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Date: 15th July, 2021

Forward Planning Section,
Offaly County Council,
Planning Section,
Offaly County Council,
Charleville Road,
Tullamore,
Co. Offaly.



Proposed Material Alterations to Draft Offaly County Development Plan 2021 - 2027

**MA Reference No. BFF PHH S MAAC CH4 (Page 25) Kinnitty – Offaly County
Development Plan 2021 – 2027**

1. Submission / Observation by Michael O'Meara, Wilmer Road, Birr as per request of Mr. James Corrigan, Clonlee, Kinnitty, owner of the Lands (Lismoooney TD) Folio Numbers OY 11472 (Plan 43) and OY 11471 (Plan 42) outlined in Red on the attached OS Land Registry Compliant Map for ease of reference. These lands abuts the boundary to the South of Kinnitty designated Local Employment / Services, and fronting section designated part residential to the West (Ballincor TD).
2. There is an existing 80 Kilometre road traffic sign approximately 43.500 metre to the South (approximately centre way on the frontage of the Folios OY 11472 and OY 11471) of the designated Local Employment / Services.
3. In view of said Folio Numbers OY 11472 and OY 11471 neatly compacted between the boundary line to the South of the designated "Local Employment / Services" and existing residential house to the South and West on the opposite side of the road. In view of the close proximity of the said Folio Land = 3.28 hectares to

Kinnitty Village with part frontage within an 80 kilometre road traffic sign (see attached map) whereby it is envisaged that the (Kinnitty) Offaly County Council Development Plan 2021 – 2027 will consider the advantage of including this area of Land for Development, to future proof the requirements of Public or Private housing in Kinnitty, such as cluster layout site without impeding on the objectives as mentioned under item 4 thereof in respect of the quadrant area, particularly as they align to Public Sewer, Water, ESB and Eircom.

4. Following on the foregoing, it is contemplated that the said lands as outlined will be included within the Final Development for Kinnitty, Offaly County Council Development Plan 2021 – 2027.

Thanking you in anticipation.

Signed;



**Michael O'Meara,
Architect**

encls



Land Registry Compliant Map



National Mapping Agency

CENTRE COORDINATES:
ITM 618697,704932

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MAP SERIES: 1:2,500
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1:5,000 3820

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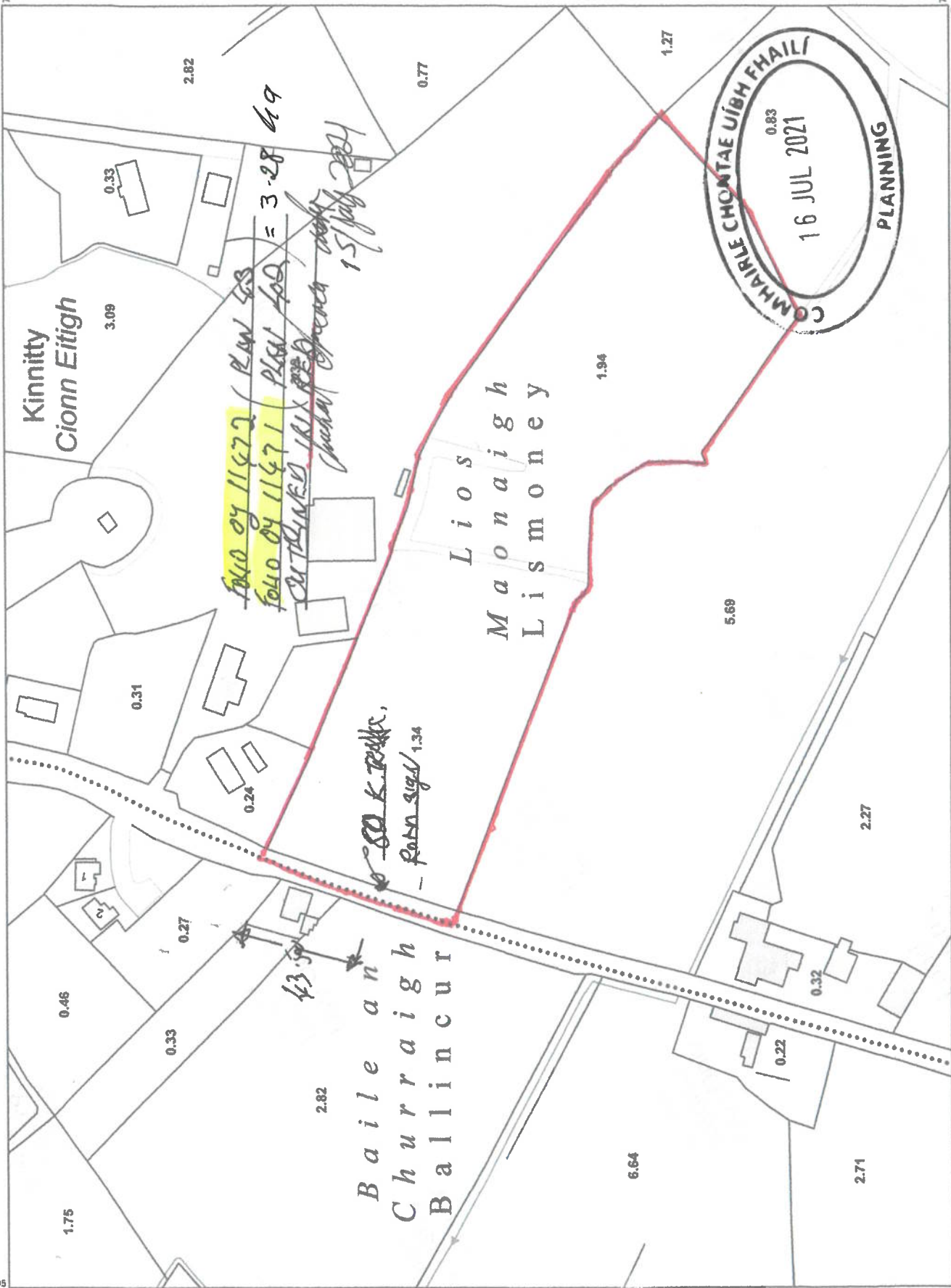
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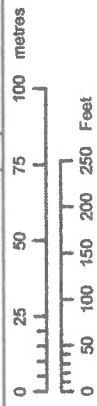
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OUTPUT SCALE: 1:2,500



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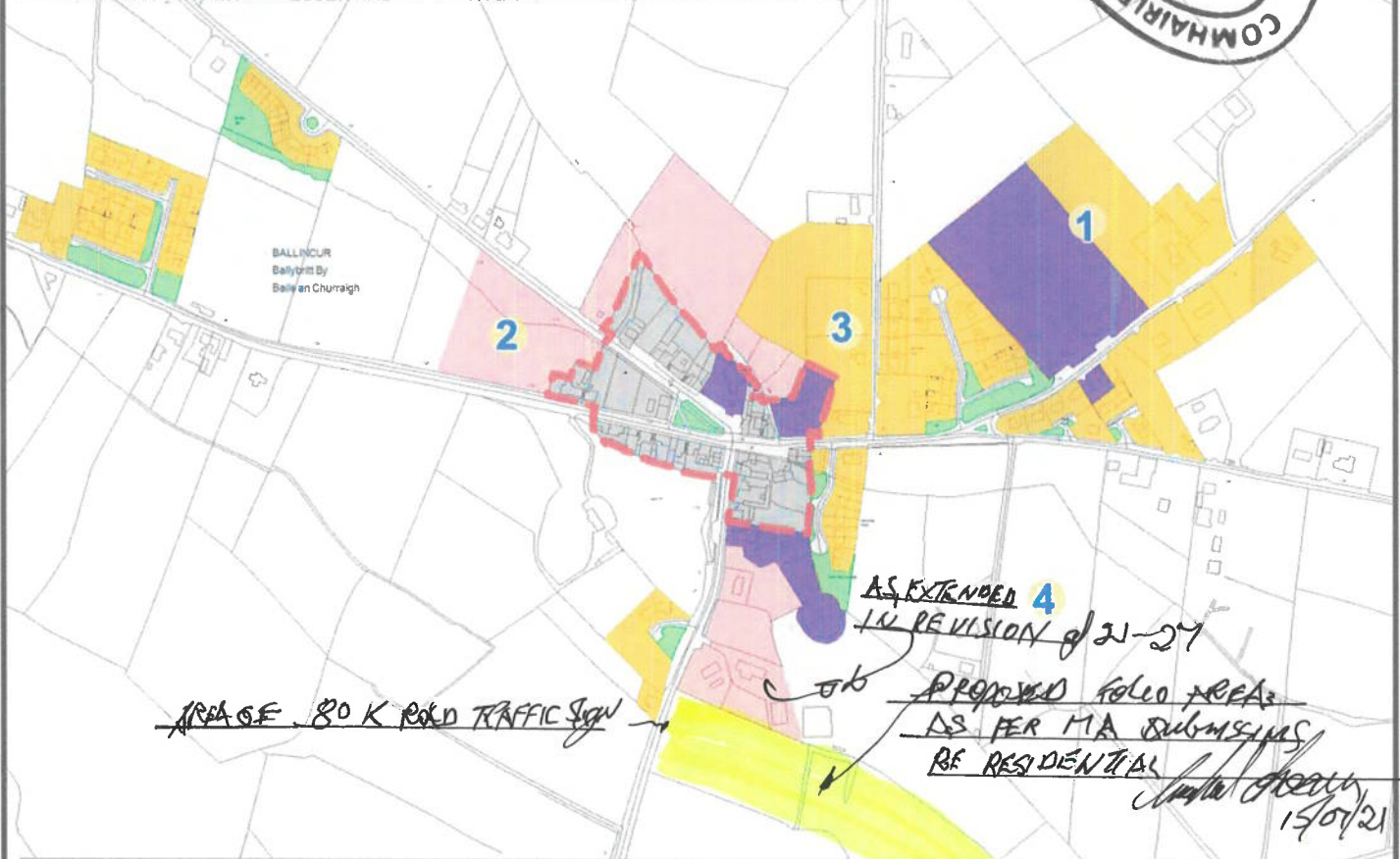
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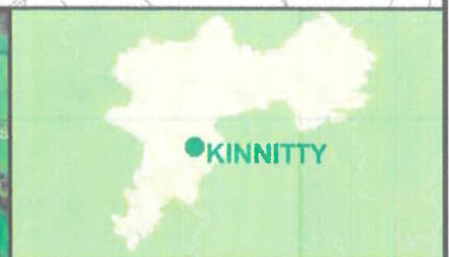
OBJECTIVES:

1. THIS AREA IS CONSIDERED SUITABLE FOR RESIDENTIAL DEVELOPMENT AND TO MAKE PROVISIONS FOR SCHOOL EXPANSION AND PLAYING FIELDS, WHERE NECESSARY.
2. THIS AREA IS CONSIDERED AS AN OPPORTUNITY TO ACCOMMODATE LOCAL EMPLOYMENT AND SERVICES AND TO FACILITATE 'GATEWAY' TYPE DEVELOPMENT ON APPROACH TO THE VILLAGE FROM THE WEST.
3. PROTECT THE EXISTING STONE WALL AT THIS LOCATION AND INCORPORATE IT AS A FEATURE, IF POSSIBLE, INTO ANY FUTURE FOOTPATH THAT MAY BE PROVIDED IN THIS AREA.
4. THIS QUADRANT IS PART OF THE SLIEVE BLOOM ENVIRONMENT PARK AND IS SEEN AS AN IMPORTANT ASSET TO BOTH THE COUNTY IN GENERAL AND KINNITTY IN PARTICULAR. IT MAKES AN ENVIABLE SETTING, AFFORDS EXCELLENT VIEWS. IT IS OUTSIDE THE VILLAGE BOUNDARY TO PROTECT IT FROM ANY FURTHER NON-ESSENTIAL DEVELOPMENT.



Legend

- Local Employment/Services
- Residential
- Open Space
- Village Centre/Mixed Use
- Public/Community/Educational
- Settlement Core



**OFFALY COUNTY
DEVELOPMENT PLAN 2009 - 2015**

KINNITTY VILLAGE PLAN

MAP SCALE 1:7500	OSI LICENSE NO: 2013-22/CCMA/OffalyCounty Council © Ordnance Survey Ireland	DRAWN NO. OCT 14/01
DATE OCT 14	DRAWN BY M.DUFFY	CHECKED D. MEEHAN