

Senior Executive Officer,
Planning Department,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath,
C15 Y29

29th June 2021

Dear Sir / Madam,

RE: SUBMISSION ON THE PROPOSED MATERIAL ALTERATIONS TO THE DRAFT MEATH COUNTY DEVELOPMENT PLAN 2021-2027

On behalf of our client, EngineNode Limited, 6/9 Trinity Street, Dublin 2, we John Spain Associates of 39 Fitzwilliam Place, Dublin 2 wish to make a submission on the proposed Material Alterations to the Draft Meath County Development Plan 2021-2027.

Our client EngineNode Limited is currently progressing plans for a data storage facility development and associated electricity infrastructure on lands at Bracetown and Gunnocks, to the north of Clonee in county Meath.

This submission relates in particular to the proposed Material Alteration pertaining to the alignment of an indicative road route through masterplan areas 2 and 3 (MP2 and MP3). The relevant Alteration (Proposed Dunboyne/ Clonee/ Pace Amendment No. 5) is contained within the section of the Material Alterations dealing with Dunboyne / Clonee / Pace, forming part of Volume 2 of the proposed Alterations.

This submission respectfully requests that, in the event that the Planning Authority deems it necessary that such a road has to be developed in order to meet its development plan objectives for the E2/E3 zoned lands at this location, then a minor modification should be made to this Material Alteration. This proposed modification would provide for a more efficient and rational indicative road route to serve the MP2 and MP3 lands, which are to be zoned E2/E3, with an objective to provide for General Enterprise, Employment and Warehousing / Distribution development.

For ease of reference, an extract of the mapped illustration of the relevant proposed Material Alteration is provided below.

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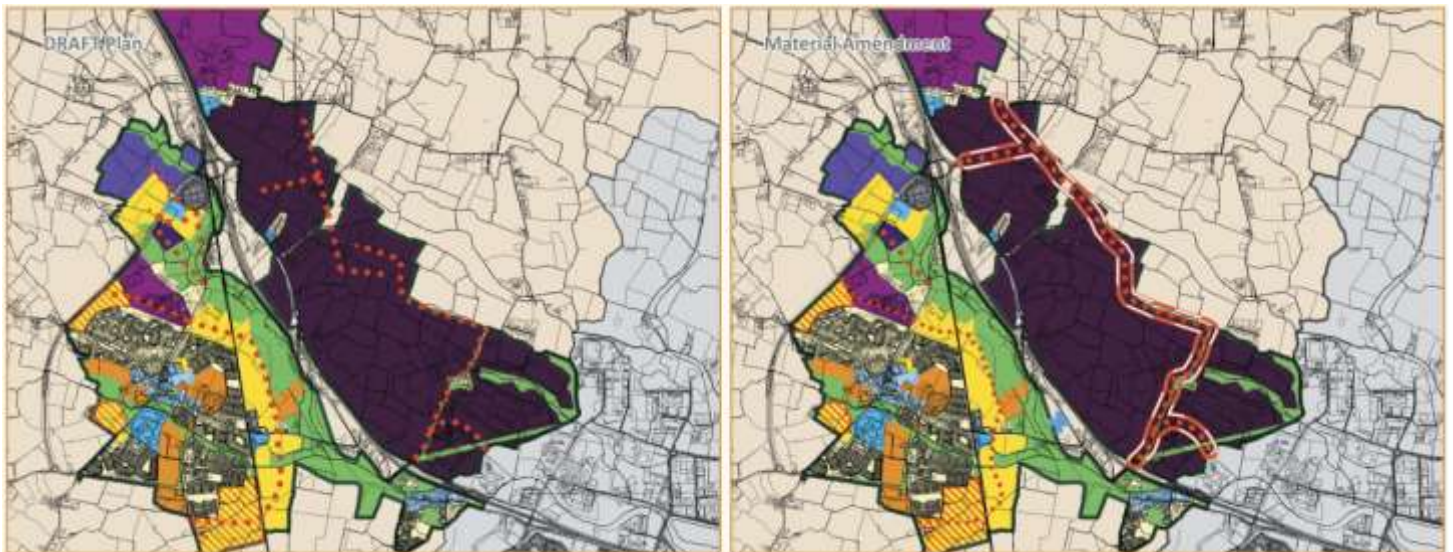


Figure 1: Extract of “Proposed Dunboyne/ Clonee/ Pace Amendment No. 5” illustrating the alteration proposed to the indicative road layout

As illustrated above, the subject Alteration has amended the indicative road layout traversing the MP2 and MP3 lands at this location, with the main extent of the roadway now following the northern and north-eastern boundary of the E2/E3 zoned landbank. The alignment of the indicative road route departs from the boundary of the E2/E3 zoning in the northern portion of the MP2 lands, however, leaving some areas of land between the indicative road route and the boundary of this area of zoned land.

It is respectfully submitted that should the indicative road objective be deemed necessary by the Council in the future in order to deliver on the objectives of the Plan relating to the E2/E3 zoned lands at this location, it would be appropriate to either route the proposed road to the north of the E2/E3 zoned lands (illustrated in the figure below with a solid green line), or else incorporate a minor modification to the altered indicative road alignment (dotted green line), as currently shown in Figure 2 below.

This minor modification would comprise an alteration to the indicative alignment in the northern area of the MP2 area of E2/E3 zoned lands. This would ensure that the alignment closely follows the northern and eastern boundary of the E2/E3 zoned lands, instead of the current alignment which bisects a significant land bank, thereby reducing the suitability of the zoned lands for potential future large-scale Foreign Direct Investment purposes (in accordance with the broader objectives for these lands).

Such a minor modification would allow for an improved road layout which would avoid the creation of unusable spaces in the MP2 area, allowing for a more efficient and effective use of the E2/E3 zoned land resource at this location.

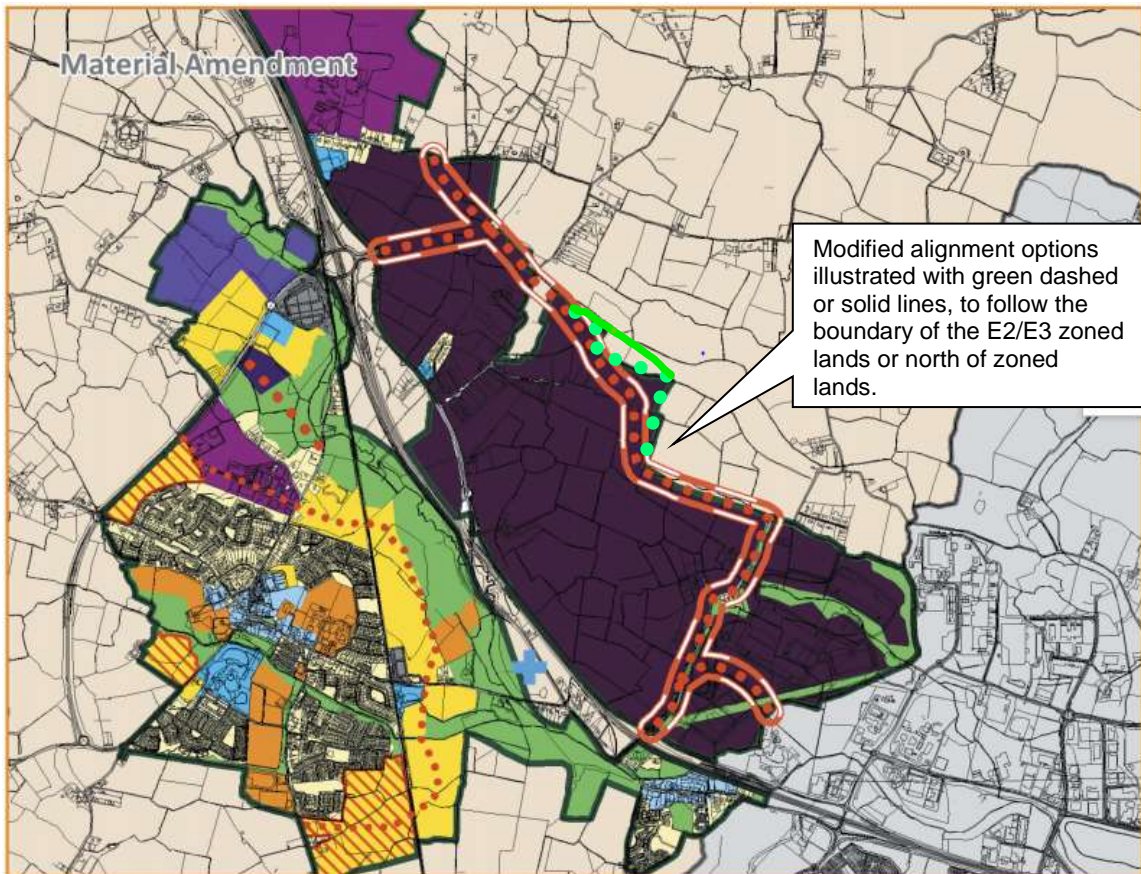


Figure 2: Illustration of minor modification sought to the proposed Material Alteration

It is respectfully requested that either the routing of the road to the north of the E2/E3 zoned lands, or else the minor modification to the proposed Material Amendments outlined above, be considered by the Planning Authority and incorporated into the formulation of the final Meath County Development Plan 2021-2027 for adoption.

Yours faithfully,

John Spain Associates

