



Consultation:

DRAFT VARIATION (NO. 1) OF THE TRIM DEVELOPMENT PLAN 2014-2020

Author: Shannon Homes Ltd

Unique Reference Number: MH-C17-13

Date Created: 19.07.2019 - 2:11pm

Submission:

Possible Relocation of Navan Road & the Planned New Link Road

Status: Submitted

Date Submitted: 19.07.2019 - 2:22pm

Observations:

Theme: Submissions

Title: Submission in relation to the proposed Variation (No.1) of Trim Development Plan 2014 – 2020

Submission on behalf of Shannon Homes Ltd, Fortfield House, Colpe, Drogheda, Co. Meath, owners of the lands to the North and south of the Athboy road.

Documents Attached:

 MH-C17-13-329 - Development Plan Variation 1 submission.docx

Boundaries Captured on Map: No



Planning Department
Meath County Council
Buvinda House
Navan
Co. Meath

18th July 2019

To Whom it May Concern

“Draft Variation (No. 1) to TDP 2014-2020”
Submission in relation to the proposed Variation (No.1) of
Trim Development Plan 2014 – 2020

With reference to the above, I have been appointed by Shannon Homes Ltd, Fortfield House, Colpe, Drogheda, Co. Meath to make this submission on their behalf.

Background / Context

Shannon Homes are currently developing a scheme of 25 houses on the Athboy Road which will be made available to Meath County Council later this year for social housing. The scheme is on an infill site between Tower View and the Athboy road, marked ‘x’ on the map below.



Shannon Homes is the owner of the lands highlighted on this map – Folio MH15004F. The lands north of the Athboy road are zoned for employment uses and the lands to the east were formally zoned residential and have since been de-zoned following adoption of the core strategy.

Please note that there was a permission granted in February 2009 planning reference TA/801714 for a link road between the Athboy Road and the Navan Road in accordance with

policy objective RT2 of the 2008 Development Plan. This objective was dropped when the 2014 plan was adopted.

Comment on Proposed Variation

Shannon Homes are broadly in support of the proposed variation as it would appear to be a progressive step to attract investment in infrastructure delivery, employment generation and provision of housing.

We understand that the purpose of the additional zoning is to facilitate the delivery of much needed infrastructure – a link road from the Navan Road via a river crossing and the Dublin Road.

We believe that this variation presents an opportunity to reconsider the location of the Navan Road junction with the planned new link road leading south toward the Boyne. We believe that the junction position could be moved closer to Trim town centre, and that it could be located to align with, and provide for, the future development of the previously approved RT2 road linking the Navan Road with the Athboy Road. This would allow for a continuous link from the south side of the river, through the Navan Road to the Athboy Road on the north side of Trim.

We believe that the RT1 link road can be realigned through the zoned land with perhaps residential on the town side, and employment lands on the east side, and that this would achieve a more desirable long-term focused outcome for Trim.

Conclusion

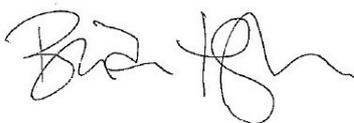
I can confirm that my client is broadly supportive of the proposed variation of the Trim Development Plan.

We would ask that the RT2 development objective seeking to link the Athboy Road with the Navan Road be reintroduced.

We believe that the this variation presents an opportunity to reconsider the route of the RT1 link road in the context of the future long term planning of Trim, and in that way, we believe that its junction with the Navan Road should coincide with the RT2 Link road junction with the Navan Road.

I trust that you will take the forgoing into consideration when you are making your decision on the draft variation and please don't hesitate to contact me should you require any further information or explanation of the forgoing.

Yours Faithfully



Brian Hughes
BA BAI CEng MIEI
Chartered Engineer