



Submission in respect of the



On behalf of

Ashbourne & District Community Council

Ashbourne Community Centre

Dublin Road

Milltown

Ashbourne

Co. Meath

6th March 2020

Executive Summary

This submission has been prepared on behalf of Ashbourne and District Community Council, who are the owners and operators of Ashbourne Community Centre and its associated landholding at Ashbourne Community Centre, Dublin Road, Milltown, Ashbourne, Co. Meath and is submitted to Meath County Council in the context of the preparation of the Meath County Development Plan 2020-2026.

Ashbourne and District Community Council was established in 1978 to provide community and sporting facilities for the people of Ashbourne. A site of 5.08ha was purchased from Meath County Council and a Community Centre was built in 1981. In 1979 the town had a population of 2,014 people and had expanded to 12,679 in 2016. It is projected to reach 15,879 by 2026.

In summary, the submission is seeking that the A2 Residential zoning of the land is reinstated and it appears from the Chief Executive's response to a Motion by Councillor Joe Bonner seeking that "60% of the existing A2 'New Residential' zoning on the lands at the Ashbourne Community Centre are retained to enable the delivery of an enhanced and expanded community facility" that the Planning Authority, is not aware of the zoning history of these lands or the important role that the A2 residential zoning has not just for Ashbourne and District Community Council, but for the entire Ashbourne Community.

In responding to the Motion, the Chief Executive stated that: -

*The zoning of c.3.2 ha of lands at Ashbourne Community Centre was changed from A2 'New Residential' to G1 'Community Infrastructure' to reflect its current use as a sports ground and baseball pitch. This change of zoning was an important part of **the residential analysis for the town** as it **identified what lands are likely to be developed during the life of the Plan**. Taking account of the current use on these lands **it is unlikely that they would be developed for residential use during the life of this Plan**. Any changes to these circumstances can be reviewed as part of the Ashbourne Local Area Plan.*

All lands that are zoned 'A2' Residential have some other function or use at the time they are zoned, usually agricultural and while the current use of the lands is sports fields, it has always been the plan to develop part of the holding to enable the residual part of the landholding to be self-financing and remain a functioning and sustainable part of the Ashbourne Community. The above response is not acceptable and upon review is without substance or foundation.

The 'A2' zoning of the lands was promoted by the former County Manager (Chief Executive) as a means of ensuring the survival and independence of Ashbourne Community Centre and he facilitated a Variation to the Development Plan and also part funded the preparation of a site Masterplan following the adoption of the Variation. This all occurred in 2007-2008, but before the Community Council got a chance to implement

their plans the economy crashed and there was neither demand nor finance available to carry out any planning or development.

In the interim, the Community Council has spent more than €1million upgrading the existing community centre and they are now preparing to embark on an expansion of the building, funded by the development of the 'A2' zoned lands. The sudden change of zoning as a result of the Draft County Development Plan has in one moment compromised plans that have been in place for more than 15 years and put the entire facility and its future in jeopardy. This is not what proper planning and sustainable development is about, particularly when private residential development is being facilitated throughout the town at the expense of one of the key voluntary facilities in the town and the town's population continues to expand at a significant rate.

While it is acknowledged that the Planning Authority is forced to plan by numbers as a result of the National Planning Framework and the Regional Spatial and Economic Strategies, it is not completely subservient to those plans and must act in an equitable manner, particularly as the de-zoning of this 3.3ha site is countered by the zoning of a site of 0.24ha to the south west and a 2.07ha site at the north of the plan area as well as a change of status of a further 8.1ha from Phase II residential to residential in the Draft Plan to the south west. There is no logical planning basis for these amendments as all of the lands to the south are further from the town centre than the lands of Ashbourne & District Community Council.

This submission sets out exactly why the proposal to change the zoning status of the lands under the ownership is incorrect, is detrimental to the future of Ashbourne & District Community Council and must be reversed from Open Space to A2 residential in the interest of the common good and the Ashbourne community.

1.0 Introduction and basis of submission

This submission has been prepared on behalf of Ashbourne and District Community Council, who are the owners and operators of Ashbourne Community Centre and its associated landholding at Ashbourne Community Centre, Dublin Road, Milltown, Ashbourne, Co. Meath and is submitted to Meath County Council in the context of the preparation of the Meath County Development Plan 2020-2026 seeking that the current 'A2 Residential' zoning of part of their landholding is retained and reinstated from the proposed 'G1' 'Community Infrastructure' zoning it has been zoned in the draft Development Plan.

The landholding extending to 5.08ha is located on the eastern side of the R135 (Old N2) on the southern side of the built-up area of Ashbourne and is outlined in Image 1.1 below by a black line.

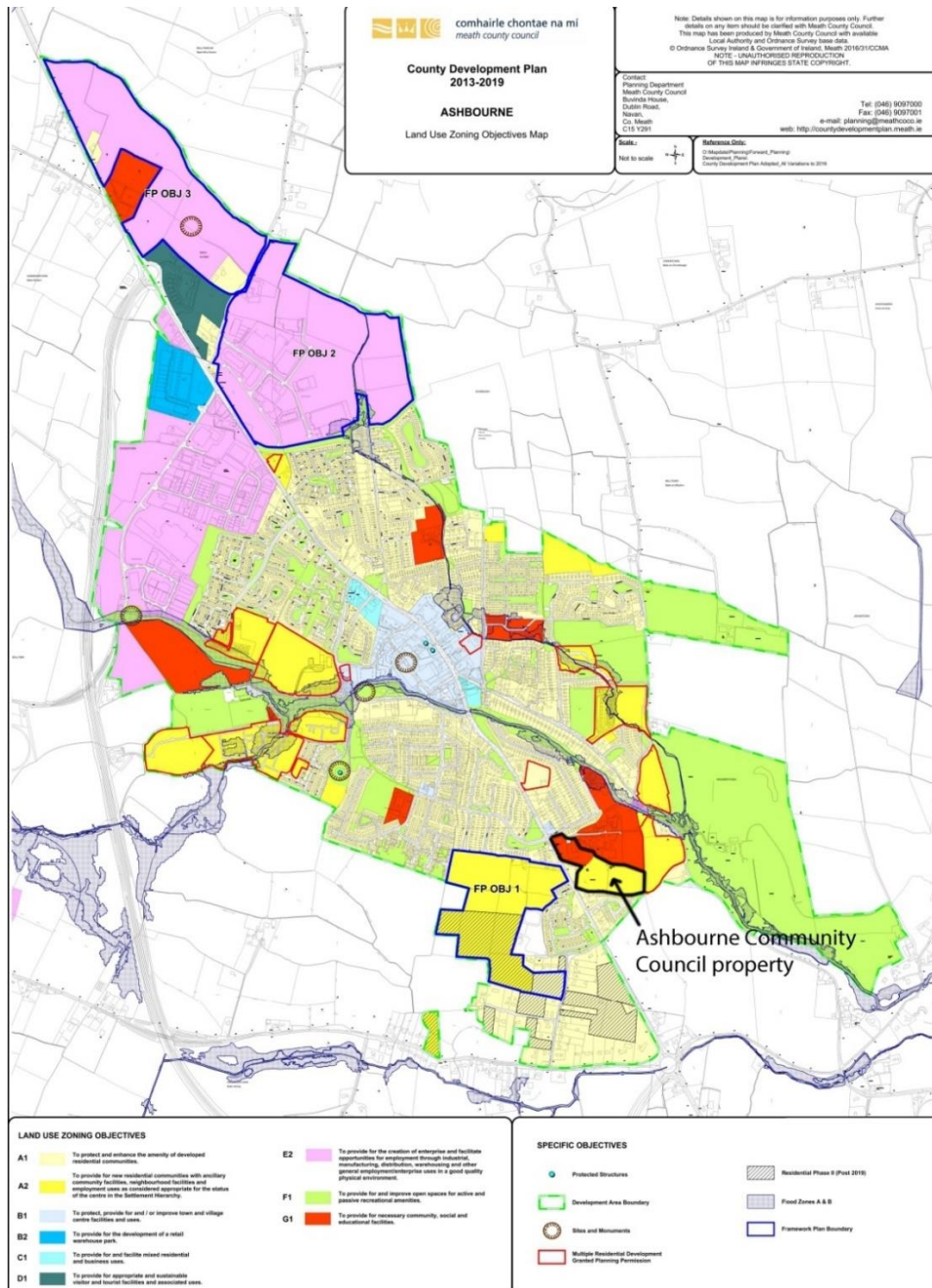


Image 1.1 Site located at the south east of Ashbourne from Meath County Development Plan 2013-2019

Image 1.2 is a close up of the site and shows that the eastern part (orange) of the site is currently zoned ‘G1’ (2013-2020 County Development Plan) the objective of which is: -

to provide for necessary community, social and educational facilities

While the balance of the lands, coloured yellow, is zoned ‘A2’ New Residential, the objective of which is: -

To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the settlement strategy.

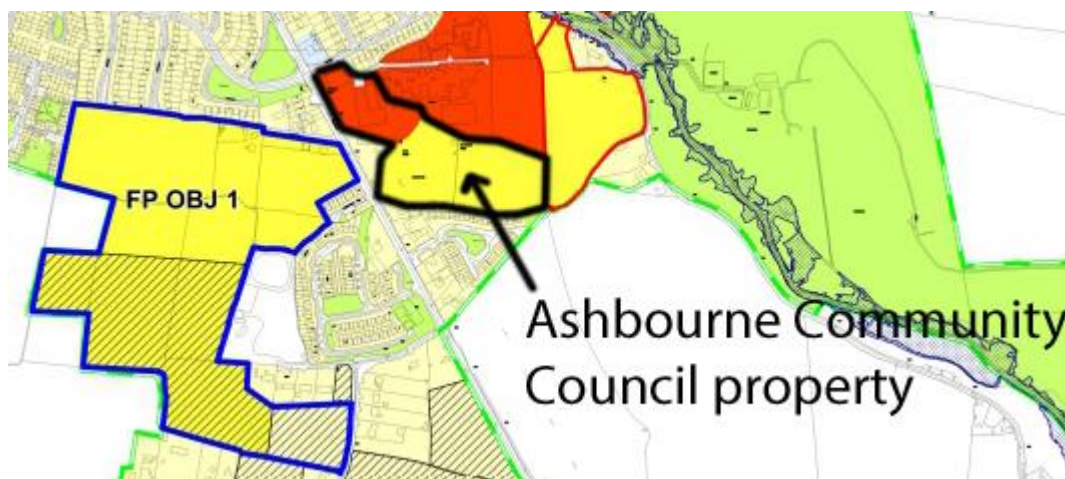


Image 1.2 Landholding outlined in Meath County Development Plan 2013-2019

In the draft County Development Plan 2020-2026 it is proposed to amend the zoning of the lands entirely to G1 ‘Community Infrastructure’. The lands are outlined in red in image 1.3. As will be set out in detail below, by reference to the site’s history, Ashbourne & District Community Council is seeking the reinstatement of the A2 zoning status of that part of the lands that is thus zoned in the current County Development Plan, by way of an amendment to the Draft County Development Plan.

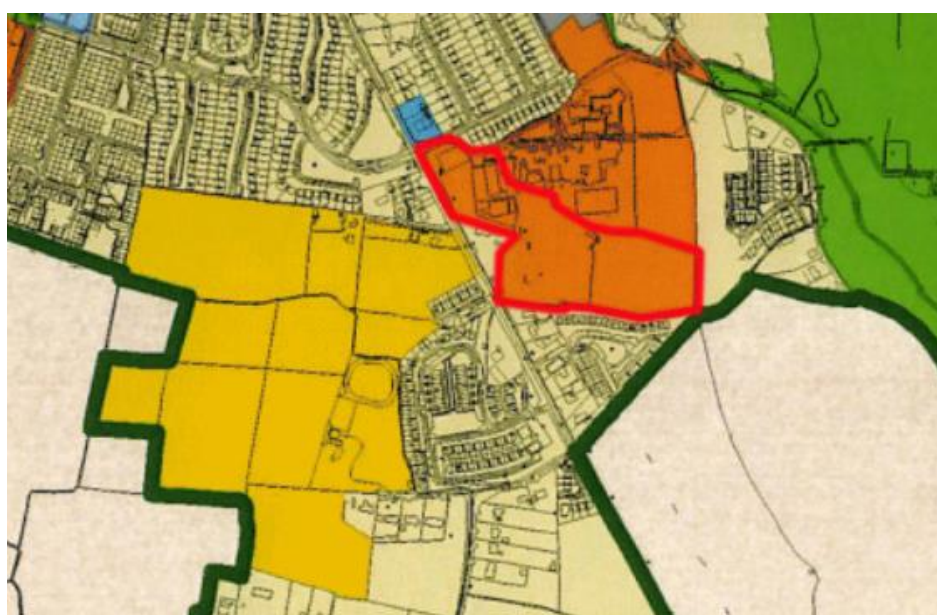


Image 1.3 Site proposed to be zoned entirely ‘G1’ in draft County Development Plan 2020-2026

2.0 History of Ashbourne Community Council and the landholding

Due to the passage of time, those persons preparing the original draft County Development Plan would not likely be aware of the history of either of Ashbourne & District Community Council or the landholding it owns, runs and operates on a voluntary and self-funded basis, without recurring financial support from any state body or the local authority.

Ashbourne Community Council was established in 1978 to provide community and sporting facilities for the people of Ashbourne. A site of 5.08ha was purchased from Meath County Council and a Community Centre was built in 1981. A list of the extensive range of sporting and community activities that are carried out at the community centre today is provided as **Appendix 1** to this submission and it is evident that the facility need to expand to meet the needs of the ever-expanding community.

As recently as 1971 the population of Ashbourne was only 197 persons and in the eight years to 1979 the population had grown 10-fold to 2,014 persons (CSO). By 2016 the population has grown by a further factor of six to reach 12,679 in Census 2016 (April 2016) and at the time of the publication of the Draft County Development Plan by Meath County Council in December 2019, the population was projected to grow to 15,879 in 2026. The demand for additional community and recreation services in the town has far outstripped the capacity of the voluntary council and the day to day needs of the community centre cannot be met within the existing building itself. This was evident many years ago and as is explained below, much work has already been carried out towards expanding the existing facilities.

The graph below traces the population growth of Ashbourne from a small village in 1961 to a major and expanding town 2016.

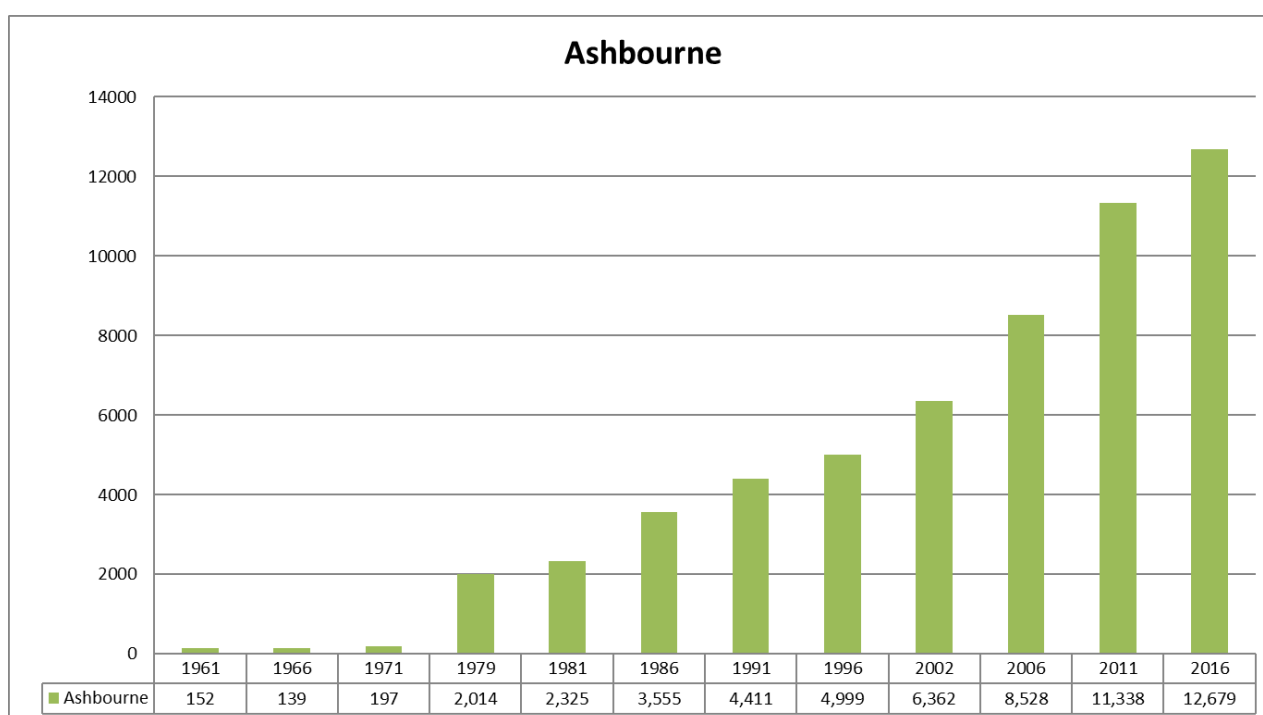


Image 2.1 Population Growth in Ashbourne 1961 -2016 from Census of Population Records

The lands purchased by Ashbourne & District Community Council at the southern edge of the town are shown below on image 2.2 and reflects the zoned areas shown in Images 1.1, 1.2 and 1.3 above.

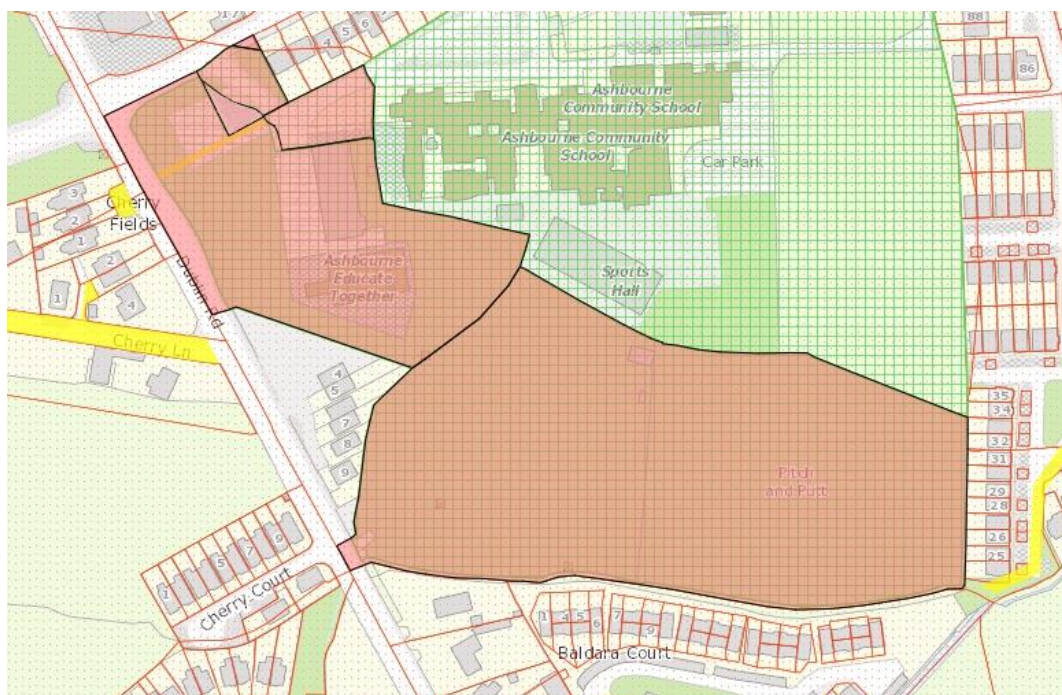


Image 2.2 Landholding of Ashbourne & District Community Council

The objectives of Ashbourne & District Community Council can be briefly summarised as: -

- Involvement of all the people of Ashbourne in the promotion of social, cultural and economic welfare of the community
- To represent the community in dealing with Statutory Bodies and other agencies in seeking technical, financial or other assistance in the promotion of the common good
- To assist, where possible, the Local authority in the exercise of its office in the locality
- To hold by rental, lease, purchase, donation or otherwise such property, effects and monies as shall be necessary to attain the above ends.

3.0 How this land came to be zoned

While a matter of public record, much of the information provided in this section may well not be known to the Chief Executive or to those persons preparing the Draft Development Plan on their behalf and sets the context as to why the retention of the 'A2' zoning of the subject lands is of vital community importance. It is not about profit or private enterprise but a matter of ensuring the sustainability of a voluntary community organisation that has worked in the interest of Ashbourne for more than 40 years.

In a legal settlement with Meath County Council in January 2007, following a dispute about the provision of local services, Ashbourne & District Community Council, was awarded €1,000,000.00 towards a development project at Ashbourne Community Centre and a house at 42 Broadmeadow Castle, Ashbourne to be used for Community use. This settlement was covered in the local media at the time.

Following on from the above, the then County Manager (now retired) Mr Tom Dowling approached Joe Bonner, then Chairman of Ashbourne & District Community Council to put a hold on a development project for the Community Centre emanating from the aforementioned settlement, as he wanted to investigate if a bigger project could be delivered which would totally enhance the social & recreational facilities required for the growing population of Ashbourne and which was sought by the Community Council.

Murray & Associates Landscapes Architects were commissioned to prepare an overall plan of this vision, to which Meath County Council contributed a substantial sum. Meath County Council also put a high-level inhouse project team in place in partnership with Ashbourne & District Community Council to plan and deliver this development. This involvement at County Manager level was a first in the context of a local development promotion in Ashbourne.

Murray & Associates gave a presentation of their vision to the Dunshaughlin Area Council in May 2007 and all Elected members present were very positive about the plan which was being supported by their County Manager. An extract from the Masterplan is provided below and an A3 copy is appended as **Appendix 2** to this submission.



Image 3.1 Landholding of Ashbourne & District Community Council

Following from the presentation by Murray & Associates, the County Manager requested that Ashbourne & District Community Council seek in a variation to the County Development Plan to change the zoning from F1 to A2. Grainne Mallon & Associates, Town Planners were hired by Ashbourne & District Community Council to assist in the preparation of the Variation request.

The proposed 'Variation No 5' to the Meath County Development Plan 2007-2013 was prepared in January 2008 and sought to change the land use zoning objective of 3.3 hectares of the lands owned by Ashbourne & District Community Council from: -

F1 *'To provide for and improve open spaces for active and passive recreational amenities to*

A2 *'To provide new residential communities and community facilities and to protect existing residential areas of lands in Ashbourne*

The Screening Report prepared by Meath County Council described the proposed Variation: -

The proposed variation provides for a specific local objective requiring the preparation of a master plan for the lands. The master plan will be required to address the type of development to be permitted which shall include the provision of community facilities and open space with some residential development to ensure a balanced approach to development of the lands

The following paragraph also describing the 'Purpose of the Variation' sums up the exact purpose of the variation and this rationale continues to apply today, in 2020, 12 years after the variation was adopted: -

The Ashbourne and District Community Council (ADCC) are proposing to redevelop existing lands at the Community Centre to deliver a wider range of enhanced community facilities to serve the population of Ashbourne. However, an element of housing is also being considered so as to ensure delivery of the project. The Planning Authority considers that the proposal for a mixed-use development including housing will ensure integration of the new development with existing land use patterns particular with the ribbon style housing which front onto the existing N2. The proposal would also maximise passive surveillance of the community and open space areas.

The public notice advertising the Variation stated that: -

The variation includes a specific local objective which requires the preparation of a Master Plan for the lands. The Master Plan will be required to address type of development to be permitted, including:

- *community facilities,*
- *open space,*
- *Residential development.*

The Variation was advertised in March 2008 and adopted by Meath County Council on 28th April 2008, which coincided with the economic collapse in Ireland that took almost a decade to recover from.

4.0 Post Zoning Activity

Despite the economic collapse and the lack of finance that was available in the country to realise projects of any description, particularly community based and funded projects and with little or no housing development occurring in the period 2008 – 2015, Ashbourne & District Community Council in conjunction with Grainne Mallon & Associates prepared the Masterplan documentation in compliance with the requirements of Variation No 5.

As part of the process, Ashbourne & District Community Council completed a very broad public consultation process including engaging extensively with the residents of Ashbourne, including, schools, GAA, Rugby, Soccer, Residents Groups, Old folks Groups etc. They compiled a comprehensive database of their findings which was made available to their town planners in drawing up the Masterplan; and this formed the structure of the plan to make the community centre a Recreational Hub but at the same time they were careful not to duplicate the facilities that already existed in the town. Meath County Council then gave a commitment to part fund the project.

The draft Masterplan was prepared in November 2008 so that it was fully in accordance with the policies and objectives of the Meath County Development Plan 2007-2013. It contained two different layout options for the development of the lands and included a mix of enhanced community and playing facilities, medical centre, independent and private residential accommodation. The residential element would fund the large balance of the enhanced community facilities. The layout options that were prepared are include here as images 4.1 and 4.2 and as **Appendix 3** and **Appendix 4** to this submission.

The proposal for residential was not simply open market housing but a mix of Independent Living, step down housing units and sheltered housing for the local community, in accordance with the ethos of the Community Council. There is a large gap in the market for non-profit housing and this site is ideally sited to meet this demand.

Despite the progress that had been made by the end of 2008, as stated earlier, because of the financial crash it was not possible to proceed with the overall plan at that time, however it remained the intention of Ashbourne & District Community Council, having worked so hard as a team of volunteers, to get to this point, to implement the plan over a longer period of time and to construct state of the art facilities. This is what planning is all about, being prepared to act when the moment is right.



Image 4.1 Masterplan Option 1



Image 4.2 Masterplan Option 2

Meath County Council retained the A2 zoning of the lands in the Ashbourne Local Area Plan 2009-2015 and in the Variation to the Meath County Development Plan that incorporated Ashbourne into the County Development Plan.

In 2015, with the economy getting back on track, Ashbourne & District Community Council proceeded with the redevelopment of the community centre at a cost of €1m. This was phase one of the long-term plan completed, but much more remained to be done.

In more recent times they have applied to Meath County Council to erect a portacabin to extend the existing Pre-School & After School facility on site and are also in the process of constructing 4 tennis courts in conjunction with Ashbourne Tennis Club. The tennis courts were granted permission on 28th September 2016 under planning reg. ref. AA160846 and the layout of same is shown in image 4.3 below.



Image 4.3 Site of Tennis Courts to be built to the south of the community centre

The community centre has been operating at maximum capacity for a number of years as is evident by the wide range of activities and organisations that use it (see **Appendix 1**) and the key to delivering the plans for the future is the release of the current A2 zoned lands.

One can imagine their surprise after going through all that work and to be now in a position to move forward with the expansion of the existing facility to find out that the Planning Authority has simply de-zoned the A2

zoned part of the landholding back to Community use, for what can only be deemed to be an unfounded assumption as will be demonstrated in section 5.0 below.

This is even more difficult to understand as the Masterplan for the Community Centre was supported by the former County Manager included Extensive Public Consultation at both the Draft Variation stage and the later Masterplan preparation stage.

The future of the existing community centre is based on the needs of an ever-growing town and the Masterplan was based on the collective needs of the community and not private profit making. This need and business model have not changed.

Ashbourne & District Community Council is not a mobile operator with a multitude of sites and its future Development Fund is its sole asset, the hard fought and Meath County Council promoted 'A2' zoned lands. While it is known an established fact that nobody has a right to expect that lands zoned in any particular Development Plan will remain thus zoned in any future plan, the rationale for changing the zoning is not that it is not suitable for development but that Meath County Council, without consultation or reference to its past actions, have deemed the land would not be developed in the lifetime of the new County Development Plan. This is an incorrect assumption and while the market ultimately determined when lands will or will not be developed, the lands of Ashbourne & District Community Council have as good a chance of being developed as any of the other 'A2' zoned lands in the town of Ashbourne. In fact, due to their size and location, these lands are likely to be developed ahead of larger and more distant sites from the town centre and services.

5.0 Motions to Draft County Development Plan

On becoming aware of the proposed amendment to the Plan Councillor Joe Bonner raised a number of motions as part of the Council's discussions on the proposed Draft Development Plan. They were: -

Motion No. 309

Councillor(s) Joe Bonner: -

That 60% of the existing A2 'New Residential' zoning on the lands at the Ashbourne Community Centre are retained to enable the delivery of an enhanced and expanded community facility.

Chief Executive's Response: -

The zoning of c.3.2 ha of lands at Ashbourne Community Centre was changed from A2 'New Residential' to G1 'Community Infrastructure' to reflect its current uses as a sports ground and baseball pitch. This change of zoning was an important part of the residential analysis for the town as it identified what lands are likely to be developed during the life of the Plan. Taking account of the current use on these lands it is unlikely that they would be developed for residential use during the

life of this Plan. Any changes to these circumstances can be reviewed as part of the Ashbourne Local Area Plan.

Without consulting with the owners of the lands (Ashbourne & District Community Council in this instance), there is no way of knowing what land will or will not likely be *developed for residential use during the life of this Plan* and in light of the information contained in this submission, Meath County Council is notified herein, on behalf of Ashbourne & District Community Council that it is the intention of the Community Council to seek to develop the lands during the life of the new Development Plan 2020-2026. For that reason, it is requested that the zoning of the entire A2 zoned part of the landholding is returned to A2 zoning.

It should be known that the Baseball Club that currently operates from the eastern of the two fields has a short-term lease until 2022.

Following from the above motion, Councillor(s) Joe Bonner sought that a public park would be identified within the town.

Motion No. 310

Councillor(s) Joe Bonner Motion: -

That a parcel of land with an area of c.12 hectares is identified and zoned for a public park in Ashbourne. This land should be located close to the existing population centre of the town.

Chief Executive's Response: -

The Written Statement for Ashbourne in Volume 2 of the Draft has identified an area of land on the southern edge of the town that is to be developed for a mix of uses including a public park, residential, and community uses. These lands are identified as 'Master Plan 3' on the zoning map for Ashbourne.

The location of Masterplan 3 is shown below in image 5.1 to be immediately south of the lands of Ashbourne & District Community Council and as it is in the plan of Meath County Council to provide a public park and community uses on this large adjacent site as well as residential development, then it can plan to replace any uses that would be discontinued on the A2 zoned lands subject to this submission upon the Masterplan 3 lands.

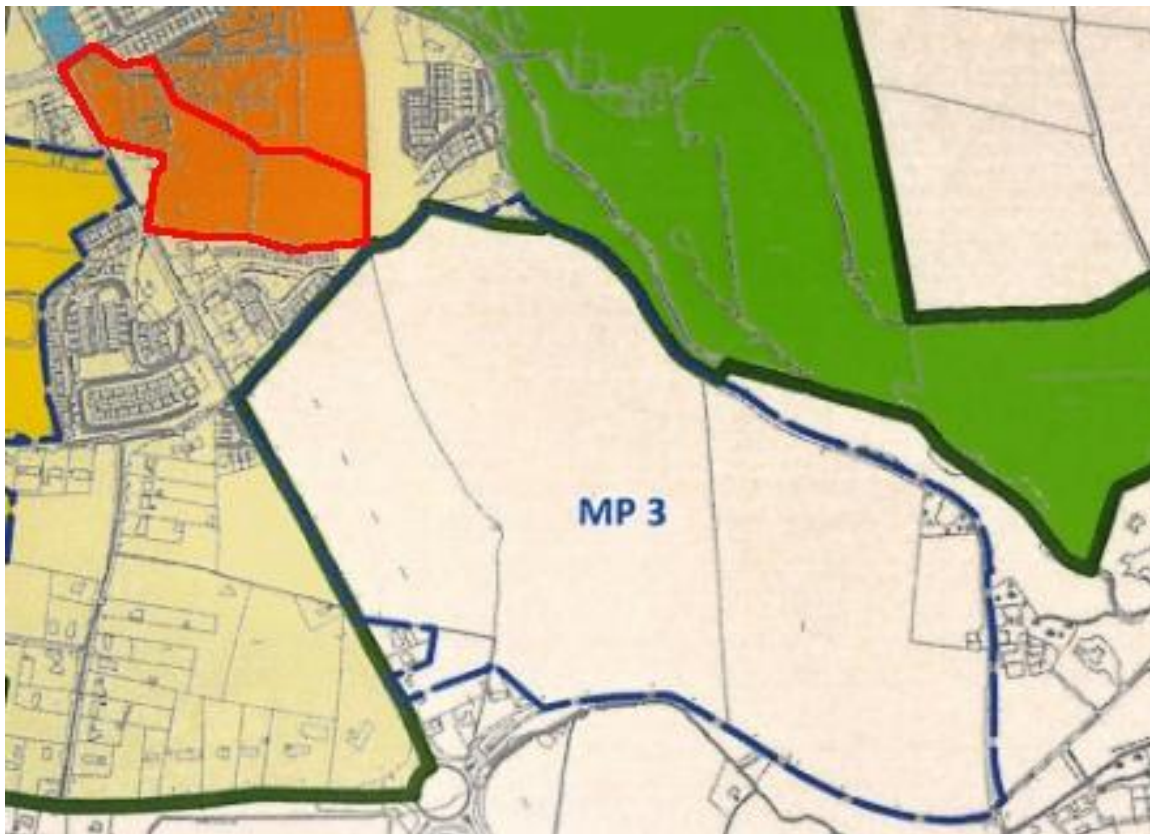


Image 5.1 MP3 lands shown immediately south of Ashbourne & District Community Council lands

6.0 Review of existing zoned A2 lands in Ashbourne

The Draft County Development Plan indicated that 632 houses were completed in the town in the 2016-2019 period while a review was carried out of the existing A2 zoned lands in the 2013-2019 County Development Plan by reference to completed units recorded on www.eircode.ie. This indicates that 832 new residential units have been constructed and are assumed to be occupied on A2 zoned lands during the life of the current development plan. This is reflected in the Draft zoning maps which has changed the status of larger areas of A2 land to A1 'Existing residential'.

In addition to the 632 houses stated to be occupied the Core Strategy is proposing 1349 new houses minus 209 extant units not built at the time of writing (although likely built now) meaning that 1,140 new houses will be permitted during the 2020-2026 period.

Permission already exists for 75 units on a site to the north of the town (Planning Reg. Ref. AA156047) while a previous grant of permission for 172 units development was extended and has now expired on a site to the east of Millbourne (DA140175). Even taking these sites away from the 1,140 allocated units there is a balance of 893 units to be built during the plan period.

Meath County Council appears to have put it reliance primarily in a single plot of land to the west/south west of Ashbourne Community Centre, where a Masterplan will have to be produced. From experience, a

Masterplan can take a long time to prepare and agree and if the market conditions change, it becomes a very inflexible document that may prove difficult to circumvent by means to amendments thereto. Therefore, there is no guarantee that the Masterplan will be prepared and any meaning full housing stock will be delivered in the short term or even during the life of the next County Development Plan.

The Guidance Note on Core Strategies (November 2010) state that *'The purpose of the Core Strategy is to articulate a **medium to longer term** quantitatively based strategy for the spatial development of the area of the planning authority'* but also that a Core Strategy will *'identify the quantum, location and phasing of development for the plan period (**allowing for market choice**) linked back to regional population targets.*

By relying almost entirely on a single larger site, Meath County Council is not allowing for market choice and this must be rectified by way of amendments to the Draft County Development Plan.

Meanwhile, Ashbourne & District Community Council has carried out all of this work and are ready to prepare a planning application once they have assurances that the lands will remain zoned residential.

7.0 Conclusion and request for amendment to the Draft County Development Plan

Following the Meath County Council sponsored and spearheaded Variation to the Meath County Development Plan 2007-2013, a section of lands under the ownership of voluntary committee of Ashbourne & District Community Council was zoned 'A2' residential in order to facilitate the self-funding Community Council to realise the potential of their existing Community centre and to provide additional social & recreational facilities for over 30 clubs & organisations in the Ashbourne area with no grant aid.

A significant amount of work has been carried out on foot of the variation including the preparation of a Masterplan for the lands while the Community centre has been upgraded at a cost of more than €1 million and 4 new tennis courts are due to be constructed shortly.

Further development is also proposed but by proposing to de-zone this land from 'A2' to 'G1', Ashbourne & District Community Council will have lost its potential to deliver on its long-term plans that were supported by the former Meath County Manager and his staff. If Meath County Council wants to de-zone the lands, they **MUST** pay for it to allow the Community Council to carry out their plans that benefit the entire community, which is expanding rapidly. The current valuation of the lands zoned A2 is €4M approximately

In summary, the basis of this submission is that the subject lands that are zoned A2 in the current Meath County Development Plan 2013-2020 remain thus zoned in the new County Development Plan 2020-2026.

It is considered that the retention of the A2 zoning of this area of land will facilitate the provision of a good balance of housing accommodation types in the town that will complement the newly built private developments and planned residential communities that will occupy the southern part of the town.

It is requested that consideration be given to the proposed amendment to the Draft Meath County Development Plan 2020-2026 and if the planning authority have any further queries or requires any further information, please contact the undersigned.

Yours Sincerely

Joe Bonner
Town Planning Consultant

Appendix 1

Ashbourne Community Centre Activities 2020.

1. Senior Badminton Club.
2. Intermediate Badminton Club Classes.
3. Junior Badminton Club Classes
4. Kick Boxing Classes
5. Circuit Training.
6. Karate Classes with Yoshi.
7. Speech & Drama Classes
8. Little Leaps Preschool. & Afterschool
9. Squash
10. Irish Dancing Classes with Anne & Caroline.
11. Country Music Dancing Classes.
12. We provide a safe perimeter walkway around our grounds.
13. Handball & Racket ball
14. Yoga Classes with Lisa.
15. Wave Gymnastics Classes with Akash.
16. Futsal Soccer Training & competitions with Laslo.
17. Indoor Soccer.
18. Basketball Training
19. Kinetic Dance Classes with Kim.
20. Zumba Dance Classes with Marta.
21. Indoor Bowls
22. Board Games
23. Table Tennis.
24. Special Olympics Training. (Saturdays)
25. Killekland Soccer Club
26. Ashbourne Cricket Club.
27. Ashbourne Baseball Club. (short term lease on baseball arena, expires 2022)
28. Foot Net.
29. Parent & Toddler Group with Kim & Hazel.
30. Provide meeting facilities for mainly residents Associations.
31. Easter & Summer Camps.
32. Ashbourne Community School Sports Activities.
33. Mick Pender Soccer Training.
34. Song & Dance Training.
35. Children's Birthday Parties.
36. Metanoia International Church. (Sunday afternoons)
37. Redeemed Christian Church. (Sunday Mornings)

Appendix 2

**Murray & Associates
presentation
to
Dunshaughlin Area Council**

May 2007



Pleached Trees - Tilia 'Pallida'



Hedge - Fagus



Hedge - Photinia



Multi Use Games Area



Football



Boules



Tennis



Basketball



Jogging



Fitness Trail



Tree lined avenue



Tree Line



Pergola



Carpinus 'Fastigiata'



Betula jacquemontii



Plaza Paving



Bench



Tree Grill



Bollard

LEGEND

	Attour		Shrub Mix
	Fitness Trail		Woodland Mix
	Fitness Station		Grass with Contour
	Uplights		Hedge - 1.2m Photinia frax 'Red Robb'
	Tarmacadam		Hedge - 2m Fagus sylvatica
	Tagula Unit Pavers		Carpinus bet. 'Fastigiata'
	Flag pavement (with grass paves)		Betula jacquemontii
	Formal Flag pavement		Pleached Trees 'Tilia Intermedia 'Pallida''
	Pavement		
	Circulation Points		



Indicative Path in Park



Grass Pave



Grass Pave

Rev	Date	Revision

16 The Seapoint Building,
44-45 Clontarf Road,
Dublin 3, Ireland
Tel: +353 1 8540090
Fax: +353 1 8540095
m@mmurray-associates.com
www.murray-associates.com

murray & associates
landscape architecture

Project Title: **ASHBOURNE COMMUNITY CENTRE Land Development Proposal (Option Two)**

Client: **Ashbourne Community Centre**

Copyright MURRAY and ASSOCIATES, 2007

Designed by: **JL** Approved by: **TM**

Sheet Title: Masterplan

Sheet No.: **1300_MP_02**

Project Architect: ---

Scale: **1:500 @ A0** Revision: **0**
Date: **MAY 2007**


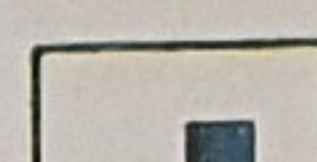


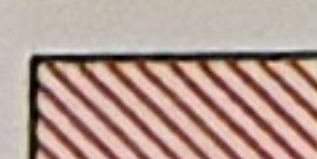
Appendix 3


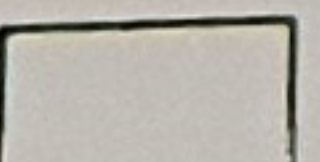
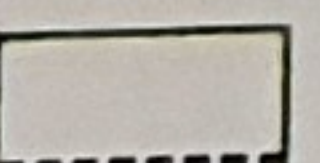

Ashbourne Community Centre

Masterplan - Option 1

March 2009



-  Overall Site Boundary
-  Buildings
-  Community Centre & Associated Uses
-  Parklands
-  Medical Centre / Independent Living

-  Playground Areas
-  Vehicular Routes
-  Pedestrian Routes
-  Site access Points

1. Existing Community Centre & Extension 2.56
2. Existing Car Parking
3. Playground (6 years & under)
4. Playground (Over 6 years)
5. Tennis Courts
6. Bowling Green
7. All Weather Pitch
8. Medical Centre
9. Independent Living Units

GRAINNE MALLON & ASSOCIATES
 6 MERRION SQUARE, DUBLIN 2
 Ph. 01-6768277 / 6620393
 Fax. 01-6768709
 Email. admin@gma.ie



Project
 Masterplan for site of existing community centre & sports fields, Dublin Road, Ashbourne, Co. Meath

Drawing Title
 Site Masterplan - Retention & expansion of existing community centre

Client	ADCC	
Drawing No	G05048-005	Revision
Edition	Draft	Scale 1 : 2500
Drawn By	David Byrne	Date 09/03/2009

Appendix 4

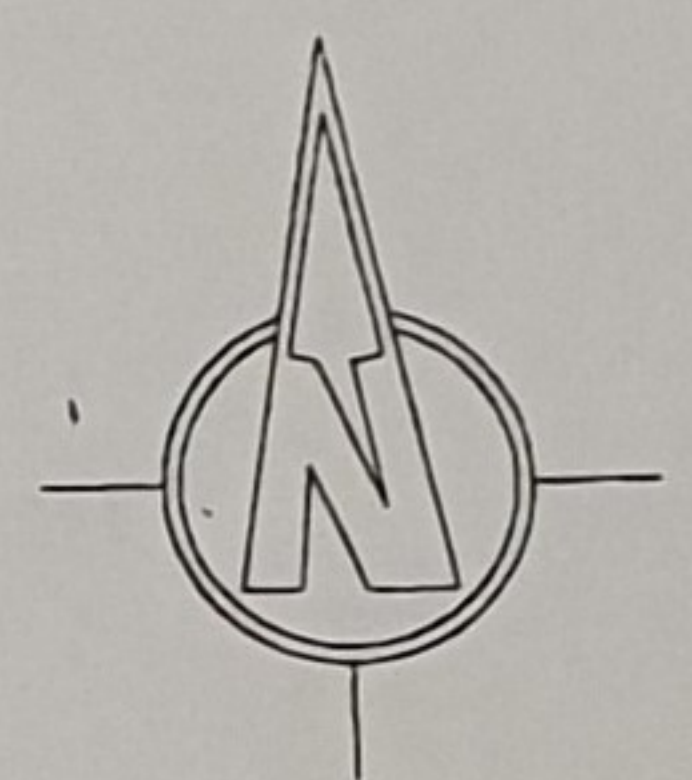
Ashbourne Community Centre

Masterplan - Option 2

March 2009

Surveyed 1996
Revised 2007
Levelled 1988

Rural PLACE Map

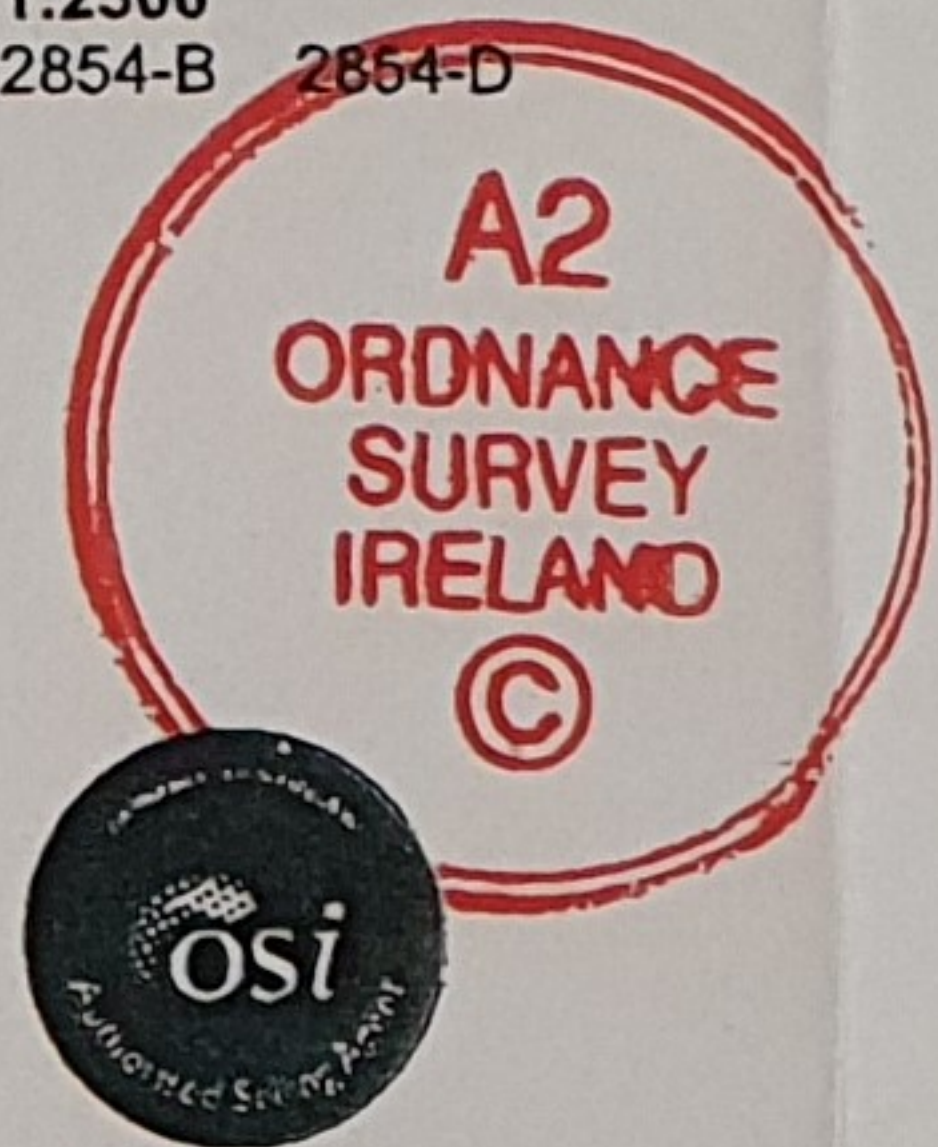


ITM CENTRE PT COORDS
706988,751505

DESCRIPTION

MAP SHEETS

1:2500
2854-B 2854-D



Produced by National Map Centre,
34 Aungier Street, Dublin 2
On behalf of Ordnance Survey Ireland,
Phoenix Park, Dublin 8.

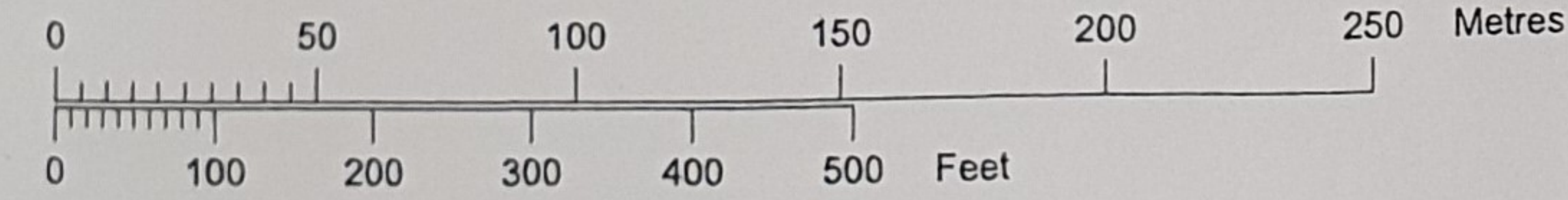
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- Overall Site Boundary
- Buildings
 - 1. New Community Centre
 - 2. Proposed Credit Union or Similar
 - 3. Nursing Home/Medical Centre
- Community Centre & Associated Uses
- Site for Credit Union Building or similar
- Medical Centre / Nursing Home/ Sheltered Housing
- Sheltered Housing Amenity Lands
- Playground Area (under 6's & 6-12 yrs)
- Playground Area (over 12's)
- Existing Pitch & Putt Course
- Access Roads / Carriageway
- Site access Points
- Planted screening
- Future Access Routes

Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 1340701_1_1
Plot Date 14-NOV-2008



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Email. admin@gma.ie



Project
Area Action Plan for site of existing community centre & sports fields, Dublin Road, Ashbourne, Co. Meath

Drawing Title
Site Masterplan -
Option 'b' : Provision of new community centre

Client	ADCC		
Drawing No	G05048-002	Revision	-
Edition	Draft	Scale	1 : 2500
Drawn By	David Byrne	Date	19/11/2008