

**PLANNING SUBMISSION ON DRAFT MEATH COUNTY
DEVELOPMENT PLAN, 2021 – 2027**

In respect of

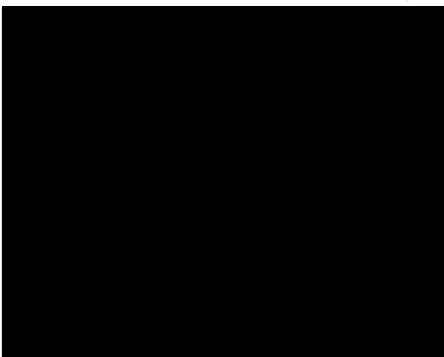
LANDS AT GLEBE, BATTERSTOWN, DUNBOYNE, CO. MEATH.

Prepared by

mckenna & associates

On behalf of

JOEANNA CAFFREY,





mckenna + associates

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Senior Executive Officer

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Buvinda House,

Dublin Road,

Navan,

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28 June 2021

Submission – Material Alterations to the Draft Meath County Development Plan, Ratoath - Batterstown, 2021 – 2027

On behalf of our client, Joeanna Caffrey, we respectfully seek the zoning of existing un-zoned lands at Battertstown, Co. Meath to Objective A2, New Residential: 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.

The potential new houses will provide much needed support and members to the existing facilities such as the local shop, church, pub and the GAA club. The site is close to Batterstown to take advantage of the existing services. There is a real need for houses in the area. The development will take place as quickly as possible should the zoning be applied to the subject site.

The zoning will involve a change of the town boundary to include the site along R154. This is a gateway location to Batterstown which would be suitable for residential or ancillary community facilities. The zoning will protect the amenity of the existing neighbouring dwellings in the area.

Please see the enclosed maps for information on the above.

In Summary, our client seeks to have their lands zoned to:

A2, New Residential: 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.

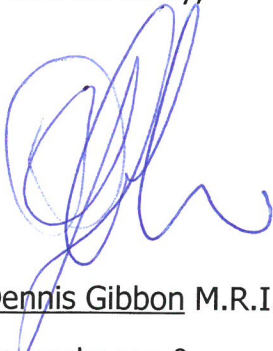
Strategic arguments for the zoning of these lands:

- The current Batterstown Village should logically extend along the R154, and include our clients' land.
- The location of the site forms a gateway into Batterstown. The scale and density of development would be low rise, low density and appropriate to an edge of village location. The design would be resolved in close consultation with the Local Authority to ensure a high level of architectural design.
- Zoning the lands to residential would ensure that the amenity of the existing neighbouring dwellings is protected. A suitable amount of open space shall be provided on site for future residents.
- Our clients are willing to discuss other suitable uses the Council may see fit for this gateway site such as community or recreation facilities permitted under the A2 zoning.
- A developed project will use appropriate sustainable technologies.
- The subject site is adjacent to all services in Batterstown.
- If the new residential zoning is approved, affordable houses and/or sites would be made available as part of any development.

In conclusion, this site is suitable for zoning to A2: New Residential with residential and community uses.

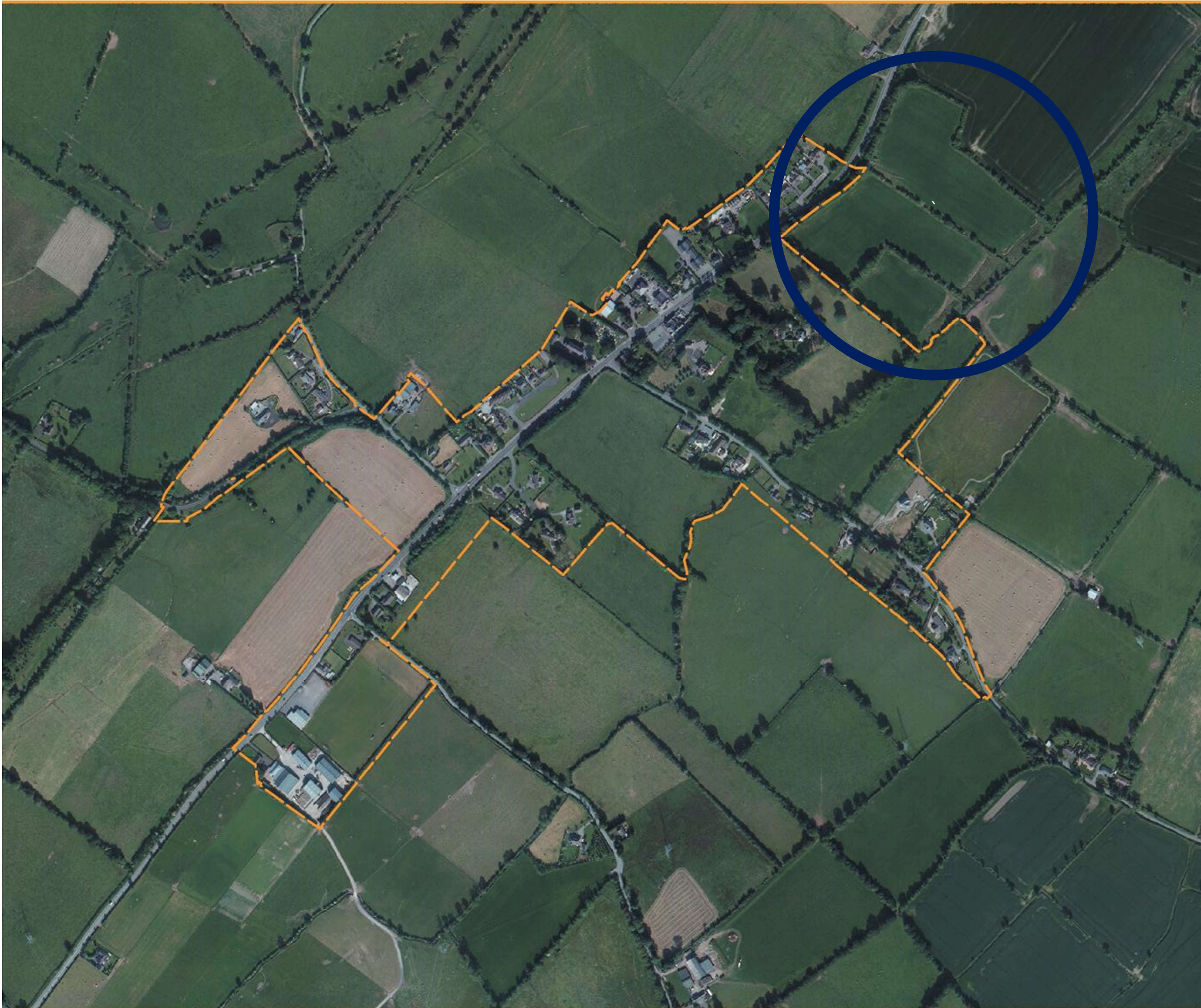
Our client respectfully requests a positive consideration of this zoning proposal.

Yours sincerely,



Dennis Gibbon M.R.I.A.I.

For mckenna & associates.



Current Draft Ratoath - Batterstown Development Plan

Subject Site: 



Our clients seek a change to the Batterstown Village boundary and a zoning to A2 New Residential: 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.