



Managers Report to Members on Submissions Received

In respect of the

**Proposed Amendments to East Meath Local Area Plan 2005-2011 for
Stamullen which pertain specifically to the STA 6, 9 and 10 objectives
inclusive of the preparation of a Framework Plan.**

**Presented by the County Manager to the
Members of Meath County Council
at**

Meath County Council Meeting of 1st October 2007

Section 1 - Introduction

Purpose and Contents of Report

The purpose of this Managers Report is threefold:

- To report on the outcome of the consultation process on the Proposed Amendments to the East Meath Local Area Plan for Stamullen
- To set out the County Manager's response to the issues raised in the submissions;
- To make recommendations on changes to the proposed amendments as appropriate.

This report forms part of the statutory procedure for the proposed amendments to the East Meath Local Area Plan.

This report is prepared under Section 12 (4) (a) of the Planning and Development Act 2000. The Manager is required to prepare a report on any submissions and observations received and submit the report to the members of the authority for their consideration. This report is required to:

- (i) list the persons or bodies who made submissions or observations,
- (ii) summarise the issues raised by the persons or bodies in the submissions or observations, and
- (iii) give the response by the Manager to the issues raised taking account of any direction of the members of the authority, the statutory obligations of the authority and any relevant policies or objectives of the Government or of any Minister of the Government.

This report is laid out in 2 sections: **Section One** contains an introduction, outlines the statutory process, contains details of the draft public consultation phase.

Section 2 contains an analysis of each submission received, followed by the Manager's opinion on these issues raised and recommendations as a result of the submissions;

Appendix A contains a list of the prescribed bodies to whom a copy of the proposed amendments was referred.

CONTEXT & PROCESS

Legislative Background for proposed amendments to the East Meath Local Area Plan 2005 for Stamullen - Planning and Development Act, 2000 as amended

In accordance with the provisions of the Planning and Development Acts 2000-2002, Meath County Council prepared a framework plan for the STA 6, 9 and 10 lands as contained in the East Meath Local Area Plan 2005 for Stamullen. The STA 10 lands were hatched in the East Meath Local Area plan and did not have the benefit of zoning but were identified for development. It is intended that the framework plan will set out comprehensive objectives to facilitate and guide orderly development on a phased basis and comply with the provisions of the Planning and Development Act 2000-2002 in its preparation and content. The framework plan is the supporting document for the amendments to the East Meath Local Area Plan 2005 for Stamullen.

The Planning and Development Act 2000 requires that proposed amendments to the Local Area Plan are placed on display for not less than 6 weeks, and that a notice and copy of the proposal is sent to the Minister, all Prescribed Bodies and that a notice is placed in a newspaper circulating in the area. The proposed amendments to the Local Area Plan were on public display from Wednesday 1st August to Wednesday 12th September 2007 during normal office hours at the following locations Planning Department, Meath County Council, County Hall, Navan; Duleek Civic Offices, Main Street, Duleek and The City North Hotel, Stamullen, Co. Meath.

In complying with SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, information on likely significant effects on the environment of implementing the proposed amendments was prepared in the form of a SEA Screening Report which was also available for inspection and comment. No submissions were received in respect of this report.

Not later than 12 weeks after the notice of the Amendments going on display, the Manager is required to produce a report listing the submissions, summarising the issues and giving recommendations; this document complies with that requirement.

Under Section 20 (3) (d) (1) of the Act, following receipt of this document, the members are required to consider the proposed Amendments and the Manager's Report. Following the period of consideration of the Manager's report and the proposed Amendments, the local area plan is deemed amended in accordance with the Managers report unless the Planning authority, by resolution, varies, modifies the proposal otherwise than

recommended in the manager's report, or where appropriate decides not to make, amend or revoke, as the case may be, the plan.

Public Consultation on the Proposed Amendments

82 written submissions were received during this consultation period. The Council wishes to express its appreciation to those who made submissions. Copies of individual submissions can be viewed at the Planning Department, County Hall Navan.

| Main Issues | No. of Subs Received |
|--|-----------------------------|
| Typographical errors | 2 |
| Boundary treatments and access arrangements. | 1 |
| Proposed link from M1 to Cockhill Road | 5 |
| Community facilities | 1 |
| Pedestrian linkages | 73 |
| Total | 82 |

Display

The Draft Local Area Plan was available for inspection from Wednesday 1st August 2007 to Wednesday 12th September 2007 in the Duleek Area Office, Planning Office, County Hall, Navan and the City North Hotel, Stamullen. A total of 82 submissions/observations were received.

The Council wrote to all of the Prescribed Bodies informing them that the proposed amendments were on display and of the dates within which submissions would be considered.

The proposed amendment, both maps and text were placed on the Meath County Council website.

Approach to Consideration of Written Submissions

Following the initial recording of all submissions, each submission was individually assessed, summarised and proposed changes recommended, where appropriate.

Meath County Development Plan 2007 – 2013

The Meath County Development Plan was adopted 2nd March 2007, therefore after the adoption of the East Meath Local Area plan 2005-2011. The central tenet of the adopted settlement strategy for Co Meath in the new County Development Plan is the concentration of residential growth into the designated settlement centres of Navan, Drogheda and the Dunboyne/Clonee/ Pace corridor.

The release of lands in East Meath Local Area Plan must be compliant with household growth figure allocated to the area in order to comply with the settlement strategy for the county as a whole. The Planning Authority has taken cognisance of the aforementioned in the preparation of this Managers report in respect of the proposed amendments to the East Meath Local Area Plan for Stamullen. The supporting framework plan for the proposed amendments should provide a phasing arrangement that complies with the quantum of housing units projected in Table 6 for Stamullen which is 588 of which 547 are allocated to the STA 6,9,10 Framework Plan lands. The County Development Plan sets out that Table 6 will be monitored on an annual basis by the Planning Department.

Section 2 – Submissions Received

| Submission No | Name & Address |
|---------------|--|
| 1 | Mr. Patrick Murphy & Thomas Reilly, Stamullen road, Gormanston |

Summary

This submission refers to concerns regarding a serious loss of amenities to existing properties. It outlines that noise and lack of privacy has to be considered. It is requested that a ten foot boundary wall is built behind existing properties that bound the existing GAA lands. Vehicular access from the Gormanston Road to the industrial land will run along a boundary where the foundation is 5 feet above the Gormanston Road and may lead to subsidence.

Response

The proposed amendments to the EMLAP will not result in the loss of amenities and will in effect ensure the delivery of additional amenities/facilities to the area. Noise and loss of privacy to adjoining properties will be minimal and will be dealt with appropriately at an application stage. Adequate boundary treatments to protect existing and future residents will be required to comply with the general standards set out in Section 10 of the County Development Plan. This matter will be dealt with by way of condition at development management stage.

Recommendation

Section 6.7 Development Management Guidelines should be inserted as follows: *'Any application for residential development will be required to comply with the development management guidelines and standards set out in Section 10 of the Meath County Development Plan 2007-2013'.*

| Submission No | Name & Address |
|---------------|--|
| 2 | Matthews Family, Stamullen Road, Gormanston Road. |

Summary

This submission raises concerns regarding the number of pedestrians using the proposed pedestrian access into the GAA lands where there is only a hedge. Concerns are also expressed about buildings exceeding two storey in height.

Response

Map 3 in the framework plan clearly identifies lands which are to be transferred to the GAA and which will accommodate a new access to these lands. The pedestrian access arrangements will consist of a formal footpath in the interests of public safety.

Section 6.3 of the Framework plan clearly states that *'all new building heights shall have specific regard to the established pattern of development to date and in the interests of safeguarding the residential amenities of existing and future residents'*. The Planning Authority consider that any new proposal will be required to ensure that existing residential amenities are protected.

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|---|
| 3 | Stephen Little & Associates on behalf of Palladrone Development Partnership. |

Summary

This submission refers to the description of lands Area 1 and Area 2 subject to this framework plan which appears to be inaccurate. There is also reference to typographical errors on Map 2 and the description of areas.

Confirmation is required that access off the Cockhill Road into the proposed residential lands located to the north of Stamullen identified as Area 1 on Map 2 is provided for under the Draft Stamullen Framework Plan.

Section 6.3 refers to Map x and there is no Map x enclosed.

Section 7.3 states that *'No residential development on lands A1 or A3 shall be permitted until such works are complete'*. It is contended in the submission

that these works refer to the upgrading of the Cockhill road and clarity is sought in this regard.

Section 9.0 refers to Areas A1, A2 & A3 on Map 3 & 4 contained in Appendix B. It is noted that Map 3 does not contain Areas A1, A2 and A3. These areas should be clearly indicated. Exact location of each area within each phase should be indicated.

Response

The typographical errors as described above shall be corrected. The areas in Map 3 will be clearly identified so as to avoid ambiguity in the future.

The Planning Authority confirm that there is clearly an access point indicated on Map 2 and Map 3 in the Framework Plan from the Cockhill Road into the lands identified as Area 1.

Residential areas 1, 2 and 3 referred to as A1, A2 and A3 will be clearly identified in Map 4 in Section 9.0 Phasing and Implementation.

The Planning Authority confirm that in Section 7.3 which sets out that '*No residential development on lands A1 or A3 shall be permitted until such works are complete*' refers to the upgrading of the Cockhill Road and the provision of the east- west link from the M1 Motorway to the Cockhill Road. This sentence should be amended in the interests of clarity.

Recommendation

Section 2.1 Site Description should be amended as follows:

'Area 1 - The first tract of land that is subject to this Plan is c. 9.31 hectares situated to the north of Stamullen adjacent to the Cockhill Road. These lands are bounded to the north and east by agricultural lands and to the south by industrial lands and to the west by the Cockhill Road.'

'Area 2 - The second tract of lands is situated at the centre of Stamullen and encompasses an area of c. 8.5ha. This tract of lands is bound to the north by industrial lands, to the west by the GAA lands, to the east and south by residential developments'.

Section 6.3 referring to Map x should be amended to read '*Map 3*'.

Section 7.3

The statement '*No residential development on lands A1 or A3 shall be permitted until such works are complete*' should be amended to read as follows:

'No residential development on lands A1 or A3 shall be permitted until the Cockhill Road is upgraded and the east-west link from the Cockhill road to the M1 Motorway is provided'.

Section 9.0 is to include Map Four indicating the phasing arrangements.

| Submission No | Name & Address |
|---------------|-------------------------------------|
| 4 | Ms. Tara Spain, Planner, NRA |

Summary

This submission sets out that the NRA are seriously concerned that the framework plan would *'lead to the premature overloading of the existing M1 junction at Gormanston and the compromising of the performance of the strategically important M1 corridor.'* The submission sets out that *'the Authority was disturbed that the focus for the development of this urban area is wholly dependent on the use of the private car and also the provision of access to the national roads network. There is no evidence of provision of a local transportation network to service the areas (either local road network and/or public transport) and therefore this will perpetuate unsustainable commuting and travel patterns'.* The submission raises concerns regarding the proposal to upgrade the existing M1 junction and the "introduction of new access links to the M1 Interchange". This proposal will require the preparation and approval of a Motorway Order by An Bord Pleanála. No consultation has taken place with the Authority on this issue and the proposal is unacceptable. It is further set out that *'the transition of an access road from the M1 Junction to become a major "distributor road" connecting to the M1 junction that is at the core of the Authority's objections to this proposal. The Authority strongly objects to the current plan and recommends that the Planning Authority undertake a strategic review of development within this area.'*

There are also concerns that the area indicated as F1 on Map 3 within the Framework plan forms part of the Motorway Scheme. The NRA recommend that in review of the plan the potential conflict between zoning and the motorway should be examined. The Authority will require planning proposals to identify and implement noise mitigation measures. The cost of these mitigation measures should be borne by the developer.

The submissions advises that if this draft amendment is adopted in its current format, the authority will appeal any decision to grant planning permission.

Response

It is considered that the proposed amendments to the East Meath Local Area Plan for Stamullen would not lead to the premature overloading of the M1 as motorists currently seeking to access Stamullen use the existing interchanges

at Gormonston on the M1. The proposed link from the Cockhill road to the M1 interchange will result in a less arduous route to the M1 from Stamullen to the current situation, thus resulting in more sustainable travel journeys. The lands subject to release as part of this framework plan will be phased to ensure there are no capacity issues pertaining to the interchange.

The comments regarding concerns of the link from Stamullen to the M1 Motorway interchange are noted. However an access from this interchange to the industrial lands was clearly indicated on the adopted East Meath Local Area Plan for Stamullen 2005 with the indication of a major distributor road at this location which was subject to public consultation at the time of making the Local Area Plan.

There is a mapping error in the F1 open space which will be amended.

The Planning Authority will ensure that noise mitigation measures are implemented as per S.I. No. 140 Environmental Noise Regulation. A statement to this effect should be inserted into the framework plan.

Recommendation

The mapping error where the F1 lands encroach onto lands within the motorway take shall be corrected. The residential zoning shall also be amended so that there is no loss in the quantity of open space provided at this location.

Section 6.8 should be inserted as follows:

'Proposal for noise mitigation measures for new residential areas shall be included with any planning application and shall comply with the requirements of S.I. no. 140 of 2006 Environmental Noise Regulation. The cost of all such mitigation measures shall be borne by the developer'.

| Submission No | Name & Address |
|---------------|--|
| 5 | Bernard Dinsmore on behalf of St. Patricks GAA Club, Stamullen. |

Summary

This submission highlights their support for the proposed amendments to the EMLAP 2005 and continues to set out that it is imperative that the proposals contained in the Stamullen framework Plan are clear and unambiguous. Clarity is sought regarding the description of lands. Reference is made to the typographical error 'FI' as opposed to 'F1' in Section 3.1.

Response

The typographical errors will be corrected.

Recommendation

All references to 'F1 open space' shall be replaced to read 'F1 open space'.

| Submission No | Name & Address |
|---------------|------------------------------|
| 6 | Mr. Thomas Byrne, Meath East |

Summary

The submission sets out that community and recreational facilities should be delivered prior to residential development. It is suggested that the 'language in the framework plan about 'delivery' of these amenities is not strong enough'. It is sought that references to 'connectivity between residential areas should be deleted'. All existing pedestrian routes contained in the East Meath LAP for Stamullen should be removed. The submission requests the omission of 'passive surveillance of the public realm' and that it be replaced with 'plain English'.

Response

Section 9.1 of the framework plan sets out the extent of physical and social infrastructure that is to be provided in Phase 1. However in the interests of ensuring that there is no ambiguity regarding the requirement for the delivery of these facilities, a statement requiring the realisation of the physical and social infrastructure in Phase 1 prior to commencement of any residential units shall be inserted.

It is not within the remit of this proposed amendment to remove all references to existing and proposed pedestrian links in the East Meath Local Area Plan for Stamullen as the amendments in this instance deal with the hatched STA 6, 9 and 10 lands. This matter would require a further amendment proposal to the EMLAP.

The reference to 'passive surveillance of the public realm' is considered acceptable to the Manager.

Recommendation

Section 9.0 shall be amended as follows:

'The development of additional residential lands in Stamullen will only be permitted to occur where the identified social and physical infrastructure (as set out in Phase 1), employment generation opportunities and the availability of the necessary waste water services are realised.'

| Submission No | Name & Address |
|---------------|---|
| 7 | Mr. Aidan McKenna, Gormanston Road, Stamullen. |

Summary

This submission sets out that the rezoning of the three areas in STA 10 for residential use is an exorbitant price to local community in exchange for plausible community facilities.

Response

This issue has been addressed as per the recommendation in response to Submission no. 6.

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|---|
| 8 | Mr. Hugo Whoriskey and Deirdle nic Conghamhna, 1 Cluain mhic Ghormain, Steach Maoilin. |

Summary

This submission objects to the siting of the entrance to Area 2 from the Gormanston Road. Clarification on the nature of the northern boundary of this residential development marked Area 2 is sought. The submission seeks that no through road from the Industrial lands to the Gormanston Road is permitted.

Response

The siting of the entrance from the Gormanston Road to Area 2 is considered the most appropriate location for an entrance to the lands in question. The issue pertaining to boundary treatment has been addressed in Submission no. 1. The link from the Industrial lands to the Gormanston Road is required so as to remove unnecessary traffic movements within the town centre of Stamullen.

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|----------------|
|---------------|----------------|

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| 10 | Ms. Gillian Redmond, 3 Gracemeadow Way. |
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Summary

The Submission objects to the second exit from the M1 Motorway onto the Cockhill Road.

Response

This issue has been addressed in the response to submission no. 8.

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|---|
| 12 | Paul and Rita Leggett, 13 Gracemeadow Avenue, Stamullen. |

Summary

The Submission objects to the second exit from the M1 Motorway onto the Cockhill Road.

Response

This issue has been addressed in the response to submission no. 8.

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|---|
| 16 | Cllr. Eoin Holmes, Heathtown, Stamullen. |

Summary

This submission requests that the proposed footpath from Kilbreck through Gracemeadow be re-routed so that it runs from Kilbreck around Gracemeadow.

Response

See response to Submission no. 6

Recommendation

No change recommended.

| Submission No | Name & Address |
|---------------|--|
| 21 | Grainne and Derek Carmody, 27 Gracemeadow Way, Stamullen. |

Summary

This submission raises concerns about the proposed East-West Link from the M1 to the Cockhill Road. The proposal will lead to constant gridlock from Cockhill road to Stamullen.

Response

The Manager considers that the proposed east-west link will alleviate traffic in Stamullen as there will be an alternative access route from the Cockhill Road to the M1 without having to pass through the town centre.

Recommendation

No change recommended.

The remaining submissions listed hereunder are the same.

| Submission No's | Name & Address |
|-----------------|--|
| 9 | Grainne Carmody and Derek Carmody, 27 Gracemeadow Way, Stamullen. |
| 11 | Mr. Noel Carroll, Gracemeadow Way, Stamullen. |
| 13 | Sandra bates, 12 Gracemeadow Dale, Stamullen. |
| 14 | Barry Collins, 3 Forgehill View, Stamullen. |
| 15 | Mr. Marcus Mallon, 2 Forgehill Park. |
| 17 | Noel & Janice Keogh, Gracemeadow Avenue, Stamullen. |
| 18 | Mr. & Mrs. Paul Dowling, 14 Gracemeadow Walk, Stamullen. |
| 19 | Ms. Michelle Lassone, 3 Forgehill Wlak, Stamullen. |
| 20 | Ms. Fiona Turner, 1 Forgehill Walk, Stamullen |
| 22 | Ms. Catherine Cummins, 5 |

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|-----------|--|
| | Forgehill Crescent, Stamullen. |
| 23 | Kim & Cormac Darcy, 4 Gracemeadow Avenue, Stamullen. |
| 24 | Ms. Rachel Power, 27 Forgehill Green, Stamullen. |
| 25 | Anew McKnight, 30 Forgehill, Stamullen. |
| 26 | The Leggett Family, 13 Gracemeadow Avenue, Stamullen. |
| 27 | Ms. Gillian Redmond, 3 Gracemeadow Way, Stamullen. |
| 28 | Annmarie Hill & David McGuinness, 11 Gracemeadow Dale, Stamullen. |
| 29 | John & Carol Sheridan, Forgehill Crescent, Stamullen. |
| 30 | Mara Greaney, 18 Forgehill Crescent, Stamullen. |
| 31 | Ms. Selene Donohue, 31 Forgehill Green, Stamullen. |
| 32 | Ms. Lorraine Crowe, 28 Forgehill Crescent, Stamullen. |
| 33 | Mr. Martin McCarty, 1 Forgehill Park, Stamullen. |
| 34 | Mr. John Byrne, 7 Forgehill View, Stamullen. |
| 35 | Mr. Leslie McLean, 2 Forgehill View, Stamullen. |
| 36 | Ms. Kate Costello, 1 Gracemeadow Way, Stamullen. |
| 37 | Ms. Noleen Lynch, 19 Gracemeadow Way, Stamullen, |
| 38 | Mr. Bevan Llyod, 6 Forgehill Park, Stamullen. |
| 39 | Noel & Antoinette Carroll, Gracemeadow Way, Stamullen. |
| 40 | Mr. Paddy Brosnan, 25 Gracemeadow Court, Stamullen. |
| 41 | Ms. Grace Tierney, 15 Gracemeadow Ave, Stamullen. |
| 42 | Ms. Teresa Gill, 11 Forgehill View, Stamullen. |

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| 43 | Mr. Graham Nolan, 28 Forgehill Crescent, Stamullen. |
| 44 | Mr. Anthony McEvoy, Gracemeadow Park, Stamullen. |
| 45 | Ms. Mary Healy, 1 Forgehill Green, Stamullen. |
| | |
| 46 | Mr. Kieran Devine, 14 Forgehill Green, Stamullen. |
| 47 | Ms. Niamh O'Brien, 10 Gracemeadow court, Stamullen. |
| 48 | Mr. Thomas Martin, 9 Gracemeadow Park, Stamullen. |
| 49 | Mr. Martin Lynch, 19 Gracemeadow Way, Stamullen. |
| 50 | Mr. Colin Martin, 2 Gracemeadow Way, Stamullen. |
| 51 | Ms. Josephine Heffernan, 24 Forgehill Crescent, Stamullen. |
| 52 | Ms. Catherine O'Neill, 2 Forgehill Way, Stamullen. |
| 53 | Mr. Alan Ratcliffe, 14 Gracemeadow Ave, Stamullen. |
| 54 | Mr. Niall O'Briean, 3 Forgehill Drive, Stamullen. |
| 55 | Mr. & Mrs. Broderick, 9 Gracemeadow Dale, Stamullen. |
| 56 | Ms. Olwyn McMahon, 1 Gracemeadow Court, Stamullen. |
| 57 | Mr. Colin Whelan, 6 Gracemeadow Avenue, |

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|----------------------|---|
| | Stamullen. |
| 58 | Mr. Paul Sheridan, 22 Gracemeadow Park, Stamullen. |
| 59 | Mr. John Sutton, 6 Gracemeadow Park, Stamullen. |
| 60 | Mr. Dermot Stone, 3 Gracemeadow Walk, Stamullen. |
| 61 | Ms. Geraldine Powell, 26 Gracemeadow Park, Stamullen. |
| 62 | David & Alison McGeough, 10 Gracemeadow Avenue, Stamullen. |
| 63 | Mr. Dave Stewart, 13 Gracemeadow Park, Stamullen. |
| 64 | Denise & Desi Wardell, 2 Forgehill Walk, Stamullen. |
| 65 | Mr. Brendan Tierney, 15 Gracemeadow Ave., Stamullen. |
| 66 | Mr. Gerard Kelly, 4 Gracemeadow Dale, Stamullen. |
| 67 | Mr. Ian Dawson, 16 Gracemeadow Park, Stamullen. |
| 68, 69 and 70 | Ms. Marie Ahern, Chairperson Forgehill Gracemeadow Residents Association, Stamullen. |
| 71 | Mr. Edmund O'Kelly, 20 Forgehill Green, Stamullen. |
| 72 | Tony & Rachel Ewen, Forgehill Crescent, Stamullen. |
| 73 | Ms. Anne Marie Dillon, 29 Gracemeadow Court, Cockhill Road. |
| 74 | Ms. Grace Keoghan, 10 Gracemeadow Dale, Stamullen. |
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| | Ms. Jennifer Barry, 1 Gracemeadow Ave., Stamullen. |
| 76 | Shane & Susan Delehan, 2 Gracemeadow Park, Stamullen. |
| 77 | Ms. Anne-Marie Morrison, 8 Forgehill Way, Stamullen |
| 78 | Mr. Glen Guildea, 15 Gracemeadow Way, Stamullen. |
| 79 | Ms. Claire O'Doherty, 15 Gracemeadow Way, Stamullen |
| 80 | Ms. Lisa Nolan, 15 Gracemeadow Walk, Stamullen. |
| 81 | Mr. Thomas Cash, 17 Gracemeadow Avenue, Stamullen. |
| 82 | Ms. Audrey McCarthy, 3 Forgehill Park, Stamullen. |

Summary

These submissions seek the removal of proposed walkways indicated in the East Meath Local Area Plan for Stamullen linking Kilbreck/Glasheen to Gracemeadow Estate.

Response

As set out above in response to Submission 6, it is not within the remit of this proposed amendment to remove all references to existing and proposed pedestrian links in the East Meath Local Area Plan for Stamullen as the amendments in this instance deal with the hatched STA 6, 9 and 10 lands. This matter would require a further amendment proposal to the EMLAP.

Recommendation

No change recommended.

Appendix A

Persons / Bodies who were informed of the publication of the Draft Development Plan under the statutory process.

Assistant Principal,
Spatial Policy,
Department of the Environment, Heritage
& Local Government,
Custom House,
Dublin 1.

Planning Section,
Dept. of Education,
Tullamore,
Co. Offaly.

Office of Public Works
Newtown,
Trim,
Co. Meath.

Commissioners of Public Works
51 St. Stephens Green,
Dublin 1.

Eastern Regional Fisheries Board,
15A Main Street
Blackrock
Co. Dublin.

National Roads Authority,
St. Martins House,
Waterloo Road,
Dublin 2.

An Taisce,
Tailors Hall,
Back Lane,
Dublin 8.

The Manager,
Development Applications Unit,
Department of the Environment
& Local Government,
Dun Sceine,
Harcourt Lane,
Dublin 2.

Minister for Education &
Science,
Secretarial Headquarters,
Marlborough St.,
Dublin 1.

Department. of Environment, Heritage
& Local Government,
7 Ely Place,
Dublin 2.

An Taisce,
Gate Lodge,
Bective House,
Balgill,
Navan,
Co. Meath.

Appendix B

Significance of environmental impacts of proposed material alterations contained in the Managers Report

Introduction

The provisions of the SEA Directive did not apply to the East Meath Local Area Plans (EMLAP) as their preparation commenced prior to the 21st July 2004. It was the opinion of the Planning Authority at that time that the preparation of an SEA would not have been mandatory due to the spatial and environmental insignificance of the additional lands contained in their revised development envelopes.

The lands in question are all within the existing development envelope of Stamullen as defined in the EMLAP 2005. Environmental considerations were complied having regard to the extensive checklist of National, European, and International Policy documents, strategies, Guidelines, Directives, Conventions etc. The SEA Directive only requires the identification of such considerations that are relevant to the proposed amendment. The considerations as outlined in the screening report were drafted having regard to Schedule 2B (f) of the Planning & Development Regulations 2001 and pertained to Special Natural Heritage, Special Cultural Heritage and the wider environmental issues.

The report concluded that the proposed amendments to the East Meath Local Area Plan south 2005 pertaining to Stamullen did not require SEA to be carried out.

As there are no material alterations to the proposed amendment contained in the Managers report, there are no additional environmental impacts.