

SUBMISSION ON BALLINA LOCAL AREA PLAN 2021 TO 2027

In this submission I am proposing Land Use Matrix Zoning.

The reason why I am proposing this is because of the difficulties with the Zoning in the present Development Plan .

Please find enclosed submission.

I hope that you will give this submission careful and sincere consideration.

Thanking you

Mary Kelly





12nd April 2021

Re: Submission in respect of the Issues Paper for Ballina LAP 2021- 2027.

I refer to planning application Ref PE114/18 in which Ballina Town Council refused planning permission as it represented a "Material Contravention " of the applicable Development Plan.

An Bord Pleanala refused to accept the decision of the council and granted permission "as it considered the objectives of the Development Plan were not clearly stated insofar as the proposed development was concerned ".

The section of land which was the subject of this appeal is currently zoned "light industries" but more importantly is situated beside a large residential area which shares the same boundary wall.

Clearly the Development Plan was not clear or specific enough for us, as residents to win our appeal. The last plan was defective in that regard and was not detailed enough as to what was or what was not permitted.

I would like you to consider the following in relation to zoning the industrial land at Bunree and all other areas concerned.

I am calling for a Land Use Zoning Matrix so that going forward there will be clarity as to what is permitted or not permitted.

Land Use Zoning Matrix can :-

Protect and enhance property values.

Conserve existing neighbourhood's .

Prevent the mixing of incompatible land use.

Can allow potential nuisance businesses to be located away from residential neighbourhood's and other sensitive areas.

Guarantee adequate light, air and privacy to residential areas.

More importantly, zoning gives the community some control over its land use and quality of life in the future.

From the above information it is clear that the previous Development Plan was too vague and open to various interpretations. I trust that you will give this detailed and genuine proposal your careful consideration and revert back to me in due course. Should you require any further information please feel free to contact me.

Mary Kelly

