

9th August 2023

Offaly County Council,
Áras an Chontae,
Charleville Road,
Tullamore,
Co. Offaly.

Re: Adopted Edenderry Local Area Plan 2023-2029

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Edenderry Local Area Plan 2023-2029 (the LAP) by the members of Offaly County Council on 17th July 2023. The Office also acknowledges receipt of your letter of 19th July 2023, further to section 31(AO)(5) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the adopted LAP in accordance with the legislative requirements set out in section 31(AO) of the Act.

The Office welcomes the adopted LAP, which sets out a positive framework for the development of the town in a sustainable manner. In particular, the Office wishes to commend the approach taken in relation to the regeneration and revitalisation of the town, which is supported by the preparation of the Masterplan for Blundell Park and the identification of opportunity sites.

The Local Transport Plan and the inclusion of appropriate policies and objectives in support of sustainable transport, in addition to the clarification set out in the Chief Executive Report (CE's Report) of March 2023, address the concerns raised in Recommendation 1 of the Office's submission to the draft LAP. The Office is also satisfied that Recommendation 2, in relation to the servicing of lands within the draft LAP, has been addressed in the adopted LAP.

In relation to flood risk, at material alterations stage the amendments to the land use zoning objectives within Flood Zones A/B, including rezoning of land for water compatible uses and limiting development within the constrained lands use zone, positively addressed the concerns raised in Recommendation 3 of the Office's submission to the draft LAP. There are some instances where vulnerable uses remain within the Flood Zone A/B, however, having regard to:

- the policies included in the LAP to limit development within flood zones;
- the development framework for these lands; and
- the rationale set out in the CE Report,

the Office is satisfied that appropriate measures are in place to avoid flood risk, which demonstrate that the LAP has had regard to *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009). Therefore, the Office has determined that no further action is warranted in respect of this matter.

With regard to the inclusion of additional new residential zoned lands introduced at material alterations stage, the Office notes that the adopted LAP has been made without these land use zonings, as set out in the section 31(AO)(5) notice letter.

The Office acknowledges the decision of the planning authority not to make the LAP in compliance with MA Recommendation 2 of the Office's submission to the material alterations to the draft LAP. However, having regard to the rationale set out in the section 31(AO)(5) notice letter and the minor amendments proposed to better facilitate the development of these lands, the Office has determined that no further action is warranted in respect of this matter.

The Office is satisfied with the overall outcome of the adopted LAP and the manner in which its recommendations and observations were addressed at the draft and material alterations stages.

The Office would like to thank the planning authority for engaging positively with the Office during the plan preparation process and for addressing the matters raised in the recommendations and observations included in our submissions.

In conclusion, the Office welcomes the adoption of the Edenderry Local Area Plan 2023-2029 and looks forward to continued engagement with Offaly County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end of the name.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations
