



ASSOCIATES

28th June 2021.

Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
County Meath,
C15 Y29.

Re:

**Submission in relation to the Material Amendments to the
Draft Meath County Development Plan 2021-2026,
on behalf of The Adroit Company.**

Dear Sirs,

On behalf of our client, The Adroit Company, we, Armstrong Fenton Associates, wish to make the following formal observation in relation to the Material Amendments to the Draft Meath County Development Plan 2021-2026 which are currently on display. This submission relates to our client's land which, under the proposed Ashbourne Amendment No. 5, are currently proposed to be zoned G1 Community Infrastructure and are to be included within the Masterplan boundary i.e. the MP1 lands at Baltrasna, Ashbourne.

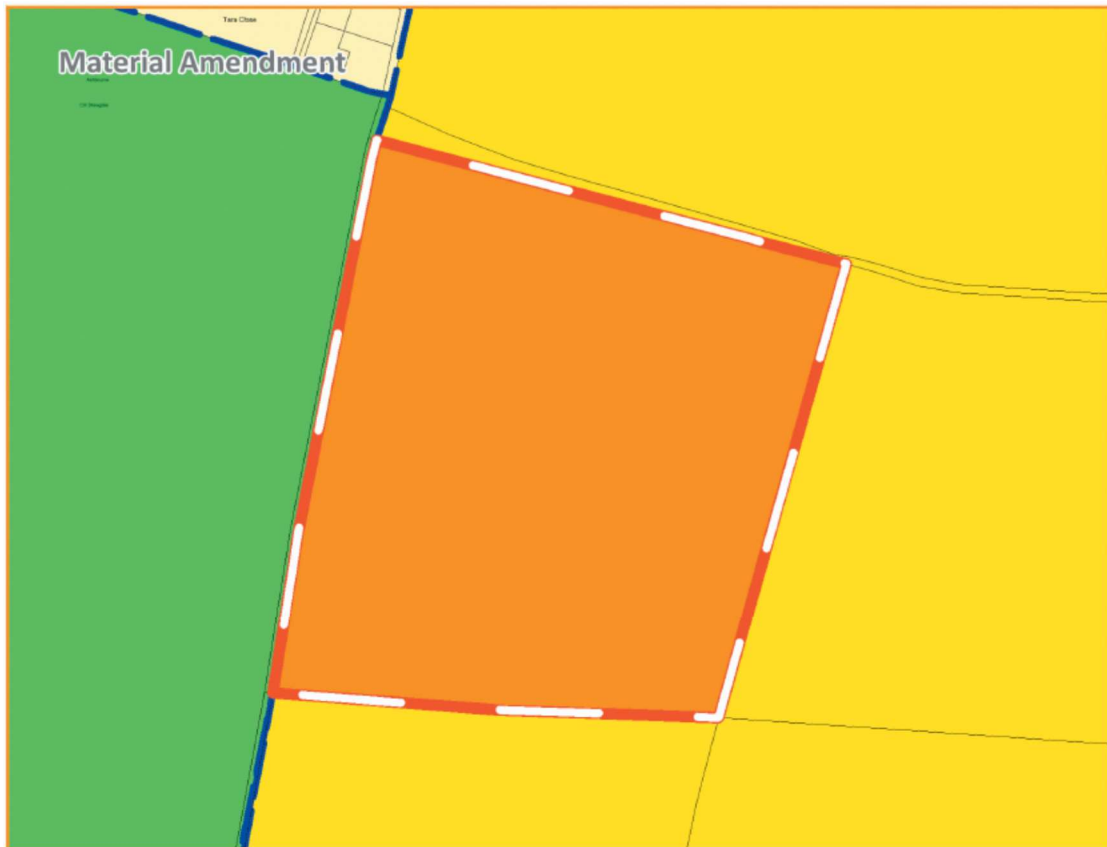
When the Draft Plan was placed on display, the subject site was proposed to be zoned RA but was adjacent to lands identified as beginning within a Masterplan i.e. MP1. We note that the Draft Plan states that there are *“three Master Plan areas identified in Ashbourne. The purpose of a Master Plan is to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area”*. Master Plan 1 relates to the lands at Milltown to the south of Ashbourne and has an area of c.19.9 hectares and are proposed to be zoned “A2 New Residential” in the Draft Plan. We welcome the proposal to zone the remainder of our client's lands in this area objective G1 Community Infrastructure and that they are to be included within the Masterplan boundary.

Upon the adoption of the new Development Plan, we request that the elected members uphold this proposal and to zone the subject lands objective “G1 Community Infrastructure”.

For clarity, we attach over the proposed Ashbourne Amendment No. 5, identifying the subject lands and the proposal to zone them “G1 Community Infrastructure”.



Proposed Ashbourne Amendment No. 5



Trusting that all of the foregoing is in order, we look forward to a the zoning of our client's land for G1 Community Infrastructure land use as part of the adoption of the new Meath County Development Plan 2021-2027.

Yours sincerely,

Tracy Armstrong, MRUP, MIPI, MRTPI
Chartered Town Planner,
Armstrong Fenton Associates.

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