

01-638 2700

-

## LOCATION

Birr is situated in the Midlands and is the largest town in South-West Offaly. The town provides "Key Services" to its rural hinterland and the western part of the Midlands Region. The population of the town and environs is approx 5,811 (Urban and Rural areas 2011). Birr is the principal market town of South Offaly and also for parts of north east Tipperary. The main street is lined with a wide variety of shops to cater for all needs.

Within the town there are a number of educational facilities including 3 primary schools; St Brendan's Boys school, Mercy Primary School & the Church of Ireland denominated - Model Primary School. There is one secondary school - St. Brendan's Community School.

Birr is conveniently located between the M7 (Dublin-Limerick) motorway, and the M6 (Dublin-Galway) motorway. The N52 (Dundalk-Nenagh) and N62 (Athlone-Roscrea) national secondary routes run through the historic town and provide direct access to Tullamore and Athlone.

The highly scenic Slieve Bloom Mountains and historic Clonmacnoise site are located close to Birr.

The historic core of Birr is composed of attractively restored Georgian buildings and graceful wide streets. Birr Castle Demesne and gardens is home of the Parsons family while the Leviathan of Parsonstown which was for a time the largest telescope in the world. The town is a designated Irish Heritage Town with a carefully preserved Georgian heritage.

A number of hotels are situated in the town including the County Arms and Dooly's Hotel.

## DESCRIPTION AND PLANNING

The lands are level and rectangular in shape and extend to approximately 2.26 hectares (5.59 acres). They are located between the R436 and N52 Roads. The lands are zoned S5 under the Birr and Environs Dev Plan 2010-2016 Mixed/general community services/facilities uses/public/community/educational. Uses generally include community related development (including the provision of schools, community halls, health care institutions, utilities, libraries and development for other community uses).

Planning permission was granted on the subject lands on 16/4/2009 to construct a site entrance and access from the lands onto the Link Road proposed between the R436 and N52 roads at Townspark, Birr which has been permitted under Planning Reference No. BR1563. The development will consist of a 9m wide roadway entrance of 3 no. equal width lanes and extensions of the grass verge, cycle lane and footpath either side from the edge of the proposed Link Road.

BR1563 was granted on 23/12/2008 for a housing development of 204 no. residential units to include 156 plus duplexes and 6 blocks of apartments plus a new Link Road from Banagher Road, to east-

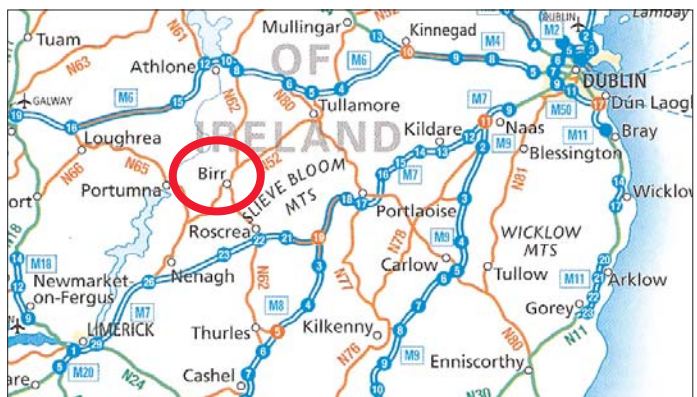
ernmost boundary of site with the proposed new roundabout on Banagher Road, a second roundabout connecting to the new access road, and a new vehicular entrance point off the access road to the adjacent lands, all on site of 8.10Ha between the Banagher and Tullamore Roads.

## PRICE

On application.

## FURTHER INFORMATION

For further information contact Cathal Daughton or Ross Shorten of Lisney on 01 628 2700.



Ordnance Survey Ireland Licence No. AU 0002112 SC.SI.  
Copyright Ordnance Survey Ireland/Government of Ireland.

## ST. STEPHEN'S GREEN OFFICE

24 St. Stephen's Green, Dublin 2.  
Tel: 01 638 2700  
Fax: 01 638 2706  
Email: dublin@lisney.com

## OTHER OFFICES

Montgomery House, 29-33 Montgomery Street, Belfast BT1 4NX.  
Tel: +44 2890 501 501 Fax: +44-2890-501505. Email: property@lisney-belfast.com  
1 South Mall, Cork. Tel: 021 427 5079. Fax: 021-427 2405  
Email: cork@lisney.com