



29th May, 2024

Majella Farrell
Senior Executive Officer
Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath

**Submission – Phase 2 Consultation of the Residential Zoned Land –
Landowner seeking Land-Use Zoning Change**

Dear Ms. Farrell,

I wish to make a submission in relation to the above. Please find attached map scale 1:2500 highlighting in yellow lands within my blue line boundary that I wish to include in re-zoning to Residential. I would be proposing that the lands be available for development for possibly

- I. Exclusive Housing Development
- II. Age Friendly Retirement Village.
- III. Tourist Accommodation – Camping /Glamping

These would support the aim of the consultation in so far as

- create compact and integrated communities
- aid brownfield regeneration
- support place making and growth of sustainable communities
- contribute to current demand for Housing

Currently there is a live application with An Bord Pleanala for a Bypass of Slane and these lands would then be accessed off a rural/ local road when the Bridge is built.

The Speed Limit Zone will also be within the required zones for Planning and with the pending Speed Limit review this will be in place sooner rather than later.

Given the ongoing and urgent need to increase housing supply, the activation of these lands in a timely manner would be beneficial to the Community. The lands are currently serviced with a Water Supply from Irish Water. It would be proposed to possibly service the Wastewater from private Wastewater Scheme.

Zoning of my lands to Residential would support housing and regeneration of the Village of Slane.

The lands are adjoining the boundary of the Slane Public Realm Plan, and are just situated east of Fennor Castle, South of the Mill and are in a pivotal location with close proximity to destination places and infrastructure already in place. Broadband and Bus Networks are only a stroll from the lands as well as the walkways along the Boyne and the future Boyne Greenway, currently being developed. The zoning of the lands would have the potential to significantly enhance the character of the south roads which pass through the village centre as they will have considerably reduced traffic volumes in the event of the by-pass being in place.

Slane Public Realm Map, noting Bypass



Again, re-zoning would support the accommodation of anticipated population growth and their housing and social infrastructural needs, by directing growth to land which is appropriately serviced, where activation of planning permission for housing is incentivised.

Finally, I understand that pre-planning would be required and significant liaison with service providers etc. would be required but in my opinion if my submission would at least be "open for consideration use" where the Council is satisfied that any proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on any permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

Yours Sincerely

