

From: Trevor Stanley [REDACTED]
Sent: 03 February 2017 17:55
To: National Planning Framework
Subject: Submission on Ireland 2040 National Planning Framework

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Hi,

Thank you for the opportunity to contribute, to Ireland's NPF 2040.

Name: Trevor Stanley

Organisation(s) I represent: n/a

Address for Correspondence: [REDACTED]

Submission on relevant planning issue for the National Planning Framework:

I am concerned about a large area of residential zoning on farmland in Gormanston, Co. Meath, which I believe is a hangover from the bad planning practices of the Celtic Tiger era and not fit for modern development ideals.

The landholdings below are zoned residential. They are entirely rural in nature, and not sequential to any existing town or small village. Developing these lands would constitute a "leap-frogging" of urban development into a rural area, which should be contrary to Irish planning guidelines. The lands are currently for sale, and I believe this opportunity should be used to rezone the lands, and safeguard the Gormanston area, as the last significant coastal stretch of rural hinterland between Dublin and Drogheda. A near continuous 30 mile urban sprawl would be regrettable for the Irish east coast:

The landholdings went on sale in 2014 and 2016, respectively:

<http://kellywalsh.ie/devland/37-14-ha-residentialcommercial-development-landholding-at-gormanston-co-meath/>

[http://portal.cbre.eu/chelsea_upload/utills_files.show_file?
p_file_type=PSDOC&p_fsd_id=PR164607&p_name=Gormanston+BROCHURE.pdf](http://portal.cbre.eu/chelsea_upload/utills_files.show_file?p_file_type=PSDOC&p_fsd_id=PR164607&p_name=Gormanston+BROCHURE.pdf)

This Irish Times journalist, similarly seems surprised the lands managed to get zoned residential:

<http://www.irishtimes.com/business/commercial-property/2-3m-for-92-acres-in-meath-1.1818963>

Additional reasons for maintaining the Gormanston area as rural hinterland:

- The Gormanston area is rural in nature and centres on a small linear development of rural one-off housing near Gormanston Castle. There is no existing village structure, shop, church etc. Large scale housing developments that double or treble the population of an area, have shown in the past, that they are contrary to a strong community fabric or integration with existing communities.
- The rural hinterland surrounding Gormanston is adjacent to isolated beaches at Ben Head and Mosney. Native flora and fauna thrive in this coastal region between the Rivers Nanny and Delvin. It is an important ecosystem on the East Coast, arguably the last stretch of coastline between Dublin and Drogheda to remain undeveloped. I would worry about the "domino effect" of large developments so close to this coastline.
- The combined area of rural hinterland and isolated beaches is an important greenbelt that separates established urban settlements north (Drogheda-Mornington-Bettystown-Laytown), south (Balbriggan) and west (Stamullen). It is an important local amenity for people in the wider area. The wider area experienced rapid population growth in the last decade, combined with rapid residential development away from village centres. It is important some rural greenbelt is maintained as a balance.
- Developing these lands would mean revisiting the same problems that major housing in inadequately serviced areas have presented in the past. Increased traffic levels will be a problem at rush hour, and for the school run

(there is no primary school in Gormanston). In short, this development will serve only to increase the presence of isolated commuter housing around East Meath, it will not contribute to a vibrant and cohesive community.

- It is well documented now, that historians and archaeologists believe that prehistoric burial tombs found near the mouth of the River Delvin were part of a "sacred ritual landscape" that included Tara, Newgrange, Knowth, Dowth and Fourknocks. It would be shame to urbanise this landscape, without significant reason. Rather we should be exploring the tourism potential of it.

Regards,
Trevor Stanley