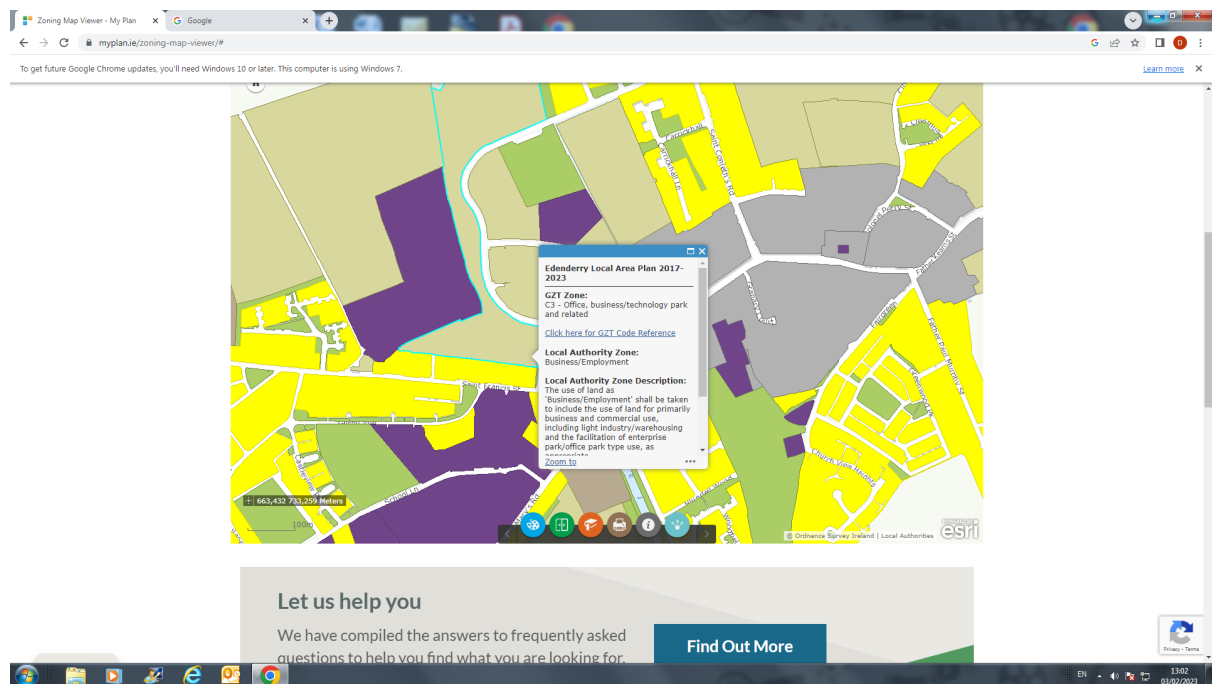


Current identified Zoning C3 - Office, business/technology park and related

Local Authority Zone Description:

The use of land as 'Business/Employment' shall be taken to include the use of land for primarily business and commercial use, including light industry/warehousing and the facilitation of enterprise park/office park type use, as appropriate.



The site is one of only two appropriate sites that we can find that is suitable for the provision of social and affordable housing within the town and therefore should be allowed for this provision due to its location and accessibility the public transport.

The proposed site is located in Downshire, which has a mix use of retail and residential units. The site which is located just to the south of the existing Edenderry shopping centre was identified as a prime area to be developed by the council and many of the adjacent sites had planning permissions granted for development but unfortunately was never constructed due to the economic downturn in 2008.

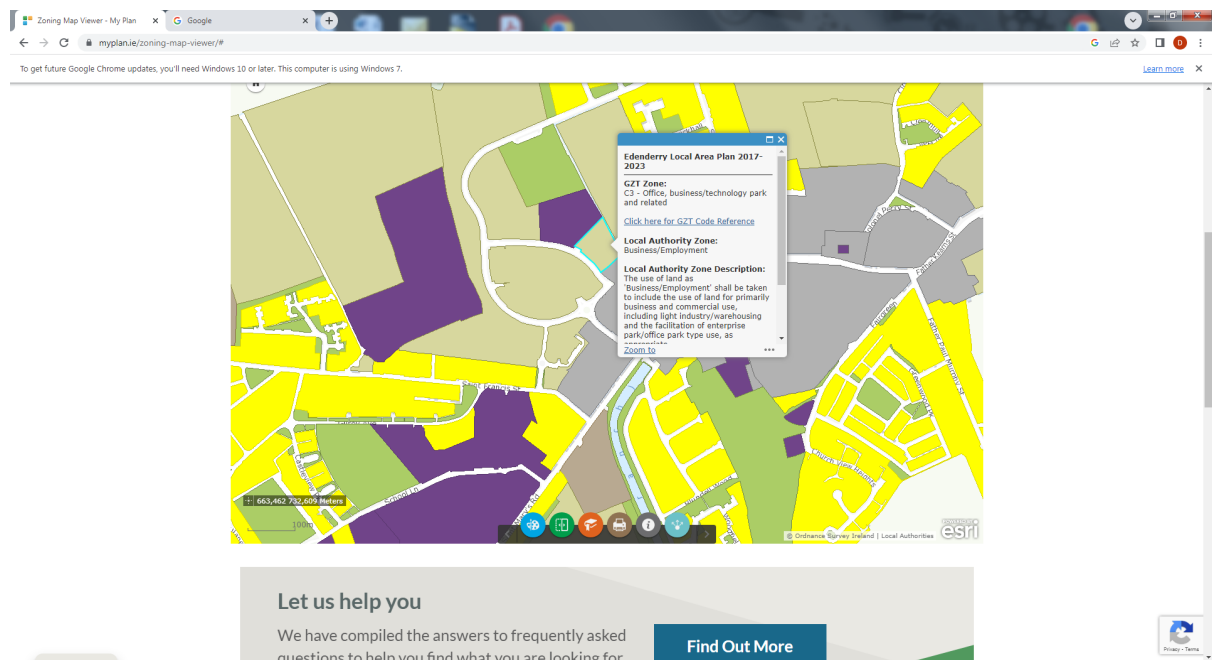
The proposed site location for this reason is perfectly located between the main street and the shopping centre. There is a fully complete road network surrounding downshire which has links to JKL Street, St Francis Street, Fr Mc Wey Street and the R401. There is also an undeveloped link road located on the sites east boundary which has been proposed as a possible pedestrian and cycle route to access the town and schools for local residents.

Bus Eireann operate a regular bus service over 10 times per day from Edenderry to Dublin, the bus stop / pick up point is directly across the road from our proposed development.

The walking distance to the town main street is only 2 minutes.

Recent Precedent

The council has just recently granted a permission for a small social and affordable development on an adjacent site with the same zoning.




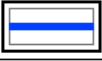
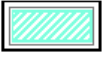


Recent Granted social affordable site on adjacent site Planning Reg Number 22/3

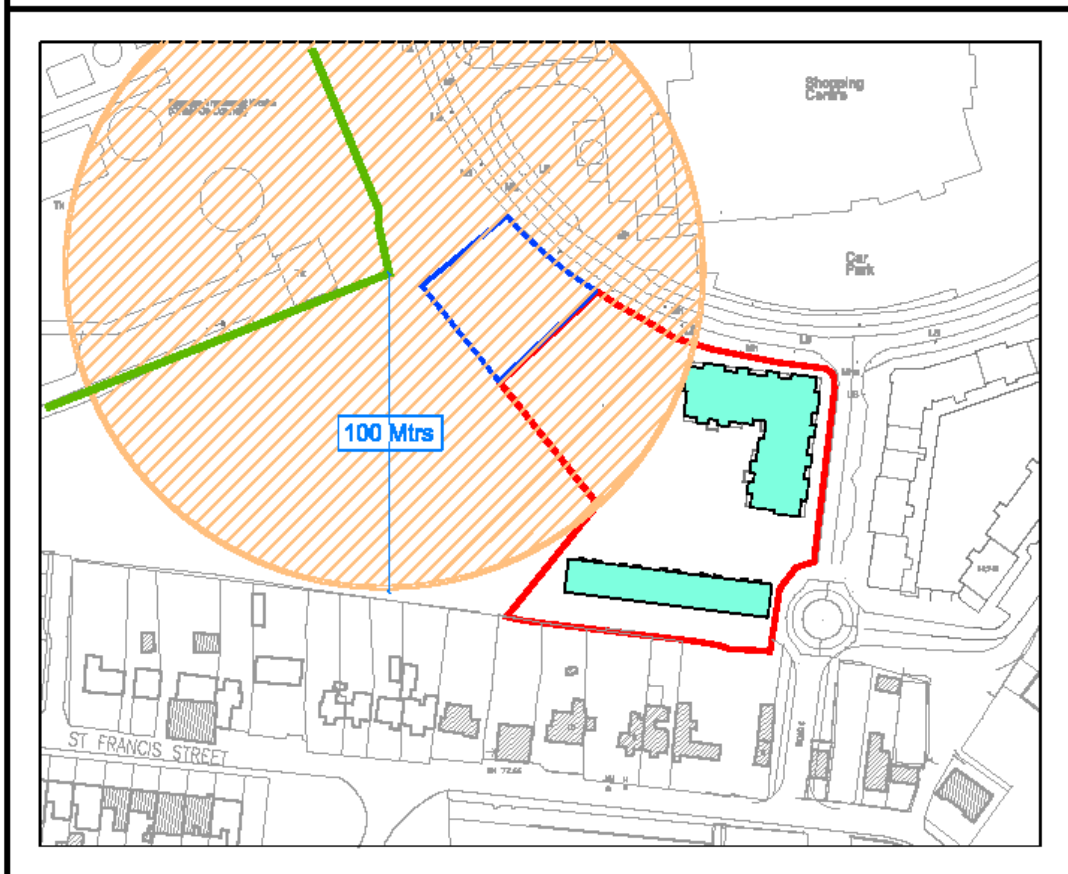
Future Proposal

We intend to lodge a planning application at the above mentioned site for a Social and affordable residential mix of 1, 2 & 3 Bed units.

The proposed development will have a development free zone within 100 metres of the existing Edenderry waste water treatment plant as regulated.

EDENDERRY WASTE WATER TREATMENT PLANT SHOWING 100 METRE DEVELOPMENT FREE ZONE	
EDENDERRY WASTE WATER TREATMENT PLANT SITE BOUNDARY	
100M DEVELOPMENT FREE ZONE FROM TREATMENT PLANT BOUNDARY	
PROPOSED DEVELOPMENT SITE BOUNDARY	
PROPOSED DEVELOPMENT ADJACENT SITE	
PROPOSED RESIDENTIAL UNITS	

EDENDERRY WASTE WATER TREATMENT PLANT SHOWING 100 METRE DEVELOPMENT FREE ZONE





Proposed social and affordable site for discussions

We ask the council to include and continue to allow social and affordable zoning on these lands for the next development plan.

If you have any questions or queries, do not hesitate to contact me at 01-4978166

Darren McGill