

Draft Development Plan Submission

On behalf of
Mr. Séan Nolan

5 October 2020



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1 Introduction

I, Matthew McRedmond, Chartered Town Planner of Coolacrease, Cadamstown, Co. Offaly make this submission on behalf of Mr. Séan Nolan, to Offaly County Council in response to the Draft Offaly County Development Plan 2021-2027, which is currently on public display.

I welcome the opportunity to comment on the Draft Plan and trust the following input will be considered during the formulation of the new Plan.

This submission comments on the Draft Plan as it relates to a landholding at Cadamstown, Co. Offaly in the ownership of Mr. Séan Nolan.

2 Subject Landholding

The subject site is a vacant residential site of approximately 0.56 acres at Cadamstown, Co. Offaly. The site is located within Cadamstown Village and is c. 200m from the local church and the remainder of the village. The site has a previous permission for a residential dwelling that was never implemented due to the economic downturn in 2008.



Figure 1 – Aerial photo with subject site outlined in Red

The site can provide for residential development within the village which would constitute a coherent settlement pattern supporting adequate critical mass to maintain and improve local service provision.

The Draft Offaly County Development Plan provides the opportunity to contain development within the logical physical envelope of Cadamstown Village and to promote a sense of place that would allow appropriate sites such as this within the village to be utilised for small scale residential development.



3 Planning History

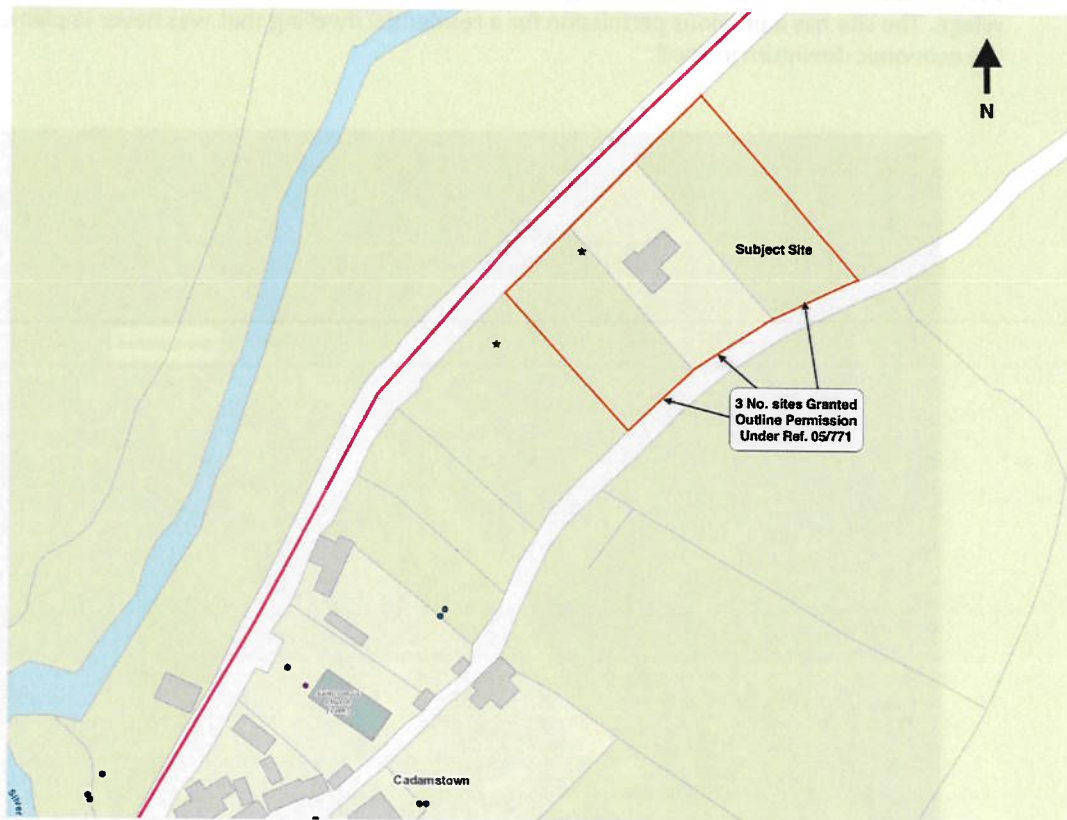
The planning history for the subject site provides a useful indicator of the suitability of the site for development associated with the village of Cadamstown with a number of applications being of particular relevance.

3.1 Ref. 05/771

On 13th September 2005, Catherine Carroll was granted outline planning permission for the following:

“CONSTRUCTION OF 3 NO. DWELLING HOUSES WITH DOMESTIC GARAGES AND INSTALL OF AN EFFLUENT TREATMENT UNIT WITH PERCOLATION AREA TO SERVICE EACH DWELLING.”

The subject site was the most easterly site in this three unit outline permission and at that point in time was within the Sráid boundary for Cadamstown. The subject site is illustrated below, with the two additional sites that formed part of the outline permission also shown outlined in red.



3no. sites Granted Outline Permission in 2005

We submit that the principle of infill development on these three sites as part of Cadamstown Village was established as part of this 2005 outline permission. While any new application must be considered on its own merits, the general trend for the development of this site is noted and supports the inclusion of this site within the Cadamstown Sráid boundary along with the two adjoining sites that have remained within the Sráid boundary since the time of the outline permission.

As indicated, the three sites were subdivided specifically for the purposes of residential development and the site is now too small to serve any meaningful agricultural purpose and therefore is considered a residential site.

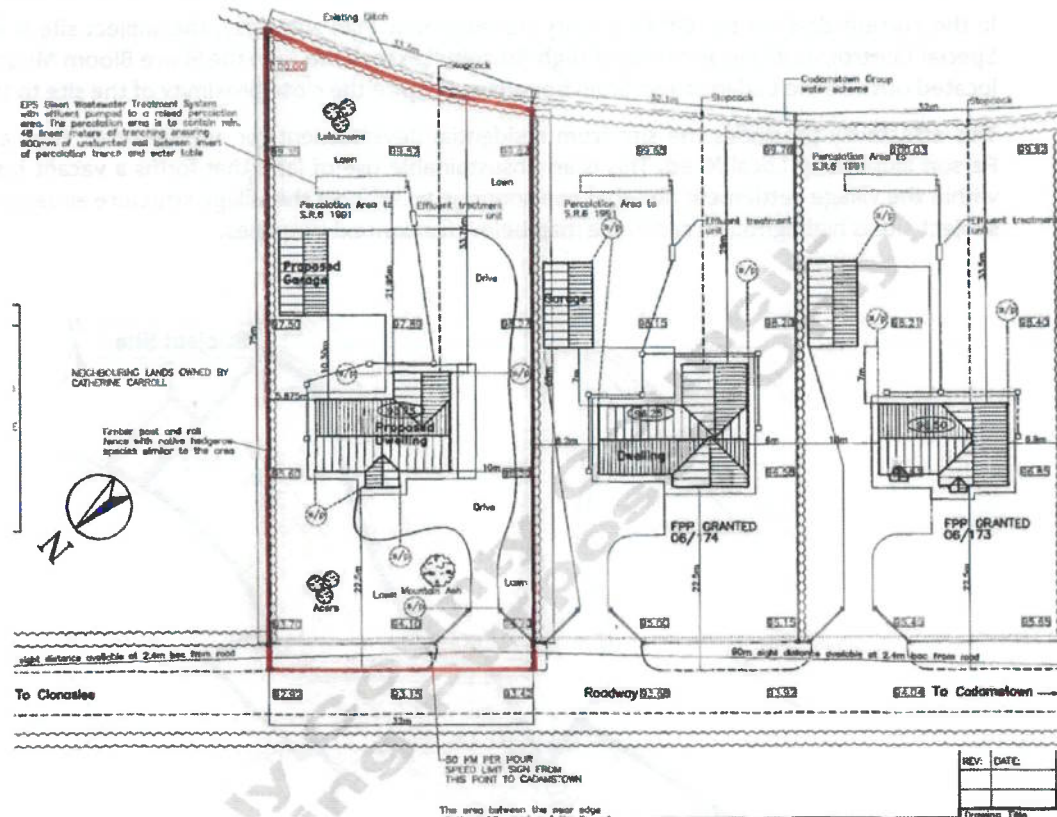
3.2 Ref. 08/135

On 14th April 2008, Sean Nolan was granted full planning permission at the subject site for the following:

“Permission consequent for Ref. 05/771 to build a new dwelling house, domestic garage including shed and install effluent treatment unit with percolation area.”



This grant of permission followed on from the grant of outline permission under Ref. 05/771. The two adjoining sites were also granted full planning permission under separate permissions with Reg. Refs. 06/173 and 06/174 as shown below.



Site Layout for Grant of Permission Under Ref. 08/135 Outlined in Red

It is clear from the granted permissions outlined above that the subject site has been previously considered as part of a cluster of development within Cadamstown Village. One of the three sites (Ref. 06/174) has been developed in the interim period with the other two sites, including the subject site, remaining vacant. The three sites together form a natural extension of the linear settlement pattern of Cadamstown Village and to exclude the subject site from the Sráid boundary represents a misuse of suitable residential development land that can be undertaken at a low-density, and which is consistent with regular rural village development patterns.

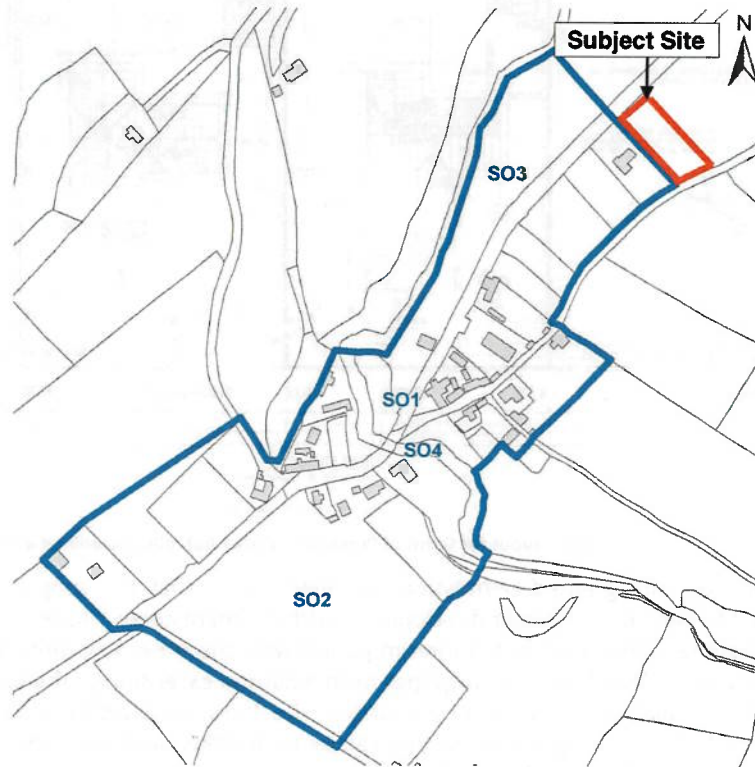
The site is readily serviced with all necessary infrastructure and with access to the local Group Water Scheme. We ask the Planning Authority to consider this planning history in the review of the County Development Plan and reinstate the subject site within the Sráid boundary for Cadamstown under the lifetime of the Offaly County Development Plan 2021-2027.



4 Proposed Offaly County Development Plan 2021-2027 – Cadamstown Sráid

In the current draft of the Offaly County Development Plan 2021-2027, the subject site is in an area of Special Control, as it is in an “Area of High Amenity” associated with the Slieve Bloom Mountains, and is located outside the Cadamstown Sráid boundary, despite the close proximity of the site to the village.

This effectively precludes the site from residential development for anyone other than a Local Rural Person illustrating Local Need. This is an unsustainable use of land that forms a vacant residential site within the village settlement and that can continue to support the village structure already in place. The subject site is highlighted in red in the map below for context purposes.



Cadamstown Sráid Map 2021-2027 with subject site outlined in red

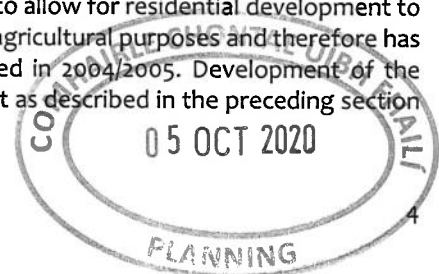
It is worth noting the Sráid boundary has been altered significantly in the draft Development Plan 2021-2027 to include:

- land adjacent to the silver river as labelled “SO3” in the Sráid map,
- additional land included along the Silver River to the south of the bridge within the village, and
- lands to the west of the Sráid have been omitted from the development boundary.

The inclusion of the subject site, which is a minor piece of land (0.56 acres) in the overall context of Cadamstown and Offaly, would result in a minor alteration of the sráid boundary and would support the low density, linear nature of the Cadamstown Settlement, providing for residential land within 100-200m of the rest of the village.

The subject site provides a natural progression of the existing Sráid boundary and is the last de facto residential development site on the entry route into the village from the east/Tullamore direction.

Agricultural land is located further to the east and to the north on the opposite side of the R421, and the subdivided nature of the subject site was specifically undertaken to allow for residential development to take place. The site would be too small to be effectively used for agricultural purposes and therefore has always been considered a residential site since it was subdivided in 2004/2005. Development of the subject site would be as part of a small scale 2-3 unit development as described in the preceding section



on planning history and in line with development plan policy for incremental, small scale growth within Sráid areas.

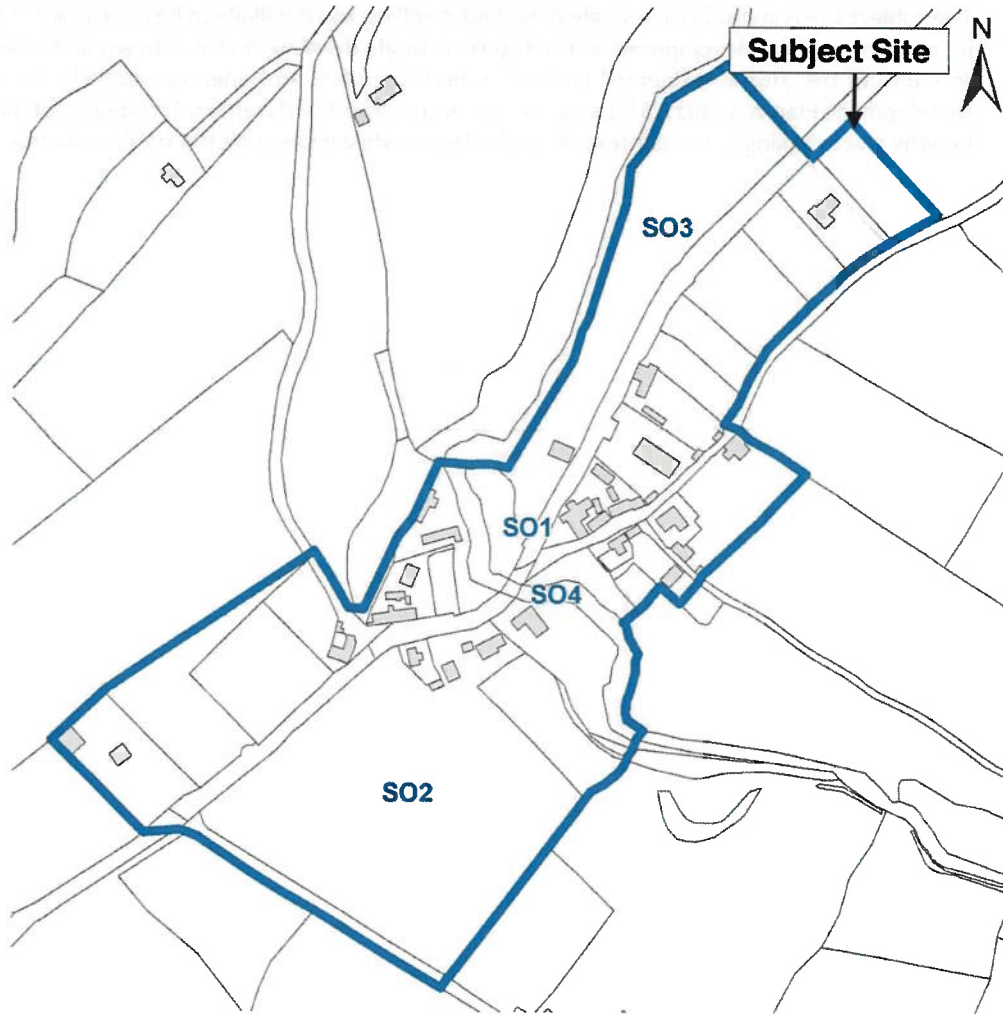
The inclusion of the subject site within the Cadmastown Sráid would not impact on the Core Strategy for County Offaly as lands within Sráid boundaries are not specifically zoned and therefore do not directly contribute to the quantum of land zoned and allocated for new residential units within the county. The organic growth of Sráid settlements is reflective of this policy whereby some lands identified within the boundary may not come forward for development during the lifetime of a given Development Plan. A minor logical expansion to the Sráid boundary to include this previously identified residential site can contribute towards a sustainable development pattern within the village and provide a viable alternative residential site to rural housing in the open countryside, further outside the village settlement boundary.

The subject site is suitable for a single detached dwelling and it is likely to be developed in this way should it come forward for development in the future. A single dwelling on this site would therefore constitute 1no. unit of the 716no. residential units identified for Sráids and open countryside in the draft County Development Plan 2021-2027. This amendment is consistent with regional strategic outcomes promoting healthy place making in the context of rural villages, while protecting the rural surrounds.



5 Conclusion and Proposed Amendment to Draft County Development Plan

We respectfully submit that the current land use policy that places the subject site outside the Sráid boundary for Cadamstown is an unsustainable use of viable rural village development land that could support critical mass and local services and amenities. We request that the Cadamstown Sráid boundary is amended to include the subject landholding of 0.56 acres as shown below to reinstate the subject site within the boundary and allow the opportunity for the site to come forward for residential development along with the two adjoining sites from which it was previously subdivided and as part of Cadamstown Village. The revised Sráid map as proposed is illustrated below.



Proposed Cadamstown Sráid Boundary with Subject site included

The inclusion of the subject site within the Cadamstown Sráid boundary will not have a significant impact on the quantum of residential land identified in the Core Strategy of the County Development Plan, while providing a viable residential development site as an alternative to sites in the open countryside being brought forward for rural housing. The inclusion of the subject site will promote national, regional and local planning policy by providing compact growth, strong rural communities and liveable, accessible settlements.

We trust the Local Authority will have due regard to this submission and include this site within the boundary of the Cadamstown Sráid within the lifetime of the Offaly County Development Plan 2021-2027.

