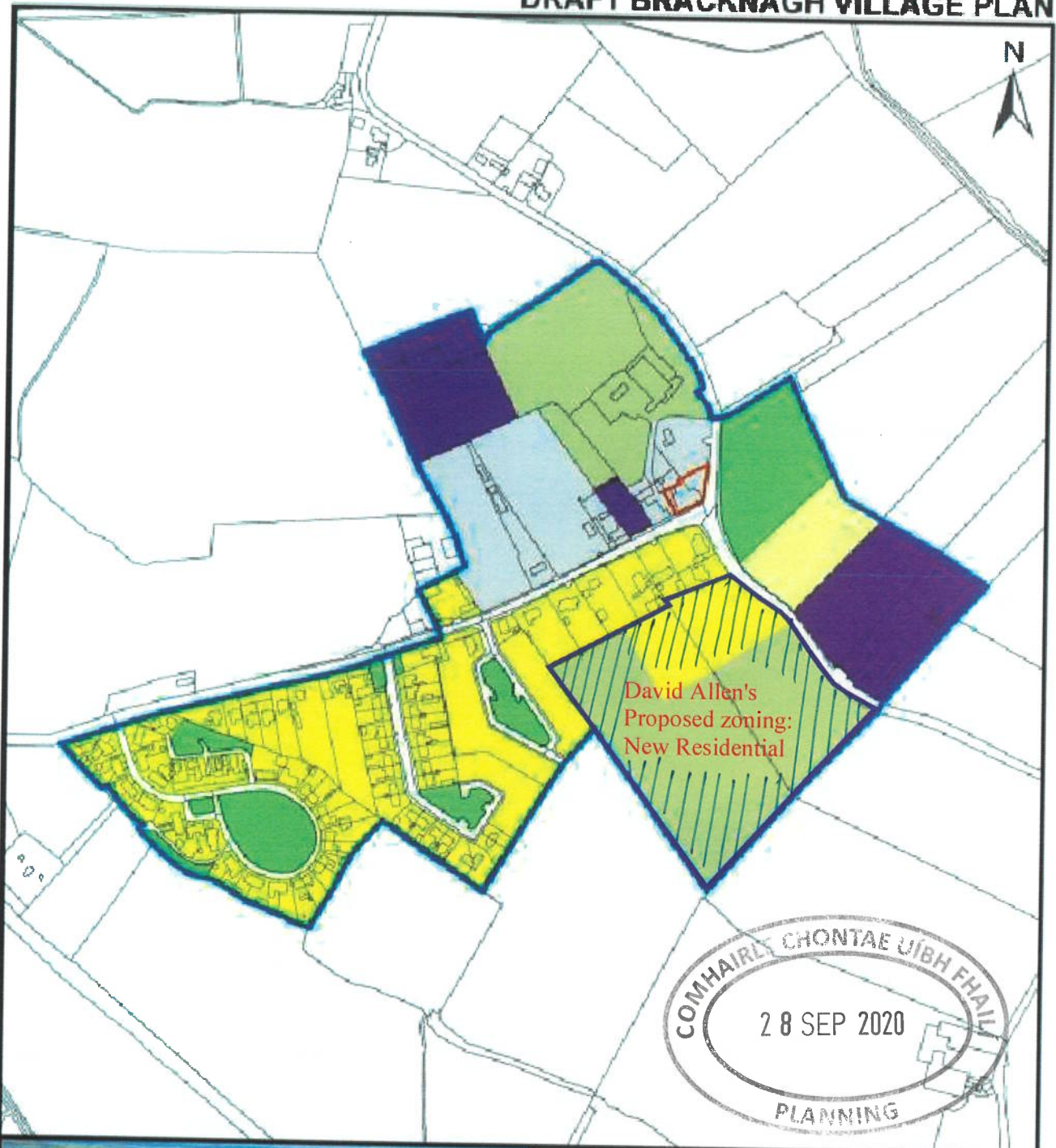


Hugh O'Rourke.BEng. CEng M.I.E.I on behalf of my client, Mr. David Allen.



Consulting Engineer: Hugh O'Rourke.BEng.CEng. Btec M.I.E.I Reg. No. 137735
Vat Reg. No. IE 5222899o

DRAFT BRACKNAGH VILLAGE PLAN



COMHAIRLE CHONTAE UÍBH FHAIL
28 SEP 2020
PLANNING



Legend

- Open Space, Amenity and Recreation
- Enterprise and Employment
- Community Services/Facilities
- Existing Residential
- New Residential
- Strategic Residential Reserve
- Village Centre/Mixed Use
- Development Boundary
- Retail Core

David Allen proposed that the lands enclosed in blue zoned New residential 2020-2027



Table 12.1 Land Use Zoning Matrix

| | Town or Village Centre / Mixed Use | Residential - Existing | Residential - New | Residential – Strategic Reserve | Enterprise and Employment | Industrial and Warehousing | Business / Technology Park | Community Services/Facilities | Open Space / Amenity / Recreation | Neighbourhood Centre |
|-------------------------------------------------------|------------------------------------|------------------------|-------------------|---------------------------------|---------------------------|----------------------------|----------------------------|-------------------------------|-----------------------------------|----------------------|
| Abattoir | X | X | X | X | X | O | X | X | X | X |
| Advertisement Structures | V | X | X | X | V | Not suitable for the area | | | | |
| Agri. Business | O | X | X | X | O | Limited Use | | | | |
| Agricultural Structures | X | X | X | X | X | X | X | X | X | X |
| Amusement Arcade | O | X | X | X | O | Not suitable for the area | | | | |
| Apartments | V | V | O | X | O | Not suitable for the area | | | | |
| Aerodrome/ Airfield | X | X | X | X | X | X | X | X | X | X |
| B&B/ Guesthouse | V | V | V | X | O | Limited Use | | | | |
| Bank/ Financial Institution | V | X | X | X | O | Not suitable for the area | | | | |
| Batching Plant (asphalt/ concrete) | X | X | X | X | X | V | X | X | X | X |
| Betting Office | V | X | X | X | X | X | X | X | X | O |
| Boarding Kennels | X | X | X | X | X | O | X | X | X | X |
| Bring Banks/ Civic Amenity | V | V | V | X | V | Not suitable for the area | | | | |
| Caravan Park/ Camp Site/ Glamping (Tourism) | O | O | O | X | O | Not suitable for the area | | | | |
| Car Parking | V | O | O | X | V | Not suitable for the area | | | | |
| Cash and Carry Wholesale Outlet | O | X | X | X | V | Not suitable for the area | | | | |
| Cemetery | X | X | X | X | X | X | X | O | X | X |
| Chemist/ Pharmacy | V | O | O | X | O | Not suitable for the area | | | | |
| Childcare Facilities – Crèche, Nursery and Playschool | V | V | V | X | V | Limited Use | | | | |
| Cinema/ Theatre | V | X | X | X | V | Not suitable for the area | | | | |
| Community Facility (hall, centre or recreational use) | O | O | O | X | O | Limited Use | | | | |
| Composting Facility | X | X | X | X | X | O | X | X | X | X |
| Conference Centre | V | X | X | X | O | Not suitable for the area | | | | |
| Craft Industry | V | O | O | X | O | Not suitable for the area | | | | |
| Dance Hall/ Disco/ Night Club | O | X | X | X | O | Not suitable for the area | | | | |
| Data Centre | X | X | X | X | O | Not suitable for the area | | | | |
| Dentist/ Doctor Surgery | V | O | O | X | O | Limited Use | | | | |
| Dog Grooming | V | O | O | X | V | Limited Use | | | | |
| Drive Through Restaurant | O | X | X | X | O | Not suitable for the area | | | | |
| Education/ Enterprise Centre | O | O | O | X | V | Limited Use | | | | |
| Extractive Industry | X | X | X | X | X | X | X | X | X | X |
| Function Room | O | X | X | X | O | Not suitable for the area | | | | |



| | Town or Village Centre / Mixed Use | Residential - Existing | Residential - New | Residential - Strategic Reserve | Enterprise and Employment | Industrial and Warehousing | Business / Technology Park | Community Services/Facilities | Open Space / Amenity / Recreation | Neighbourhood Centre |
|----------------------------------------------------------------------------------------|------------------------------------|------------------------|-------------------|---------------------------------|---------------------------|----------------------------|----------------------------|-------------------------------|-----------------------------------|----------------------|
| Funeral Home | O | X | X | X | √ | Not suitable for the area | | | X | X |
| Fuel Depot | X | X | X | O | O | Not suitable for the area | | | X | X |
| Garden Centre | O | X | X | X | √ | Limited Use | X | X | X | X |
| Golf Course/ Pitch and Putt | X | X | X | X | X | X | X | √ | √ | X |
| Go-Kart Track | X | X | X | X | O | Not suitable for the area | | | X | X |
| Hairdressing Salon, Beauticians and Nail Bars | √ | O | O | X | O | Limited Use | X | X | | O |
| Heavy Vehicle Depot | X | X | X | X | O | Not suitable for the area | | | X | X |
| Helicopter Pad | X | X | X | X | O | Not suitable for the area | | | X | X |
| Home Based Economic Activities | √ | O | O | X | O | Not suitable for the area | | | X | O |
| Hospital | O | X | X | X | O | Not suitable for the area | | | X | X |
| Hostel | O | O | O | X | O | Not suitable for the area | | | X | X |
| Hotel | √ | X | X | X | O | Not suitable for the area | | | X | X |
| Industry – Heavy | X | X | X | X | X | √ | X | X | X | X |
| Industry – Light | X | X | X | X | O | Limited Use | X | X | X | X |
| Landfill | X | X | X | X | X | X | X | X | X | X |
| Launderette/ Dry Cleaners | √ | O | O | X | O | Not suitable for the area | | | X | O |
| Leisure Centre/ Gym | √ | O | O | X | O | Not suitable for the area | | | O | X |
| Library | √ | O | O | X | O | Not suitable for the area | | | X | O |
| Licensed Premises (Public House) | √ | O | O | X | O | Limited Use | X | X | X | O |
| Mart/ Co-operative | O | X | X | X | O | Not suitable for the area | | | X | X |
| Materials Recovery Facility/ Composting/ Waste Transfer Station/Waste Recycling Centre | X | X | X | X | X | √ | X | X | X | X |
| Motor Sales/ Service | O | X | X | X | √ | Not suitable for the area | | | X | X |
| Municipal Waste Incinerator | X | X | X | X | X | √ | X | X | X | X |
| Nursing Home/ Retirement Village | √ | O | √ | X | X | X | X | O | X | X |
| Office | √ | O | O | X | √ | Not suitable for the area | | | X | X |
| Open Space (Public) | √ | √ | √ | X | √ | Limited Use | √ | √ | √ | O |
| Plant/ Tool Hire | O | X | X | X | O | Not suitable for the area | | | X | X |
| Playground | √ | √ | √ | X | O | Not suitable for the area | | | √ | O |
| Playing Pitches/ Sports Club | O | √ | √ | X | X | X | X | √ | √ | X |
| Primary Care Centre, Health Centre and Clinics | √ | O | O | X | O | Not suitable for the area | | | X | O |
| Research and Development | O | X | X | X | O | Not suitable for the area | | | X | X |

Offaly County Development Plan 2021-2027: Draft Stage
Chapter 12 Land Use Zoning Objectives

| | Town or Village Centre / Mixed Use | Residential - Existing | Residential - New | Residential – Strategic Reserve | Enterprise and Employment | Industrial and Warehousing | Business / Technology Park | Community Services/Facilities | Open Space / Amenity / Recreation | Neighbourhood Centre |
|--------------------------------------------|------------------------------------|------------------------|-------------------|---------------------------------|---------------------------|----------------------------|----------------------------|-------------------------------|-----------------------------------|----------------------|
| Residential Care | 0 | 0 | 0 | X | 0 | Limited Use | X | 0 | X | X |
| Residential – Multiple (two or more units) | V | V | V | X | X | X | X | X | X | 0 |
| Residential – Single | V | V | V | X | X | X | X | X | X | X |
| Restaurant/ Café | V | X | X | X | 0 | Not suitable for the area | X | 0 | X | 0 |
| Retail Warehousing | 0 | X | X | X | V | Not suitable for the area | X | 0 | X | X |
| Science and Technology Enterprise | 0 | X | X | X | 0 | Not suitable for the area | X | 0 | X | X |
| School/ Third Level Education | 0 | 0 | V | X | 0 | Not suitable for the area | X | 0 | X | X |
| Scrap Yard | X | X | X | X | X | 0 | X | X | X | X |
| Self-Catering | V | V | V | X | X | X | X | X | X | X |
| Service Station | 0 | X | X | X | 0 | Not suitable for the area | X | 0 | X | X |
| Shop (200m ² or less) | V | V | V | X | V | Limited Use | X | X | X | V |
| Shop (above 200m ²) | V | X | X | X | 0 | Not suitable for the area | X | 0 | X | 0 |
| Take Away | 0 | X | X | X | 0 | Not suitable for the area | X | 0 | X | 0 |
| Training Centre | 0 | X | X | X | V | Limited Use | 0 | X | X | X |
| Traveller Accommodation | 0 | 0 | 0 | X | X | X | X | X | X | X |
| Utility Structures | 0 | 0 | 0 | X | 0 | Not suitable for the area | 0 | 0 | X | X |
| Veterinary Surgery | 0 | 0 | 0 | X | V | Limited Use | X | X | X | X |
| Warehousing | X | X | X | X | 0 | Not suitable for the area | X | 0 | X | X |
| Water-based Recreational Activities | 0 | X | X | X | 0 | Not suitable for the area | X | 0 | 0 | X |
| Waste to Energy Facilities | X | X | X | X | 0 | Limited Use | 0 | X | X | X |
| Workshops | X | X | X | X | 0 | Not suitable for the area | X | X | X | X |



OBJECTIVES:

1. POSSIBLE EXPANSION AREA FOR SCHOOL SITES. NORTH WESTERN BOUNDARY MAY ALLOW A TANGIBLE LINK BETWEEN EXPANSION AREA AND LANDS ZONED OPEN SPACE ADJACENT.
2. AN OPEN SPACE AREA DEVELOPED AS A 'VILLAGE GREEN' IS CONSIDERED APPROPRIATE AT THIS LOCATION. THE RECYCLING AREA COULD BE INTEGRATED BY DESIGN TO ALLOW THE AREA TO SERVE FOR A WIDER COMMUNITY USE.
3. POSSIBLE EXPANSION AREA FOR GRAVEYARD.
4. THIS AREA OUTSIDE OF THE DEVELOPMENT BOUNDARY FOR THE VILLAGE MAINTAINS A ROLE AS FLOODPLAIN FOR THE RIVER FIDILE WHICH IS SUBJECT TO INUNDATION IN TIMES OF HEAVY AND PROLONGED RAIN. LOW VULNERABLE USES MAY BE CONSIDERED.

2014 - 2020



Legend

| | |
|------------------------------|--------------------------|
| Local Employment/Services | Residential |
| Open Space | Village Centre/Mixed Use |
| Public/Community/Educational | Settlement Core |

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OFFALY COUNTY
DEVELOPMENT PLAN 2014 - 2020

BRACKNAGH VILLAGE PLAN

MAP SCALE
1:7500

DATE
OCT 14

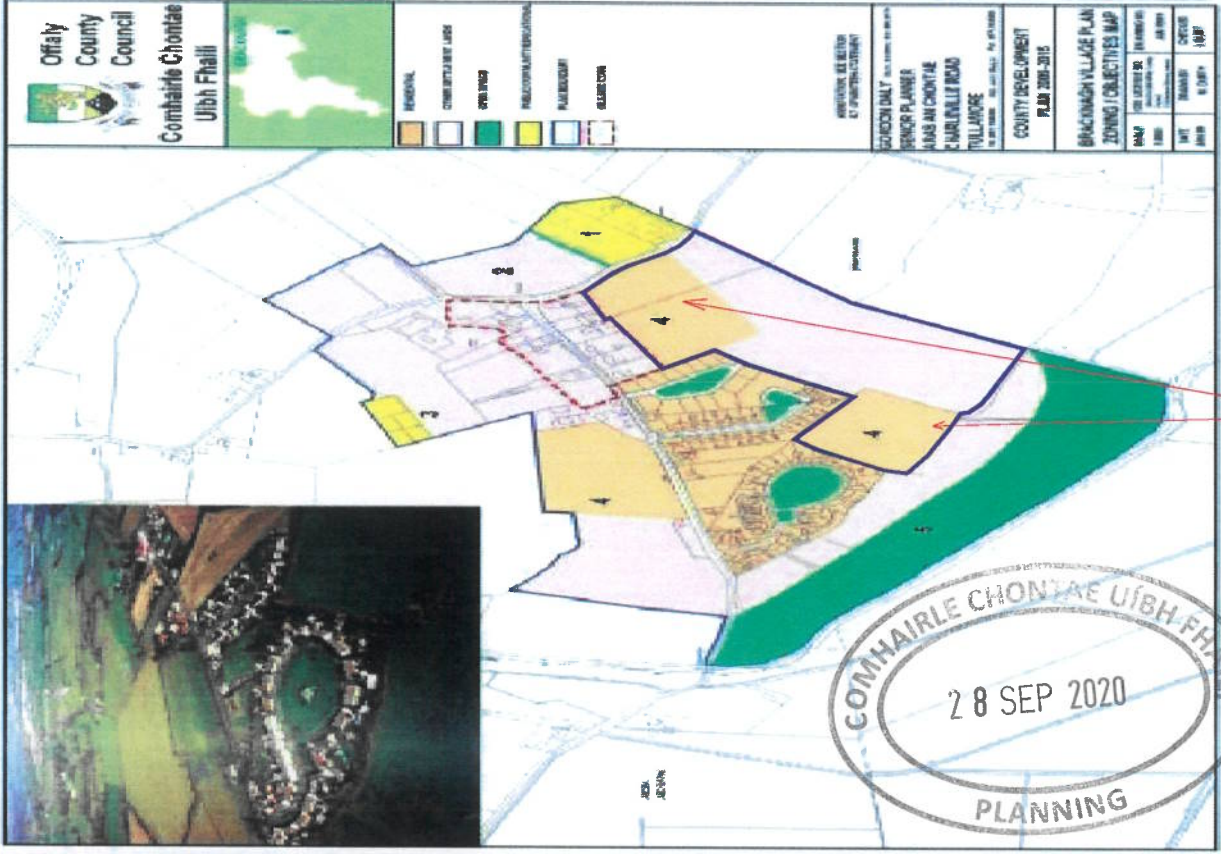
Map No.
OCT 14/01

David Allen's lands enclosed in blue were zoned residential (shaded yellow) and local Employment/Services 2014-2020

OFFALY COUNTY
DEVELOPMENT PLAN
2009 - 2015

• BRACKNAGH •

VILLAGE PLAN
2009 - 2015



NOTE: David Allen's lands enclosed in blue were zoned residential (shaded orange) and other settlement lands (shaded pink) in 2009-2015