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

26/01/2023

RE: ZONING LANDS AT MONASTERORIS, EDENDERRY, FOR PAULA GREHAN

Dear Sir or Madam,

We have been requested to make a submission for the Edenderry Local Area Plan 2023-2029 on behalf of our client, Paula Grehan.

Please see enclosed map taken from the draft plan, but with the site coloured red.

This site is located in an area that is substantially developed with regard to existing houses already approved and built. Planning Permission has been granted on this site for the development of a house, planning ref. no. 15/113 and it was for this reason that our client, Paula Grehan bought this site on the basis that there was no residency clause condition on the permission and therefore 'local need' did not apply. However, the planning permission lapsed.

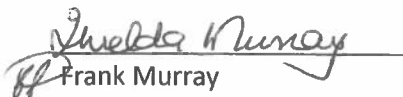
Paula then applied for planning permission under file ref. 20/462 but was refused under local need as she was from within the urban area of Monasteroris, which is only around the corner from where the site is.

This site is part of a cul-de-sac development with 6 houses already constructed. It is within minutes walking distance from where Paula lived all her life.

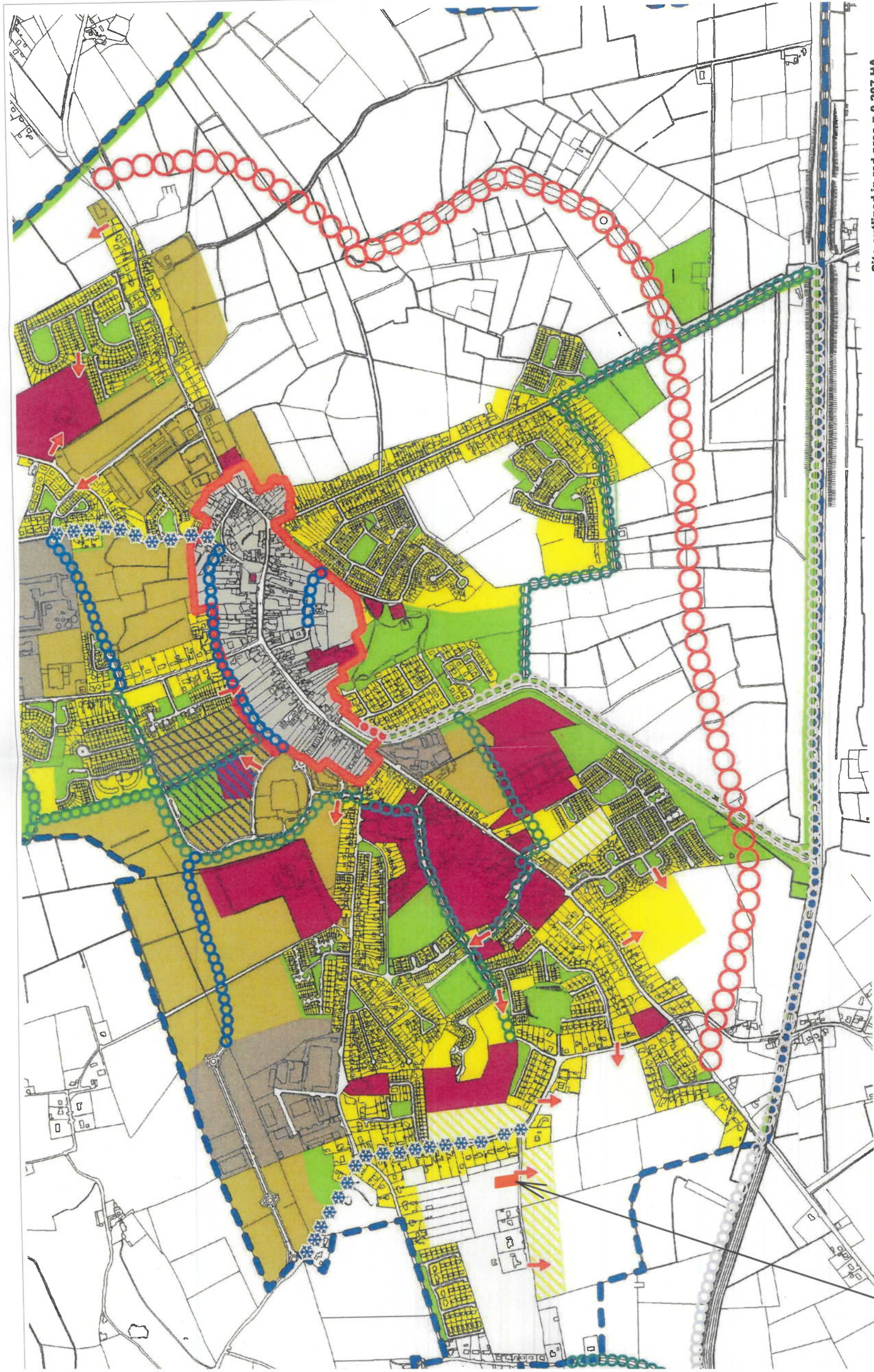
It is reasonable that this area be zoned residential as it is off an access cul-de-sac road serving 6 other houses and is in predominantly residential area.

We trust the Council will take the foregoing into consideration when deciding on zoning in the Local Area Plan 2023-2029.

Yours faithfully,


Frank Murray





Site outlined in red area = 0.207 HA



MAIRIÉ CHONTAE UÍBH FHA

Site

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ITM CENTRE PT COORDS
661360, 732330
DESCRIPTION
MAP SHEETS

1:2500	3250-C	3315-A
1:1000	3250-23	



Arna thionsaí agus ama fíorúil ag Suirbhéireacht Ordánáil Éireann, Páirc an Fhionnaisce, Baile Átha Cliath 8, Éire.
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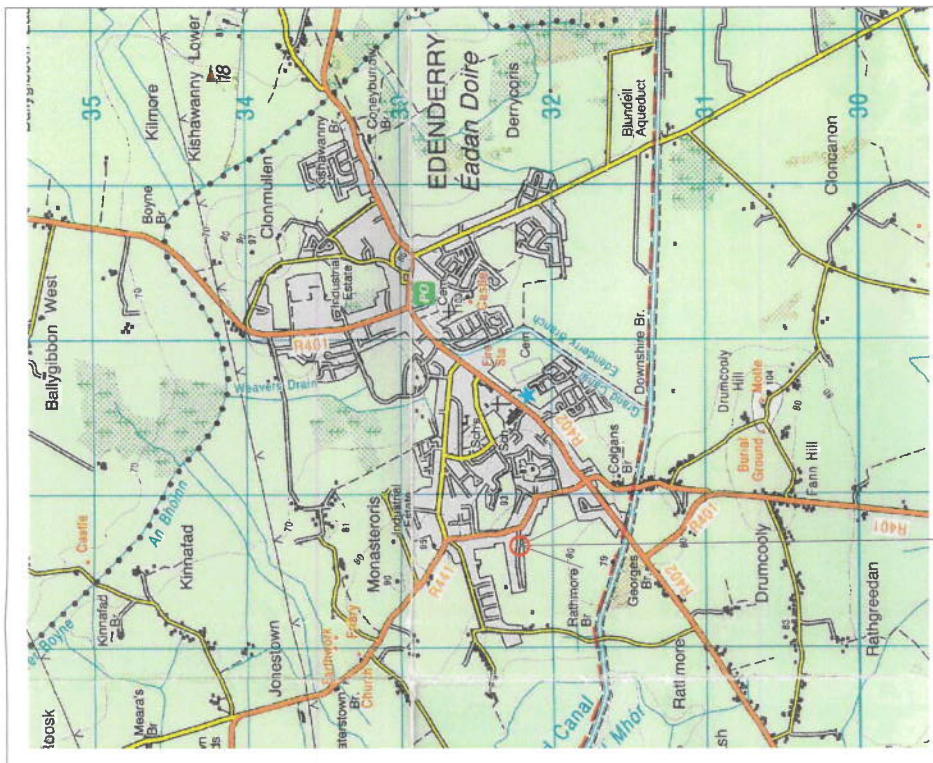
Gach cead ar cumanáil. Ní ceadmíodh aon chuid den fhóilseachán seo a chloipeáil, a aitheascadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéir an chóipchirt.
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Ní hionann bóthar, bealach nó coisín a bheith ar an léarscáil seo agus fianaise ar chéad sli. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ní thabairtear fianaise ar chéad sli. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Site Location Map Scale 1:2500

Site outlined in red area = 0.207 HA



Site

Discovery series Map N0 48



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CLIENT:	Paula Grehan	DATE:	Jan 2023
PROJECT:	Submission for Edenderry LAP	PLOT DATE:	12th Jan 2023
ADDRESS:	At: Edenderry Co. Offaly	PL REF NO:	
STAGE:	Public submission	CHECKED:	
DRAWING:	Location Maps	JOB NO:	
DWG NO:	A	SCALE:	As shown