



Draft Blessington Local Area Plan Submission - Report

Who are you:	Private Individual
Name:	Jason & John Kelly
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Topic

Land Use Zoning / Specific Local Objectives / Land Use Zoning Map

Submission

Blessington Local Area Plan Submission

Date: 11th December 2024

Dear Sir/Madam,

We, Jason and John Kelly, owners of J Kelly Motors in Blessington, would like to submit our comments as part of the ongoing process of developing the new Local Area Plan for Blessington. We are hopeful that the final plan will enhance the town for its residents, workers, and visitors.

We respectfully request that the land we purchased in 2014 (Folio WW33516F & WW25702F, approximately 1.1 acres) be rezoned from its current designation of Employment to Mixed-Use. We believe this change would offer significant benefits to the town for the following reasons:

1. Employment Opportunities:

Developing the site would create employment in various sectors. A Mixed-Use zoning would allow us to apply for planning permission to introduce businesses that could generate more high-density employment than would be possible under the current Employment zoning.

2. Strategic Location:

The site is ideally positioned, close to new and planned housing developments, and adjacent to the proposed Blessington Inner Relief Road. This location provides a unique opportunity for a well thought out development that could benefit the residents of Blessington.

3. Accessibility:

The site benefits from excellent accessibility for pedestrians, cyclists, and motorists. Pedestrians accessing the site can approach safely using the pedestrian crossings installed at the roundabout ensuring safe access for all ages. Ample parking space would further enhance the safety and convenience of any future businesses.

4. Development Potential:

Under its current zoning, we believe the site's potential use could be limited. The land is located opposite new housing and alongside two other sites zoned for housing, as well as being in close proximity to schools and GAA pitches. Rezoning to Mixed-Use would allow us to transform the site into a thriving local amenity, offering much-needed services, such as retail and other community-oriented facilities. A well designed Mixed-Use

amenity would have a positive impact for the surrounding residents and businesses.

5. Convenience for Residents:

While we agree that the Main Street should remain the focus for retail activities, we believe a well-planned, convenient, retail and childcare facility at this location would benefit residents and help alleviate some of the parking congestion in the town.

Summary:

We have a history of providing a high standard of service to the local community and would welcome the opportunity to develop and operate this site to an equally high standard. We have a proven track record of providing permanent, full-time employment and believe a Mixed-use amenity would allow us to offer more local employment. We fully appreciate that all developments are subject to a robust planning process but would ask you to consider the re-zoning of our site as part of the ongoing review of the Blessington Area Plan. Thank you for considering our submission.

Kind regards,

Jason & John Kelly

J Kelly Motors

Map



Site Description:

Blessington Demesne, 1.1 acre, folio WW33516F and WW25702F. Currently undeveloped.

File