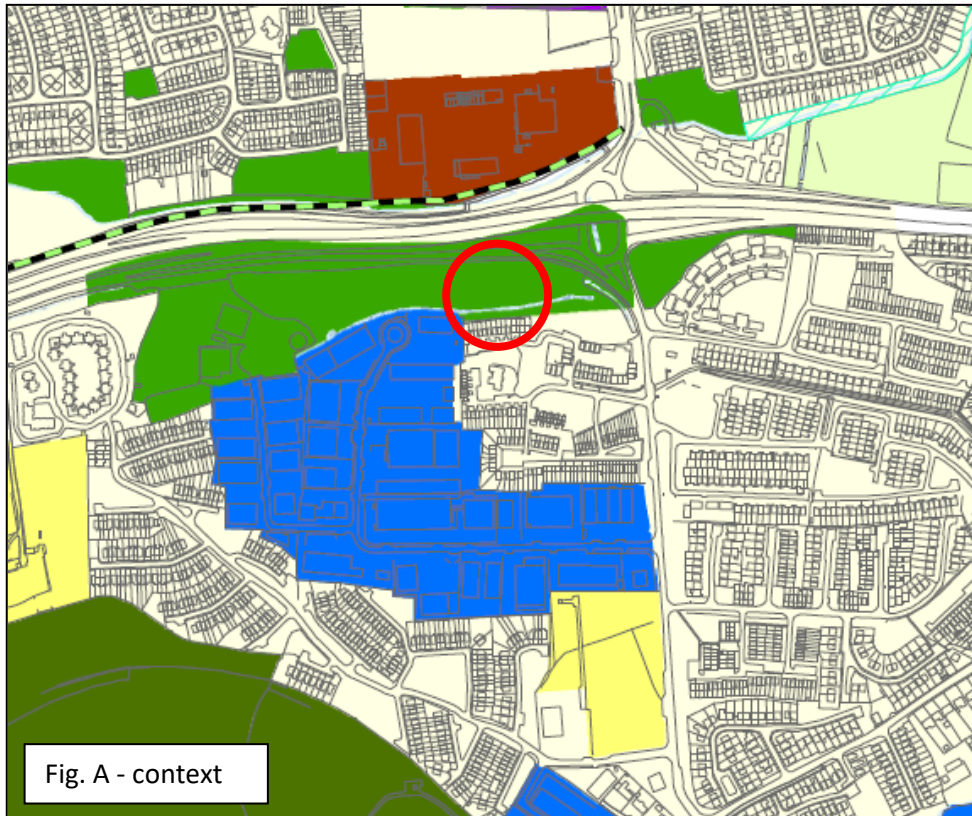


Submission to Draft City Development Plan

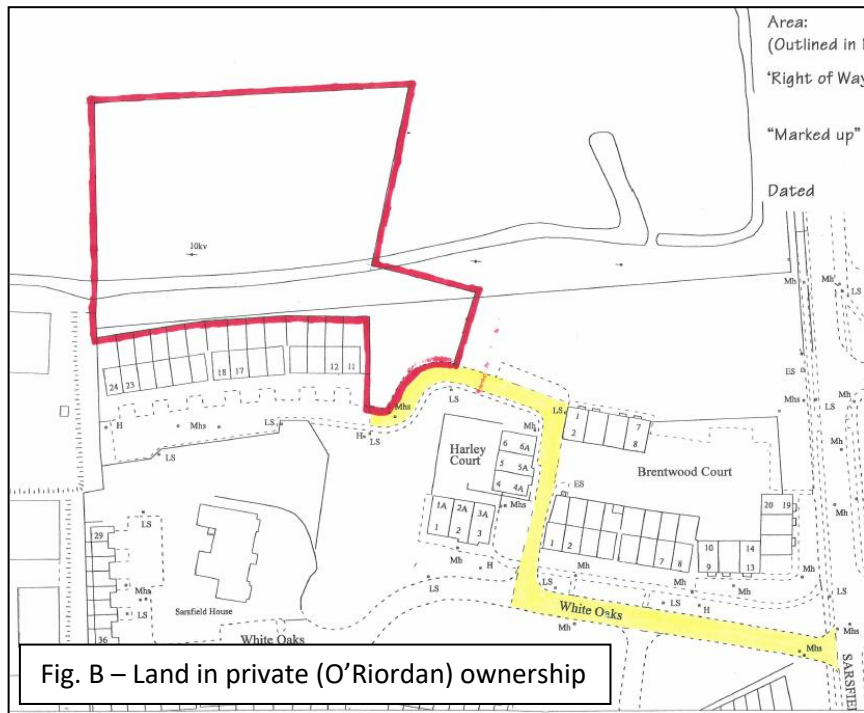
Dear Sir or Madam



I am writing to request a correction / modification to map 8 of the Mapped Objectives volume of the Draft City Development Plan. In particular, my submission concerns the area within the red circle shown in Fig A above.

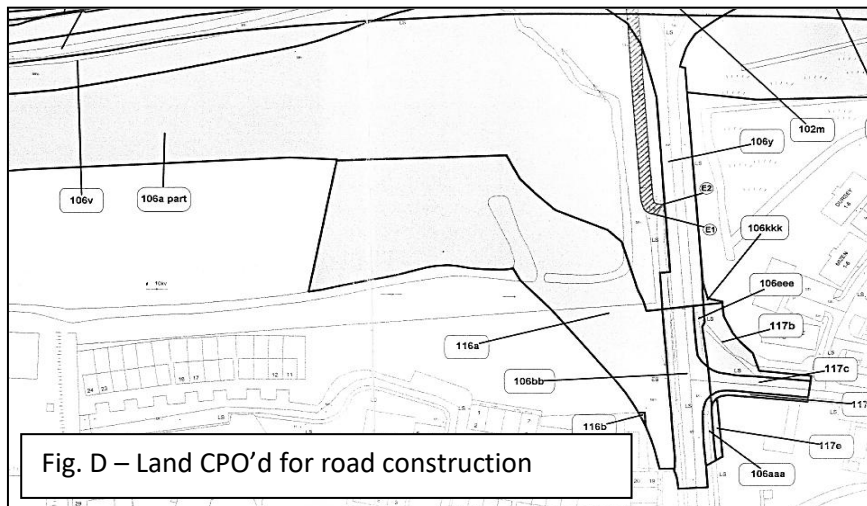
Because the edges of the large green polygon (indicating 'Public Open Space') overlap with parts of the carriageway, slip roads, and overpass of the N40, I expect that you and your team will be making corrections to the mapping here before the final plan is adopted. When this is being done I would ask to you take the following important points into account as well:

- A significant portion of the land labelled 'public open space' is indeed in public ownership and incorporates some playing fields at its western end, some grassed verges adjoining the dual carriageway, some overgrown scrubland adjacent to the light industrial area (coloured blue) and some overgrown land set aside for open space as part of the planning permission for the adjoining White Oaks estate.
- However, approximately 0.732 ha of this land is still privately owned by me (Fig. B below) and **it would be an error to label it as public open space**. This is the main point I wish to make in this submission. The relevant land registry folio no. is 21721/9

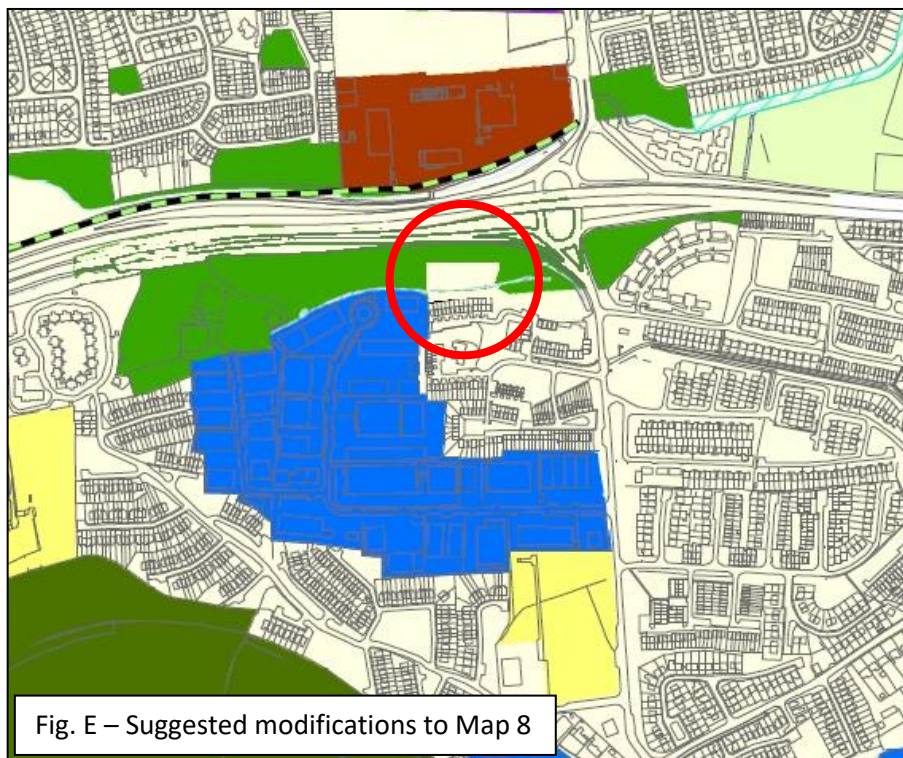


- This is the remaining part of a larger landholding on which the White Oaks estate was built. Of the parcel that I retained in my ownership at that time, one portion of it (approximately 1.026 ha) was ceded to the Council in the 1980s and laid out as landscaped open space for the White Oaks development (see Fig. C below). This was subsequently absorbed into the construction works site for the nearby roundabout and dual carriageway and though it remains green, it was never re-instated as a formal public open space;

- You may also wish to note that a further portion of my holding (see map D below) was compulsorily purchased in 2006 for the construction of the dual carriageway and ancillary works. I can perfectly understand why the planners working on the city development plan might be unaware of this background; they may have simply assumed that my remaining piece of land (0.732 ha) is also in public ownership and that may explain the 'Public Open Space' label on it in the draft plan. The fact that the area was under the jurisdiction of the county council until recently may also have contributed to this confusion.



- In summary, I am asking for the revised map 8 of the draft plan to reflect the situation I have described. Fig. E below shows one possible way how this might be done. I am not asking for the land to have a specific new zoning; rather that the established 'sustainable res. neighbourhood' designation (pale yellow) be extended to incorporate my land. The remaining undeveloped land in the area – in public ownership - then has potential to become the kind of meaningful public open space in line with the landscape and green infrastructure objectives of the draft plan.



In this submission, the maps I have included are extracts / screen shots of formal folio maps in order to give you an overall picture of the situation. Having said that I am more than happy to meet with you or members of your team at any time and to furnish you with more accurate scaled maps to assist with the modifications.

I look forward to your response.

Yours sincerely

John Riordan