

SUPPORTING SUBMISSION TO OFFALY COUNTY COUNCIL



On behalf of Sunny Day Property Trading Company Limited

RE: RE-ZONING OF LANDS AT KISHAWANNY UPPER AND KISHAWANNY LOWER, EDENDERRY



In consultation in the preparation of the Making of the Edenderry Local Area Plan 2023-2029



September 2022

Contents

- **Introduction**
- **Location of Lands**
- **Factors directly influencing these lands**
- **Challenges**
- **Proposed Usage**
- **Conclusion**

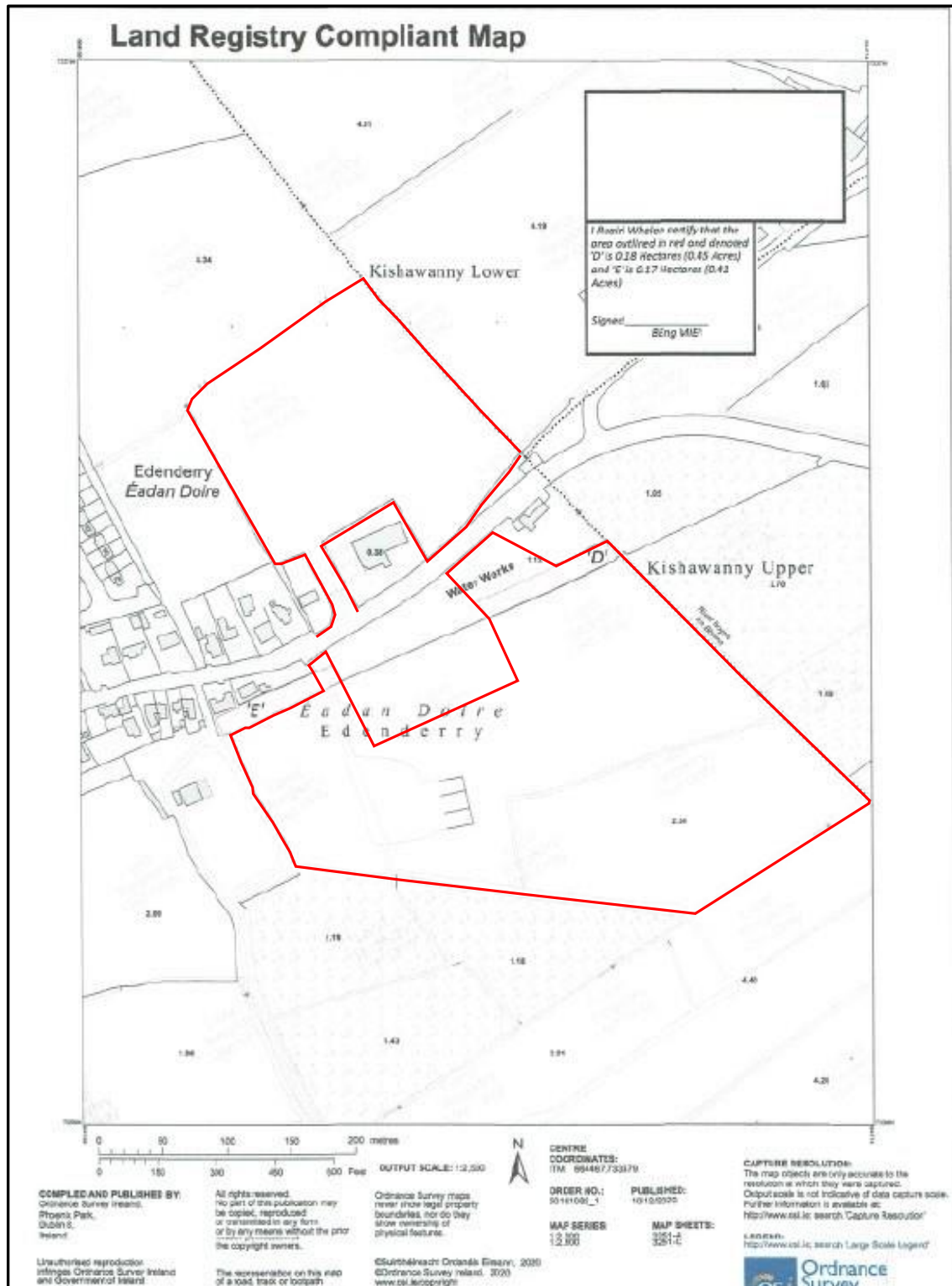
Sunny Day Property Trading Company Limited**Re: Planning and Development Act 2000 (As amended)****Notice re: Consultation in the preparation of the making of the Edenderry Local Area Plan 2023 to 2029****Introduction:**

Chancery Group Construction Consultancy (CGCC) have been retained by Sunny Day Property Trading Company Limited (SDPTCL) to assist them in preparing a supporting submission to Offaly County Council (OCC) to highlight reasons why lands in their possession located in Edenderry, Co. Offaly should be approved for re-zoning for commercial and housing development.

This submission is in response to OCC letter of 7th September 2022 Planning and Development Act 2000 (As Amended) Notice Re: Consultation in the preparation of the making of the Edenderry Local Area Plan 2023 – 2029 (ELAP 2023 – 2029)

Location of Lands:

The lands in question are predominately the last areas of agricultural land on the northeast side of Edenderry positioned between the current residential and commercial properties and the river Boyne. Totalling approximately 26 acres, the lands are divided by the R402 into two main plots, known as Kishawanny Upper and Kishawanny Lower. The river Boyne represents the border between Co. Offaly and Co. Kildare; therefore, these lands represent the last available lands within the Offaly border on this side of Edenderry available for future sustainable development for the vibrant town of Edenderry.



SITE LOCATION MAP

Factors directly Influencing these lands:

This submission will highlight many of the positive reasons why these lands, in particular should be approved for inclusion in the ELAP 2023 – 2029.

- a) Edenderry is a vibrant and expanding town and needs additional land to be rezoned for sustainable development.
- b) The fact that these lands represent the last bank of available agricultural land within the Offaly Border on the Northeast side of Edenderry are fundamental in the acceptance that these lands are strategically important for the consolidated and coherent growth of the town of Edenderry and should be zoned accordingly.
- c) The lands in question are strategically located on both sides of the R402, this being the current main access route to / from Dublin, this fact is significant.
- d) Proximity to Services: - The location of these lands is significant in the context of proximity to main services such as sewerage, water, ESB.
- e) The lands in question on both sides of the road are well proportioned, i.e., width and depth. This improves options for efficient development and expansion whilst at the same time retaining areas of land for public amenity and flood risk management.
- f) Ring Road: The planned ring road for the town of Edenderry has limited options for interconnection with the original R402 on the Northeast side, it is possible that the subject lands are the only available option for this interconnection to take place. This is illustrated on page 94 of the current ELAP 2017 – 2023.

Challenges:

The owners of these subject lands are acutely aware of the one single major challenge posed by any development on it, that being the challenge of measuring and managing the event of flooding. The Strategic Flood Risk Assessment (Stage 1 and Stage 2) (SFRA) as prepared in tandem with the ELAP 2017 – 2023 identifies that the subject lands have flooded in the past and are likely to flood again. Flooding and its impact on properties and livelihoods is a very topical subject and the owners of the subject lands fully recognise this and accept that a very thorough and measured approach is required as part of any planning application to demonstrate and support a viable approach to managing flooding on the lands. The aforementioned SFRA concludes four strategic steps in the “Approach to managing Flood Risk in Edenderry” (see page 4) these are as follows:

1. Areas at risk of flooding have been identified and there is a greater understanding of why flooding occurs in the general area.
2. A precautionary approach has largely been employed to land use zoning to avoid directing development towards areas at risk of flooding.
3. Areas at risk of flooding as identified which are being put forward for land use zoning have been subject to assessment through the justification test.

4. Where particular areas were examined as being strategically important for the consolidated and coherent growth of the town and zoned accordingly, an area specific flood risk assessment will be required and mitigation measures for site and building works will be required to be integrated.

The owners and their professional advisors recognise that Flood Risk Identification, Measuring, Mitigation and Management are fundamental to the successful forward planning and development of the subject lands.

Proposed Usage:

In arriving at options for the proposed use of the subject lands, the following key factors are fundamental to the zoning request,

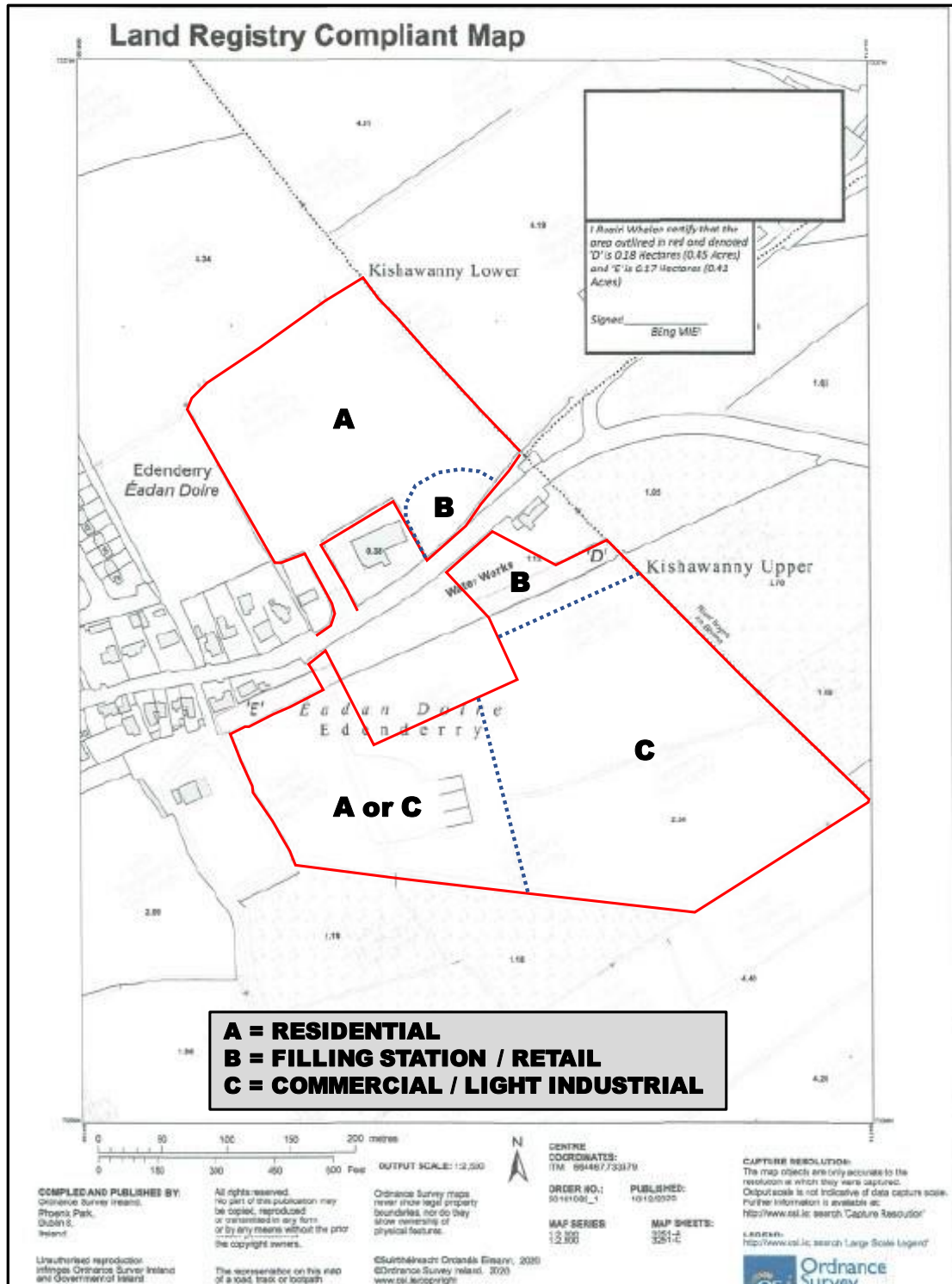
- A) Housing shortage and the negative impact that lack of available accommodation is currently having on the Irish Society
- B) The indicative Ring Road location as proposed.
- C) Need for land for Industrial / Commercial development.

The shortage of suitable and affordable housing is a well-documented topic for several years now. All current indicators would suggest the problem is getting worse and one of the keys to addressing the problem revolves around strategic locations for housing development. With the advance of motorway development, Edenderry is now considered and proven to be within the commuting distance for Dublin. Subject lands located at Kishawanny Lower to the north side of the R402 would be suitable for a housing development. The proportionate shape of this track of land makes it suitable for a housing development with ample scope to address flood risk issues and to introduce additional public amenities, wildlife sustainment, tree planting and nature enhancement.

The indicative location for the ring road and its interchange with the R402 created huge potential for the development of retail and commercial enterprise to the area of land east and west of the ring road. Depending on the final positioning of the said ring road, land retained between the ring road and the river Boyne again could be utilised to address flood issues and these could be combined with enhancing public amenities, walkways, nature trails etc, all of which are essential to sustaining and safeguarding the environment.

The interface of the proposed ring road and the existing R402 creates an ideal location for a filling station with associated retail facilities. The owners of these lands would be considering a renewable energy filling station, thereby eliminating the need for importation of oil and gas and as we all know never has this been such an issue both commercially and from an environmental perspective.

The map below has been marked to graphically represent what the owner and their professional advisors would be suggesting regarding how the lands should be zoned and included in the Edenderry Local Area Plan 2023 – 2029.



Map showing suggested Zoned Areas

Conclusion:

These subject lands are primarily located and offer substantial value opportunities to the town of Edenderry to facilitate future residential, retail, and commercial development that can only be positive in ensuring the longer-term growth and prosperity opportunities for the town of Edenderry. The time is now for these lands to be allocate the zoning status indicated above. Challenges can be addressed, and suitable resolutions engineered to successfully deal with the challenges. Edenderry is so well located to provide opportunities for people to settle there, for businesses to locate themselves there and for the town to reap the commercial, environmental, and enhanced lifestyle benefits and rewards.