



Feb 2, 2023

To

Forward Planning Section,  
Offaly County Council,  
Áras an Chontae,  
Charleville Road,  
Tullamore,  
County Offaly

Re: 'Draft Edenderry Local Area Plan 2023-2029'.

Dear Sir/Madam

I have reviewed the Draft 1 Edenderry Local Area Plan 2023 – 2029. I Would like to commend and thank the officials who have put this plan together.

My submission on this plan is detailed below and on the attached maps.

I have detailed below items that were omitted from the draft Edenderry local area plan 2023 – 2029 and in addition, I have made proposals for adjustments and amendments to the plan.

This plan is very important in the context of the development of Edenderry over the next seven years and onwards. Now is the time to get it right, the best plan that we can make.

It seems to me that, the omission of the first stage of the inner relief road and the next stage to completion which is due to start this year, seems to have been overlooked and not fully considered in the context of the zoning and future use of land and transport in the future shape of the town in general.

I have attached to this submission a copy of the first draft of the 2023 – 2029 LAP with reference numbers to indicate the areas that I am referring to in my submission below. MAP 1

I have also attached a copy of the land zoning map for the previous local area plan 2017-2023, which I refer to in my submission. MAP 2

I hope this is clear and if you have any questions please do not hesitate to contact me.

### **Omissions from draft 1 LAP**

The Construction of the Phase 1 part of the inner relief road is not shown on the zoning map and the second phase, which I understand will commence this year – is not shown as a "Bubble Indicative" line on the map. This is an important point as it indicates what future land is open for development based on the fully completed inner relief road.

The fully completed "inner relief Road" is a key item in the context of zoning, traffic flow, cycling and pedestrian flow, and future development of the town. It is also a key item in the context of removing traffic flow from the town centre. As it is excluded from the draft LAP – it would seem that this has not been given proper consideration in future zoning proposals on the draft LAP.

The completed Blundell Avenue is not shown on the map. Again this is an important road in the context of access to the future library and the development of other sites on this road.

There were a number of "Bubble Indicative" roads indicated on the previous LAP 2017 – 2023 that have not been included in the current draft LAP. They are important in the context of future funding applications and future Part Eight planning applications.

In particular, there is a "Bubble Indicative" road on the previous LAP that goes from the back of the Credit Union all along the back of JKL St to the shopping centre. This is an important road in the context of opening up town centre backlands in this area for development and also as a transport option for traffic.

### **Town Boundary**

This has been reduced substantially and excludes many houses which would have been included in the previous town boundary on the 2017 – 2023 LAP. This may have important implications for the residents of those houses in the context of future planning applications and other issues and decisions.

Many houses are excluded as "existing residential" due to the very restricted town boundary in the current draft LAP. These houses are and have been an integral part of the town for years and should be included.

In my view, the town boundary as per the 2017 -2023 LAP should be reinstated in the next draft of the new LAP.

## **Zoning**

There are some zoning changes on the plan which in my opinion should be changed or amended:

I have marked an area on the attached map with reference No. 1 - these lands are opposite and close to the Rosderra processing factory. These lands were zoned "business/employment" in the previously adopted LAP. In the LAP before that, 2012-2017 these lands were zoned for housing. Investigation and advice by area engineers in the area office, at the time, indicated that this land is very boggy and very unsuitable for housing. In that context, the previously adopted LAP 2017-2023 changed the zoning on this land to "business/employment" for that reason.

It is my view that this land should be now zoned as "enterprise/employment".

In the section that I have marked as No. 1A - there are two zonings - "new residential" and "strategic residential reserve" in my view these two zonings should be removed for the following reasons:

There are more than enough houses in that area already and existing traffic from these houses is causing a lot of traffic congestion and disturbance at the junction of Fairgreen/Father Paul Murphy and Father Paul MurphySt./ JKL Street. The only way for these residents to access shopping, schools, and heading to Dublin, etc. is through this busy congested junction. Adding more houses to that area will exacerbate the traffic congestion problem at these junctions and make it very difficult for people living in this area and for traffic entering and leaving the town centre.

In addition, Edenderry was always described as one big long street, and we seem to be doing the same thing with Father Paul Murphy Street to the Canal viaduct. We need to make the town more compact and broader using the impact of the inner relief road.

The other area zoned for new "new residential" on the map at Killane Drive, which I have marked as No 1B, in my view should not be zoned for housing as there is more than enough housing in that area currently. I will refer to that again in a suggestion for a proposed "bubble indicative road" option for future development.

Of the areas I am suggesting, there may be others, which are marked on the map as No.2 would be suitable for consideration for “new residential” as they will have direct or relatively close access to the inner relief road which will be fully completed, I understand in 2023/2024.

I have no vested interest in any of these lands that I have suggested. They are options for consideration. Irrespective of land ownership, the important thing is to make the right decision for Edenderry and its citizens.

These sites because of their access to the inner relief road, would have a lot more transport options, for example, if going to Dublin they could bypass the town centre and reduce traffic congestion there, or simply access the main shopping areas, Dunnes Stores, Tesco, Lidl, Aldi without going through the town centre. They would also be able to access the schools in the town without going through the town centre, which causes a lot of congestion at peak times. With proper cycling lanes, they would also be suitable for access to schools and other services.

I understand that you have to take into consideration the “core strategy” when you are considering the total amount of lands zoned for housing/residential, but I’m sure you can find a suitable amount of land for new residential and strategic reserve in the areas that I have indicated as possibilities.

In my view, this is important in the context of making the town centre more “car-free” and “pedestrian and public realm friendly”.

In the previous LAP 2017 – 2023 - in recognition that not everybody wants to live in a semi-detached house/apartment and to give a better housing balance in the town, There were three areas zoned for “low-density residential” - One on the back road at Foran's lane, In front of the schools on the back Road and the sports field opposite Oaklands College, which will be vacated when the new school is built. The new school site I understand will include sports fields.

These have disappeared in the current LAP. They have either been eliminated or reclassified as “community/service facilities” or “open spaces”. These are indicated on the copy of the 2017-2023 LAP attached.

In my view, they should be reinstated for the reasons that I’ve stated above. Developments like “Blundell Wood” “Woodfield” “Kileden Lawn” etc. are good examples of how this type of development has worked and been successful. There may be other areas that can also be considered for this type of “low-density” housing.

The site that is currently occupied by Oaklands College, is zoned "community/services". In the next 3 to 4 years this site will be vacated by the college when they move to a newly constructed home at and around the old hotel site.

In my view this land would be ideal for future further sheltered housing similar to Sr. Sennan Court - it has many location advantages for elderly and disadvantaged people. The zoning that is "community/services" is not open for consideration for residential on the land-use zoning matrix, therefore it could not be considered for the above suggestion unless it is subsequently rezoned. I am proposing that these lands, even though they currently have a school on them, should be classified as new residential or strategic residential in the LAP.

### **L10273 to Killane Drive**

I propose that there should be a "bubble indicative road " linking L10273 with Killane Drive. (No 3 on Map 1). This road would give options concerning dropping children off school, so that for example they can walk on footpaths, safely to their relevant schools. It could also help reduce the amount of school-time traffic that happens on Killane Drive. There is land on the draft LAP that is zoned "new residential" see 1B on my map, I have previously proposed that this zoning be removed.

### **Town Centre**

The area has been marked as "town centre" in the plan, the same as in previous plans. This town centre area should be extended to include, "Dunne's Stores shopping centre, the site of New Oaklands College and out as far as Tesco supermarket as a minimum.

I've made these proposals/recommendations as a citizen of this town and on the basis that I feel that they are essential components of the future development of Edenderry and the benefit of its citizens.

Thank you.

Yours sincerely

Declan Conlon

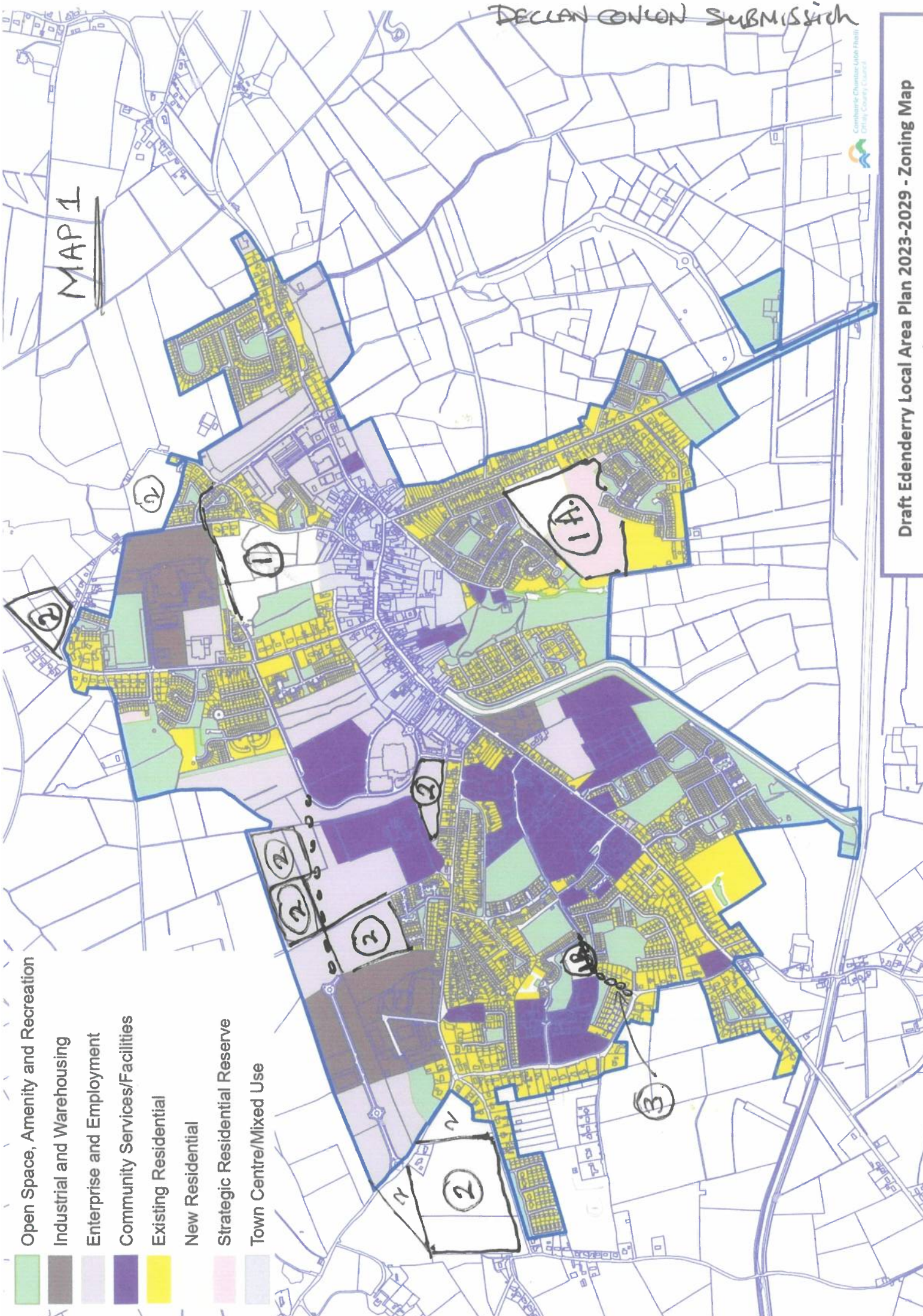






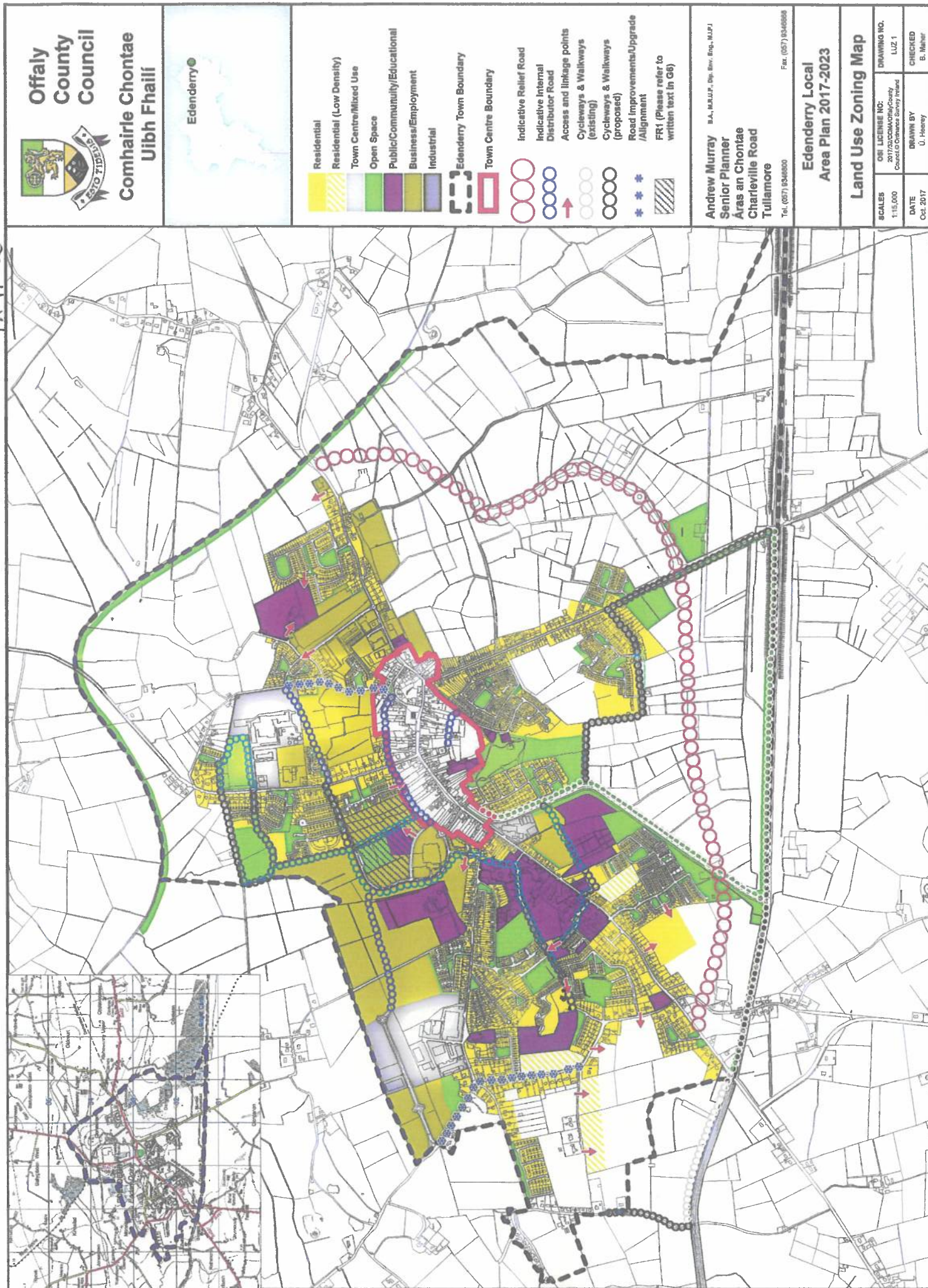
Comhairle Chumtair Laidh Fhaili  
Oifige County Council

Open Space, Amenity and Recreation  
Industrial and Warehousing  
Enterprise and Employment  
Community Services/Facilities  
Existing Residential  
New Residential  
Strategic Residential Reserve  
Town Centre/Mixed Use





MAP 2



**Offaly  
County  
Council**  
**Comhairle Chontae  
Uíbh Fhailí**

Edenderry ●

- Residential
- Residential (Low Density)
- Town Centre/Mixed Use
- Open Space
- Public/Community/Educational
- Business/Employment
- Industrial
- Edenderry Town Boundary
- Town Centre Boundary
- Indicative Relief Road
- Indicative Internal Distributor Road
- Access and linkage points
- Cycleways & Walkways (existing)
- Cycleways & Walkways (proposed)
- Road Improvements/Upgrade /Alignment
- FR1 (Phase refer to written text in G6)

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<b>Edenderry Local Area Plan 2017-2023</b>	
<b>Land Use Zoning Map</b>	
OSI LICENSE NO: 2017/20/CDMA/County Councils/Offaly County Council	DRAWING NO: LUZ 1
DRAWN BY U. Heaney	CHECKED B. Maher
DATE Oct 2017	