

Submission: PLEASE SEE ATTACHED COVER LETTER AND FEASIBILITY STUDY Offaly County Council, Charleville Road, Tullamore, Co.Offaly 26/08/2020 Re: Submission to Proposed County Development Plan 2021-2027 Birr town and environs To whom it concerns, I wish to make a submission in relation to the proposed development plan on behalf of Brendan and Maeve Garry to have the zoning of their land of 0.65Ha at Military Road, Birr Co.Offaly reconsidered from the proposed use as "Open Space/Sports/Recreation/Amenity" to "Residential" zoning. Please see the report below supporting the case to zone the land as Residential use, and a proposal for 8no. family homes for the site. The land is located on a residential road with an established pattern of one-off houses, detached and semi-detached housing. The road is serviced by public water mains and a public sewage mains and wide footpaths to both sides of the road. The site in its current state will not serve the directives of the Open Space zoning and would be better suited to use as Residential, supplying much needed affordable family homes to the town of Birr/Crinkill. I trust that the information provided is to your satisfaction and look forward to your decision. Should you have any queries please do not hesitate to contact me at the address, email or phone number provided. Yours sincerely, James Grennan B.Arch



**James Grennan Studio**  
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Offaly County Council,  
Charleville Road,  
Tullamore,  
Co.Offaly  
26/08/2020

**Re: Submission to Proposed County Development Plan 2021-2027 Birr town and environs**

To whom it concerns,

I wish to make a submission in relation to the proposed development plan on behalf of Brendan and Maeve Garry to have the zoning of their land of 0.65Ha at Military Road, Birr Co.Offaly reconsidered from the proposed use as "Open Space/Sports/Recreation/Amenity" to "Residential" zoning.

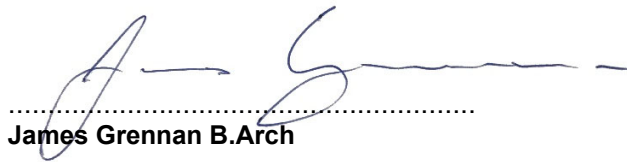
Please see the report below supporting the case to zone the land as Residential use, and a proposal for 8no. family homes for the site.

The land is located on a residential road with an established pattern of one-off houses, detached and semi-detached housing. The road is serviced by public water mains and a public sewage mains and wide footpaths to both sides of the road.

The site in its current state will not serve the directives of the Open Space zoning and would be better suited to use as Residential, supplying much needed affordable family homes to the town of Birr/Crinkill.

I trust that the information provided is to your satisfaction and look forward to your decision. Should you have any queries please do not hesitate to contact me at the address, email or phone number provided.

Yours sincerely,



.....  
**James Grennan B.Arch**



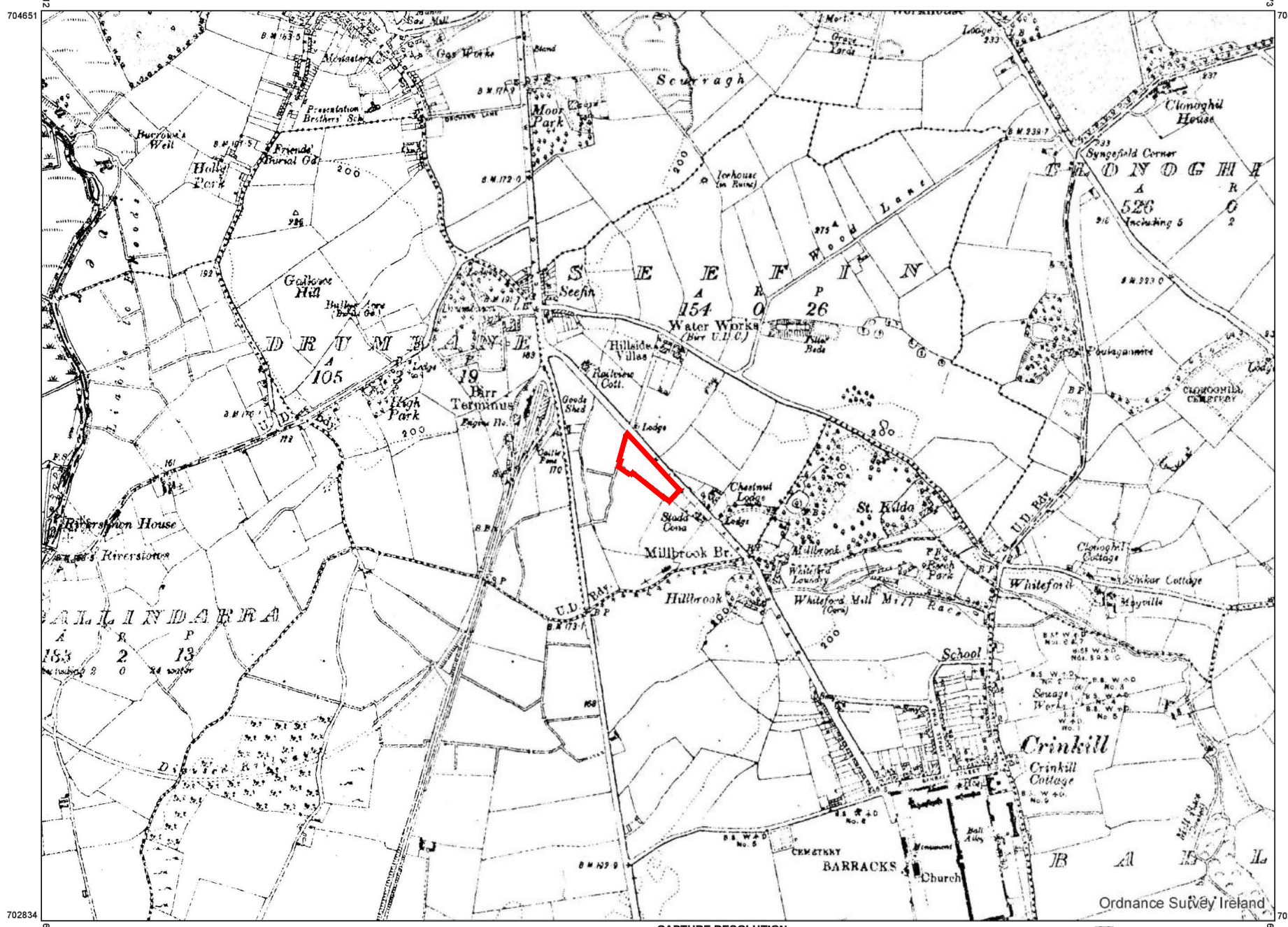


**MILITARY ROAD, CRINKILL, BIIRR, CO.OFFALY**

FEASIBILITY STUDY



# Site Location Map



**CENTRE COORDINATES:**  
ITM 606443,703743

**PUBLISHED:** 28/07/2020  
**ORDER NO.:** 50132448\_1

**MAP SERIES:** 6 Inch Raster  
**MAP SHEETS:** OY035  
6 Inch Raster TY005

**COMPILED AND PUBLISHED BY:**  
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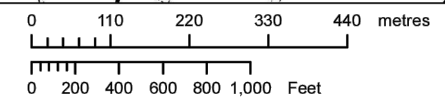
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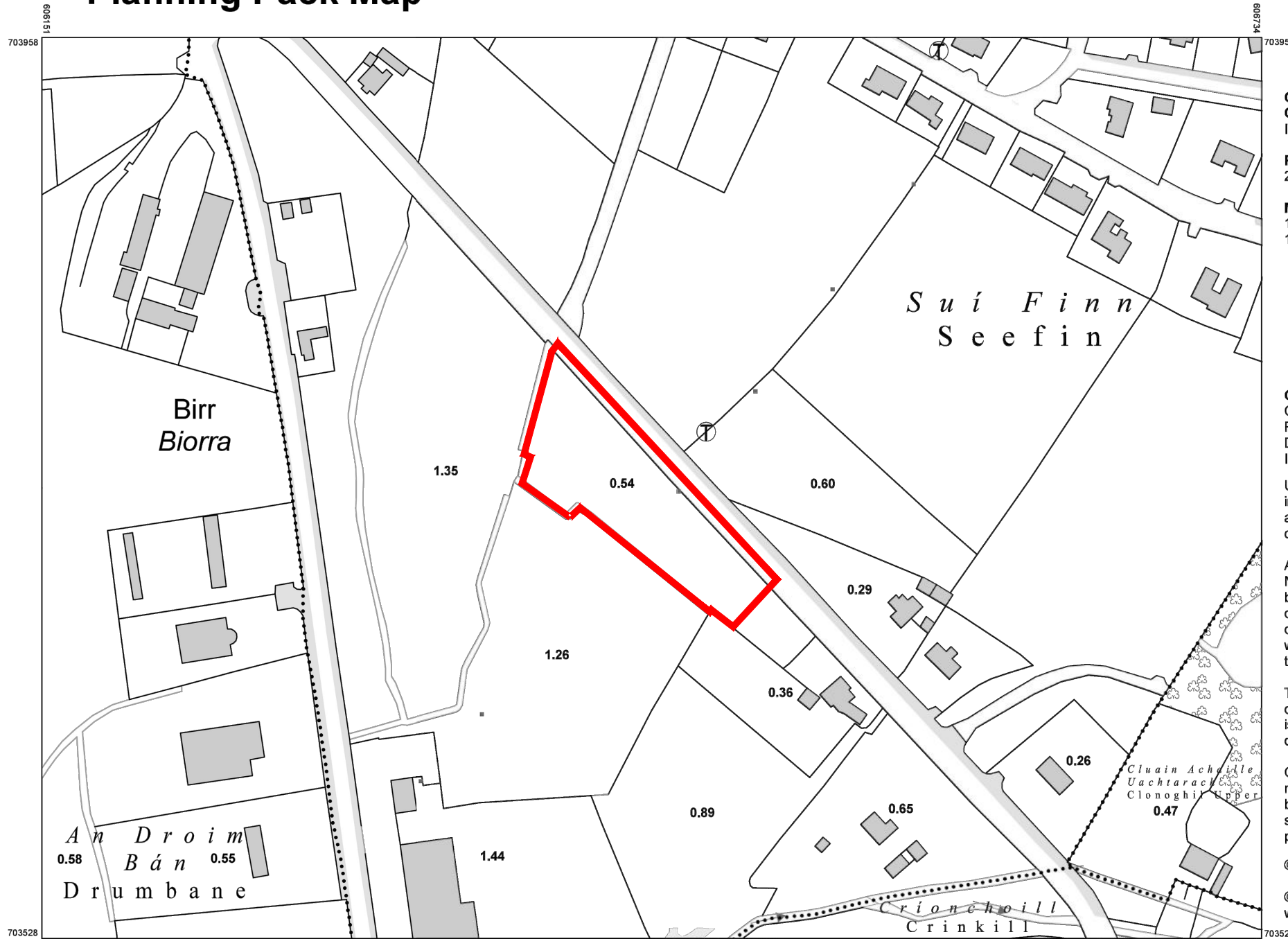
**OUTPUT SCALE:** 1:10,560

**CAPTURE RESOLUTION:**  
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OSI Site Location Map - (site outlined in Red)

# Planning Pack Map



**CENTRE COORDINATES:**  
ITM 606443,703743

**PUBLISHED:** 28/07/2020  
**ORDER NO.:** 50132448\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 3817-B, 3817-D

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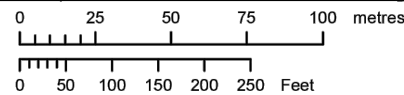
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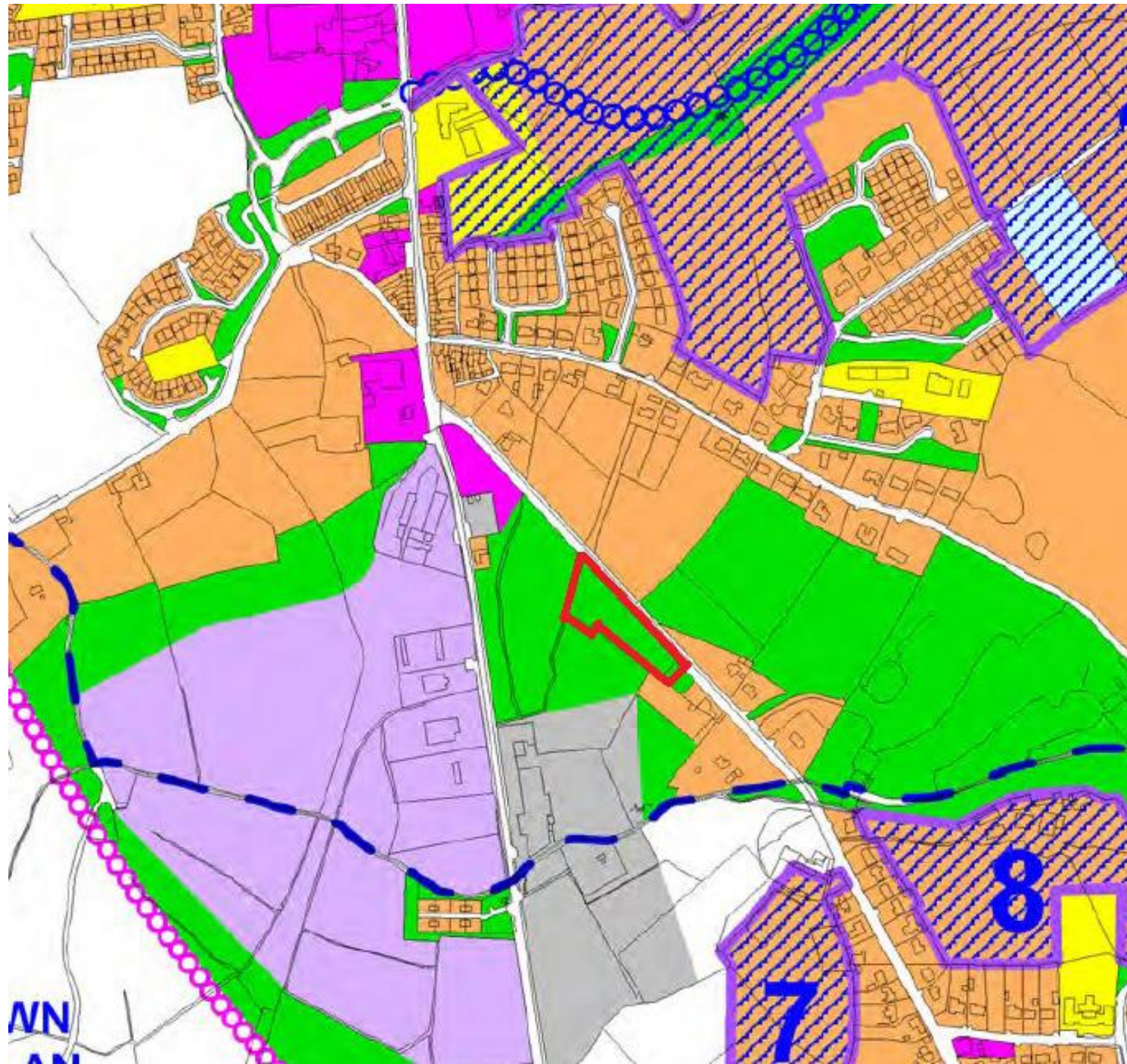
**OUTPUT SCALE:** 1:2,500

**CAPTURE RESOLUTION:**  
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Further information is available at:  
<http://www.osi.ie>; search 'Capture Resolution'



OSI Planning Pack Map - Site as outlined 0.65Ha (1.6 Acres)





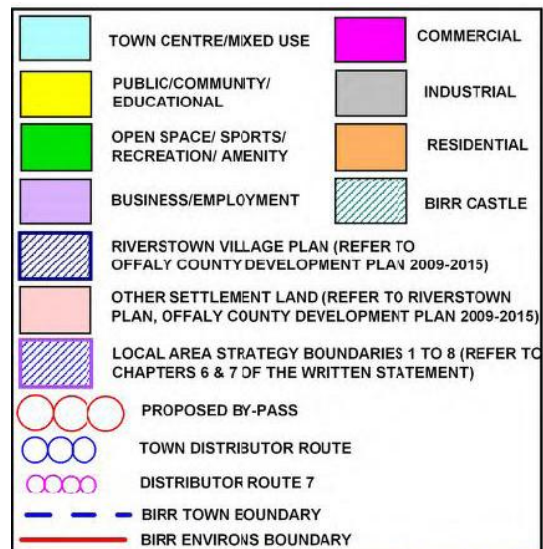
Extract from current Land Use Zoning Map 2010 - 2016 (site outlined in Red)

### Site Zoning History

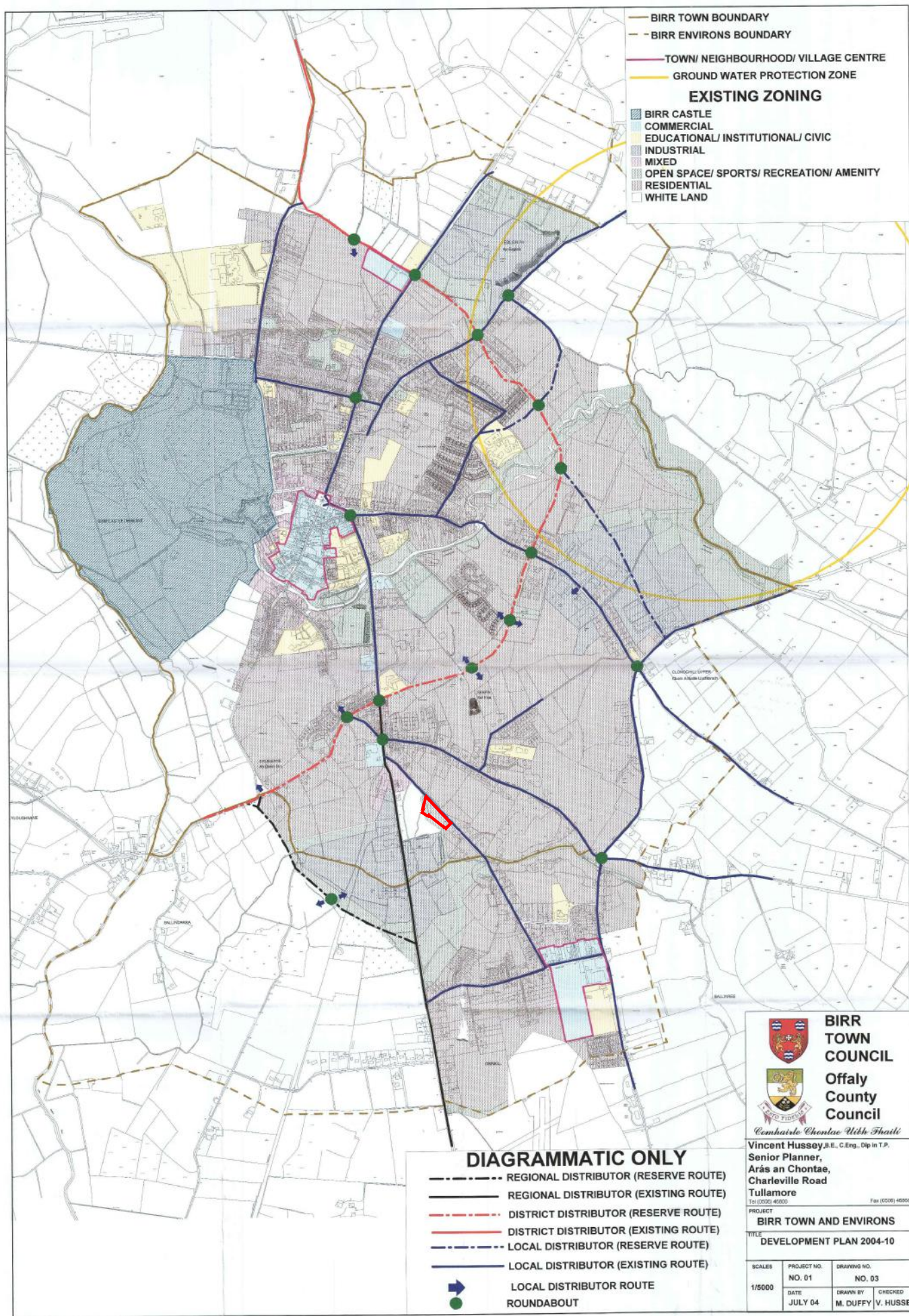
The Site of 0.65Ha is located to the North end of Military Road, on a brownfield site. The current development plan references the land use zoning map of 2010-2016 which zones the site as "Open Space/Sports/Recreation/Amenity"

The proposed development plan of 2021-2027 seeks to retain the zoning of the site as "Open Space"

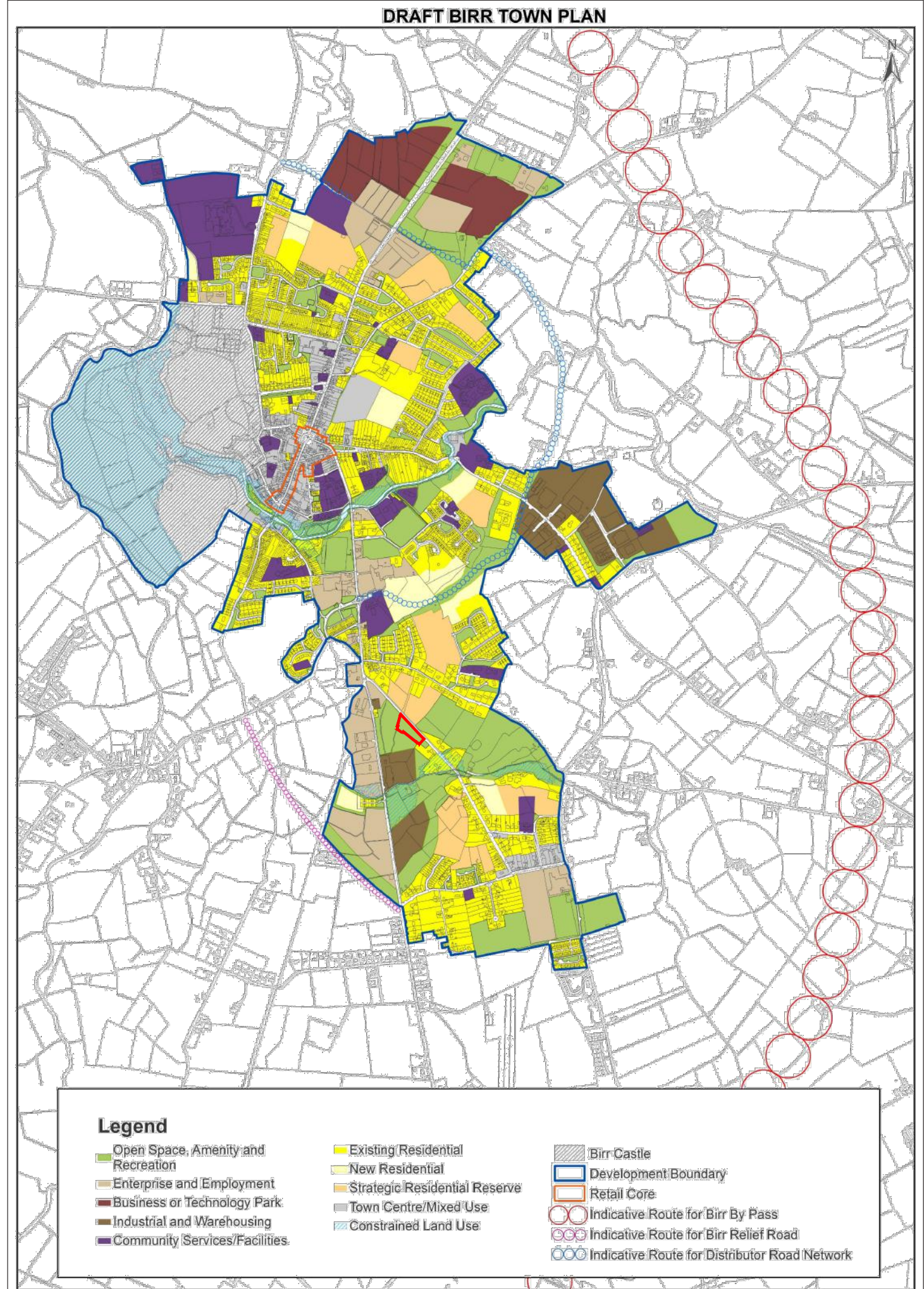
However the development plan of 2004-2010 had zoned the site for Residential use.







Land Use Zoning Map 2004 - 2010 (site outlined in Red shown as residential zoning)



DRAFT Land Use Zoning Map 2021 - 2027 (site outlined in Red)



## Proposal to change land use zoning from Open Space to Residential



*Military Road - Looking South toward Crinkill (current site condition)*

The current and proposed zoning of the site as Open Space does not enhance the character of Military Road. Currently the site is covered in sand and gravel material. There are no trees or hedges on the site.

In its zoning as Open Space/Sports/Recreation/Amenity, the site in its current state offers nothing to achieve these directives. And would benefit from an attractive residential scheme of family homes. Screening the road from view of the sites in Industrial use at EJ Ireland and the Birr/Roscrea road.

There is excellent potential for low density residential development, with mains sewer running parallel to the site. And wide footpaths to both sides of the road.

The proposed development is respectful of the development pattern of the existing context of Military Road. And the site layout shows well-spaced residences with large front and back gardens, providing an active and attractive road frontage.

The land directly across the road from the site is zoned Residential and there is currently a proposed scheme of 4no.houses for review with the Planning Authority in Offaly County Council under application **no.20316** which would enhance the residential character of the road, adding good quality housing.

The town of Birr and village of Crinkill would greatly benefit from adding quality new build energy efficient homes to an undersupplied housing market.

I request that the zoning of the site as Open Space be reviewed, and strong consideration be given to the highly appropriate use of this site as Residential.



*Military Road - Proposed Scheme*





**SITE LAYOUT PLAN**  
SCALE 1 : 500 @ A3

No.:    Date:    By:    Revision:

*Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work commences on site.*

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James Grennan Studio  
The Complex,  
21-25 Arran Street East,  
Smithfield, Dublin7  
D07Y9Y7  
Tel: (086) 327 1356

**Project:** HOUSING\_SCHEME\_8NO.UNITS

**Site:** MILITARY\_RD.,\_CRINKILL,\_BIRR,\_CO.OFFALY

**Client:** B.GARRY

**Title:** 1/500\_SITE\_PLAN

**Drwg. No.:** 2005\_SK001

**Rev:**

**Date:** 28.04.2020

**Scale:** 1:500

**Drawn by:** JG

**Checked:** -

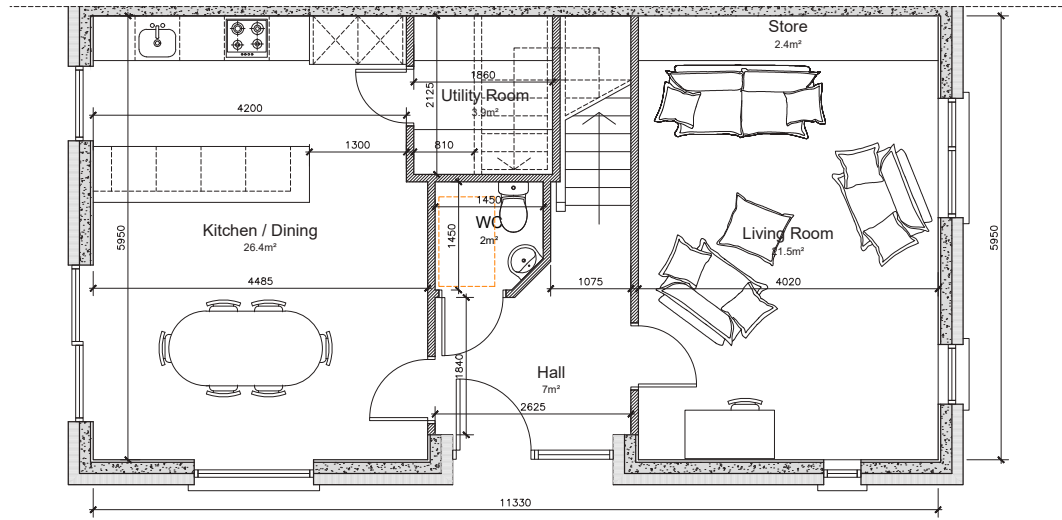
**SKETCH\_OPTION\_1**

A3

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**Plans & Elevations of the proposed house types (8no.)**



**Ground Floor Plan**  
Area 63.5m<sup>2</sup> / 683ft<sup>2</sup>  
O/ALL AREA 125m<sup>2</sup> / 1345ft<sup>2</sup>



No.: Date: By: Revision:

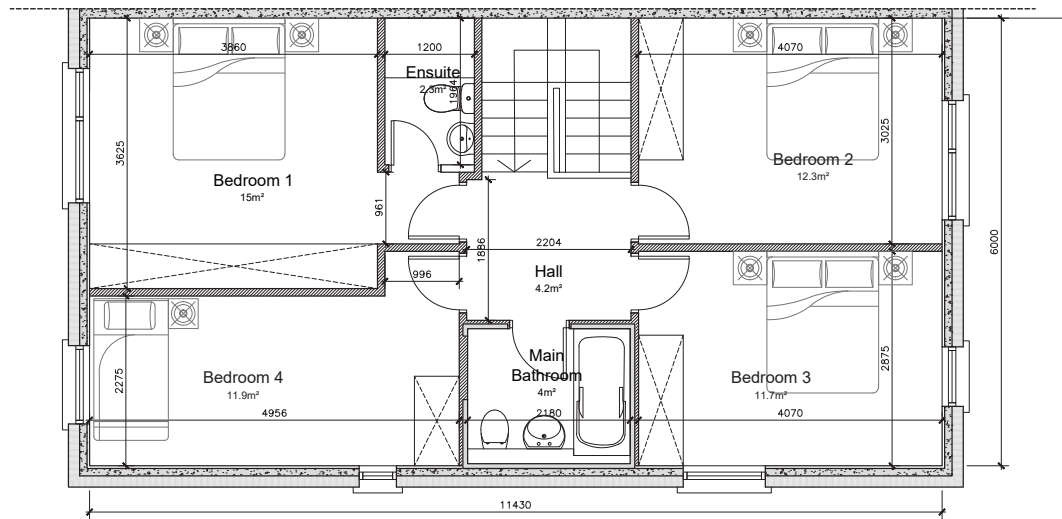
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**Project:** HOUSING\_SCHEME\_8NO.UNITS  
**Site:** MILITARY\_RD,,\_CRINKILL,,\_BIRR,,\_CO.OFFALY  
**Client:** B.GARRY

**Title:** HOUSE\_TYPE\_A1\_GROUND\_FLOOR **Draw No.:** 2005\_SK100 **Rev:**

**Date:** 11.08.2020 **Scale:** 1:50 **Drawn by:** JG **Checked:** -

**SKETCH\_OPTION\_4** A3 ©2020



**First Floor Plan**  
Area 61.5m<sup>2</sup> / 662ft<sup>2</sup>  
O/ALL AREA 125m<sup>2</sup> / 1345ft<sup>2</sup>



No.: Date: By: Revision:

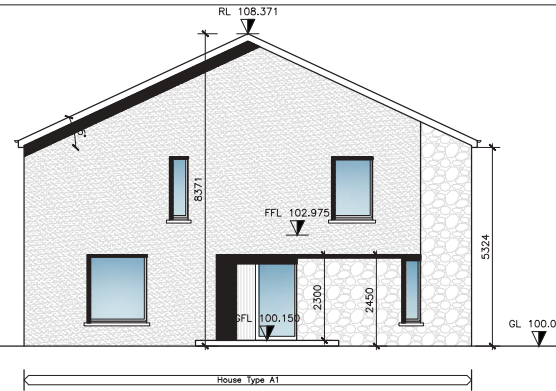
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**Project:** HOUSING\_SCHEME\_8NO.UNITS  
**Site:** MILITARY\_RD,,\_CRINKILL,,\_BIRR,,\_CO.OFFALY  
**Client:** B.GARRY

**Title:** HOUSE\_TYPE\_A1\_FIRST\_FLOOR **Draw No.:** 2005\_SK101 **Rev:**

**Date:** 11.08.2020 **Scale:** 1:50 **Drawn by:** JG **Checked:** -

**SKETCH\_OPTION\_4** A3 ©2020



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**Project:** HOUSING\_SCHEME\_8NO.UNITS  
**Site:** MILITARY\_RD,,\_CRINKILL,,\_BIRR,,\_CO.OFFALY  
**Client:** B.GARRY

**Title:** HOUSE\_TYPE\_A1\_ELEVATIONS/SECTION **Draw No.:** 2005\_SK200 **Rev:**

**Date:** 11.08.2020 **Scale:** 1:100 **Drawn by:** JG **Checked:** -

**SKETCH\_OPTION\_4** A3 ©2020





TYPE A

TYPE B

TYPE B

TYPE A

**PROPOSAL FOR ; 8 NO. SEMI-DETACHED, 4BEDROOM DWELLINGS AT MILITARY ROAD**

**Design and Layout**

The proposed scheme follows the established building line of the 2 storey georgian house to the South of the site. Setting the dwellings 5m inside the existing low rise stone wall of the site.

There are 2 house types, with variation on the stone detailing to exterior elevations only. The internal layouts and windows remain the same in both types.

Vehicular entrances to the houses are grouped between dwellings, requiring dished kerbing to the road at 5 points for the 8 dwellings.

Front door entrances are to the sides of the houses, leaving the rooms to the front and back of the houses benefit from the full 6m internal width, and reducing the amount of circulation space on the Ground floor.

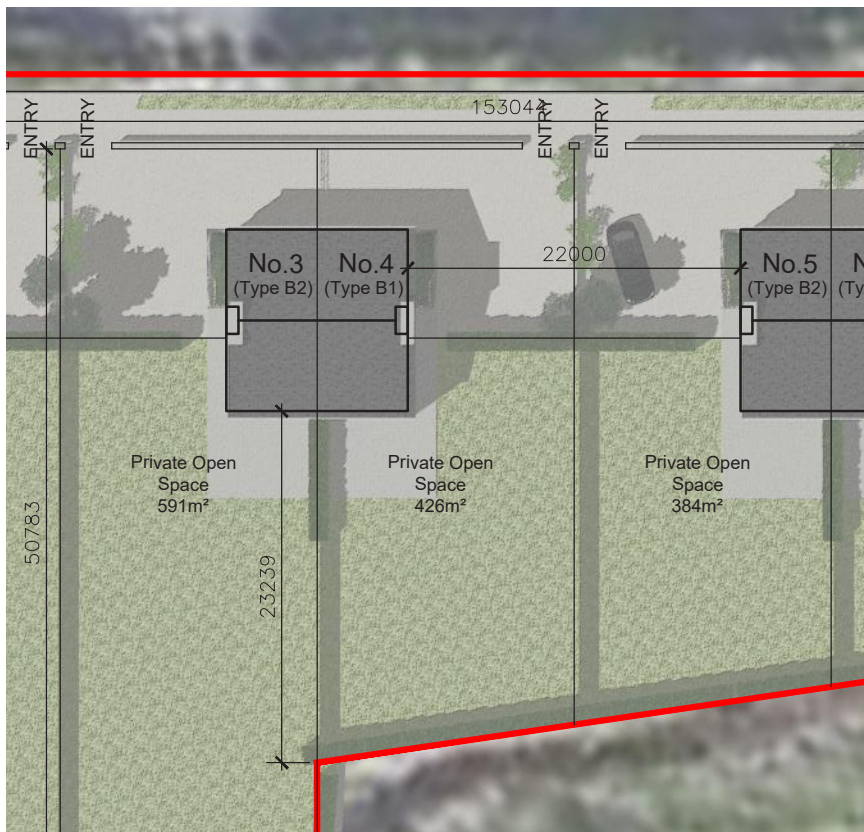
Utility and downstairs bathroom are to the centre of the plan allowing for an open plan kitchen/dining to open to the South-West facing back gardens.

A separation distance of 22m is maintained between first floor windows of the proposed dwellings and a minimum of 11m from all boundaries as in compliance with Govt. Housing Design Guidelines.

Hedging/Timber fencing to boundary walls between dwellings. Gravel driveway area to front and sides of dwellings. Hard landscaped patio area to side entrance and rear of dwellings.



Existing Dwelling South of proposed site



Extract from site plan

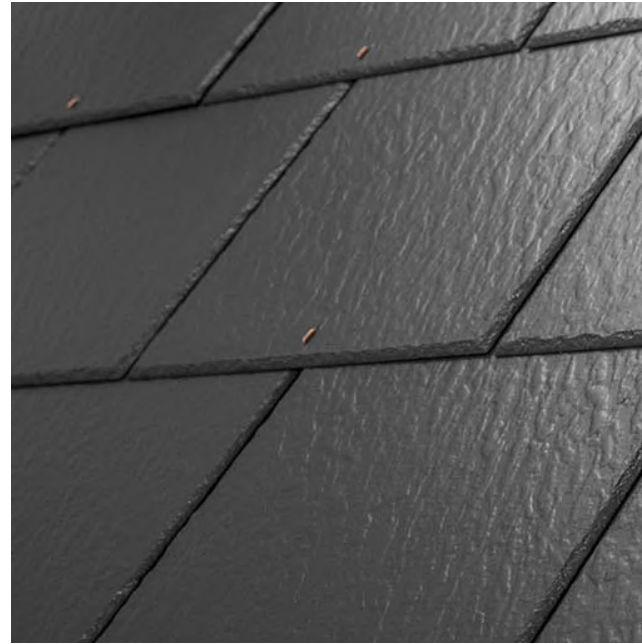


## Materials

Main external walls in smooth painted sand/cement render. Stone tile cladding as indicated. PVC fascia and soffits, galvanised round guttering and downpipes unpainted finish. Fibre cement roof tile with slate effect texture (Tegral Rivendale range). Square profile dark grey PVC windows. Loose gravel driveways, lawn areas, and paved areas with brick pavers.



*Galvanised round guttering/downpipes*



*Textured fibre cement slate*



*Stone cladding*



*Dark grey/square profile PVC windows/doors*



*Brick pavers to patio areas*



*Loose Gravel to driveways*





HOUSE TYPE A



HOUSE TYPE B





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