



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.



26/01/2023

RE: ZONING LANDS AT TYRRELLS LANE AND BLUNDELLWOOD FOR EAMONN DUNNE AND PATRICK GILSON.

Dear Sir or Madam,

We have been requested by our clients Eamonn Dunne and Pat Gilson to make a submission for the LAP 2023 – 2029 on their behalf:

The lands that we refer to are within the confines of Folio OY13906F, OY19922F (Eamonn Dunne) AND, OY4240 (Pat Gilson), 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. These lands can also be accessed from the north, along the canal line through Blundell Wood Estate which leaves the lands extremely close to the town centre. They can also be accessed through Tyrrells Lane which would be a natural extension of the existing residentially zoned area.

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.

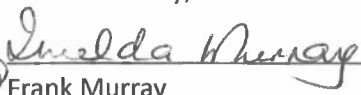
The proposed relief road or ecological corridor as referred to in the new draft plan, which may pass through the lands should not affect development of the land when the preferred route option is eventually chosen.

Part of the lands to the north, particularly under folio OY13906F could be used as an extension of existing housing in the area and could avail of existing services.

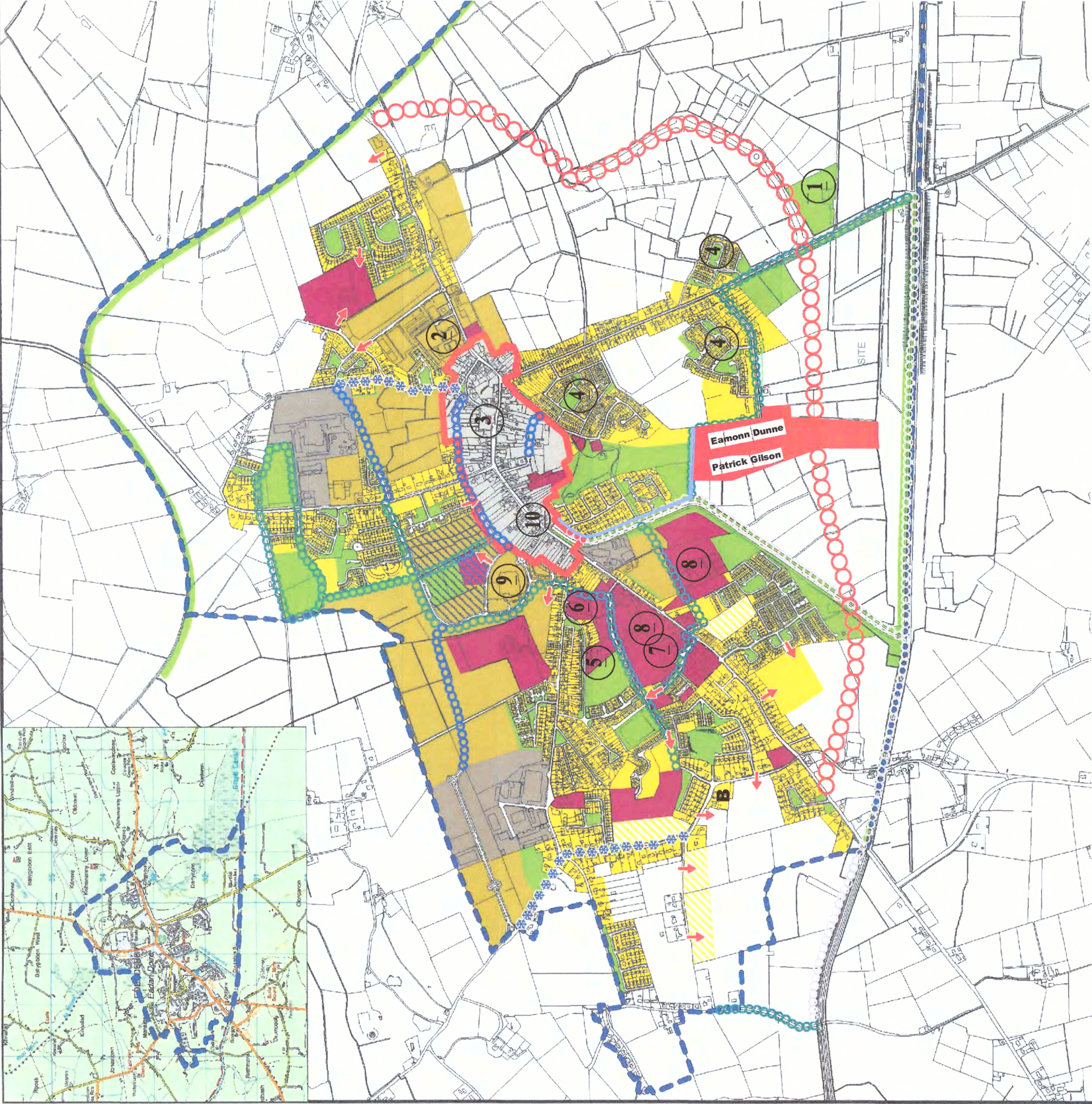
Taking into consideration that the land is within the town boundary and serviceable, close to existing amenities, it is reasonable that it should be zoned, either all or partial to accommodate extension of existing residential development in the area, for which there is a substantial housing need.

We trust the Council will take the foregoing and the enclosures into consideration when preparing the 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





www.offaly.ie/feng/Services/Planning/Local Area Plans/Edenderry Landuse Zoning Map.png

	<u>1</u>
Football playing field	
	<u>2</u>
Shopping area	
	<u>3</u>
Town square	
	<u>4</u>
Existing housing	
	<u>5</u>
Edenderry Boys National School	
	<u>6</u>
St. Mary's Secondary School	
	<u>7</u>
Oaklands Community College	
	<u>8</u>
St. Mary's Church / Cemetery	
	<u>9</u>
Edenderry Shopping Centre	
	<u>10</u>
Edenderry Post Office	
	<u>11</u>
Site to be zoned coloured red	

Site colored in red

Access to town center

Defence Street, Edenderry, Co. Wick. (R. 000000) Murray Architectural Services
Obtainance Survey Ireland and Government of Ireland. In not scale off. All dimensions to be decided on site and discrepancies reported to the Architect prior to commencement of any work. Contractor to ensure compliance with current Building, Health & Safety and other relevant regulations. All necessary compliances to be certified by the construction.



MURRAY ARCHITECTURAL SERVICES
T: 087 93 54552
M: 087 2560611
www.murrayas.ie
info@murrayas.ie

FOUR WINDS
PHILIPPA RILEY
TULLAMORE CO. OFFALY

CLIENT:	Eamonn Dunne and Patrick Gilson	DATE:	Jan 2023
PROJECT:	Proposed zoning	PLDT DATE:	26th Jan 2023
ADDRESS:	At Blundell wood, Edenderry, Co. Offaly	PL REF NO:	
STAGE:	Zoning request	CHECKED:	
DRAWING:	Location Maps	JOB NO:	
DWG NO:	A	SCALE:	NTS