

Draft - Edenderry Local Area Plan , 2023- 2029,

Land Rezoning,
housing,

Areas to be included, marked on map with Red numbers.

(1) lands on the back Road, Killane, to be rezoned New Residential land Owner = [REDACTED] marked (1) in red

Sub Missions

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GRIFFIN

SAATCHI ST, EDENDERRY

30/1/2023

Draft Edenderry Local Area Plan, 2023- 2029

After many years Edenderry has gained 2 new inner Relief Roads, one at Granary Court and the second at Clonmullen, yet disappointingly neither are included on the Draft Plan,

It is also disappointing to see the Boundary Lines for Edenderry Urban reduced significantly. All lands inside the town boundary should remain as Urban.

Traffic Flow,

That the 2 Bus stops on the Dublin Road at Aldi and Conlons Garage be recessed so as to allow for continues Traffic flow , presently buses are picking up on the hour and causing tailbacks coming up to a busy junction at the Tesco Roundabout.

Land's zoned for New Residential (light yellow on draft map)

I propose to Rezone (Brown) Industrial and Warehousing include

- Lands on the new- inner relief road in Clonmullen and opposite to back entrance to the Rosderra Plant , marked (1) in Black.
- Reason = these lands are marked light yellow are owned by Rosderra for proposed Chilling and storage facilities/ not for housing ,
- This is very poor and boggy land, is not suitable for housing as it would be too costly to develop.

Lands zoned for New Residential (light Yellow on draft map) be taken out.

- Lands in Light Yellow at Killane Drive ,marked 2 in Black ,
- These lands are surrounded by large housing estates in Killane Drive, Killane View and Castle View Park, also close to Old Persons houses at Sister Senan Avenue,
- Reason= over 250houses in very close proximity that we are creating a concrete jungle and possible anti social black spots,
- Also similar zoning for lands marked (3) in Black on lands to the rear of Fr Paul Murphy Street where these lands are in very close proximity to Greenwood Park , Derrybeg, Derrycoris and with over 400 houses close together would again cause a concrete jungle and anti social black spots.

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LAND REZONING

- (1) Lands on the Back Road ,Killane, owners = [REDACTED], folio- OY13060f ,presently white, propose to be Rezoned Light Yellow to Housing, marked(1) on map with Red numbers

Reason = good land's in good location, surrounded on all sides by houses, services = water and sewerage on hand as is access road to



land and only a 5 minute walk to 3 primary schools and 15 minutes to all other remaining schools in town.

- (2) Lands in Clonmullen, marked (2) in Red , at Junction of Clonmullen and Kinnegad Road, owned by [REDACTED] families,

Reason = a lovely site in a great location, OCC developed on a similar site also in Clonmullen with a mix of council homes and private which turned out a lovely development, a similar one could be developed here. Also close to GAA, Swimming Pool, 15 minutes walk to Dunnes Store's, new Oaklands College and to St Mary's Secondary School,

- (3) Lands on Tyrrell's Lane, marked (3) in Red,
Lands presently zoned White be rezoned Light Yellow

Presently in Tyrrell's Lane developers are on site building in Derrybeg this is on the right hand side of Tyrrell's Lane on the left hand side are lands owned by the Cattle Mart and [REDACTED] these lands are also neighbouring the proposed walkway/ cycle lane and Greenway which schoolchildren are using to travel to schools off road, saving parents school runs twice daily up through the town.

- (4) Lands at Rear of St Patricks Road, marked (4) in Red,
Lands owned By [REDACTED] this is good land in a great location close to all schools, town centre and new proposed Inner relief road.



LANDS to be REZONED for NEW RESIDENTIAL/ low Density , coloured in blue.

Lands Zoned Purple , Community Services/ Facilities at 2 locations , back Road Killane in front of Scoil Bhride & Gailscoil , and at rear of Edenderry business Park, to be Rezoned New Residential (low density) colour in blue numbers,

Reason = in the draft map these lands in front of the 2 schools on the Back Road are zoned for Community Services/ Services, I spoke with the [REDACTED] who explained to me that the Peak for primary school children in Edenderry has passed and that in future years the classrooms will have fewer pupils in them thus this land is not needed for schools extensions.

I propose the these lands remain for housing as per previous plan and that OCC develop this lands as low density housing for first Time Builders, similar to Blundell Wood, as there are no sites available for young couples who wish to build there own homes, The monies that OCC receive for these sites could then be used to buy much needed lands to build their own Council houses.

Lands Zoned Purple to the rear of Edenderry Business Park to be changed to Brown (Enterprise and Employment) . Marked in orange (1)

Reason = these lands are beside Edenderry Business Park where a large employer is proposing to build a very substantial Industrial Unit to expand his Company and employment from present 70 to 90.



Tesco Site and Blundell Masterplan

Great to see these developments making great progress, well done to all involved.

New Library and Performance area = Architects announced and going ahead.

Off - Street Parking = badly needed on our Main Street and this site offers a great town centre location

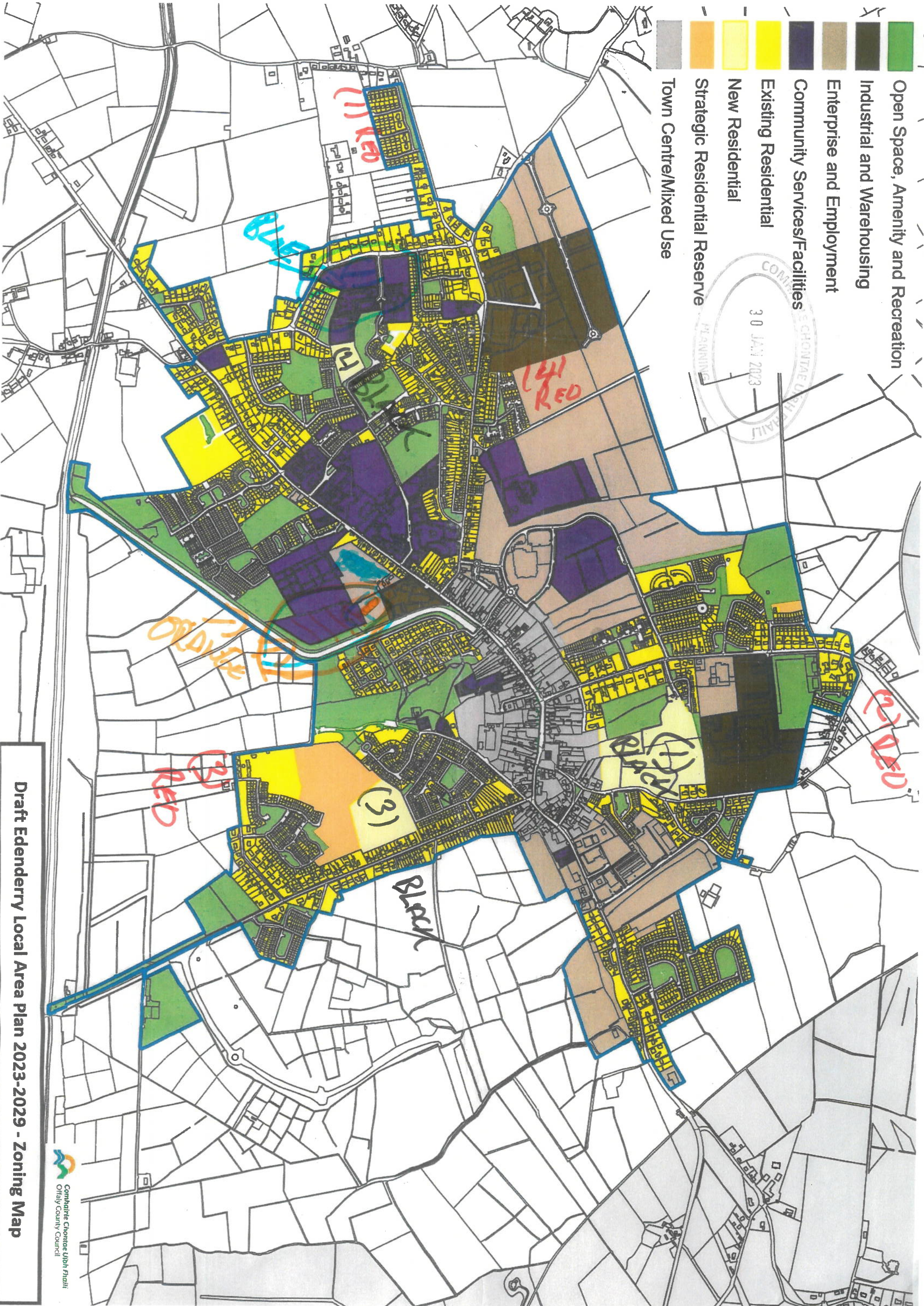
Primary Care Facility = the HSE recently announced that funding has been secured for a significant Primary Care facility for Edenderry, this would be an ideal town centre site for such a much needed facility.

Scheme of Houses for the Elderly = the Dept have delivered such schemes around the country and I meet recently with Junior Minister Peter Bourke for a similar scheme of 10/12 Houses for the Elderly for Edenderry as I have received several inquiries for such a scheme. Minister Bourke replied to me in writing that the Dept would fund a scheme for Edenderry providing there is significant interest and a town centre site, we now have that with this fabulous site.



- Open Space, Amenity and Recreation
- Industrial and Warehousing
- Enterprise and Employment
- Community Services/Facilities
- Existing Residential
- New Residential
- Strategic Residential Reserve
- Town Centre/Mixed Use

COMMITTEE CHAIRMAN
30 JAN 2023
PLANNING



Draft Edenderry Local Area Plan 2023-2029 - Zoning Map