

Patrick J. Knowles

Architectural & Planning Consultant

REDACTED

Planning Office
Laois Co. Co.
Portlaoise
Co. Laois

Date: 20th Mar. 2021

Re: Submission to Laois Draft Development Plan 2021/2027.

Dear Sir/Madam,

I wish to submit the lands outlined on the enclosed maps for consideration for primary residential development under the proposed new plan for Mountmellick. I acknowledge that a new town plan will be due for consideration in due course. In the interim I wish to make the following submission on behalf of the landowner Mr. PJ Kearns.

The lands are currently zoned for residential 2 development, serviced with mains water and waste water via a pumping station located on the lands.

The proposed Draft Plan indicates that this land shall be rezoned to Strategic Residential Reserve and remain so for the duration of the Plan.

Mr. Kearns has expended substantial monies in preparation of a planning application on this land on the basis that it was zoned for such development.

We were prohibited from proceeding with the application until the services were upgraded. From our discussions with water and sanitary services personnel we were advised that the capacity was improved and would accommodate our proposed development.

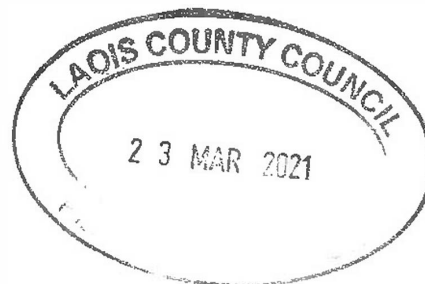
Mr. Kearns is anxious to retain the current zoning to facilitate an application for low density housing on the lands outlined on the attached map.

We enclose a 1/2500 map detailing our proposal and the design layout previously prepared.

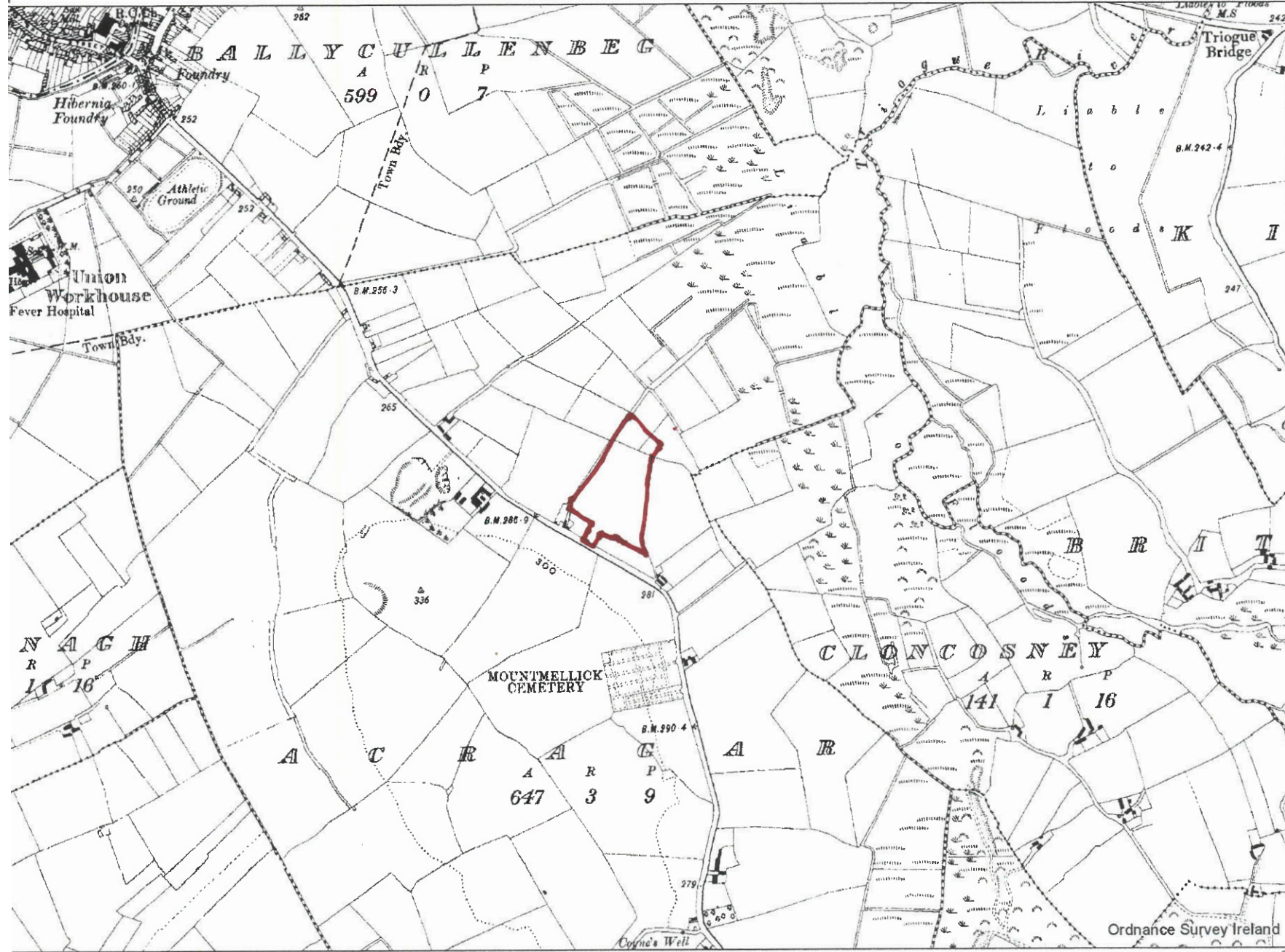
Yours faithfully



Patrick J Knowles Dip. Arch. MIAS



Site Location Map



647678
707501
647678
707501

CENTRE COORDINATES:
ITM 646446,706593

PUBLISHED: 22/03/2021
ORDER NO.: 50179973_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: LS008

Patrick Knowles

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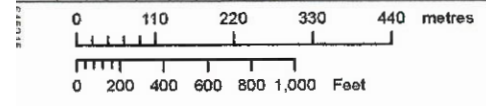
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

Planning Pack Map

646737
706608
706378
646737

CENTRE COORDINATES:
ITM 646446,706593

PUBLISHED: 22/03/2021
ORDER NO.: 50179973_1
MAP SERIES: 1:5,000
MAP SHEETS: 3769
1:2,500 3769-B

Patrick Kromb

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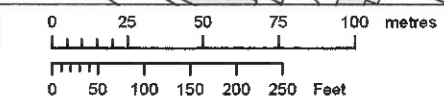
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search 'Large Scale Legend'

*An tAcrá Gearr
Acragar*

*Cluain
Chosnamhaigh
Cloncosney*



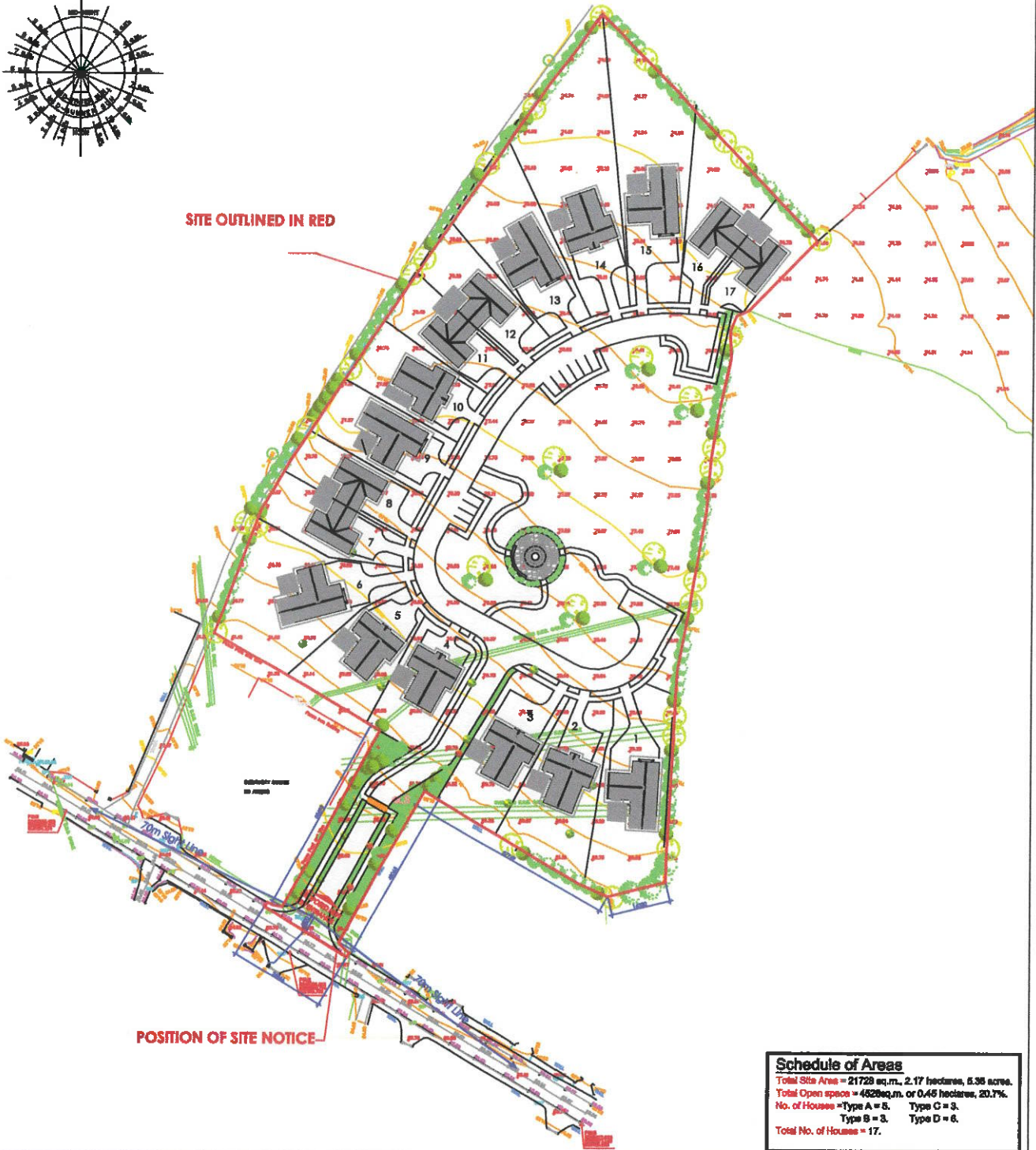
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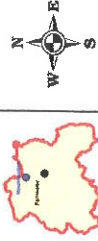
SITE OUTLINED IN RED



POSITION OF SITE NOTICE

Schedule of Areas	
Total Site Area =	21728 sq.m., 2.17 hectares, 5.36 acres.
Total Open space =	4826sq.m. or 0.46 hectares, 20.7%.
No. of Houses -	Type A = 5, Type C = 3.
	Type B = 3, Type D = 6.
Total No. of Houses =	17.

DRAFT DESIGN PROPOSAL FOR ILLUSTRATION.



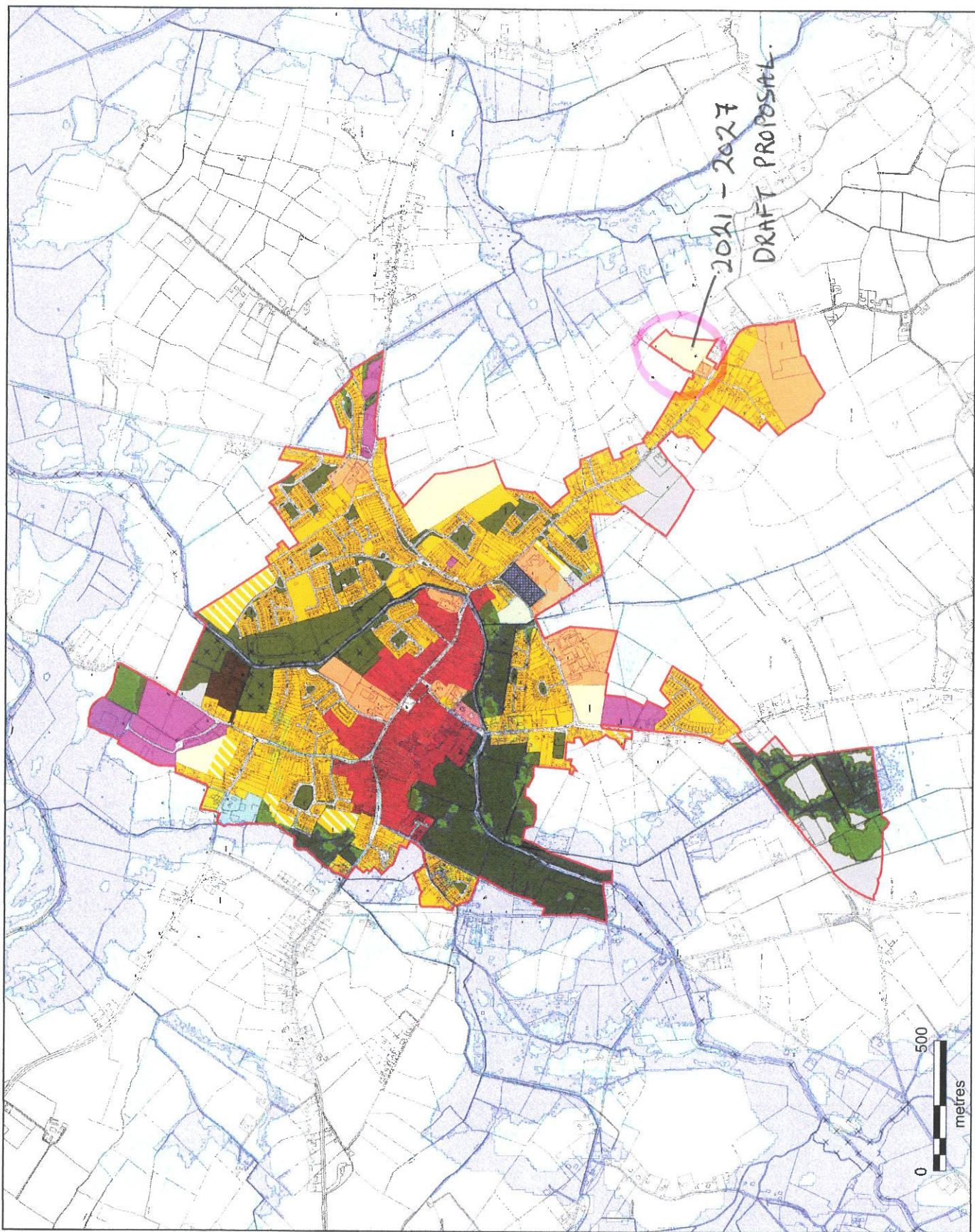
- Legend**
- Town Centre (Primary / Core Retail Area)
 - Residential 1 - Existing Residential
 - Residential 2 - New Proposed Residential
 - Strategic Residential Reserve
 - Community, Educational & Institutional
 - Open Space & Amenity
 - Industrial & Warehousing
 - Neighbourhood Centre
 - Employment & Employment
 - Transport & Utilities
 - Roads Objective Buffer Zone
 - Roads Objectives
 - Development Boundary
 - APFA 100 year flood outline
 - APFA 100 year flood outline
 - APFA 100 year flood outline
 - Special Area of Conservation

Ratna Kunnath

MAP 3 - LAND USE, FLOODING & SAC

LADIS COUNTY COUNCIL FORWARD PLANNING SECTION

Chairman: Brian Duffy
 Councillors: Clare Dwyer & Diarmaid Scrimgeour
 Executive Director: Angela McElroy

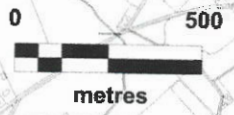


MOUNTMELICK
LOCAL AREA PLAN
2018-2024



Legend

- Town Centre (Primary / Core Retail Area)
- Residential 1 - Existing Residential
- Residential 2 - New Proposed Residential
- Strategic Residential Reserve
- Community, Educational & Institutional
- Open Space & Amenity
- Industrial & Warehousing
- Neighbourhood Centre
- Enterprise & Employment
- Transport & Utilities
- Roads Objectives Buffer Zone
- Roads Objectives
- Development Boundary



2018 - 2024
LOCAL AREA
PLAN

Confirm Flood Plain Boundaries as per the SRFA
and Netze Site Boundaries as per AA Documents

MAP 2 - LAND USE
ZONING MAP



LAOIS COUNTY COUNCIL
FORWARD PLANNING SECTION

Drawn Dermot Dunne	Checked David O'Hara and Liz Rogan	Approved Angela McEvoy
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Prepared by: LAOIS COUNTY COUNCIL'S FORWARD PLANNING SECTION
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