



**Offaly County Council Draft Development Plan 2021-2027  
Submission**

Mr Ronan Corcoran  
Ballyclare  
Ferbane  
Co Offaly

  
regarding lands at Ballyvora, Ferbane, Co Offaly

Housing our increasing population in the coming years will be a challenge for all local authorities especially in the context of Project Ireland 2040 which outlines the Government's intention to provide for 550,000 additional households by 2040.

Ferbane town is one of the largest settlements in the county. It is located on the N62 in close proximity to Athlone, designated as a Regional Centre in Project Ireland 2040. Athlone is a town which has long been important for the inhabitants of Ferbane both socially and economically. Ferbane's accessibility to the M6 at both Moate and Athlone increases connectivity from east to west and to the wider region.

Ferbane's population growth in recent years is slow for a town located between Athlone, Tullamore, Birr and Ballinasloe. The census figures bear this out.

April 2006 - 1,164  
April 2011 - 1,165  
April 2016 - 1,191



Ambitious plans for Ferbane and the wider region were halted due to the economic crash leading to significant rezoning of residential land in the last County Development including the lands at Ballyvora, Ferbane.

Ferbane has seen no social or affordable housing/affordable site development by Offaly County Council in the past decade. Private developers have also not been active for many years due to the rezoning referred to above. This lack of availability despite a demand for housing has surely led to an increase locally in unsustainable one-off housing.

In order to increase the development potential of Ferbane and to increase the housing stock, I am proposing that the lands at Ballyvora in the draft plan currently proposed enterprise and employment be retained. I am also proposing that the development boundary be extended to include the remaining lands to be rezoned residential as they were previously. The area in question is outlined in green hatching on the enclosed 1:5,000 scale vector map and on the Council's Ferbane Settlement Plan – Zoning Map. It is also indicated in dark hatching on the enclosed aerial view photograph for your information.

This land is very accessible with road frontage available onto the N62, a key arterial route as well as the Ballylin Road which links L70075 to R436 to Tullamore so there are no issues with site access.

This land is an elevated site with no history of flooding. It has accessibility to public water mains and public sewage mains.

Future roads planning as per the draft plan has provided for a link road from the N62 to the Ferbane Business Park via L70075. The lands outlined are ideally situated to facilitate the development of this vital infrastructure which will take traffic pressure off the Main Street and open up these and other lands for development.

Ferbane needs new homes and it can support new homes and families. It has an excellent community child care facility in Bright Beginnings, highly regarded primary school and second level schools. There are numerous sporting amenities available in the town including GAA, Rugby, a Soccer pitch and a Pitch and Putt course.

It has a very active community spirit evidenced by the development of Ferbane Business and Technology Park and Ferbane Tidy Towns group.

Amenities include the Mary Ward Heritage Centre, a modern library and a playground. Broadband is accessible in the town and surrounding area. Clara train station and Athlone train stations are both within approximately a 20 minute drive. Bus Eireann and Local Link public transport services are also available.

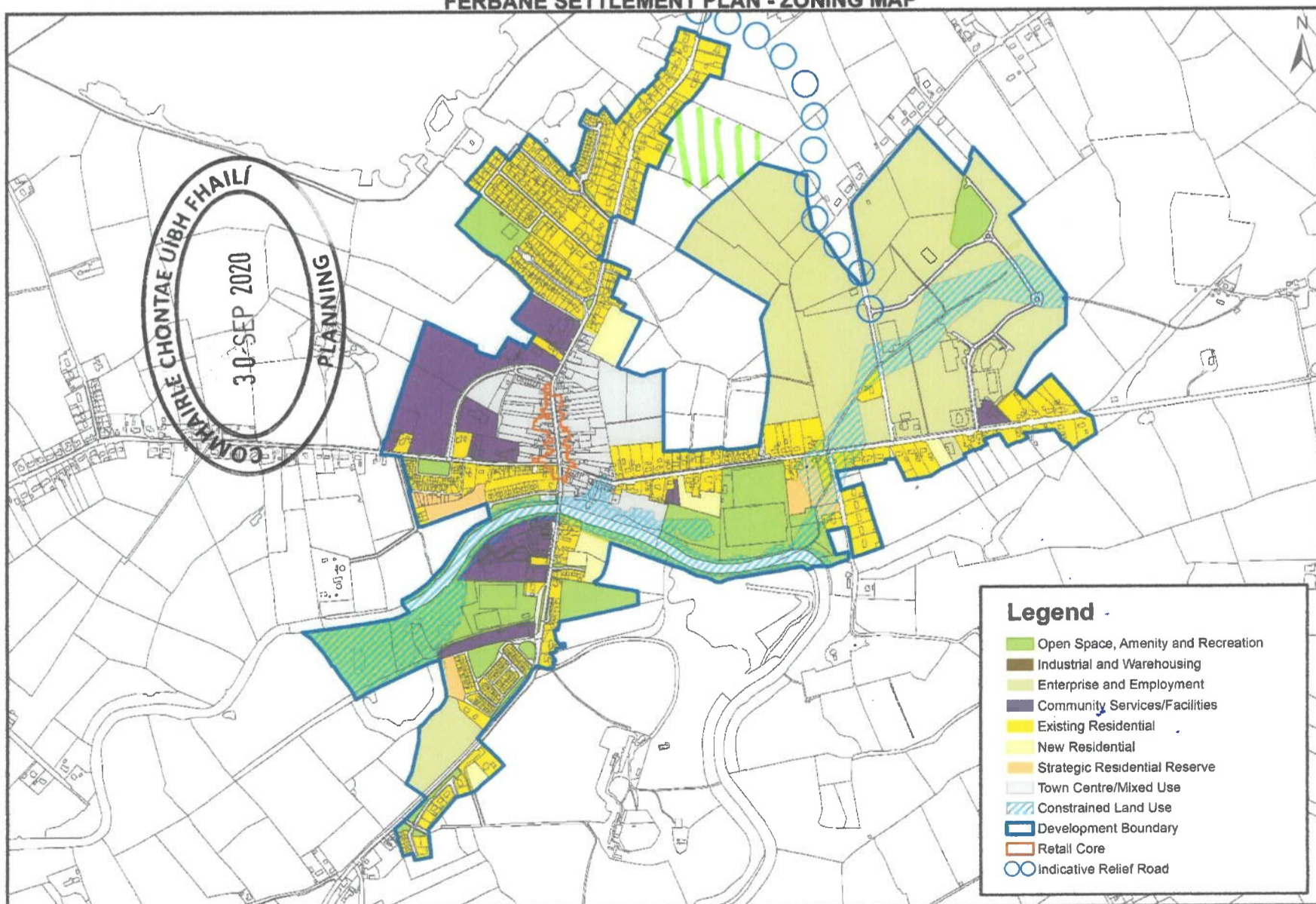
Athlone Institute of Technology has been a route to third level for many Ferbane students. When AIT attains university status in the near future, demand for courses from young people not only in the region, but from the Ferbane area can only increase. Having the option of living at home increases accessibility to third level for those who may not otherwise have such an opportunity.

The Implementation Roadmap for the National Planning Framework states that "The critical population projection periods are to 2026 and 2031, with a particular emphasis on the initial six-year period to 2026, for city and county development plans that are to be formulated during the 2019- 20/21 period."

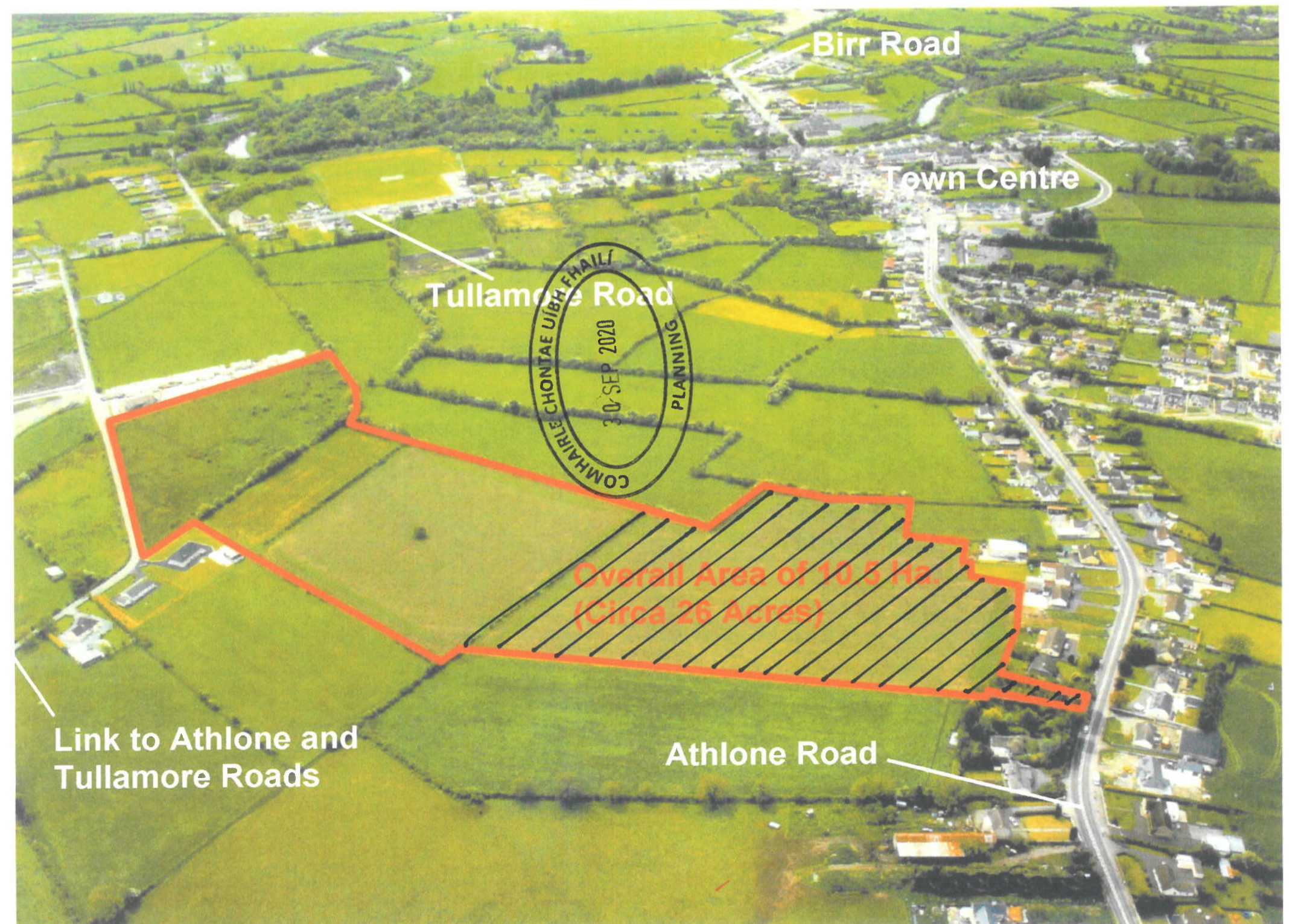
For this ambition to succeed Offaly County Council's zoning of accessible, serviced land for residential use will not only increase residential density but support sustainable development for the future.



**FERBANE SETTLEMENT PLAN - ZONING MAP**







Birr Road

Town Centre

Tullamore Road

COMHAIRE CHONTAE UÍBH FHAILÍ  
30 SEP 2020  
PLANNING

Overall Area of 10.5 Ha.  
(Circa 26 Acres)

Link to Athlone and  
Tullamore Roads

Athlone Road



BALLYVORA  
BAILE MHAOLMHARA

SCALE 1:5,000

BALLYVORA  
BAILE MHAOLMHARA

SUBJECT SITE - 10.5 HA.  
CIRCA 26 ACRES

3428-B

COMHAIRÉ CHONTAE URBH FHEALL  
30 SEP 2020  
PLANNING

FERBANE

FERBANE

FERBANE

3428-D

SPORTS

SPORTS

SPORTS

RIVER BRESNA