

2nd Submission on
Carlow- Graiguecullen Joint Urban Local Area Plan Review

2023-2029

On behalf of
James Millar Developments Ltd



2nd Submission to
Carlow & Laois Co Councils

Lands At Crossneen Manor
On border to Carlow & Laois

Prepared by
[Redacted]
June 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Company Directors:
[REDACTED]
[REDACTED]

Subject Lands:

Crossneen Manor, Co Laois

Subject Planning History:

Planning Application details ref: 04/294 Laois Co Council
Development Description:

NOTIFICATION OF FINAL GRANT

TO: James Millar Dev. Ltd
Arklow Road,
Gorey,
Co. Wexford

Planning Register Number: 04/294
Valid Application Receipt Date: 15/03/2004

In pursuance of the powers conferred upon them by the above-mentioned Acts, Laois County Council have granted PERMISSION to the above named, for the development of land, namely:-construct 100 no. 3 bed two storey semi detached dwelling type A, 18 no. 3 bed 2 storey semi detached dwelling type b, 6 no. 4 bed 2 storey semi detached dwelling, 9 no. 4 bed 2 storey detached dwelling, 20 no. 3 bed 2 storey town houses type A, 22 no. 3 bed 2 storey town houses B, 12 no. 3 bed two storey town houses type C, total of 187 no. dwellings, 2 new site entrances & all associated site development works at Crossneen, Co. Laois subject to the 27 conditions set out in the Schedule attached.

Signed on behalf of LAOIS COUNTY COUNCIL

To Whom it may concern

On examination of the Current Draft Plan (June 24) Carlow -Graiguecullen joint urban local area plan,namely amendment 63. We note that our lands located at Crossneen Manor, Carlow/Laois (see maps enclosed) has been designated from Strategic reserve to a flood plane, some of the existing residential houses have been changed from a residential area to a flood plane. Please be aware that this area has never flooded and should under no circumstances be classed as a flood area.

You should also be aware that there will be a knock on effect to both Co Council's on this change, as no insurance company will insure the existing houses which are now located under the flood area because of this change.

As you are probably aware we wish to finish this site within the next few years as the existing residents are anxious to have their part of the site taken in charge by Laois Co Council. Could you please review the current draft plan and revert this area back to residential so that we can submit planning for to construct houses in this area and complete the development.

This development had previous planning for 187 Houses, planning No 04/294 & further planning extension to this development. We currently have 76 Houses and the Creche facility built to date on this development with foul sewer, storm, water & electrical services all currently available to accommodate the entire development of 187 houses on site.

Due to fluctuations in the construction industry over this time we unfortunately could not complete this development, as things have improved in Construction over the last few years We are currently in the process of preparing a planning application to complete this development.

We therefore would appreciate if you could consider including this development under the current residential phase of this plan. We envisage that this planning application would yield approx. 110 units both 3 & 4 bed family homes with approx. 22 Part V houses. We also wish to point out that on the current draft plan some of the open spaces have been increased to the rear of existing bungalows (see map) while on the previous layout we had included for small bungalows in this area to accommodate older people, could you please consider reverting back to the original plan for this area as there is substantial open spaces Included with this development.

The subject lands have the infrastructure, roads, sewers & social facilities, schools, shops and community facilities for a residential development. There would be no outlay required from either Carlow or Laois Co Council as all services are available on site.





