

Administrative Officer
Planning Department
Meath County Council
Buvinda House, Dublin Road
Navan, Co. Meath

[Via online submission portal]

29 June 2021

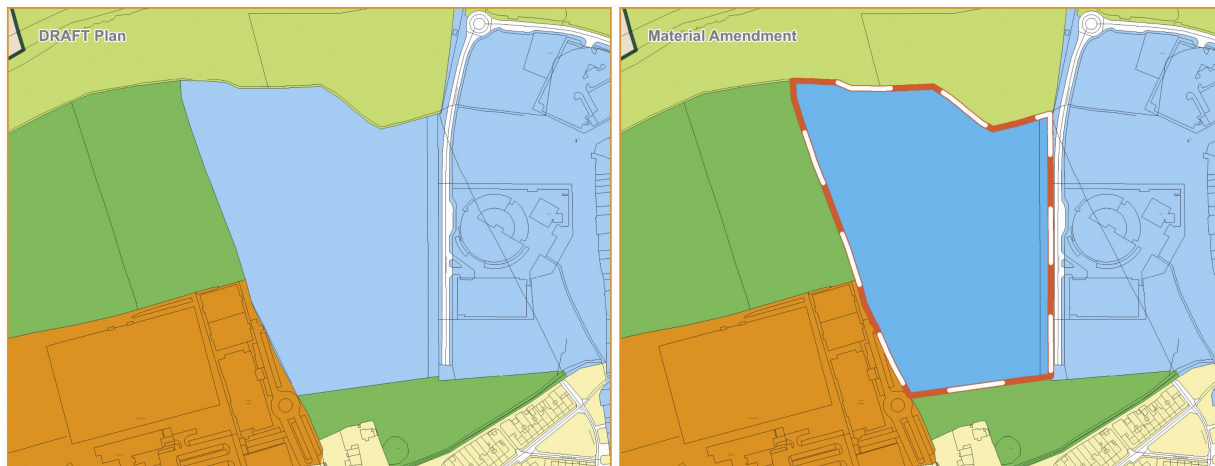
Submission on Proposed Material Amendments to Draft Plan

Material Amendment 04 - Trim

Dear Sir/Madam,

We are instructed by our client Express Checkout (Trim) t/a SuperValu Trim, Trim, Co. Meath to make this submission on the proposed Material Amendments to the draft Meath County Development Plan 2021-2027 which are on public display. As a key stakeholder in Trim town centre, our client welcomes the opportunity to comment on proposed Material Amendment 04.

This Amendment proposes the re-zoning of a site from **B1 Town Centre** to **C1 Mixed Use**. The subject site is identified as follows:



The rationale for this re-zoning proposal is set out in the Chief Executive's Report on Submissions. It is stated that the primary land use in B1 zones is employment generation, service and retail provision. On this basis, the Chief Exec states:

“Owing to the scale of the subject lands adjoining the existing town centre, it is considered that the scale and impact of development of the subject lands for Town Centre purposes would almost certainly have a detrimental impact on the existing Town Centre. As advocated in the submission, the development of the subject site for Town Centre purposes would compete with the existing town centre and result in increased vacancy on the town centre streets. It is considered that a C1 Mixed Use zoning would be a more appropriate and complimentary use for these lands adjacent to the existing town centre zoning. The lands are considered sequentially preferable for a C1 zoning and a C1 zoning would be complimentary to the existing town centre.”

Our client is supportive of this analysis by the Chief Executive. It is critically important that the primacy of the town centre is protected by way of zoning and policy in the new Draft Development Plan. As the Planning Authority is aware, the town centre is at risk of greater vacancy rates and must be protected from any potential development that would detract from the primacy of this area for shopping, employment and general services.

In this regard, we submit that the proposed re-zoning of this greenfield site from B1 to C1 is appropriate. It would allow for a broad range of uses, that would complement rather than detract from the town centre core.

We trust therefore that the proposed Material Amendment will be approved and incorporated into the final County Development Plan.

We confirm we act for Express Checkout (Trim) t/a SuperValu Trim, in this case and would welcome acknowledgment of this submission in due course.

Yours sincerely,



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