



Peter Thomson  
Planning Solutions



Planning Department,  
Áras an Chontae,  
JFL Avenue,  
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Co. Laois

12th October 2022

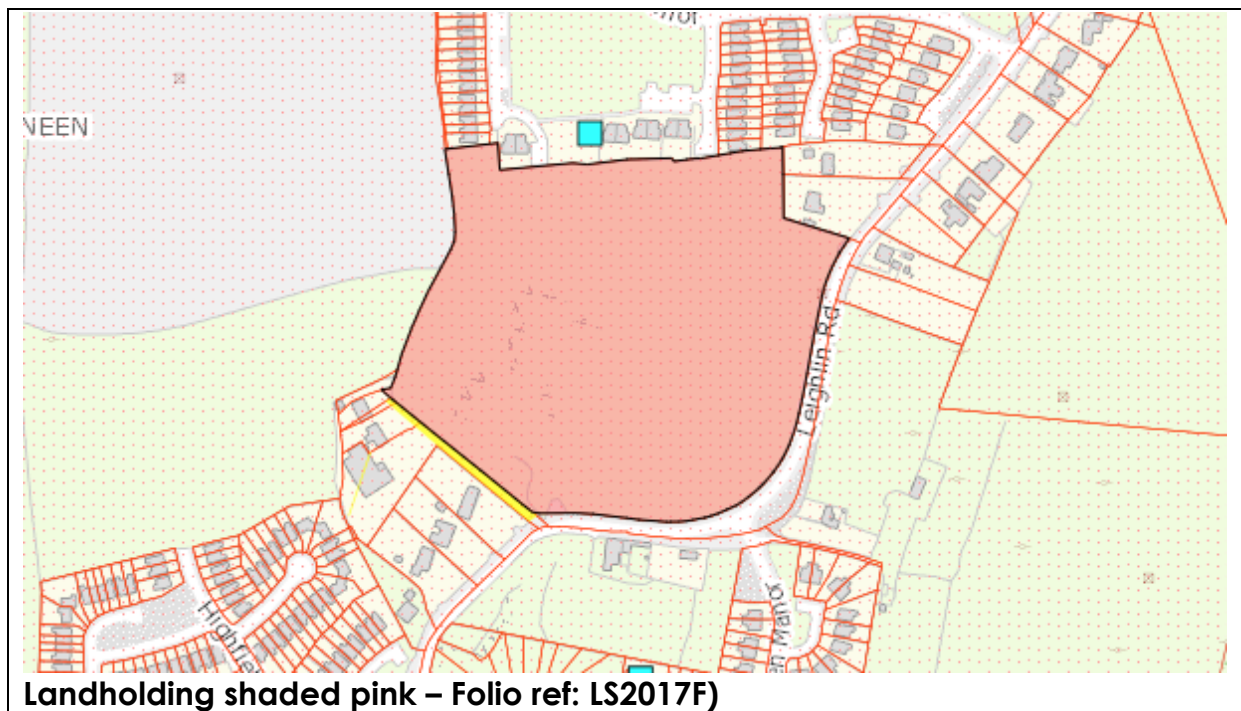
**Re: Proposed Draft Joint Spatial Plan for the Carlow Graiguecullen Joint Urban Local Area Plan 2023-2029 ("Draft Plan")**

**Pre-Draft Consultation submission on behalf of Capital Homes**

Dear Sir/ Madam,

**Introduction**

I act on behalf of Whitehorse Developments Limited T/A Capital Homes, Block 6, Central Business Park, Clonminch, Tullamore, County Offaly which owns a 5.68ha parcel of land at Crossneen, Co Laois.



**Landholding shaded pink – Folio ref: LS2017F)**

The site is currently zoned in the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended) for a mix of "Residential 2"

and “Amenity and Open Space”. It is bounded by three completed Housing estates on the Leighlin Road and its development can provide sought after housing with walking proximity to Carlow Town centre



### **Planning Application History**

There have been no planning applications on the site.

On 26 August 2022, the owner and project architect met with the Council planner for the area to discuss a future planning application for the landholding. The proposals were positively received and involved a partial development of the landholding.

On 29<sup>th</sup> September 2022 the project architect attended a public meeting in respect of the Draft Plan which was facilitated by Anita Sweeney of Carlow County Council and Olive O Donnell of Laois County Council who recommended making a submission. The proposals discussed at this meeting were broadly those discussed at the pre-planning meeting, but with a view to having the zoning amended in the Draft Plan to reflect the proposed housing layout and the boundary of the existing copse of trees, which is a dominant open space feature on the site.





**The existing copse of trees on an otherwise open site**



**View from the southeast- Leighlin Road**

### **Draft Plan Zoning Request**

This request seeks the majority of the existing copse of trees to be zoned Amenity and Open Space, to be developed as a public urban park in conjunction with proposed housing.

It is requested that the existing strip of Amenity and Open Space to the west of the site be rezoned to "Residential 2" (or equivalent) along with the balance of the site, as indicated below.

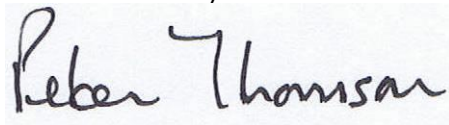


In developing the overall site, the developer is cognisant of his obligations to provide 10% open space to serve the proposed housing. With the inclusion of the zoned Amenity and Open Space, the open space provision will exceed the current development plan standards.

It is requested that the Planning Authorities do not identify the balance of the open space provision required to serve proposed housing on the site by zoning specific further areas of Amenity and Open Space, thereby pre-empting and potentially restricting the layout and design of the overall development of the site.

The Planning Authorities are requested to consider the above request for inclusion in the Draft Plan.

Yours faithfully,

A handwritten signature in black ink, reading "Peter Thomson". The signature is written in a cursive style with a large initial 'P' and 'T'.

Peter Thomson

Cc  
Planning Department,  
Carlow County Council,  
County Hall,  
Athy Road,  
Carlow