

Declan Clabby & Associates

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V.A.T. No. IE 3829037 V

Submission to Draft Meath Development Plan 2021 – 2027

Material Amendment Reference MA07

28th June, 2021

Senior Executive Officer,
Planning Dept.,
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co. Meath.

**Re: Lands at Possextown and Johnstown, Enfield, Co. Meath.
On behalf of : Michael Daly.**

Dear Sirs,

We refer to our previous submission on behalf of Michael Daly, [REDACTED] in respect of the above lands and hereby make a further submission subsequent to the revised Draft Development Plan 2021-2027 , Material Amendment Reference MA07 and would request that the site be included for both housing development and green area as part of this proposed development plan 2021-2027. There is a monument on the site and it is proposed that a 50m clear zone be provided all round same with the proposed housing facing the green area and skirted by a service road.

It is also proposed that low density housing be supported by mixed use adjacent the street.

The newly proposed Development Plan with amendments seeks to include the north east corner and southwest end of the site. These are 2 no. portions of A2 zoning need to be tied together to allow for an appropriate development of the site. We would propose that this amendment be extended in accordance with the proposed draft housing layout as per the attached drawings.

Therefore, we would request that Meath County Council re-consider the A2 amendments as per the above request.

Yours sincerely,



**Declan Clabby, M.R.I.A.I.
Declan Clabby & Associates.**

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING - ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE - ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ARCHITECTS IN CHARGE

NOTES



REZONING
2020 - 2026

DC DECLAN CLABBY
& ASSOCIATES

ARCHITECTURE & PROJECT MANAGEMENT

HAGGARD STREET,
TRIM,
CO. MEATH.

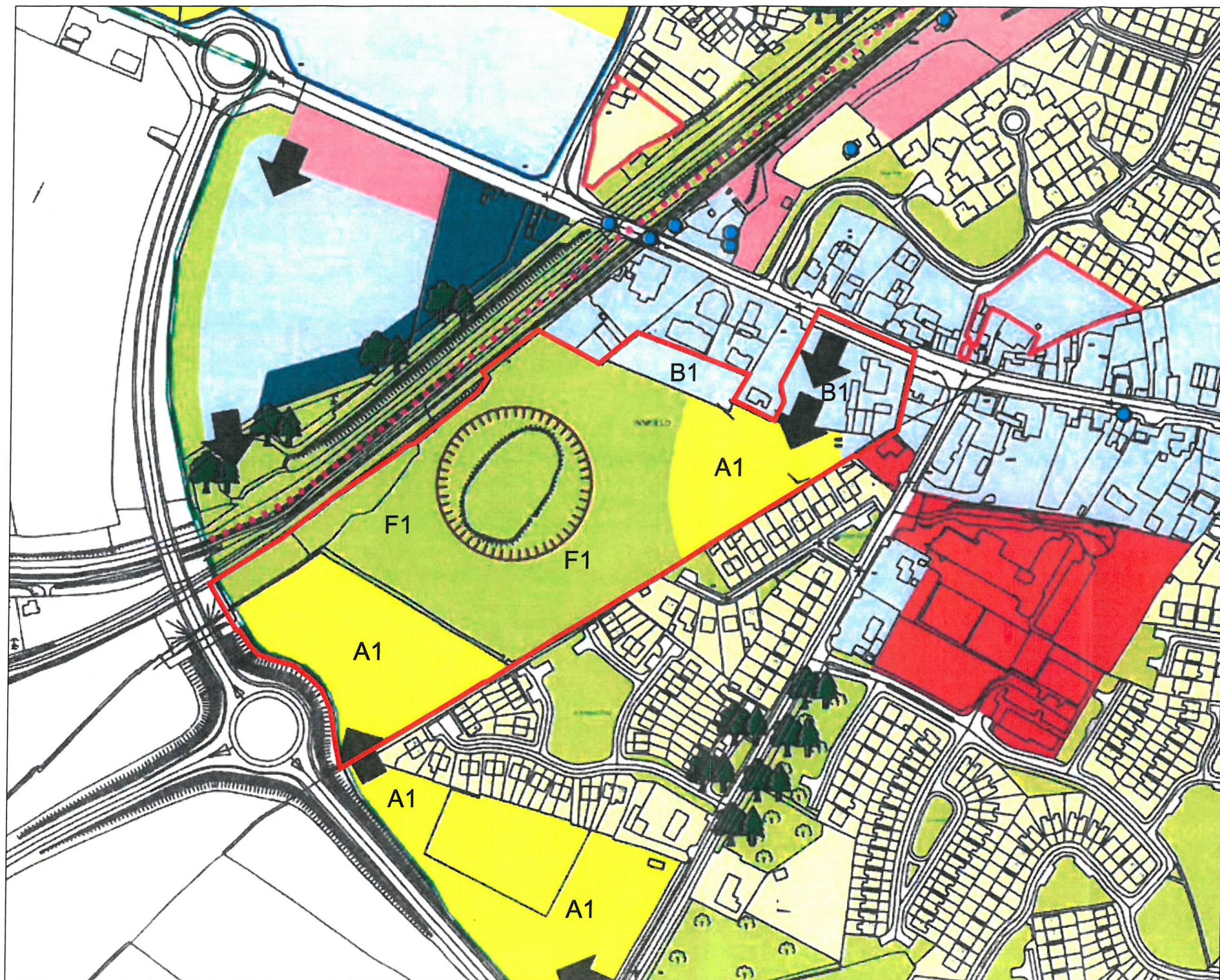
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REZONING APPLICATION

AT POSSECKSTOWN ENFIELD CO. MEATH
FOR MICHEAL DALY

TITLE SITE LOCATION MAP
SHOWING DRAFT PROPOSAL
FOR HOUSING & GREEN BELT

DRAWN DECLAN	CHK.	APP.
SCALE 1:2000 @ A3	NO. 2020	03
DATE 20/06/2021		



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NOTES

- LAND USE ZONING OBJECTIVES**
- A1 To protect and enhance the amenity of developed residential communities.
 - A2 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 Hierarchy.
 - B1 To protect, provide for and / or improve town and village centre facilities and uses.
 - D1 To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
 - E2 To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.
 - E1/E3 To facilitate opportunities for high and technology / manufacturing and major campus style office based employment within high quality and accessible locations.
 - F1 To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.
 - P1 To provide for and improve open spaces for active and passive recreational amenities.
 - G1 To provide for necessary community, social and educational facilities.
- SPECIFIC OBJECTIVES**
- Access Points
 - Trees to be preserved (1-6)
 - Protected Structures
 - Amenity Walkways (Proposed/Existing)
 - Major Distributor Road (Indicative Only)
 - Development Area Boundary
 - Sites and Monuments
 - Multiple Residential Development: Granted Planning Permission
 - Residential Phase II (Post 2018)
 - Flood Zones A & B
 - Masterplan Boundary

APPLICANTS SITE
O.S.I. LICENCE No AR 0020416

EXISTING ZONING

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REZONING APPLICATION

AT **POSSECKSTOWN ENFIELD CO. MEATH**
FOR **MICHAEL DALY**

TITLE **SITE LOCATION MAP
SHOWING EXISTING ZONING**

DRAWN DECLAN	CHK.	APP.
SCALE 1:3000 @ A3	NO. 2020	04
DATE 03/03/2020		

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Re: Lands at Possextown and Johnstown, Enfield, Co. Meath.
On behalf of : Michael Daly.

Dear Sirs,

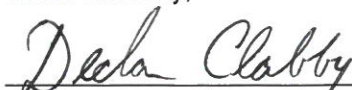
We refer to our previous submission on behalf of Michael Daly, [REDACTED] in respect of the above lands and the subsequent revised Draft Development Plan 2021-2027 and would request that the site be included for both housing development and green area. There is a monument on the site and it is proposed that a 50m clear zone be provided all round same with the proposed housing facing the green area and skirted by a service road.

It is also proposed that low density housing be supported by mixed use adjacent the street.

The newly proposed Development Plan seeks to include these lands as a green belt area. However, this will not materialise nor will access to the monument be possible as the use proposed by the new Development Plan will mean that the lands will remain as agricultural use. A better and more positive use of these lands would be zoning to permit some housing and some green belt area which in turn will bring the monument into the public domain.

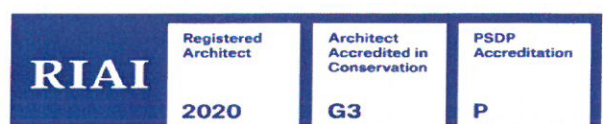
Therefore, we would request that Meath County Council re-consider these lands for mixed use as proposed above. Attached is a draft plan layout of both the proposed housing and green belt area together with a copy of the existing zoning map.

Yours sincerely,



Declan Clabby, M.R.I.A.I.

Declan Clabby & Associates.



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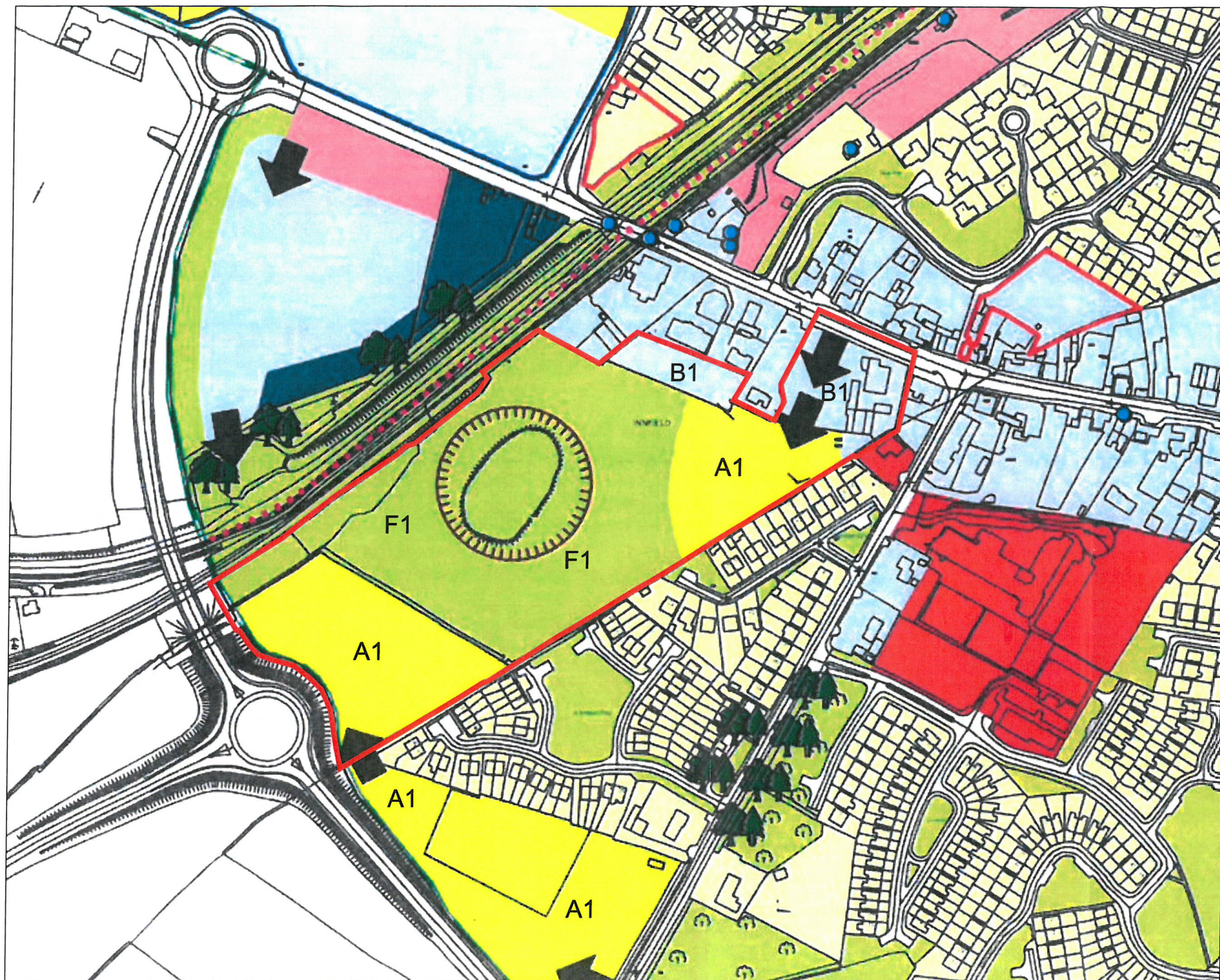


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