

## Councillor Eddie Fitzpatrick

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## Comhairle Chontae Uíbh Fhail Offaly County Council

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Benfield House  
Cloneyhurke  
Portarlington  
Co Offaly

24/09/2020

Submission Re Offaly County Development Plan 2021 / 2027

Cllr Eddie Fitzpatrick

I wish to support this submission by Ruairi Whelan Consulting Engineers Portarlington acting on behalf of the Land owner regarding lands at Chancery Lane Tullamore Co Offaly.

Please see details attached and Map showing the proposed area.

Yours sincerely

*Eddie Fitzpatrick.*

Cllr Eddie Fitzpatrick



TREASCON,  
PORTARLINGTON,  
CO.LADIS  
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CIVIL STRUCTURAL PROJECT MANAGEMENT

Áras an Chontae  
Charleville Road  
Tullamore  
Co. Offaly  
R35 F893

Date: 9<sup>th</sup> September 2020  
Our Ref: 20-09 D-001

Re: Offaly County Development Plan 2021 - 2027  
Zoning submission for lands on Chancery Lane, Tullamore, Co.Offaly

Dear Sir/Madam

With regard to the proposed land zoning outlined in the DRAFT Offaly County Development Plan 2021 – 2027 and more specifically the Tullamore town plan we wish to make a submission on behalf of our client and have the following noted. (see attached map)  
Land outlined red and denoted 'A' to remain as currently zoned (residential).  
Land outlined red and denoted 'B' to also be zoned residential in the new plan. (Folio OY2541)

Area 'B' is currently zoned 'Residential' under the Tullamore Town & Environs Development Plan 2010-2016. Under the DRAFT Offaly County Development Plan 2021-2027: Chapter 12 Land Use Zoning Objectives Section 12.4.3 'New Residential' we are of the opinion that this plot shall allow for and ensure multi-modal connectivity to existing developments and facilities and to adjacent lands which are zoned for development. To the west and east of the plot there are existing housing developments and a link already in place.

Our client ( the owner of these lands) has commissioned us to prepare a planning application for a housing scheme on these lands. We currently are at the initial stages however it is intended to lodge an application in the near future.

If you have any further queries please do not hesitate to contact us on 0578636570.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Ruairi Whelan', is written over a horizontal line.

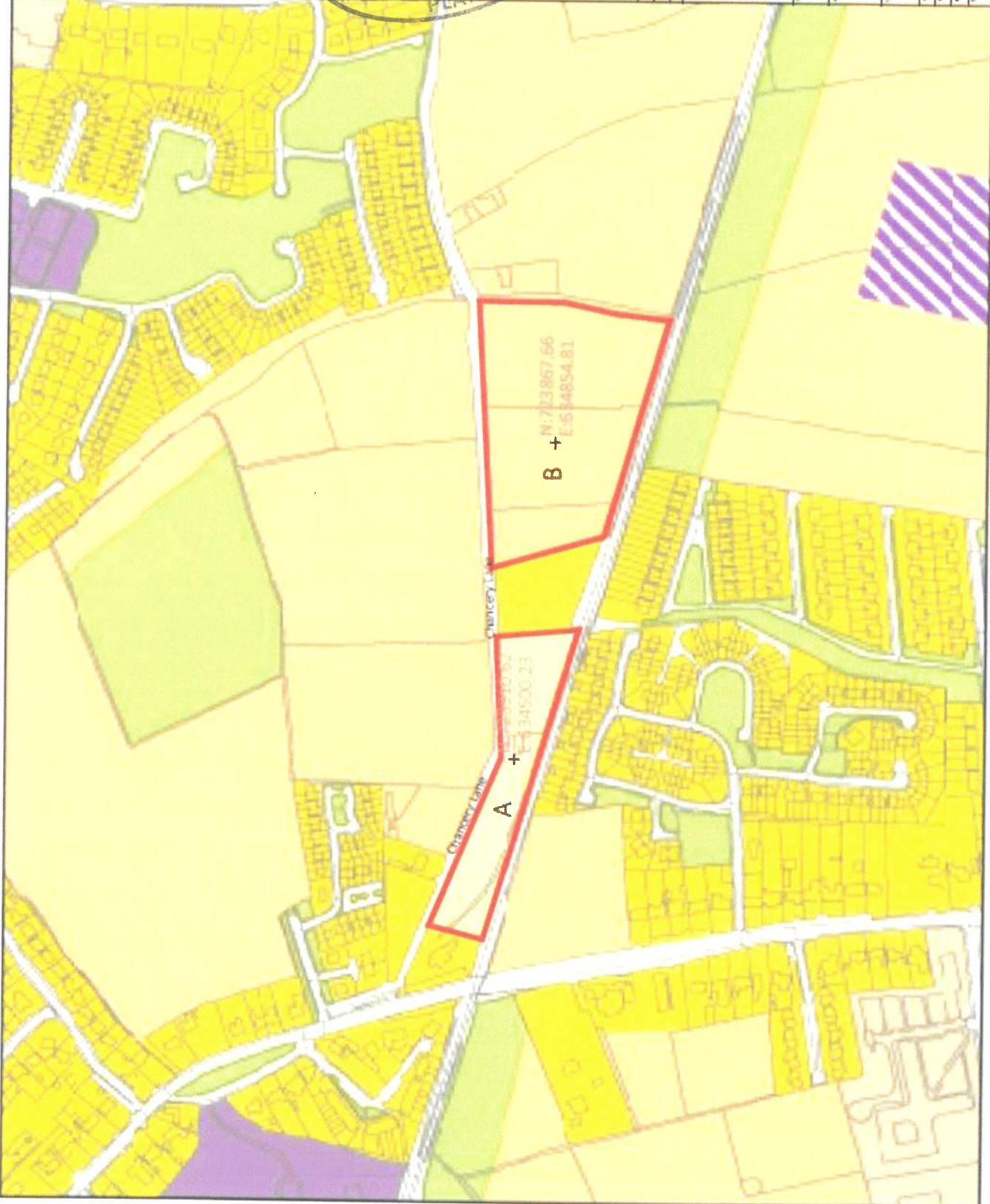
Ruairi Whelan BEng MIEI



LEGEND

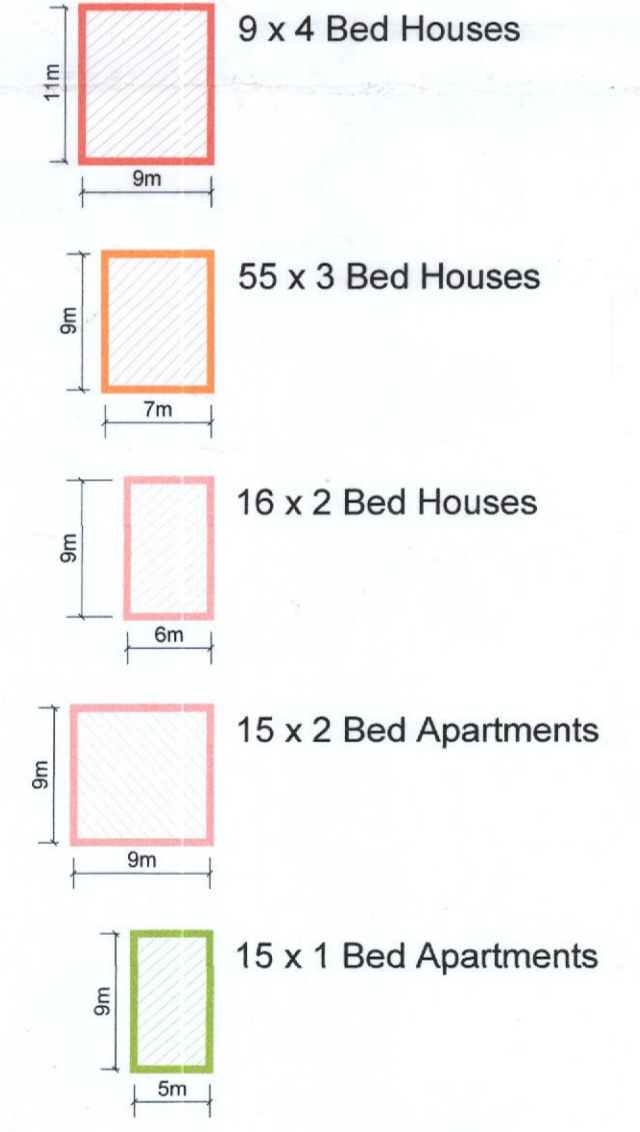
COMHAIRLE CHONTAE UÍBH FHAILL  
28 SEP 2020  
PLANNING

UN	TO	NO	OF	SECS	IF	PLANNING
B ENVIRONS						
<b>RUAIRI WHELAN</b> CONSULTING ENGINEERS						
48 BARRACKS, ANGLESEA, CO. DUBLIN 15 TEL: 01 453 8933 FAX: 01 453 8934 WWW: WWW.RUAIRIWHELAN.COM						
DATE: 18/09/2020						
PROJECT: 18/0247/L10/0001						
SCALE: A3:00						
DATE: 28/09/2020						
DRAWN BY: J. WHELAN						
CHECKED BY: J. WHELAN						
DATE: 28/09/2020						





18 Residential Units Under Construction



Site Area = 3.2 Hectares  
 Density = 35 Units per Hectare  
 Total Number of Units = 110  
 Area of Public Open Space = 4902m² 0.49 Hectares  
 Public Open Space = 15% of Total Site Area

		Clonsilla, Clara, Co. Offaly TEL: 087 83 36003 / 52828 E-mail: info@abbd.ie	
CLIENT	Sean Deegan	DATE	18/01/2019
JOB TITLE	Residential Development	SCALE	1:500@A1
LOCATION	Chancery Lane, Tullamore, Co. Offaly.	DRAWING NO.	SK1000SD
DRAWN	ED	DATE	
DESIGNED	ED	DATE	
DRAWING TITLE Site Layout Plan		REVISION	
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