

Heather Cooke

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Sent: 21 January 2019 11:14
To: RSES
Subject: RSES - Online submission
Attachments: 5c45a95f55fd7.zip

From: Aoife O'Connor-Massingham <aoife@dbcl.ie>
Organisation: Declan Brassil & Company Limited

Message Body:
Please see attached document for submission.

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Eastern & Midland Regional Assembly
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21 January 2019

**Re: Submission promoting alteration of the Eastern and Midland Regional Assemblies Draft
Regional Spatial and Economic Strategy.**

Submission on behalf of Westin Homes, Greenfield, Maynooth, Kildare

Dear Sir / Madam,

This Submission is made on behalf of Westin Homes in response to the Draft Regional Spatial and Economic Strategy (RSES) by the Eastern and Midland Regional Assembly (EMRA).

This submission proposes that Enfield is referenced as a growth town with capacity for residential and employment growth on the 'North West Corridor' that supports rail and motorway connectivity.

Enfield is currently classified as a 'Small Town' in the Meath County Development Plan strategically located along the M4 'Knowledge Corridor' and Dublin/Sligo rail line, as well as being proximate to Maynooth University, making the town a suitable location for increased development. The town has a broad range of established commercial, community, retail and professional services with potential to support employment and population growth.

Enfield has a large outbound commuter population based on its location and easy access to Dublin, 37.2% of the population of Enfield commute to Dublin for work. Enfield is strategically and critically important for the economy of Meath and the wider Region, and acknowledgement of the potential for Enfield to advance its settlement status will be of benefit regionally, supporting economic development and job creation. This advancement will also aid in ensuring Enfield does not reverse established commuting patterns.

There is a need to ensure national, regional and county level planning policy are aligned. The population of Meath has increased rapidly since 1996, and this must be better reflected in population allocations to ensure the growth of the county is not artificially curtailed. Meath County Council has previously expressed an intent to reclassify Enfield as a Moderate Sustainable Growth Town and thus facilitate its growth and

development in support of the county and wider region. For this to be successful it must be reflected in the RSES.

Acknowledgement of Enfield's potential to advance its settlement status as a growth town would facilitate the sustainable expansion of a settlement that benefits from excellent accessibility, both through public transport and high-quality road infrastructure. In addition to the rail connection, Enfield is located along a Strategic Bus Transport Corridor. The proportion of Meath's population living in urban areas is increasing, putting pressure on local housing markets. Upgrading Enfield would aid in the sustainable growth of Meath, and Westin Homes are in a position to assist in the expansion of Enfield through the development of sites in the town.

As noted, the amendment to the Draft RSES to include reference to Enfield as a growth town within the Hinterland Area is consistent with and implements the primary objectives of recent national and regional policy, as summarised below:

National Planning Framework (NPF), 2018

The National Planning Framework prioritises urban consolidation, compact growth, regeneration of brownfield sites, and the concentration of appropriate height and density along high capacity public transportation corridors. The proposed upgrading of Enfield to a Moderate Sustainable Growth Town meets these criteria with Enfield having regular train access to Dublin. The location, context, extent and capacity of the area are such that the development of the town in accordance with the proposed recognition of Enfield's potential to support sustainable growth can make a meaningful contribution to meeting the following national policy objectives:

National Policy Objective 6: Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding areas.

National Policy Objective 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 32: To target the delivery of 550,000 additional households to 2040.

Draft Regional Economic and Spatial Strategies (RSES)

The Growth Strategy of the Draft RSES states an objective to *'embed a network of key towns through the Region to deliver sustainable regional development'*. It is proposed to reference Enfield as a growth town achieves this and its inclusion in the final RSES will be consistent with these broad principles and objective RPO 8.3 the Draft RSES:

RPO 8.3: That future development is planning and designed in a manner which maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planning and to protect and maintain regional accessibility.

Meath Council Development Plan, 2013 - 2019

The designation of Enfield as a Moderate Growth Town is consistent with the implementation of the Core Strategy and will aid in achieving the following policies and objectives of the County Development Plan:

CS OBJ 13: To encourage economic and employment development by encouraging mixed use settlement forms in which employment and residency are located in close proximity to each other and to strategic multi modal transport corridors or corridors served by high quality and high frequency bus services.

SS OBJ 11: To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.

ED POL 6: To encourage developments which generate significant travel demand to locations on or close to high frequency public transport corridors.

TRAN SP 6: To promote higher residential development densities within the Large Growth Towns I and II and Moderate Sustainable Growth Towns, as promoted by the Department of Environment Community and Local Government's 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' so as to support viable public transport services.

TRAN POL 7: To support the improvement of existing rail transport infrastructure including the Dublin/Sligo route with increased suburban services to Enfield and Kilcock, the existing Dublin – Drogheda rail service which serves the urban settlements of Laytown and Gormanston and to seek to have the proposed electrification of this rail line extended to Drogheda.

The following objectives of the Enfield Written Statement, Volume 5, under Variation 2 of the MCDP are of relevance:

CER OBJ: To develop a strong local economy by continuing to encourage the role of Enfield as a 'Service Centre' for the surrounding rural hinterland and encourage small businesses to set-up within the town by facilitating the expansion of existing employment uses.

In conclusion, reference in the RSES to Enfield's potential to develop as a Growth Town in the Hinterland Area will facilitate sustainable development along a high capacity transport corridor. Enfield can support the sustainable development of Meath and the consolidation of towns in the county while providing opportunities for further economic development based on its location benefiting from multi-modal access from rail and motorway. The success of the growth of Enfield would be supported by reference to its potential and capacity in the RSES.

I trust that the Assembly will afford due regard to the issues raised in this submission and I look forward to reference to Enfield as a potential Growth Town in the Hinterland Area in the adopted Regional Spatial and Economic Strategy.

Yours faithfully,



Declan Brassil
Declan Brassil & Co.