Submission C1

Bolger, Elizabeth

From: Bolger, Elizabeth
Sent: 05 September 2018 09:37
To: 'Keegan, Mary'
Subject: RE: Portlaoise LAP Material Alterations

Good Morning,

I wish to acknowledge receipt of your submission in relation to the Material Alterations to the Draft Portlaoise Local Area Plan 2018.

The matters raised in relation to the Material Alterations shall be formulated into the Chief Executive's Report and submitted to the Elected Members for their consideration in due course.

Kind Regards,

Liz. Bolger

Liz. Bolger,
Executive Planner,
Forward Planning,
Laois County Council
Phone: (057) 86 64242

From: Keegan, Mary [redacted]
Sent: 04 September 2018 14:34
To: PortlaoiseLAP
Subject: FW: Portlaoise LAP Material Alterations

Please find letter attached re: Submission on Togher Development Plan as part of the Portlaoise LAP

On behalf of Togher Landowner:

Mary Keegan,
[redacted]

Contact number: [redacted]

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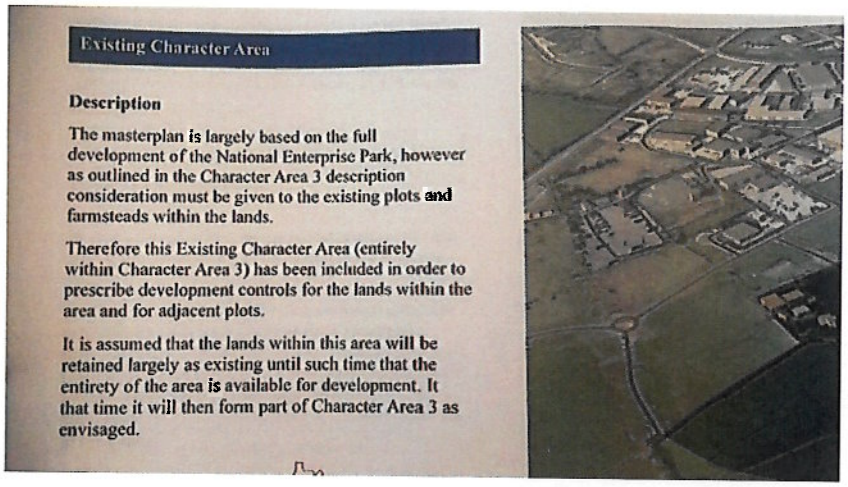
Laois County Council,
Senior Planner,
Planning Section,
Aras an Chontae,
JFL Ave,
Portlaoise.

1st Sept 2018

Submission RE: Togher Development Plan as part of Portlaoise LAP

To whom it concerns,

I wish to make a submission to the draft Togher Plan and ask that paragraphs relating to the development of land in private ownership be removed from the plan, namely in Chapter 4, page 63 (see below).



Existing Character Area

Description

The masterplan is largely based on the full development of the National Enterprise Park, however as outlined in the Character Area 3 description consideration must be given to the existing plots and farmsteads within the lands.

Therefore this Existing Character Area (entirely within Character Area 3) has been included in order to prescribe development controls for the lands within the area and for adjacent plots.

It is assumed that the lands within this area will be retained largely as existing until such time that the entirety of the area is available for development. It that time it will then form part of Character Area 3 as envisaged.

As a landowner in this parcel of land referred to, I find it totally unacceptable that I cannot sell this land for development until ***"such time that the entirety of the area is available for development"***, should I decide to.

Given that there are a number of owners involved in this parcel of land, it is totally unacceptable to me that they would all have an input into whether my lands could be made available for development or not.

The land involved was part of an overall family holding & Laois council now has ownership of part of this previously owned family land. The councils part of this land appears in the first & second phases of the LAP & yet my land which borders this area has this "draft" stipulation attached, which is totally unacceptable to me & my family.

Having attending the information meetings, it was also stated that the development of my lands would not take place until after 2033 or until the Councils land had developed first in stages one & two. I don't accept that this is, or should be the case & find that the development plan should reflect this.

Awaiting your response in anticipation.

Yours sincerely,

Mary Keegan

Submission C2

Bolger, Elizabeth

From: Bolger, Elizabeth
Sent: 05 September 2018 09:30
To: 'Alan Bannon'
Subject: RE: Togher Masterplan

Good Morning,

I wish to acknowledge receipt of your submission in relation to the Material Alterations to the Draft Portlaoise Local Area Plan 2018.

The matters raised in relation to the Material Alterations shall be formulated into the Chief Executive's Report and submitted to the Elected Members for their consideration in due course.

Kind Regards,

Liz. Bolger

Liz. Bolger,
Executive Planner,
Forward Planning,
Laois County Council
Phone: (057) 86 64242

From: Alan Bannon [redacted]
Sent: 04 September 2018 15:55
To: PortlaoiseLAP
Subject: Togher Masterplan

To whom it may concern,

Please see attached submission in relation to the Togher Area Masterplan 2018, on behalf of our clients, Atlantic Enterprises Limited, Ballybrit Business Park, Ballybrit, Co. Galway.

I would be grateful if I could receive acknowledgement of the receipt of this submission.

Kind Regards,
Alan

Alan Bannon B.A MSc.
Planner

McCarthy Keville O'Sullivan Ltd.
Planning & Environmental Consultants

Block 1, G.F.S.C. Moneenageisha Road, Galway, H91 N8KK
T: (091) 73 56 11 ||

Registered in Ireland No. 462657

Planning & Environmental Consultants

McCarthy Keville O'Sullivan

Attn: Forward Planning
Laois County Council
Áras an Chontae,
JFL Ave,
Portlaoise,

Co. Laois

4th September 2018

Our Ref: 180903
Your Ref:

Re: Submission in relation to the Draft Togher Area Masterplan 2018.

Dear Sir/ Madam,

On behalf of our client, **Atlantic Enterprises Limited, Ballybrit Business Park, Ballybrit, Co. Galway** we wish to make a submission to Laois County Council in relation to the Draft Togher Area Masterplan 2018.

Our client welcomes the Council's decision to prepare a masterplan for the Togher area. It is considered important that a vision for the development of lands in the Togher area is prepared to promote and guide future development for a National Enterprise Park at this location. This submission specifically relates to our client's lands, which extend to approximately 10.9 hectares and are located in Character Area 2 of the proposed masterplan as illustrated in Figure 1 below.

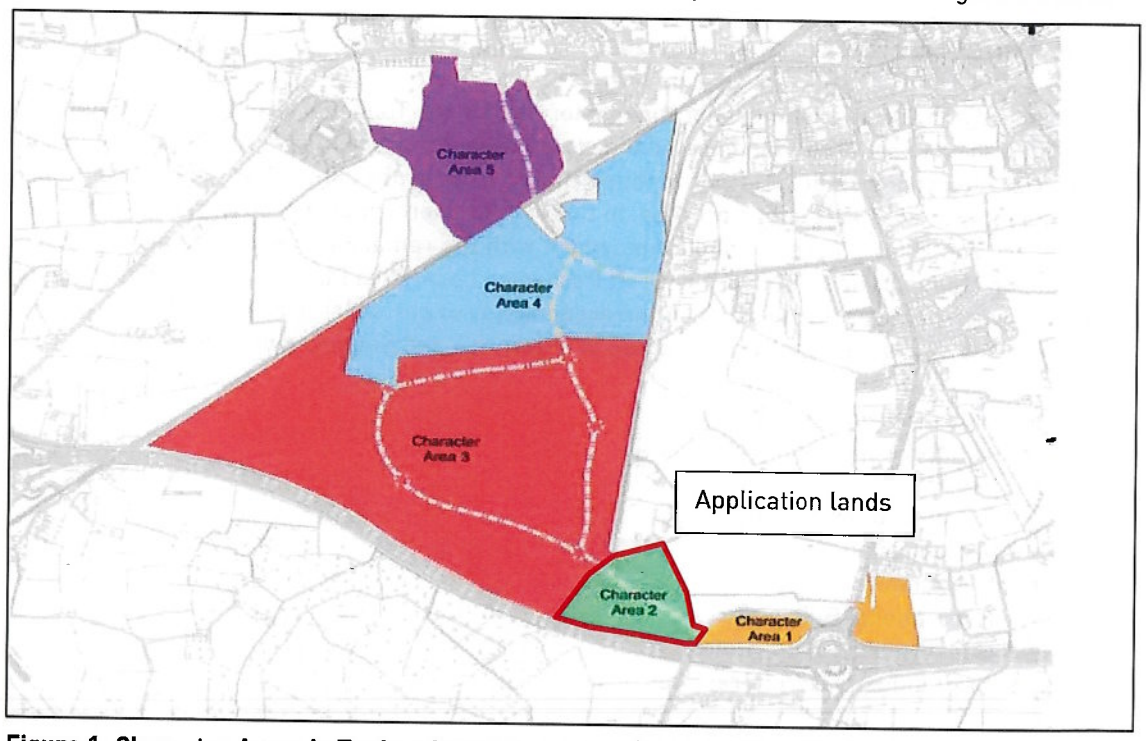


Figure 1: Character Areas in Togher Area Masterplan (lands outlined in Red)

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Moneenageisha Road,
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Website: www.mccarthykos.ie

Directors:
Augustine McCarthy, Mary McCarthy,
Brian Keville, Corina Colleran
Registered in Ireland No. 462657
VAT No. IE9693052R

The draft masterplan document includes a map of the Togher Area, which is included in Figure 2, below. We note that in this indicative map a Gateway Development, an Access road and a Park & Ride facility are shown on our client's lands. We are of the opinion that the location of the lands, at the entrance to a proposed National Enterprise Park, represent an ideal opportunity to provide a higher density development, with an attractive built form, that will enhance both the public realm and streetscape of the enterprise park.

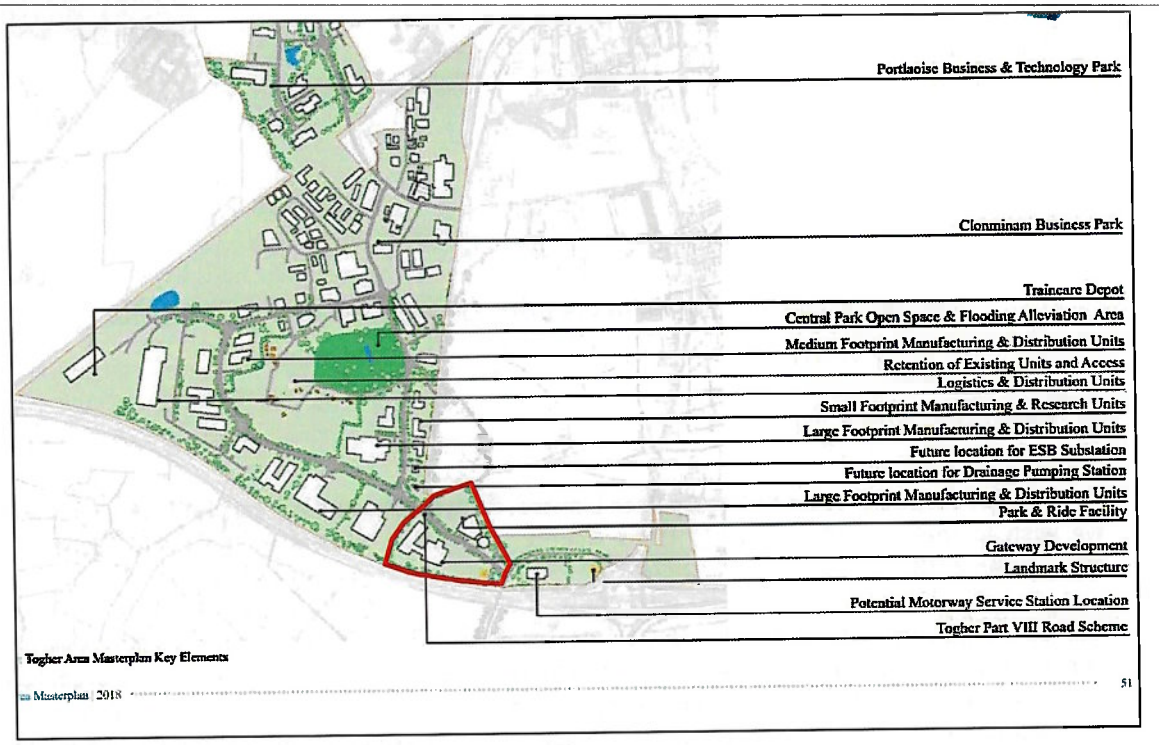


Figure 2: Togher Area Masterplan Map (lands outlined in Red)

Draft Portlaoise Local Area Plan 2018-2024

We understand that it is intended for the masterplan for the Togher area to become an Appendix of the Portlaoise Local Area Plan once finalised. At present the Draft Local Area Plan is currently at Material Alterations stage. It is worth noting that it is not proposed to alter the land use zoning of the subject lands as part of this process. In this regard approximately 8.64 Hectares of our client's lands are zoned for Enterprise and Employment with the remainder, approximately 2.26 Hectares zoned for Transport and Utilities. The Draft Portlaoise Local Area Plan 2018-2024 contains a zoning matrix which provides an indication of the acceptability of particular uses in the individual land use zones. Uses that will normally be accepted in Enterprise and Employment Zoning include:

- Industrial & Light Industrial;
- General Public Administration;
- Offices;
- Retail & Retail Warehousing;
- Warehousing;
- Workshops;
- Recreational Buildings;
- Guest House/Hostel/Hotel;
- Craft Industry & Cultural Uses

Uses that will normally be accepted in Transport and Utilities Zoning include:

- Utility Structures;
- Recreational Buildings;
- General Public Administration;
- Cultural Uses

Based on the land use zoning objectives in the Draft Portlaoise Local Area Plan 2017-2024, it is considered that there are a wide range of uses deemed acceptable in principle on the subject lands which our client broadly welcomes.

Draft Togher Masterplan

As previously stated the Masterplan for the Togher area will become an Appendix of the Portlaoise Local Area Plan 2018-2024 once finalised. The study area for the masterplan has been divided into 5 no. character areas, our client's lands are located within character area 2, as indicated in Figure 1. Character Area 2 is also classified as a gateway zone as it is located at the entrance to the proposed National Enterprise Park. The area is located adjacent to junction 17 of the M7 Motorway and therefore has excellent transport connectivity, while providing a sense of arrival to those entering the Enterprise Park from the M7.

The draft masterplan document includes a map of the Togher Area, which is set out in Figure 2 above. We note that in this indicative map a Gateway Development, an Access road and a park & ride facility are proposed on the subject lands. It is our opinion that the due to the strategic location of the lands there exists an ideal opportunity to increase facilitate a high density, 'landmark' building with frontage along the proposed Togher Road.

The draft masterplan states that:

> *'The basic built form for this area will consist of low-medium density, high quality, building blocks within a landscaped setting. These structures will be arranged in a manner that will create an identifiable, ideally iconic, frontage along the new Togher Road. There is an existing plot with access from the local road and therefore any new developments in the area should endeavour to integrate with this plot.*
>
> *The overall proposed building height for this character area is approximately 2-4 floors with taller building height towards the southern side of the Togher Road. All new developments should create a sense of place and be of such a scale that will announce the arrival into the Togher Masterplan area. In this manner, it is proposed that individual plots should have a max site coverage in the region of 20% and a max. plot ratio of 0.4:1. Any future developments on plots that are adjacent to existing will require careful considerations in their building heights.'*

In this regard, we refer to the indicative site layouts that are attached in Appendix No. 1 of this submission. The indicative proposals are similar in nature to the existing draft masterplan, in terms of providing a light industrial & business park.

However, there is an increase in the number of proposed units, which have regard to the indicative development management standards and enhanced landscape proposals which will help create identifiable and iconic frontages onto the new Togher Road. Furthermore, it is our opinion that the indicative layouts attached in Appendix No. 1 would assist in ensuring that the proposed development integrates with the local road that runs along the north east boundary of the lands. The individual units will be of a high-quality design that will create an important focal point at the entrance to the proposed National Enterprise Park.

In relation to access the draft masterplan states that:

'The proximity of this area to Junction 17 requires careful consideration of the impact of this zone on the Interchange. Proposed uses will be assessed based on their predicted impact on Junction 17. The proposed Togher Area Road will form the main movement spine through this zone. In addition to this, the creation of a greenway traversing the site in an east-west orientation is proposed to connect into the existing rural roadway to the east of the lands currently leading to the M7/Abbeyleix Road Interchange. This greenway will provide a linkage from the proposed central employment areas to the Gateway area and connecting with the soft modes corridor on the disused rail line, will connect the area to the Portlaoise town centre.'

The indicative site layouts included in Appendix No. 1 identify 2 no. additional roundabouts which would provide access to our client's lands. It is our opinion that roundabouts are the most suitable form of traffic junctions to provide safe access and egress onto the Togher Road. Our clients broadly welcome the principle of a proposed greenway through the site and are willing to engage with the relevant authority in due course.

In relation to landscaping and open spaces, the draft masterplan states that:

'This character area will be articulated at its edges by the new roadway which should include a continual treeline providing an element of separation between the plots and the larger industrial units to the south. Centrally there will be a buffer of naturally designed landscaping between that will create the natural backdrop in which the buildings will be set, while providing some relief between the proposed plots and the existing plots. This will also enable the permeable pedestrian links between the plots, along with the proposed greenway. Development within this character area shall take cognisance of existing streams and ditches in a manner that will help to incorporate these landscape items as part of a SUDS solutions for the area.'

Our clients welcome the proposals to create a continual treeline along the Togher Road and the creation of a landscaped buffer between the plots, this will assist the proposed development to assimilate with the surrounding landscape. Furthermore, our clients are willing to engage with the planning authority in relation to the landmark structure in due course.

Summary

In summary, the Togher Masterplan Area seeks to promote and guide the future development for a National Enterprise Park at Togher, Portlaosie, Co. Laois. Our client lands are located within Character Area 2 of the Togher Masterplan Area, which is also classified as the gateway zone as it is located at the entrance to the proposed National Enterprise Park.

Under the draft masterplan, a gateway development, an access road and a Park and Ride facility are proposed on our client's lands. We are of the opinion that the location of the lands, at the entrance to a proposed National Enterprise Park, represent an ideal opportunity to provide a higher density development, with an attractive built form that will enhance both the public realm and streetscape of the enterprise park. Our clients have prepared a revised site layout, that is included in Appendix no. 1 that includes a light industrial & business park and a logistics park. Furthermore, two no. additional roundabouts that will provide access to our client's lands are proposed.

We trust that Laois County Council will give careful consideration to this submission in the finalisation of the Togher Area Masterplan 2018.

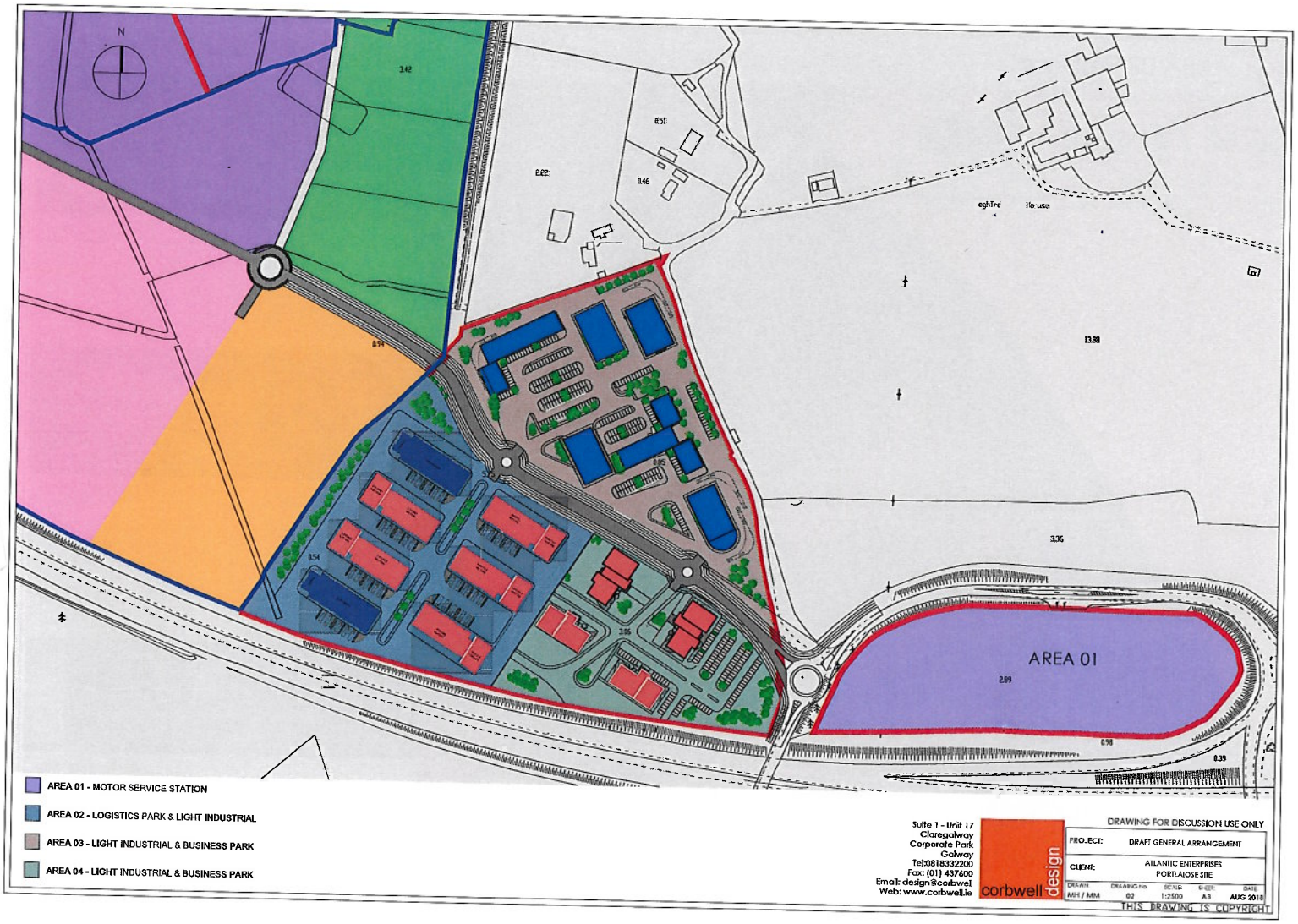
Should you require any further information in relation to this submission, please do not hesitate to contact this office.

Yours faithfully,

Alan Bannon
Planner
McCarthy Keville O'Sullivan Ltd

Appendix 1

Indicative Layouts



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Galway
Tel:0818332200
Fax: (01) 437600
Email: design@corbwell
Web: www.corbwell.ie

corbwell design

DRAWING FOR DISCUSSION USE ONLY

PROJECT:	DRAFT GENERAL ARRANGEMENT
CLIENT:	ATLANTIC ENTERPRISES PORTLAOISE SITE

DRAWN	DRAWING No.	SCALE	SHEET	DATE
MH / MM	02	1:2500	A3	AUG 2018

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AREA 02 Proposal

Logistics Park & Light Industrial

LOGISTICS PARK PRECEDENT

LOGISTICS PARK PRECEDENT

LOGISTICS PARK PRECEDENT

Suite 1 - Unit 17
Claregalway
Corporate Park
Galway
Tel:018832200
Fax: (01) 437600
Email: design@corbwell
Web: www.corbwell.ie

corbwell design

DRAWING FOR DISCUSSION USE ONLY

PROJECT:	DRAFT GENERAL ARRANGEMENT
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DRAWN	DRAWING NO.	SCALE	SHEET	DATE
MH / MM	04	1:1000	A3	AUG 2016

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AREA 03 Proposal

Light Industrial & Business Park

PRECEDENT

PRECEDENT

Suite 1 - Unit 17
Claregalway
Corporate Park,
Galway
Tel:0818332200
Fax: (01) 437600
Email: design@corbwell
Web: www.corbwell.ie

corbwell design

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CLIENT:	ATLANTIC ENTERPRISES PORTLAOISE SITE

DRAWN	DRAWING No.	SCALE:	SHEET:	DATE:
MH / MM	05	1:1000	A3	AUG 2018

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AREA 04 Proposal

Light industrial & Business Park

HIGH ARCHITECTURAL QUALITY LANDMARK BUILDING

HIGH ARCHITECTURAL QUALITY LANDMARK BUILDING

master plan proposal

DRAWING FOR DISCUSSION USE ONLY

Suite 1 - Unit 17
Claregalway
Corporate Park
Galway
Tel:0818332200
Fax: (01) 437600
Email: design@corbwell
Web: www.corbwell.ie

corbwell design

PROJECT:	DRAFT GENERAL ARRANGEMENT
CLIENT:	AILANTIC ENTERPRISES PORTLAOISE SITE

DRAWN	DRAWING NO.	SCALE:	SHEET:	DATE:
MH / MM	04	1:1000	A3	AUG 2018

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Submission C3

Bolger, Elizabeth

From: Bolger, Elizabeth
Sent: 05 September 2018 10:28
To: 'Mary O'Brien'
Subject: RE: Submission in relation to Portlaoise LAP 2018/2024

Good Morning,

I wish to acknowledge receipt of your submission in relation to the Material Alterations to the Draft Portlaoise Local Area Plan 2018.

The matters raised in relation to the Material Alterations shall be formulated into the Chief Executive's Report and submitted to the Elected Members for their consideration in due course.

Kind Regards,

Liz. Bolger

Liz. Bolger,
Executive Planner,
Forward Planning,
Laois County Council
Phone: (057) 86 64242

From: Mary O'Brien [redacted]
Sent: 04 September 2018 13:09
To: PortlaoiseLAP
Subject: Submission in relation to Portlaoise LAP 2018/2024

Please see attached.

Regards,
Mary O'Brien
[redacted]
Beladd Residents Assocation.

SUBMISSION RE : LOCAL AREAPLAN PORTLAOISE 2018-2024 REF: MATERIAL ALTERATION 17

REZONNING OF LAND, SUMMERHILL LANE/ AAUGHNAHARNA FROM COMMUNITY/ EDUCATION / INSTATUTIONAL, TO RESIDENTIAL 2.

ON BEHALF OF BELADD RESIDENTS ASSOCIATION

In relation to the above rezoning of this area, which includes a lake area which hasn't been maintained by the owners for the last two years.

The land in question lies between the lake and new holy family schools.

1. Has there been a survey done on how many more pupils are to be accommodated in these schools, also the three other schools located on this road during the next 6 years.
2. Has there been a projected traffic flow survey undertaken as this road which facilitates the primary schools will also become the bypass road for Portlaoise town centre.
3. This area should be used as a green open area (Park) and also used as a parking facility for school traffic, as this area is very congested during school times, and parents are finding it very difficult to find parking.
4. Portlaoise is one of the fastest growing towns in Ireland with a young age profile. As well as housing we need to look at what facilities we have for the people a population that stands at the moment average 22000.
5. With such a fast growing and diverse population we need areas where communities can come together, to encourage mixing between different cultures.
6. This land with help of a government grant and Laois County Council could be acquired by CPO and used to provide community and educational needs.

Submission C4

Bolger, Elizabeth

From: Bolger, Elizabeth
Sent: 05 September 2018 10:27
To: 'Keara Kennedy'
Subject: RE: Observation to Material Alteration No.12 of the Draft Portlaoise LAP 2018-2024

Good Morning,

I wish to acknowledge receipt of your submission in relation to the Material Alterations to the Draft Portlaoise Local Area Plan 2018.

The matters raised in relation to the Material Alterations shall be formulated into the Chief Executive's Report and submitted to the Elected Members for their consideration in due course.

Kind Regards,

Liz. Bolger

Liz. Bolger,
Executive Planner,
Forward Planning,
Laois County Council
Phone: (057) 86 64242

From: Keara Kennedy [redacted]
Sent: 04 September 2018 13:09
To: PortlaoiseLAP
Cc: Ray Ryan
Subject: Observation to Material Alteration No.12 of the Draft Portlaoise LAP 2018-2024

Good afternoon

Please see the attached observation to the Material Alterations of the Draft Portlaoise LAP 2018-2024.

Regards

KEARA KENNEDY
E: keara@bmaplanning.ie
T: 01 676 4522

BMA PLANNING
128 Lower Baggot Street, Dublin 2
www.bmaplanning.ie

BMA PLANNING
PLANNING AND DEVELOPMENT CONSULTANTS

BMA PLANNING
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Senior Planner
Planning Section
Áras an Chontae
JFL Ave.
Portlaoise
Co. Laois
E: portlaoiselap@laoiscoco.ie

4th September 2018

RE: **MATERIAL ALTERATION REF. NO. 12 OF DRAFT PORTLAOISE LAP 2018–2024 RELATING TO FORMER CENTREPOINT LANDS**
APPLICANT: **KYLE ESTATES LTD/ DEXTERBROOK LTD**

Dear Sir/Madam,

On behalf of Kyle Estates Limited and Dexterbrook Limited, I refer to the proposed Material Alterations to the Draft Portlaoise Local Area Plan 2018 – 2024, in particular Material Alteration Ref. No.12, which relates to the former Centrepoint Lands.

Material Alteration Ref. No. 12 proposes a change of zoning on the former Centrepoint Lands from 'Residential 2' to 'Mixed Use'. This proposed change is supported and welcomed as it will allow flexibility in what can be developed on the site, greatly improving the potential for its development.

Please keep us informed of progress in relation to the Local Area Plan preparation process.

Yours sincerely,

BMA PLANNING
ray@bmaplanning.ie

Registered in Ireland: 324839
Reg VAT No: IE6344839K
Directors: R Ryan (Managing), C Ryan

Bolger, Elizabeth

Submission C5

From: Bolger, Elizabeth
Sent: 04 September 2018 11:59
To: 'Steven Peck'
Subject: RE: Portlaoise LAP (Material Alterations) Submission - Kellyville Limited (Mountrath Road)

Hi Steven,

I wish to acknowledge receipt of your submission on the proposed Material Alterations to the Draft Portlaoise Local Area Plan 2018.

Kind Regards,

Liz. Bolger

Liz. Bolger,
Executive Planner,
Forward Planning,
Laois County Council
Phone: (057) 86 64242

From: Steven Peck [redacted]
Sent: 04 September 2018 09:37
To: PortlaoiseLAP
Cc: John Spain; [redacted]; Paul Turley
Subject: Portlaoise LAP (Material Alterations) Submission - Kellyville Limited (Mountrath Road)

Dear Sir or Madam:

Please find attached a submission on the proposed Material Alterations to the Draft Portlaoise Local Area Plan 2018 – 2024.

As set out in the attached, this submission is made on behalf of Kellyville Limited, Ballyroan, Portlaoise, Co. Laois.

I would be grateful if you could confirm receipt of this submission by return e-mail.

Yours faithfully,

Steven Peck

Steven Peck
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2,
D02 ND61.

T: 01 662 5803
e-mail: speck@johnspainassociates.com
Web: www.jsaplanning.ie

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JSA John Spain Associates
Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

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Dublin 2
D02 ND561

www.jsaplanning.ie

Tel 01 662 5803
Fax 01 676 6374
info@johnspainassociates.com

Senior Planner,
Planning Section,
Áras an Chontae,
JFL Avenue,
Portlaoise,
Co. Laois.

4th September 2018

Dear Sir / Madam,

RE: SUBMISSON ON THE PROPOSED MATERIAL ALTERATIONS TO THE DRAFT PORTLAOISE LOCAL AREA PLAN 2018-2024 IN RESPECT OF LANDS AT MOUNTRATH ROAD, PORTLAOISE, CO. LAOIS FURTHER TO PREVIOUS DRAFT PLAN SUBMISSION LAOIS COUNTY COUNCIL REFERENCE C24

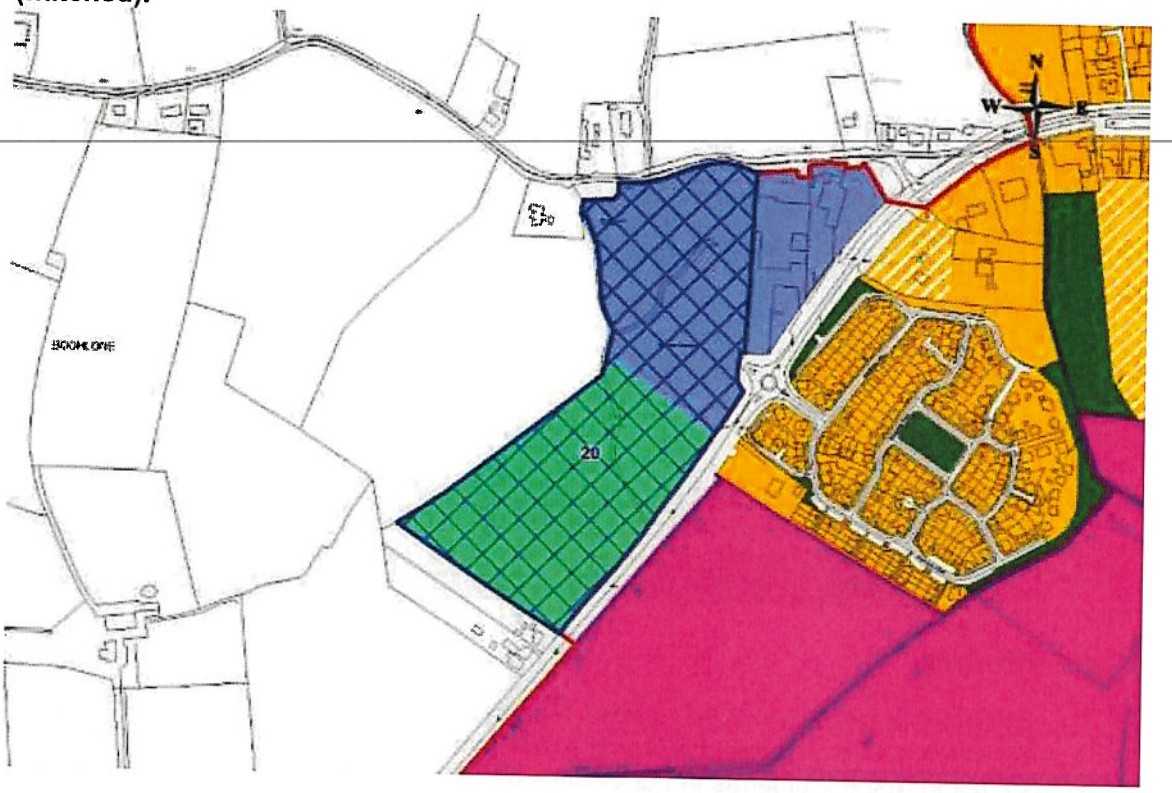
Introduction

On behalf of our client, Kellyville Limited, Ballyroan, Portlaoise, Co. Laois, we hereby make a submission on the proposed Material Alterations to the draft Portlaoise Local Area Plan 2018-2024 in respect of lands in our Client's ownership at Mountrath Road, Portlaoise, Co. Laois. This submission is made further to a previous submission made on the draft Plan in respect of the same lands (draft Plan submission reference C24).

The proposed Material Alterations include the re-zoning of western parts of our client's lands at Mountrath Road for a proposed new 'Mixed-Use' zoning, with eastern parts proposed for General Business zoning (see Figure 1). The proposed supporting policy text in respect of the new Mixed-Use zoning states that the proposed Mixed-Use zoning may consist primarily of residential use.

Our client supports this proposed re-zoning which will help support the sustainable development of Portlaoise by facilitating the delivery of much-needed housing and providing services and employment for local people.

Fig. 1: Figure extract from Page 22 of the Material Alterations Report, showing proposed Mixed-Use (south) and General Business (north) zoning on the subject site (hatched).



Inclusion of Proposed Mixed-Use Zoning Supporting Policy Text in Proposed Material Alterations

The Chief Executive's report on the draft Plan public consultation sets out the following proposed supporting policy text in respect of the new Mixed-Use zoning:

'The use of land as Mixed Use shall be taken to include the use of land for a mix of uses, making provisions, where appropriate for "primary" uses i.e. residential and combined with other compatible uses e.g. offices as "secondary". These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

Compatible uses within this zoning objective include:- residential, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional / specialist services, restaurants etc.

The Council will continue to ensure that any development proposed is in the interests of proper planning and sustainable development, and serves to reinforce the vitality and viability of town centers, whilst meeting the needs of its community and surrounding hinterland.'

The Chief Executive's report also includes a proposed zoning matrix table amendment in respect of the new Mixed-Use zoning. The relevant extracts from the Chief Executive's report are included in Enclosure A to this submission.

The proposed policy text and zoning matrix amendments above do not, however, appear within the Material Alterations Report.

We therefore respectfully request that the proposed Mixed-Use zoning supporting policy text and zoning matrix amendments in the Chief Executive's report be incorporated on a modification to the proposed Material Alterations to provide for this rationale to be carried through in the implementation of the Local Area Plan once adopted.

Inclusion of Proposed Mixed-Use Zoning Supporting Policy Text in Finalised Local Area Plan

Further to the above, our client supports the proposed Mixed-Use zoning supporting policy text and zoning matrix amendments set out within the Chief Executive's report and we therefore respectfully request that these amendments appear in the finalised Local Area Plan.

Conclusions

Our client supports the proposed part Mixed-Use and part General Business use re-zoning of the subject lands at Mountrath Road, Portlaoise, Co. Laois. The proposed re-zoning will help support the sustainable development of Portlaoise by facilitating the delivery of much-needed housing and providing services and employment for local people.

However, we respectfully request that the proposed Mixed-Use zoning supporting policy text and zoning matrix amendments set out within the Chief Executive's report on the draft Plan public consultation are included within the Local Area Plan as a consequential modification to the proposed Material Alterations. This will help ensure the policy rationale is carried through in the implementation of the Local Area Plan once adopted.

We would be grateful if this submission could be given careful consideration.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,

John Spain Associates

John Spain Associates

ENCLOSURE A: RELEVANT EXTRACTS FROM THE CHIEF EXECUTIVE'S REPORT ON THE DRAFT PLAN PUBLIC CONSULTATION

Submission Number	C24	Name	Kellyville Ltd. C/O John Spain Associates

Summary of Issues Raised

Requests the zoning of lands for Residential 2 at Mountrath Road.

The submission includes the following justification in brief summary:

-The Core Strategy identifies a requirement for an additional 1,824 dwellings, equating to 78ha. at an average density of 35 dwellings per hectare. The Draft Plan proposes 67.8ha. of Residential 2 zoned land, comprising existing residential zoned infill lands within the built up area;

-The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) state: *"net density is the most commonly used approach in allocating housing land within Local Area Plans and is appropriate for development on infill sites where the boundaries of the site are clearly defined and where only residential uses are proposed"*. The calculation of net density excludes major and local distributor roads, primary schools, churches, local shopping facilities etc., open spaces and significant landscape buffer strips. Of the lands proposed for Residential 2, it is reasonable to assume that 10% would be dedicated to public open space and 5% to local distributor roads, in addition to local services and facilities and landscaping. Therefore if new residential developments are to achieve an average net density of 35, a margin of at least 15% more land may need to be identified for Residential 2 zoning than is currently proposed, equating to an additional 10.2ha.;

-In accordance with the National Planning Framework a tiered approach to zoning is required. There is little basis in the draft Plan for including or excluding Residential 2 zoning with respect to service infrastructure and a report detailing estimated costs of delivering infrastructure published;

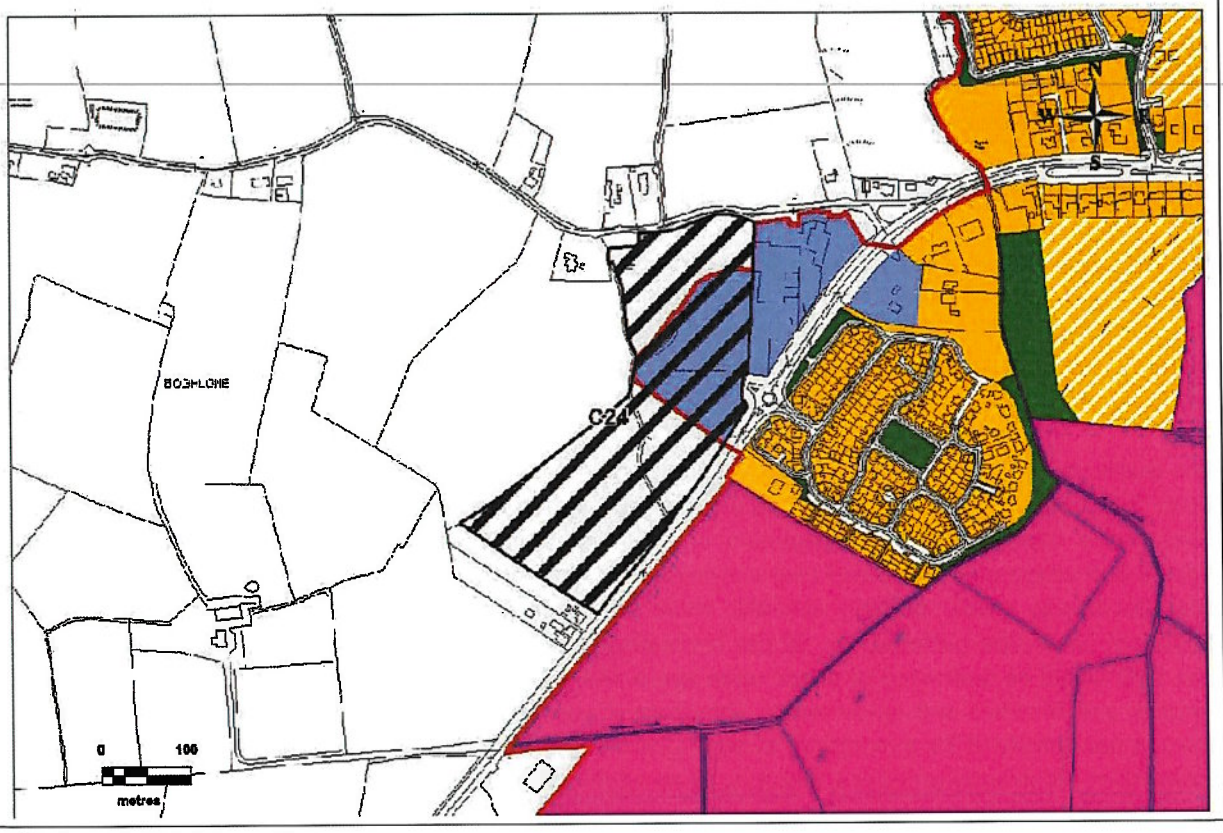
-No information as to how specific sites for Residential 2 were identified, selected or rejected having regard to the factors of the *"Development Plans Guidelines for Planning Authorities"* (DoE, 2007). Therefore, there is no basis to conclude that the lands proposed for Residential 2 are the most suitable, available or capable of delivering the number of dwellings during the lifetime of the plan;

-Up to 15% more land for new residential development should be identified. A report detailing the estimated costs of delivering the service infrastructure should be published. The methodology for the tiered approach to zoning should be set out. Site specific information detailing how sites were identified, selected or rejected should be detailed;

-The lands at Mountrath Road were previously subject of permission for a mixed use development including 142no. dwellings (07/2272), are serviced, have excellent access to Junction 18, are a good location 1.9km from the town centre to provide neighbourhood services and facilities, have access to open space and recreational facilities, are served by the school bus service, have unconstrained capacity to provide 187 no. dwellings, which would not be at risk of flooding, are adjacent to Bellingham and have no designated heritage assets;

-In the event that the site is not selected for Residential 2 the lands should be considered for inclusion

within the strategic reserve for development during a future plan cycle.



Opinion of Chief Executive

The subject lands are located to the western edge of Portlaoise on the Mountrath Road. The lands include existing businesses and farmland. The submission seeks the rezoning and zoning of this land to Residential 2.

It is considered that given the remote location of the site to the town centre and the adequate amount of land zoned within the town that a Residential 2 zoning is not appropriate on this site. It may be more appropriate for these lands to be zoned as mixed Use / General business to reflect the existing uses and to allow for further expansion. The land has the benefit of good infrastructure and proximity to the M7/M8 Motorway.

It is proposed to zone 2.82 ha for the following zoning *"Mixed Use"* with the following Zoning objective and an associated Zoning Matrix:

Mixed Use: The use of land as Mixed Use shall be taken to include the use of land for a mix of uses, making provisions, where appropriate for "primary" uses i.e. residential and combined with other compatible uses e.g. offices as "secondary". These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

Compatible uses within this zoning objective include:- residential, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional / specialist services, restaurants etc.

The Council will continue to ensure that any development proposed is in the interests of proper planning and sustainable development, and serves to reinforce the vitality and viability of town centers, whilst meeting the needs of its community and surrounding hinterland.

Chief Executive's Recommendation

Zone the lands for General Business and part zone for a new zoning *"Mixed Use"* with the following Zoning objective and an associated Zoning Matrix:

Mixed Use: The use of land as Mixed Use shall be taken to include the use of land for a mix of uses, making provisions, where appropriate for "primary" uses i.e. residential and combined with other compatible uses e.g. offices as "secondary". These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

Compatible uses within this zoning objective include:- residential, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional / specialist services, restaurants etc.

The Council will continue to ensure that any development proposed is in the interests of proper planning and sustainable development, and serves to reinforce the vitality and viability of town centers, whilst meeting the needs of its community and surrounding hinterland.

Zoning	Town Centre	Mixed USe	Existing Residential (R2)	New/ Proposed Residential (R1)	Community Services/ Facilitates	Open Space & Amenity	General Industry & Warehousing	General Business	Neighbourhood Centers	Enterprise & Employment	Transport & Utilities
Land Use		**Acceptability of Land Use**									
Apartment	Y	Y	Y	Y	O	N	N	N	Y	N	N
Car Park	Y	Y	N	N	N	N	Y	Y	N	Y	N
Café	Y	Y	O	O	N	N	O	Y	Y	Y	N
Cemetery	N	N	N	N	Y	N	N	N	N	N	O
Cinema	O	Y	N	N	N	N	N	N	N	N	N
Community Hall	O	O	Y	Y	Y	N	N	O	Y	O	N
Craft Industry	Y	N	O	O	O	N	Y	O	O	Y	N
Crèche/ Playschool	Y	Y	Y	Y	O	N	O	O	Y	O	N

Cultural Uses/ Library	Y	Y	O	O	O	N	N	O	Y	O	O
Dancehall/Disco	Y	N	N	N	N	N	N	N	N	N	N
Dwelling	O	Y	Y	Y	O	N	N	N	N	N	N
Funeral Home	O	N	N	N	O	N	N	Y	N	N	N
Garages, Panel Beating, Car Repairs	N	N	N	N	N	N	Y	N	N	O	N
Garden Centre	O	N	N	N	N	N	N	O	N	O	N
General Public Administration	Y	Y	N	N	O	N	N	Y	O	Y	O
Guest House/Hostel/Hotel	Y	Y	O	O	O	N	N	O	N	O	N
Halting Site	N	N	O	O	O	N	N	N	N	N	N
Health Centre	Y	Y	O	O	O	N	N	O	Y	O	N
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	Y	N	N	O	N
Hot Food Takeaway	Y	O	N	N	N	N	N	N	Y	N	N
Industry	N	N	N	N	N	N	Y	N	N	O	N
Industry (Light)	O	N	N	N	N	N	Y	N	N	Y	N
Medical and Related Consultants	Y	Y	O	O	O	N	N	O	O	O	N
Motor Sales	O	N	N	N	N	N	N	O	N	Y	N
Nursing Home/ Sheltered Housing	O	Y	O	O	O	N	O	N	N	N	N
Offices < 100 sq m	Y	Y	O	O	O	N	Y	Y	O	Y	N
Offices > 100 sq m	Y	Y	N	N	O	N	O	Y	O	Y	N
Park Playground	Y	Y	Y	Y	Y	Y	O	Y	O	Y	N
Petrol Station	Y	Y	N	N	N	N	O	Y	N	O	N
Place of Worship	Y	O	O	O	Y	N	N	N	O	N	N
Playing Fields	N	Y	Y	Y	O	Y	N	N	N	N	N
Public House	Y	O	N	N	N	N	N	O	O	N	N
Recreational Building (Commercial)	O	O	O	O	O	N	N	O	O	O	N
Recreational Building (Community)	Y	Y	Y	Y	Y	O	N	O	Y	O	O
Restaurant	Y	Y	O	O	O	N	O	O	Y	O	N
Retail Warehouse	Y	O	N	N	N	N	N	Y	N	O	N
School/Educational Facilities	Y	O	O	O	O	N	N	Y	O	N	N
Scrap Yard	N	N	N	N	N	N	O	N	N	N	N
Retail < 100sqm (Comparison)	Y	Y	N	N	N	N	N	Y	Y	N	N
Retail > 100sqm (Comparison)	Y	Y	N	N	N	N	N	N	Y	N	N
Retail < 100 sq m (Convenience)	Y	Y	O	O	N	N	N	Y	Y	O	N
Retail > 100 sq m	Y	Y	N	N	N	N	N	N	Y	N	N

(Convenience)											
Sport/Leisure Complex	Y	Y	O	O	O	N	N	O	O	Y	N
Utility structures	Y	Y	O	O	O	N	Y	O	O	Y	Y
Warehouse (Wholesale)	N	N	N	N	N	N	Y	O	N	Y	N
Workshops	N	N	N	N	N	N	Y	N	N	Y	N