

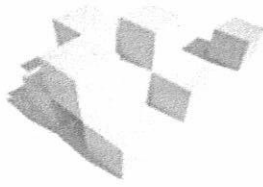
Carlow 7.10.2022

Dear Sir / Madam:

I wish to have the following included for submission and considered for Re-Zoning in the Carlow - Graiguecollen Joint Urban Local Area Plan Review. Planning & Development Act 2000.

James Madden for (Eurocare International Ltd)





Peter Thomson
Planning Solutions



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

10 September 2021

Re: Draft Carlow County Development Plan 2022-2028

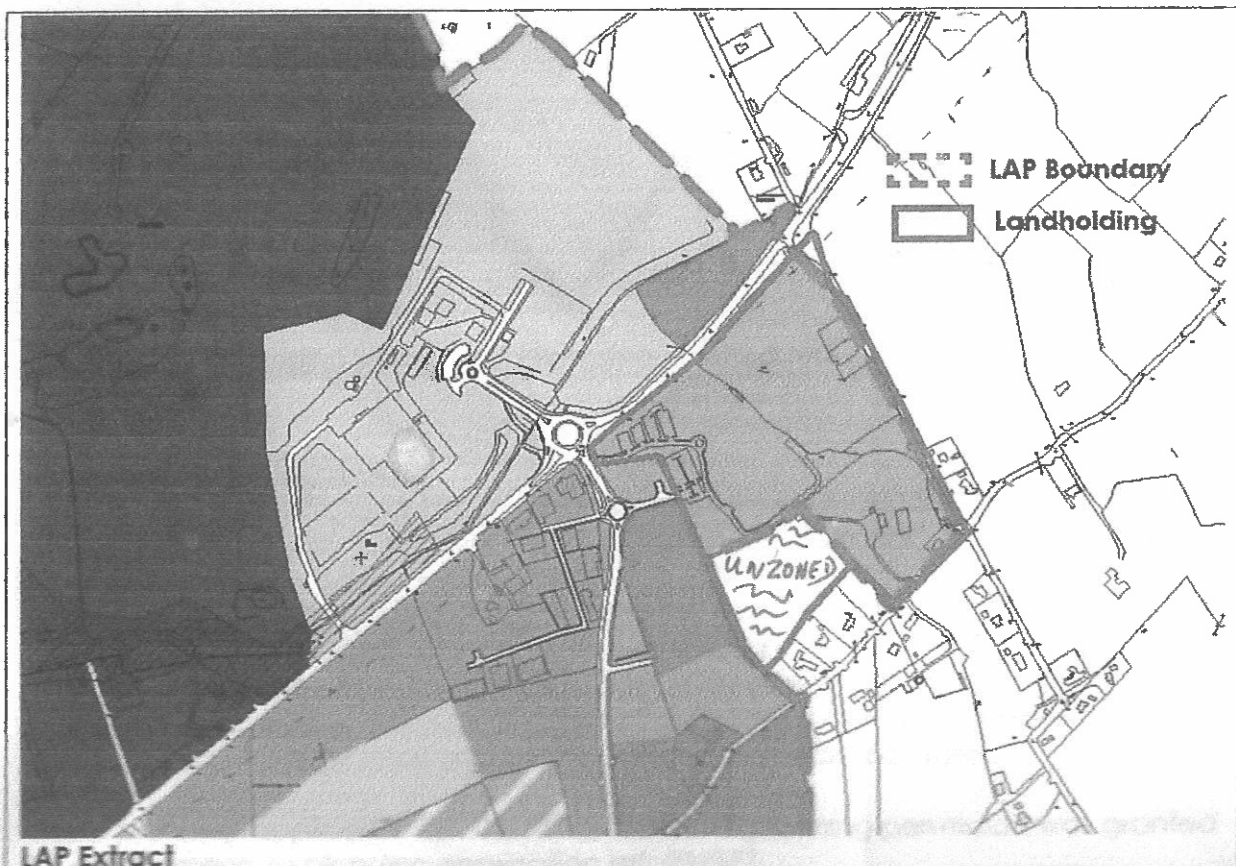
**Submission on behalf of Euro Care International re land at Ballylennon, Pollerton
Little, County Carlow**

Dear Sir/ Madam,

Introduction

This is a submission to the draft Carlow County Development Plan 2022-2028 (the draft Plan) seeking an amendment to the boundary of the draft Plan.

The land that my client owns is partly within the boundary of the draft Plan (un-zoned (white land) and partly within the boundary of the current Joint Spatial Plan – Carlow Griagcullen Unban Area, incorporating the Carlow Town Environs Local Area Plan.

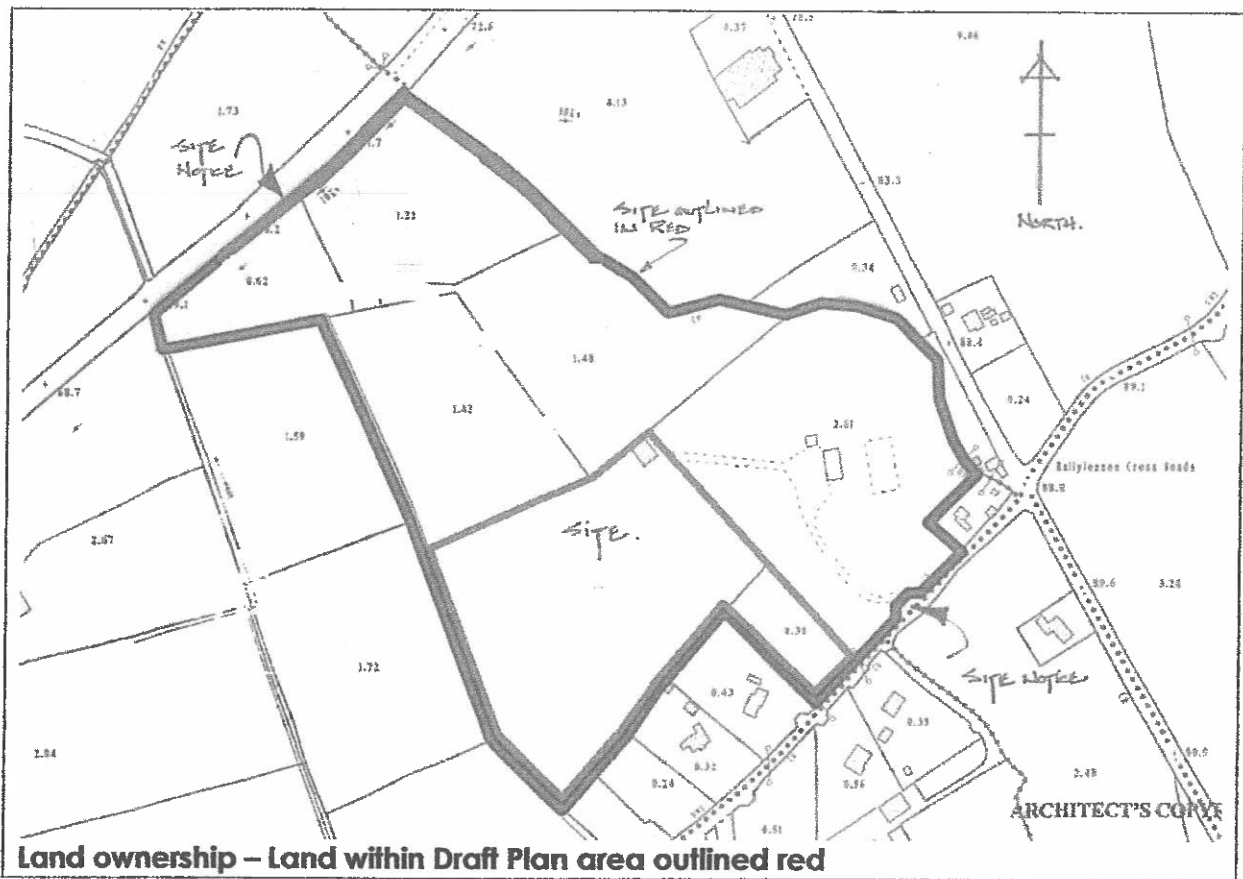


In the draft Plan it is stated that, in the context of County Carlow, a statutory Local Area Plan / Urban Area Plan will be prepared for the Greater Carlow Urban Area. This Plan will be prioritised following the adoption of the draft Plan and will be prepared in partnership with Laois County Council. The existing LAP is, therefore, not under review/ replacement as part of the draft Plan process.

In other words, the status of the un-zoned (white) land in my client's ownership can be considered as part of the draft Plan process, but not the zoned land within the LAP boundary.

Client Landholding

My client's landholding is outlined in the attached plan.



Planning Application History

There have been a number of planning applications on that portion of the landholding zoned for "Community - Educational - Institutional".

Under planning application ref: 03/377 planning permission was granted on 13 October 2003 to construct a Health Park, comprising a 3-storey 104 bed nursing home, 20 no. 2-storey apartment blocks accommodating with 80 retirement/ residential units; a 3-storey medical diagnostic centre; a creche; a 3-storey hospital building; a single storey retail unit; a mortuary; and associated works.

Under planning application ref: 05/181 and 05/692 planning permission was granted for amendments to planning application ref: 03/377.

Under application ref: 08/596, the duration of planning permission 03/377 was extended on 3 February 2009 to 8 October 2010.

Draft Plan Amendment Request

This is a request for the boundary of the Draft Plan to be amended such that the un-zoned (white) land in my client's landholding is excluded from the draft County Plan. This would remove an otherwise back land pocket of agricultural land with severely constrained agricultural potential due to its proximity to surrounding housing and land zoned for development and allow it to be developed in conjunction with the adjacent zoned land on the landholding.



The Planning Authority is requested to consider the above request for the Draft Plan boundary to be adjusted.

Yours faithfully,

Peter Thomson

Planning Pack Map

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National Mapping Agency

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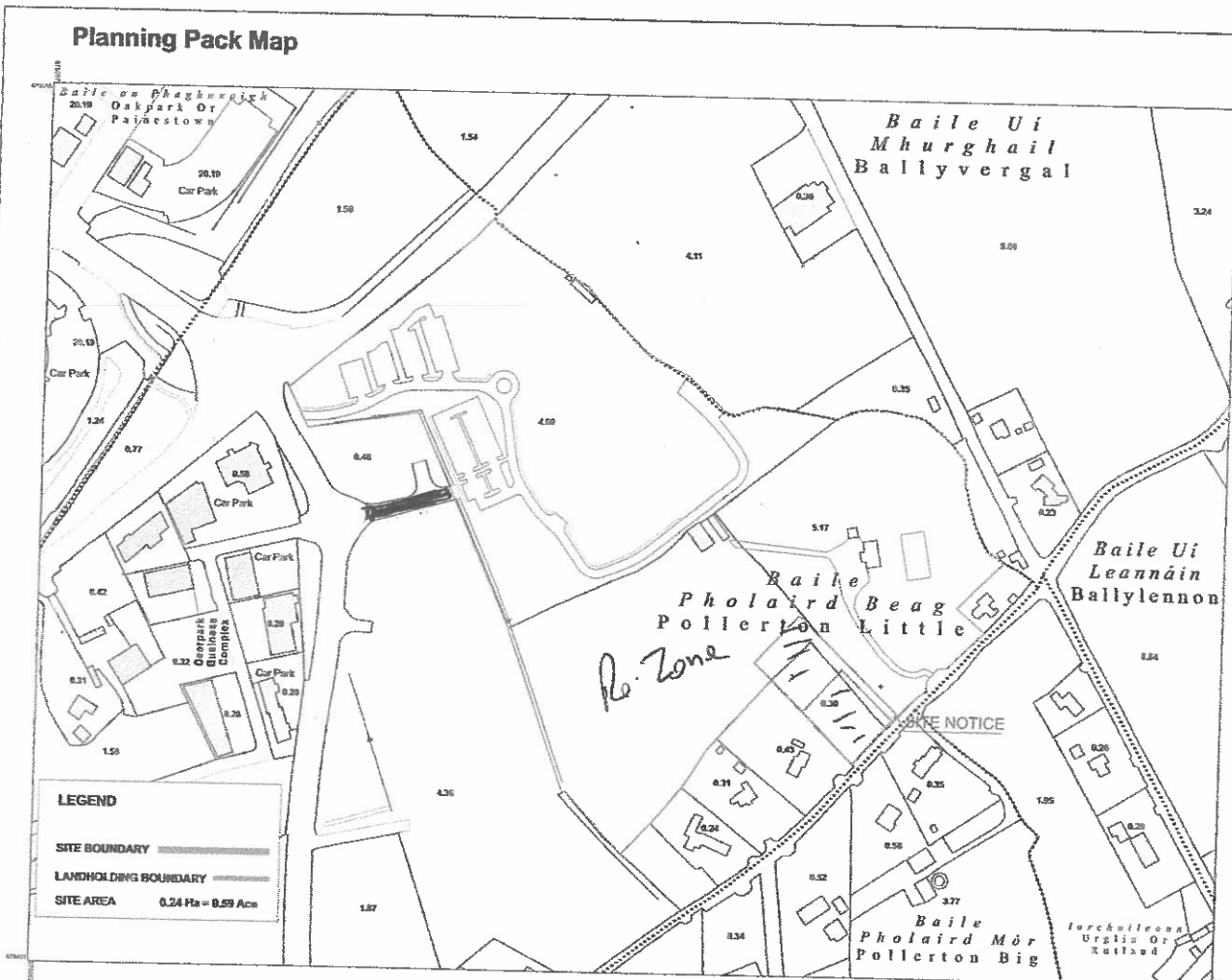
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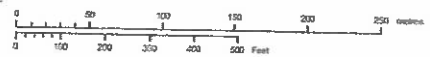


LEGEND

SITE BOUNDARY ————

LANDHOLDING BOUNDARY - - - - -

SITE AREA 0.24 Ha = 0.59 Acre



OUTPUT SCALE: 1:2,500

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