

Draft Westmeath County Development Plan 2021-2027
Principal Officer
Planning Department
Westmeath County Council
County Buildings
Mount Street
Mullingar
Co. Westmeath

Saturday, 27th June 2020
[By Consultation Portal]

DRAFT WESTMEATH COUNTY DEVELOPMENT PLAN 2021-2027

Dear Sir / Madam

RE: SUBMISSION TO THE DRAFT WESTMEATH COUNTY DEVELOPMENT PLAN 2021-2027 IN RESPECT OF LANDS AT RAHARNEY ROAD, KILLUCAN, MULLINGAR, CO. WESTMEATH – MAP 10 KILLUCAN-RATHWIRE

David O Brien – Site Specific Zoning Submission in regards to the Consideration of the *Proposed Residential* Land Use Zoning Designation to Lands at Raharney Road, Killucan, Mullingar, Co. Westmeath.

1.0 INTRODUCTION

The Planning Partnership, The Bank Building, 52 Oliver Plunkett Street, Mullingar, Co. Westmeath are instructed by David O Brien, [REDACTED] in respect of the consideration of the subject lands to be registered as 'Proposed Residential Zoned Land' within the *Draft Westmeath County Development Plan 2021-2027*.

1.1 Focus of Submission

The purpose of this submission is to seek designation of the subject lands to *Proposed Residential* zoned land within the *Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire Zoning Map*. The location and extent of the subject land, which is in the ownership of David O Brien, and is identified within **Figure 1.1**, below.

1.2 Executive Summary: *Our Request*

This submission has been compiled to seek the following amendment:

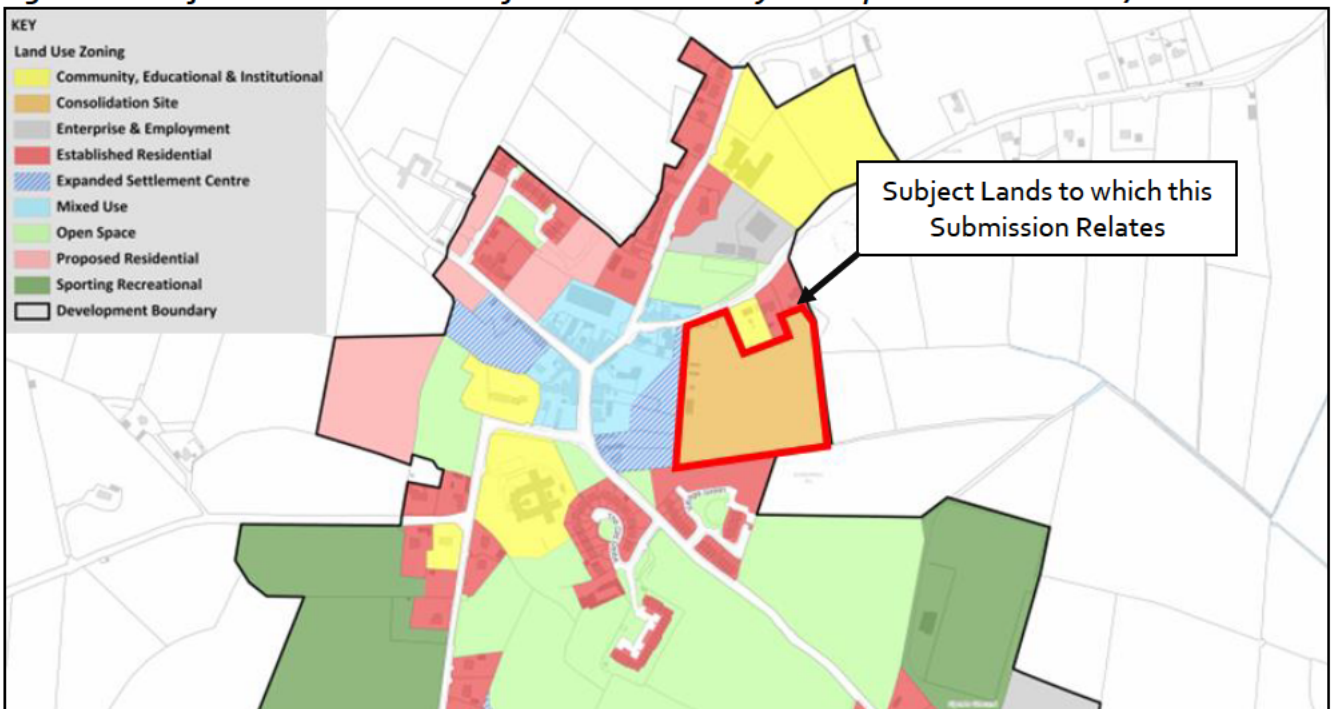
The Subject lands within in the Development Boundary of Killucan Zoned as *Consolidation Site* to be re-zoned as *Proposed Residential* Land Use Zoning, having regard to the local character of the village, the location of the lands and the surrounding area.

Figure 1.1: Aerial Image of the Subject Lands at Raharney Road, Killucan



Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership, June 2020

Figure 1.2: Subject Lands within the Draft Westmeath County Development Plan 2021-2027



Source: Killucan Zoning Map extracted from the Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire Zoning Map reproduced and annotated by The Planning Partnership under OS Licence No.: AR0114720

2.0 NATIONAL AND LOCAL PLANNING POLICY CONTEXT

The following relevant extracts from national and local policy support the current submission.

National Planning Framework - Project Ireland 2040

The 'liveability' or quality of life in urban places (Page 28)

How people experience living in cities, towns and villages. This includes the quality of the built environment, including the public realm, traffic and parking issues, access to amenities and public transport and a sense of personal safety and well-being.

Making the continuous regeneration and development of existing built up areas (Page 28)

As attractive and as viable as greenfield development. This requires greater certainty and cost equalisation as a result of a steady supply of sites and land and investment in infrastructure and amenities through more active land management in urban areas.

National Policy Objective 3a (Page 29)

Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

National Policy Objective 6 (Page 57)

Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

National Policy Objective 27 (Page 82)

Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activities for all ages.

National Policy Objective 33 (Page 92)

Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Draft Westmeath County Development Plan 2021-2027

CPO 3.2 (Page 71)

Ensure that settlements grow in a manner that is self-sustaining with sufficient social and economic infrastructure, and to a scale which aligns with the Settlement Hierarchy prescribed in the Core Strategy.

CPO 8.153 (Page 217)

Promote commensurate population, service and employment growth to enable the settlement to fulfil its role as a self-sustaining town.

CPO 8.155 (Page 218)

Make provisions for sustainable communities in Killucan – Rathwire by identifying sufficient land for new development, in particular housing, commercial, community and recreational uses.

CPO 8.156 (Page 218)

Support the regeneration of existing under – utilised and vacant buildings and sites to enhance service provision and economic opportunities.

CPO 8.159 (Page 219)

Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built – up area.

CPO8.160 (Page 219)

Support the development of street enhancements works, widening of footpaths, public realm improvements and landscaping within Killucan – Rathwire.

CPO 8.166 (Page 219)

Support cycling and walking within the town through improved walking/cycling infrastructure, both within the settlement and its hinterland.

Regional Spatial and Economic Strategy (Eastern & Midland Regional Assembly) 2019-2031**Healthy Placemaking (Page 48)**

To realise sustained economic growth and employment including the integration of better urban design, public realm, amenities and heritage to create attractive places to live, work, visits and invest in. Focus on placemaking to create attractive and sustainable communities to support active lifestyles including walking and cycling.

PRO 4.83 (Page 97)

Support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the County Development Plans.

Guiding Principles for the creation of healthy and attractive places (Page 205)

Public open spaces to have good connectivity and be accessible by safe, secure walking and cycling routes

PRO 9.10 (Page 206)

In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces.

2.1 Zoning the Subject Lands to Proposed Residential is Consistent with the Proper Planning and Sustainable Development of Killucan

As detailed within the *Draft Westmeath County Development Plan 2021-2027*, the purpose of the *Proposed Residential Land Use Zoning* is:

CPO 15.2 *Provide for high quality residential development and associated services in line with the provision of the necessary social and physical infrastructure.*

The subject lands have been granted planning permission to develop *residential development comprising of 64 units of accommodation, a single storey creche with external play area.*; (**WCC Reg. Ref: 05/5233**). This development was being carried out on the site when the last recession occurred in 2008. Some of the development that occurred includes a road network and a range of services which includes both water supply and drainage. Due to these developments, the site is now ready for development to logically occur. The location of the subject lands provides the ability to present a logical form and pattern of residential development to support the sustainable growth of the settlement where the site presents in close proximity to the village centre which caters for commercial and retail facilities supported at a walkable distance.

The *Draft Westmeath County Development Plan 2021-2027*, has zoned the subject lands as *Consolidation Site* and the purpose of this Land Use Zoning is:

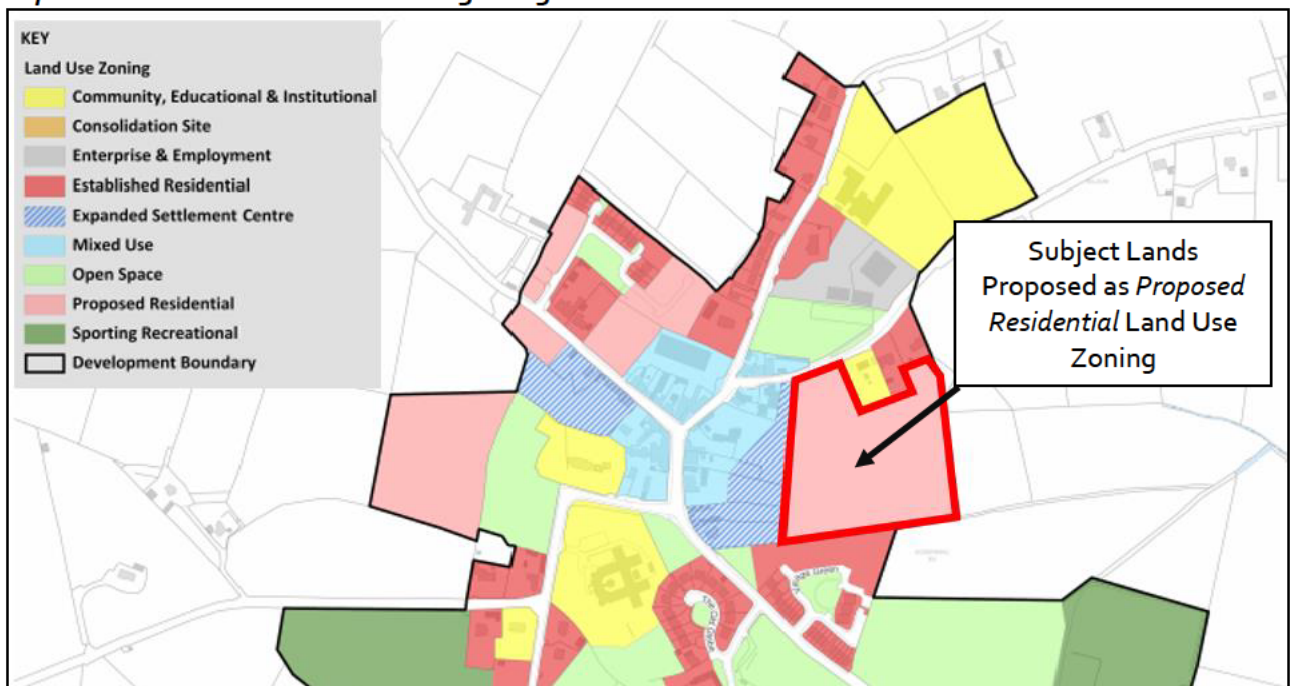
CPO 15.5 Strengthen and consolidate existing settlements by encouraging the development of infill and brownfield lands through providing for a range of uses including residential development, retail, commercial and community uses.

Whilst we welcome and respect the planning authorities consideration of the subject lands for a development zoning to strengthen and consolidate the existing settlement of Killucan, we consider and respectfully suggest that a more appropriate zoning in the circumstances would be zone the subject lands as *Proposed Residential*.

In this regard and as the adjoining lands to the west of the subject lands allow for a *Mixed Use* and an *Expanded Settlement Centre* as portrayed within the *Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire* we suggest that the subject lands are allowed more flexibility for majority residential uses and as would not preclude appropriate mixed supporting uses to a residential environment. Allowing further retail, commercial and community uses as stated in the *Consolidation Site* Land Use Zoning to occur on the subject lands, would potentially create an overflow of these uses and push residential development further away from the village centre.

As such, it is formally requested that the subject lands be re-zoned within the *Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire Zoning Map*, as *Proposed Residential* land use zoning, as illustrated within Figure 2.1, below.

Figure 2.1: Illustration of Killucan Zoning Map Demonstrating the Proposed Land to be allocated the *Proposed Residential* Land Use Zoning Designation



Source: Killucan Zoning Map extracted from the *Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire Zoning Map* reproduced and annotated by The Planning Partnership under OS Licence No.: AR0114720

As illustrated within Figure 2.1, above, the application of the *Proposed Residential* land use zoning designation to the subject land is fully consistent with the settlement pattern of the village, as it changes and graduates from *mixed use* to *expanded settlement centre* to *proposed residential*. To allow this land to be zoned as *Proposed Residential*, will have a positive impact on this area as it will allow a form of development to consolidate the village within close walking distance of all facilities and may reduce unnecessary suburban sprawl from occurring in Killucan.

Figure 2.2: Proposed Subject Land as *Proposed Residential* and a proposed road network linking to the village centre.



Source: Studio 42 Architects

Figure 2.3: Proposed Subject Land as *Proposed Residential* and a proposed road network linking to the village centre.



Source: Studio 42 Architects

Figure 2.4: Proposed Subject Land as *Proposed Residential* and a proposed road network linking to the village centre.



Source: Studio 42 Architects

As illustrated within Figure 2.2; Figure 2.3; and Figure 2.4, above, the subject lands presented with residential development and a road network linking to the village centre and the surrounding area, with the provision of easy walking and cycle network.

The dark buildings represent the *Mixed Use* zoning designation, while the light grey developments represent *Expanded Settlement Centre* and the housing development, currently subject of an outline planning application for 20 no. units with Westmeath County Council, is part of the subject lands proposed as *Proposed Residential* to the *Draft Westmeath County Development Plan 2021-2027*.

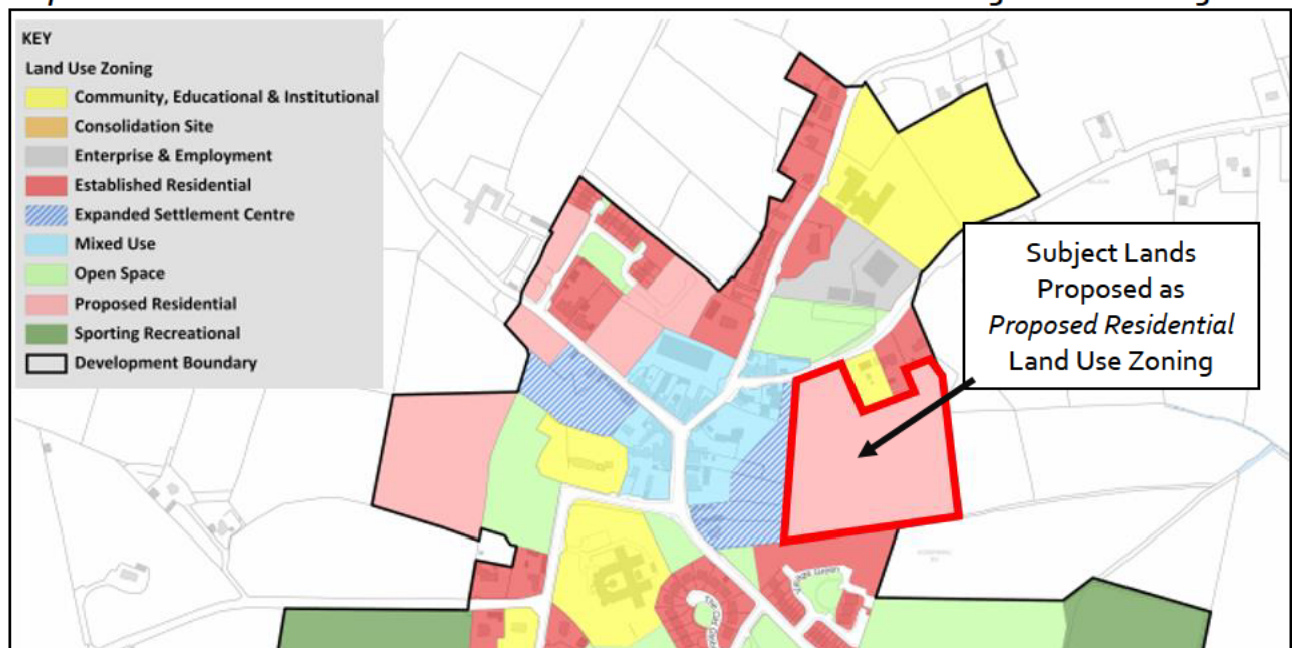
This is consistent with the *Draft Westmeath County Development Plan 2021-2027*, in section 8.4.1.6 ‘Sustainable Communities’ on page 218:

The town has experienced consistent population growth since 1996 and an opportunity now exists to accommodate the future needs of the town in a consolidated fashion. This will ensure the delivery of sustainable communities comprising of a mix of housing types, densities and tenure. An emphasis is therefore placed on building communities with a high standard of design and having regard to principles of place – making, green infrastructure, permeability and connectivity alongside the integration of community and recreation facilities.

As illustrated within the Figures 2.2; 2.3; and 2.4 above, there is potential for delivery of *sustainable communities* with a *mix of housing types, densities and tenure*. The application of the *Proposed Residential* land use zoning designation to the subject land is fully consistent with the settlement pattern of the village, as it changes and graduates from *mixed use village centre* to *expanded settlement centre* and then to *proposed residential with community, education & institutional* and *established residential*. This will generate a strong residential community surrounding the village centre with easy pedestrian access providing active travel to occur within Killucan village.

Therefore, we respectfully contend that the proposal to re-zone the subject lands under the *Proposed Residential* land use zoning designation is entirely consistent with the proper planning and sustainable development of Killucan.

Figure 2.1: Illustration of Killucan Zoning Map Demonstrating the Proposed Land to be allocated the *Proposed Residential* Land Use Zoning Designation



Source: Killucan Zoning Map extracted from the *Draft Westmeath County Development Plan 2021-2027 – Map 10 Killucan – Rathwire Zoning Map* reproduced and annotated by The Planning Partnership under OS Licence No.: AR0114720

3.0 CONCLUSION

In summary, this submission is made to encourage and highlight the subject lands availability as located on the Raharney Road, Killucan, Mullingar, Co. Westmeath, which is currently zoned as *Consolidation Site*, to be re-zoned as *Proposed Residential* within the *Draft Westmeath County Development Plan 2021-2027*.

Recent planning applications for residential development have been made on the subject lands and have been granted planning permission. Furthermore, a sufficient volume of appropriately located and zoned open space is provided to the surrounding area, which is easily accessible from the subject land. This provides future residents to carry out a wide range of activities within this area, specifically at the Killucan Fairgreen Playground, which is directly north of the subject lands and the Killucan GAA sports grounds with good pedestrian footpath to access this facility. There is also the Columba College, Post Primary School in close proximity to the subject lands, which allows parents to take their children to the school and back home without the need of a motor vehicle.

Having regard to the foregoing, it is respectfully requested that Westmeath County Council would re-zone the subject lands as *Proposed Residential* into the *Killucan – Rathwire* boundary within *Map 10 of the Draft Westmeath Draft Westmeath County Development Plan 2021-2027*, as this will align more accurately with the settlement pattern as delineated by the Development Boundary as can accordingly be and is advisedly suggested to be amended to re-zone the subject lands and the prevailing built form of the village.

We also respectfully suggest the pattern and form of residential zoning proposed will prevent further sprawl of the village as may have occurred to date further south and where there may be a disconnect between the growing residential community and the centrally located services as support the residential population.

Should you have any queries or require any further information in relation to the above please do not hesitate to contact me.

Yours faithfully



Mark Brindley
Principal
The Planning Partnership