

COMHAIRLE CHONTAE UIBH FHAILI

10 DEC 2024  
PLANNING

Gabriel Slattery, 54

St Josephs Terrace,

Portarlinton,

Co Offally.

30/11/2024

**Submission to Offally County Council regarding the Draft Portarlinton Joint Local Area Plan 2025 – 2031 in respect of Lands at Bog Road, Portarlinton, Co Laois. e offally**

This submission is made by Gabriel Slattery on behalf of the Slattery Family, Portarlinton.

### **Preamble**

The Slattery family owns approximately 4.35 hectares (10.75 acres) within Folio LS8516 at Bog Road, Portarlinton, Co Laois. The family are seeking to have this portion of their lands zoned as "New Residential". Please see attached Map with proposed blue hatched area.

### **Site Location and Description**

The subject lands which extend to approximately 4.35 hectares are located adjacent to and accessed directly from the Bog Road, Portarlinton, Co Laois. Part of the lands adjoining the Bog Road are zoned residential, the remaining lands are agricultural.

The land promotes sustainable mobility. It is within easy walking distance to the Square, Main Street and Supervalu Supermarket and walking distance to the Secondary School and local Doctors / Medical Centre. Walkways including the Derrycastle Walkway and Riverside walk are close by.

The lands are free draining, not subject to flooding and are accessible to machinery at all times of the year. The lands are not serviced but all major services and infrastructure are bordering or within a short distance. The surrounding built environment is characterised by residential and industrial developments. This land parcel is also a gateway to other lands suitable for residential development. The portion of these lands within the Laois county boundary have been SEA approved. (Strategic Environment Assessment)

The Slattery family propose that the proximity of this site to the town centre and the presence of existing footpaths, local utilities, amenities and public transport make this land ideal for zoning New Residential with a mixture of houses for older people and younger families.

This is a good location for housing for older people in Portarlinton. Access to facilities that are within walking distance ensures that residents are not isolated and have opportunities for healthcare, recreation, travel and leisure and supports independent living. The presence of younger families would enhance overall security and integration through residents' associations and younger agile neighbours.

The Slattery family also own the land across the opposite side of the Bog Road. This land is zoned flood plain and special area of conservation. In cooperation with the County Council this land could be used for enhanced amenity and leisure space.

Zoning all the land would provide a sufficient area for the inclusion of an indoor community space for older persons that would encourage interaction and integration among older persons and would also encourage the providers of nursing homes to develop a facility that would have close access to the medical centre and pharmacies.

Zoning this land new residential with stipulation for housing and facilities for older people would assist Local Authority obligations on housing for older people.

Kind regards and best wishes,

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Gabriel Slattery.

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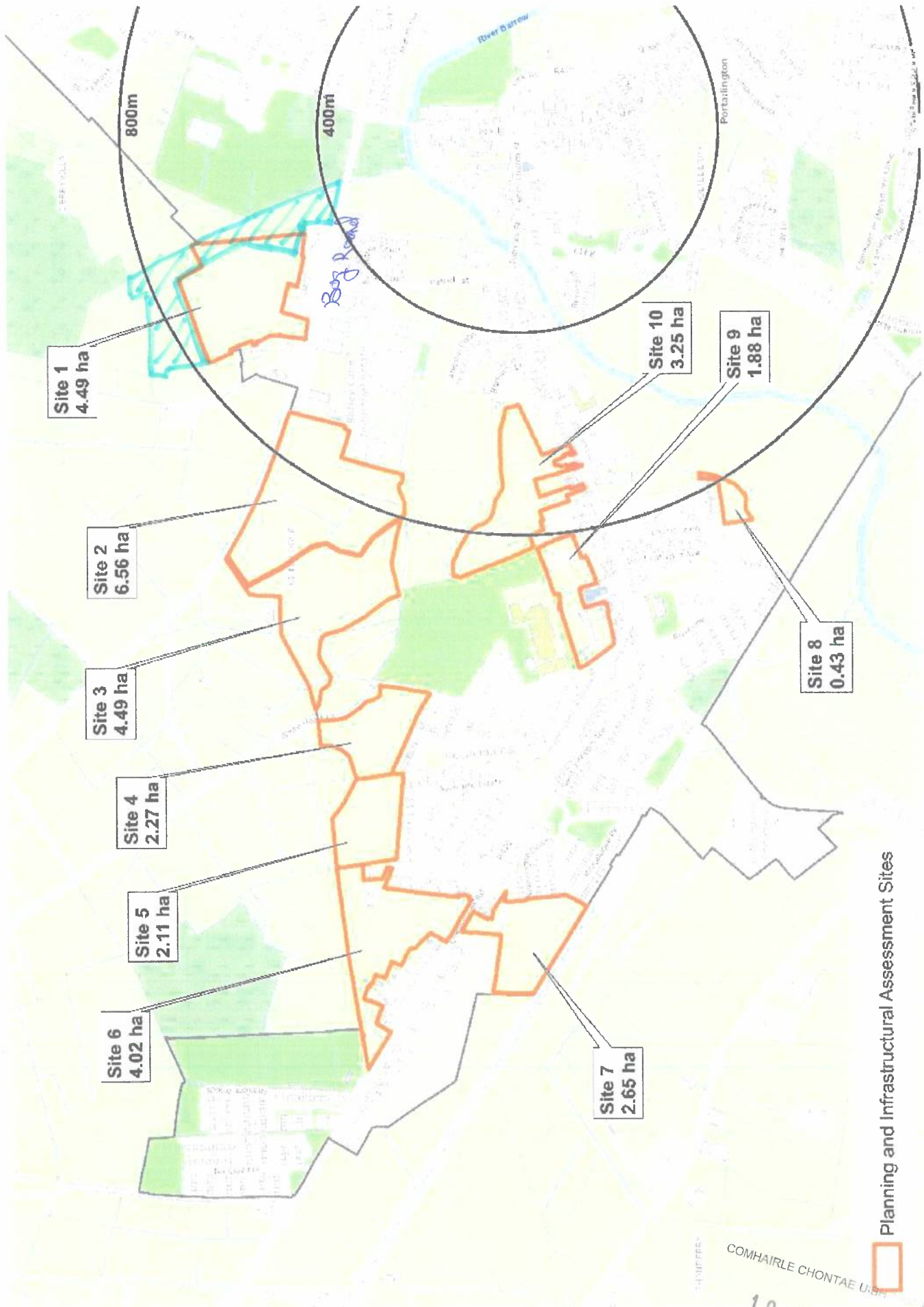


Figure 10.2: Distance of sites from Portarlinton Town Centre

Proposed Zoning Submission

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MAP 1

DRAFT  
PORTARLINGTON  
JOINT LOCAL AREA PLAN  
2025-2031



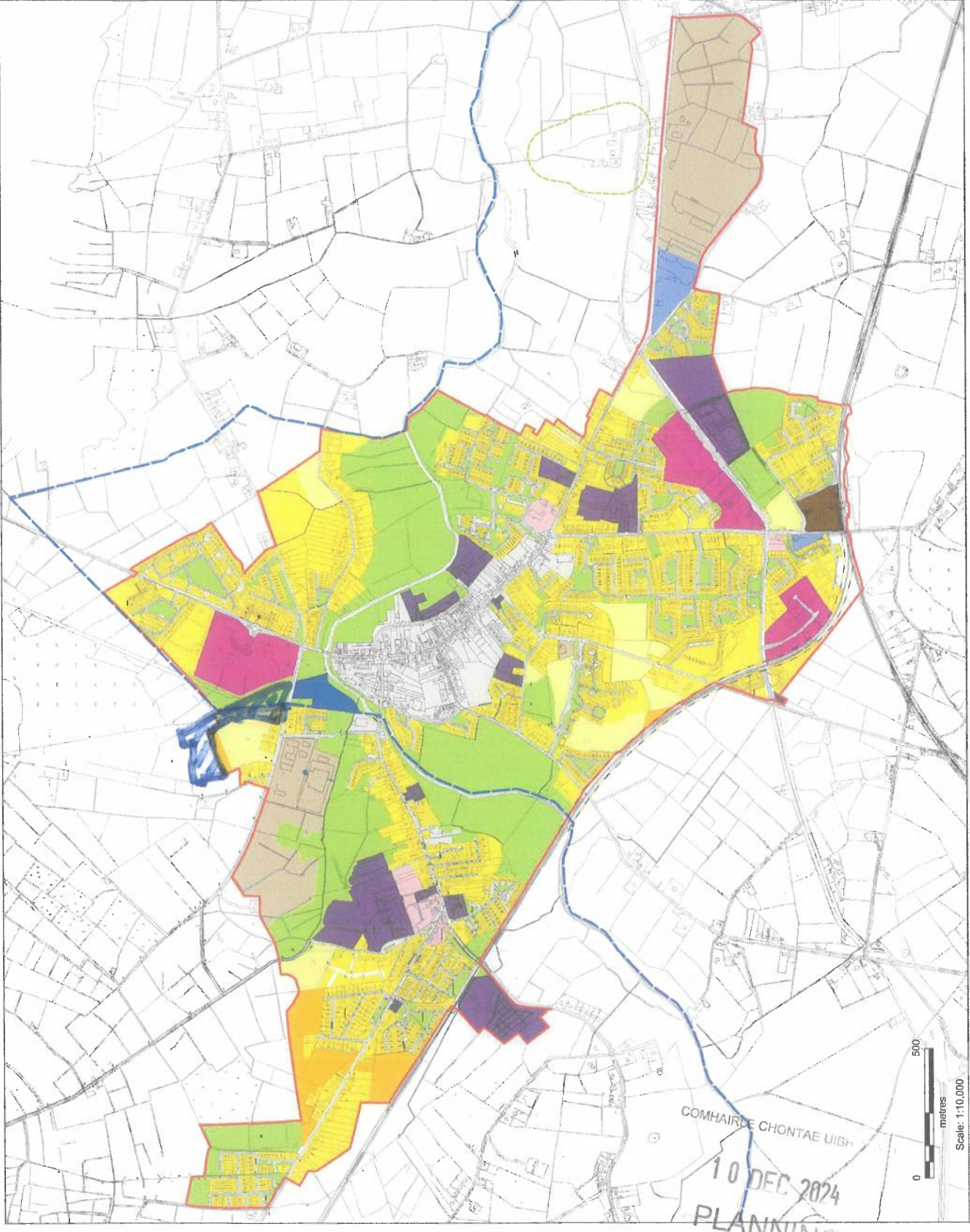
- Legend**
- Community, Educational & Institutional (Community Services/Facilities - OCC)
  - Enterprises & Employment
  - General Business
  - Industrial & Warehousing (Industrial & Warehousing - OCC)
  - Neighbourhood Centre (Neighbourhood Centre - OCC)
  - Open Space & Amenity (Open Space, Amenity & Recreation - OCC)
  - Residential 1 - Existing Residential (Existing Residential - OCC)
  - Residential 2 - New Proposed Residential (New Residential - OCC)
  - Strategic Reserve (Strategic Residential Reserve - OCC)
  - Tourism & Leisure
  - Town Centre (Primary Core Retail Area) (Town Centre/Local Use - OCC)
  - Transport & Utilities
  - Sewerage Treatment Plant Buffer
  - Development Boundary
  - County Boundary

Proposed  
Zoning  
Submission

MAP 1  
LAND USE ZONING

LAKE & O'FALLY  
COUNTY COUNCIL'S  
PLANNING SECTION

Project Study: [ ]  
Drawing: [ ]  
Scale: 1:10,000



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