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

26/01/2023

RE: ZONING LANDS AT MONASTERORIS, EDENDERRY, CO. OFFALY FOR BRENDAN FORAN

Dear Sir or Madam,

We have been requested a submission for the Edenderry Local Area Plan 2023-2029 on behalf of our client, Brendan Foran, as follows

Folio OY13060F, hereafter referred to as 'the lands', comprises 5.28ha and includes a 400m access road joining the lands to the Back Road, Edenderry (marked A-B). The road is surfaced, kerbed and services six existing residences to the east of the lands.

The lands are inside the town boundary and are surrounded on three sides by existing properties and developments. To the west of the lands are some dozen established residential dwellings. To the north, the lands adjoin an existing completed housing estate (The Manor).

As can be seen from the map, there are four hammerheads just inside the boundary wall between The Manor and the lands. These could also be considered for access and egress in addition to the existing road (marked A-B) that connects the lands to the Back Road.

In order to service the site (sewerage, water and electricity) this can again be done either through The Manor or down the existing roadway (marked A-B). We acknowledge the main concern that the council may have with regards to services would be with the sewerage. Solutions to this include:

- Gravity-feed the sewerage through The Manor to the existing pumping station on Cokery Lane and if the capacity is insufficient, the developer could upgrade this station.
- The developer can install a pumping station on the lands and pump the sewerage back up the existing roadway (marked A-B) to the point where gravity will then feed it to the main sewer on the Back Road. A number of the existing houses on this roadway are connected to the main sewer already.

The lands are of very high quality and are very suitable for building, leaving it less expensive to develop. Edenderry, like most towns, has a severe shortage of housing. This site would be cost effective and ready to develop with more affordable dwellings being the end product of a less-expensive build. There would be no piling needed, as is the case with a number of plots of already zoned land around the town. While some of these plots have been zoned for many years, the quality of the ground and the need for piling of houses and services is likely to be off-putting financially for potential developers. The fact that these lands have remained undeveloped for so long could be reasonably attributed to this.

The lands proposed for residential zoning in this application will be less expensive to build on, reducing the overall cost of dwellings and keeping the end purchase price more affordable for the





end user. With the cost of materials, energy, building and the cost of living increasing, this becomes even more relevant.

Dual access to the lands, through the Manor and the existing roadway (marked A–B) would allow the site to be developed with minimal disruption to existing households and allow for easy management of construction traffic, minimising the impact / likelihood of congestion during development.

The lands are well located in very close proximity to two new national schools and walking distance to all the town schools, the Church and Edenderry Shopping Centre (**See Table 1**). In addition, Tesco, Aldi and Lidl, a range of other businesses and the Dublin Road, can be accessed by the newly constructed Inner Relief Road. From the lands, all of the above can be accessed without the need to use JKL Street or the Town Centre as a through-road, thus not adding to congestion in the town centre. Similarly, any residents commuting to either Dublin or Tullamore would not impact town centre traffic.

The lands are within walking distance to bus stops on routes to Tullamore and Dublin giving residences easy access to all public transport. The lands are also in close proximity to the newly completed Grand Canal greenway community amenity, and to proposed cycleways and walkways (Edenderry Local Area Plan 2017–2023) on both sides.

In particular, the fact that the lands are within easy walking to all the town schools would be an enormous benefit to residents and the wider community. Access from the lands to the schools does not need to use the town centre or JKL street as a through road. Currently, for a significant period around school drop off and collection time, the town centre is heavily congested, causing great inconvenience to motorists and pedestrians alike. Access to and from schools from the lands would not add to this current congestion in any way, thus allowing the addition of residential properties to the town without exacerbating existing congestion issues.

The lands are closer to the schools, Dunnes Stores, the Post Office, and the Church/cemetery than a number of existing housing estates and some that are being currently built. The developments listed in **Table 1** (Tyrells Lane, Derrycorus, Boyne Meadows) all have to use JKL Street and the town centre to access the above-mentioned facilities and amenities. For Tyrells Lane and Derrycorus, there is the added congestion issue at the top of Father Paul Murphy Street which is already a severe pinch point for traffic flow through Edenderry at commuter and school traffic peak periods.

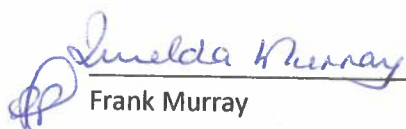
Table 1: Comparative distance between lands/developments and various public, community and educational facilities and amenities in Edenderry.

	Lands (Folio OY13060F)	Tyrells Lane	Boyne Meadows	Derrycorus
Scoil Brid	500m	3.3 km	2.9 km	3.1 km
Gael Scoil	500m	3.3 km	2.9 km	3.1 km
COI National School	700m	3.2 km	2.8 km	3.0 km
St Mary's Girls National School	1.5 km	2.5 km	2.1 km	2.3 km
Edenderry Boys National School	1.4 km	2.6 km	2.2 km	2.4 km
St Mary's Secondary School	1.5 km	2.5 km	2.1 km	2.3 km

Oaklands Community College	1.3 km	2.8 km	2.5 km	2.6 km
St Mary's Church/ cemetery	1.5 km	2.6 km	2.2 km	2.4 km
Edenderry Shopping Centre	2.0 km	2.2 km	1.8 km	2.0 km
Edenderry Post Office	2.2 km	2.8 km	1.6 km	1.7 km

We trust the Council will take the foregoing and the enclosures into consideration when preparing the Draft Development Plan for Edenderry.

Yours faithfully,


Frank Murray



