

# Farry Town Planning Ltd.

Suite 180  
28 South Frederick Street  
Dublin 2

Phone (01) 677 8180  
Mobile 087 288 7311  
vincentfarry@gmail.com

16 June 2021

Planning Department  
Meath County Council  
Buvinda House  
Navan



## **MATERIAL AMENDMENTS TO THE DRAFT MEATH COUNTY DEVELOPMENT PLAN PROPOSED ZONING OF LAND AT SCURLOCKSTOWN BUS. PARK TRIM CO. MEATH**

Dear Sir

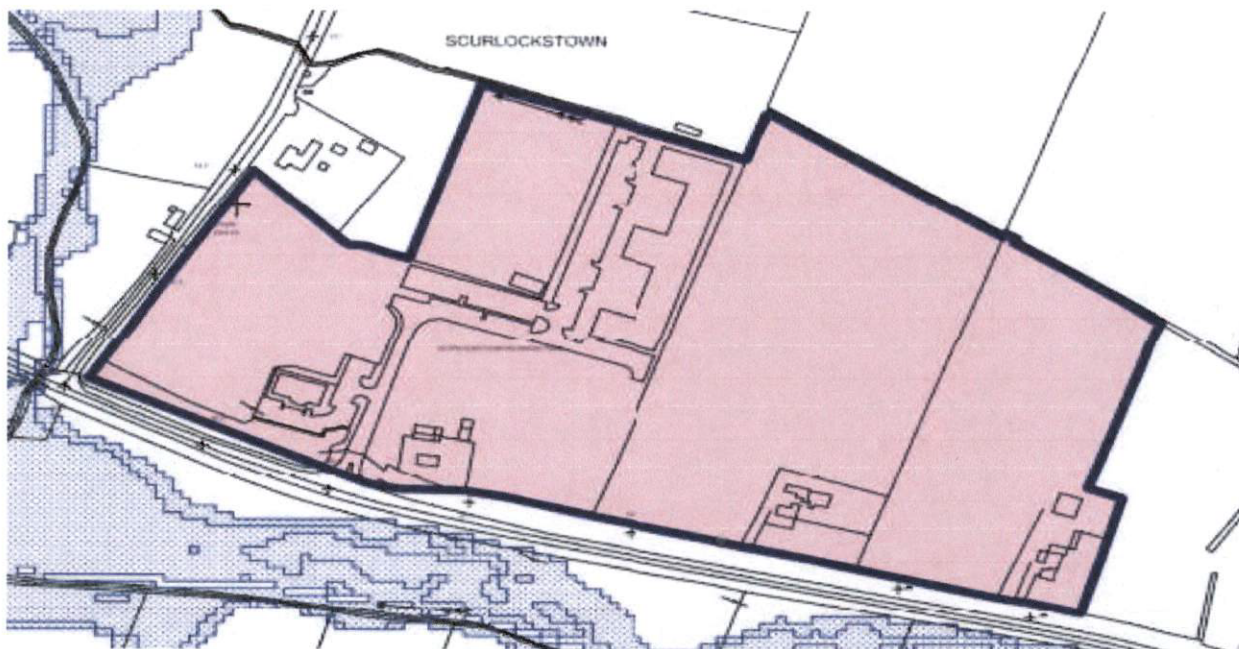
We refer to the above and to the Council's acceptance of public submissions up until 29 June 2021. We confirm that we act for the owners of land at Scurlockstown, Co. Meath, comprising the following:

David O'Brien, [REDACTED]  
Trimplant Ltd. [REDACTED]  
Diarmaid O'Ceallaigh [REDACTED]  
Stephen Connor [REDACTED]



### **1. Background**

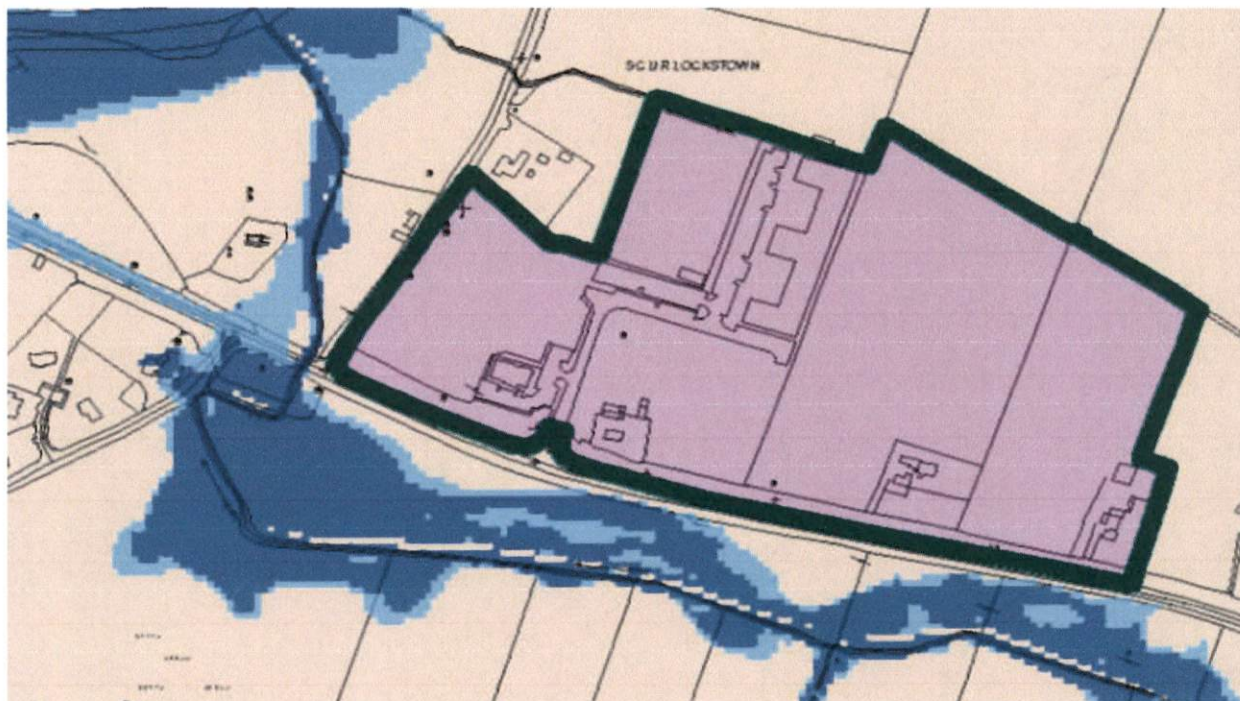
Our original submission to Meath County Council, which was dated 5 March 2020 and which was prepared in the contents of the initial version of the *Draft County Development Plan*, showed how the subject site, as illustrated below, is formally earmarked for standard industrial purposes (zoning designation E2) in a number of important Council documents including the *Trim Development Plan 2014* (as originally adopted) and the *Draft Variation No. 1* to the *Trim Development Plan 2014 - 2020*.



**Map 1: The Scurlockstown Business Park Trim, to which this submission relates.**



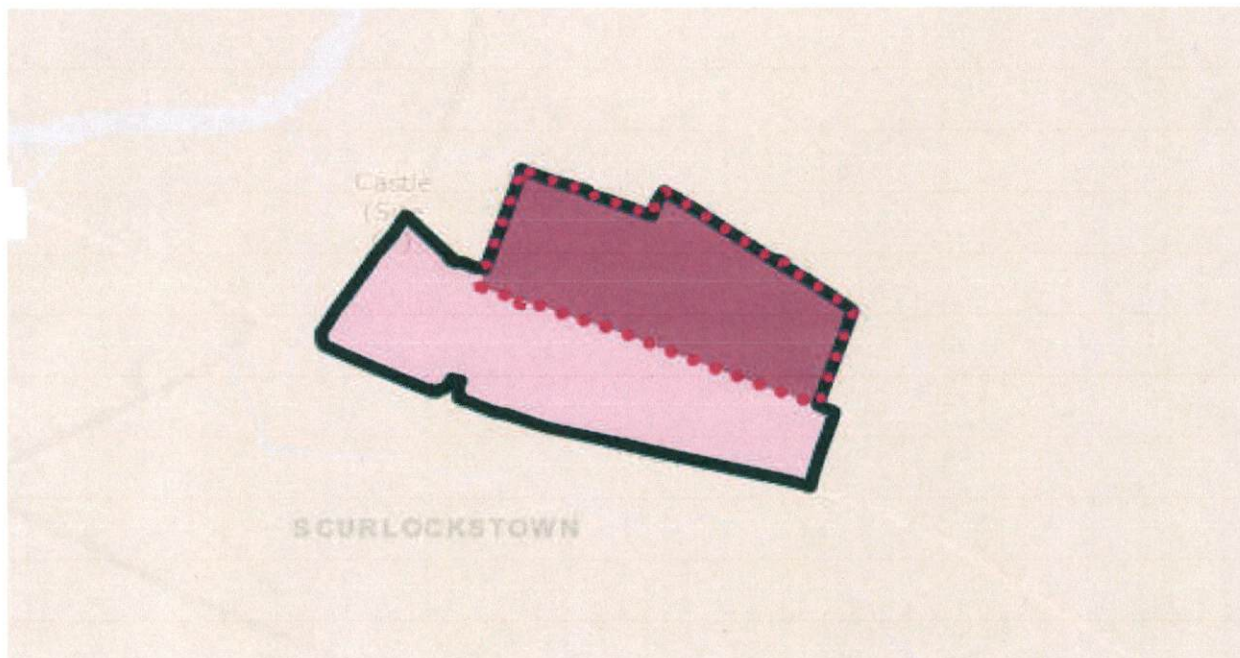
While this land, in its entirety, has been zoned for E2 purposes since 2014, the *County Development Plan* (draft), in its initial form, proposed to change this designation to objective E1 as shown below.



**Map 2:** The Draft County Development Plan (initial edition) proposed to change the entirety of the Scurlockstown Business Park from objective E2 to Zoning E1.

## **2. Material Alteration.**

The Council has, thus far, refrained from endorsing the above '*draft*' land-use arrangement, which would involve the designation of this entire site for E1 purposes, but has recently indicated that it would adopt a split zoning arrangement, whereby the front section of this land would be zoned for E1 activities, with the rear part retaining its current E2 designation. This arrangement is shown below.



**Map 2:** The Draft County Development Plan (Material Alterations) now proposes to split the zoning of this overall tract, as between E1 / E2 designations.



### 3. Planning Submission

In our view, the proposed re-designation of the front section of this land for E1 purposes represents an undesirable departure from the existing zoning arrangement, wherein the entirety of Scurlockstown Business Park is nominated for E2 activities. Indeed, we note that the County Council could have pursued this change in policy when considering *Variation No. 1* to the *Trim Development Plan* just two years ago (in 2019) but expressly and explicitly refrained from doing so. Given the precise position of this site within the County, the town planning rationale underpinning the planned E1 objective and the associated change in the land-use zoning arrangement is not immediately apparent.

The proposed change in the designation of the front section of the Scurlockstown Business Park from zone E2 to zone E1, would greatly restrict the type of activities which could establish in this development and this would hamper efforts to secure employment-generating activities of a type which might otherwise be attracted to this location. Trim, as a matter of generality, is not a particularly large centre and is not well-served by public transport, or modern road infrastructure and there are reasonable grounds to conclude that the restrictions which the Planning Authority now envisages for the front part of the Scurlockstown Business Park would be self-defeating, in that the type of uses which are contemplated for this land would not be attracted to this area in the first place.

We invite the Planning Authority to consider the possibility of an hybrid zoning scheme which allows the range of activities which is permissible on either E1 and E2 land to locate in both the front and rear sections of the Scurlockstown Business Park. Such an arrangement would be consistent with the uses which are already found in this area and would provide increased flexibility, in terms of the type of developments which are permissible in this location. This alternative would make a greater contribution towards the Council's strategic employment and economic goals for the county, than the much more restrictive approach, which is currently espoused in the *Material Alterations* document.

Indeed, under this suggested land-use arrangement, it would plainly be open to the Planning Authority to treat each particular proposal for this property on its own individual merits and to consider any application for planning permission against the remaining provisions of adopted policy for this area. The County Council could, for example, endorse or resist future developments based on normal planning criteria, such as environmental sensitivity and, in this regard, it could require specific types of boundary treatment or planting, in line with the need to protect visual amenity on one of the main approach roads to Trim. We thus respectfully submit that the zoning of a particular tract of land does not bind a planning authority to granting permission for a proposal which is otherwise unacceptable.

We conclude by confirming that we are unaware of any reason as to why the zoning of this land over the past seven years cannot continue into the future and that we can identify no recent changes in planning philosophy which militate against this approach. It is our experience that zoning decisions acknowledge the wishes of affected landowners and, consistent with correspondence from Abbey Park Developments which is appended to this submission, our clients do not support the suggested E1 designation for this land. The probability of this zoning objective ever being realised is plainly poor.

Yours faithfully



Farry Town Planning Ltd.

---

Vincent JP Farry BA MRUP LLB MSc DipEnvEng MRTPI MIPI MAPI

# Abbey Park Developments

To whom it may concern,

From: Abbey Park Developments

Scurlockstown

Trim

Dated – 14<sup>th</sup> Oct 2020

## **Re – Zoning in Scurlockstown Business Park**

We have been made aware that the council is considering changing the Zoning of Scurlockstown Business Park from E2 (General Office) to E1 (High Tech Office Space). This letter is to express our serious concerns about going that route and the impact this would have on potential business and employment in this area.

Firstly the site already has multiple business's that would not fall into the E1 category. What will happen those existing business's

We ourselves, have recently received permission to build a new office block in that zone. While we will still progress the build and look to create multiple employment opportunities in the area, we need to consider that the world has changed significantly in the last number of months and office space has been impacted. Everyone is now working from home so office space is not in as much demand as it was 8 months ago. Changing the whole site to E1 would mean the opportunities to develop employment on the site would be further limited and impacted. In the current climate we don't think that timing is right to have this effect on local business so we would ask that the zoning be left as E2 for the foreseeable future. If any of the site does need to be zoned as E1 then maybe that zoning could apply to our site only within the park.

Our collective objective should be to create more job opportunities in the current difficult climate so we ask that this request be considered.

We would be happy to meet up and chat through this in more detail if required

Kind regards



**Valerie Moran**

**Abbey Park Development – Owner**



**Noel Moran**

**Abbey Park Developments -Owner**

*Abbey Park Developments Scurlockstown Business Park Trim Co Meath Republic of Ireland  
Tel: +353 (0) 46 907 6546*

