

Murray Architectural Services
Tel: (057) 93 54552 / 54553
Mobile: (086) 2550611

Four Winds, Pallas Park,
Blueball, Tullamore,
Co. Offaly. R35 V044

www.murrayas.ie
info@murrayas.ie

PLANNING SECTION / FORWARD PLANNING,
OFFALY COUNTY COUNCIL,
CHARLEVILLE ROAD,
TULLAMORE.



18/01/2023

RE: ZONING LANDS AT FR. PAUL MURPHY STREET, EDENDERRY, CO. OFFALY FOR EDENDERRY LIVESTOCK MART.

Dear Sir or Madam,

We would like to make a submission on behalf of our client Edenderry Livestock Mart, Co. Offaly, as follows:

The lands that we refer to are within the confines of Folio OY8870, OY5992F and OY2122F and comprises 19.6 ha which are inside the town boundary, are surrounded to the north and west by existing properties and developments, and to the south by the Grand Canal. See attached map with lands coloured red. These lands would be an appropriate location for new housing and would lend itself to walking or cycling into Edenderry as opposed to driving, thus reducing car dependency.

- The lands are close to other zoned areas and are very suitable for housing being in close proximity to the town and existing amenities.
- Edenderry, like most towns, has a severe shortage of housing. These lands would be cost effective for housing and ready to develop for social and affordable housing.
- The land abuts the Grand Canal and in particular, the Greenway, Cycle path and soccer pitch which is marked 1 on the map. In addition to these amenities, the lands are beside the Pitch and Putt course, the Skate Park and Blundell Park. Again, people living in this area would not be car dependant to avail of these existing amenities for recreational purposes.
- The proposed relief road or ecological corridor as referred to in the new draft plan, which may pass through the lands should not affect development of the land when the preferred route option is eventually chosen.

The land can be accessed directly from Fr. Paul Murphy Street so the development of the lands can be carried out without any disruption to existing housing in the area. On completion of the development, it can be accessed through Tyrrells Lane which would be very beneficial for children walking to school, without going on to the main roads. Tyrrells lane is currently being used by children attending both primary and second level schools and the presence of the proposed footbridge would be of most benefit to the general public which would give them access to the canal for walks and improves access to schools.



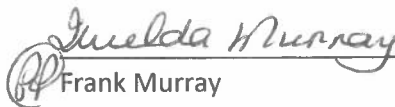
Part of the lands to the north, particularly under folio OY8870 could be used as an extension of existing housing in the area and could avail of existing services.

Taking into consideration that the land is within the town boundary and serviceable, close to existing amenities, it is reasonable that it should be zoned, either all or partial to accommodate extension of existing residential development in the area, for which there is a substantial housing need.

The farmyard is no longer viable for agricultural purposes due to its close proximity to residential dwellings.

We trust the Council will take the foregoing and the enclosures into consideration when preparing the Draft Development Plan for Edenderry and zone it for residential purposes as the land is within the town boundary of Edenderry and close to existing amenities. The land is of little use for any other purpose.

Yours faithfully,


Frank Murray



