

**Chief Executive's Report on submissions
received in respect of Proposed Variation
No 1 of the Kells Development Plan
2013-2019**

**In accordance with Section 13 (4) (a)
of the
Planning and Development Acts,
2000-2016**

8th May 2017

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Section One Introduction

This report forms part of the statutory procedure for varying a Development Plan and is prepared under Section 13(4)(a) of the Planning and Development Acts 2000-2016. In accordance with Section 13(4)(b) of the Planning and Development Acts, 2000-2016 this report shall include the following:

- (i) *list the persons or bodies who made submissions or observations,*
- (ii) *summarise the following from the submissions or observation made under this section:*
 - (I) *issues raised by the Minister, and*
 - (II) *thereafter issues raised by other bodies or persons*
- (iii) *give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.*

The key purpose of Variation No. 1 of the Kells Development Plan is to align the Kells Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning.

This report has three sections as follows:

Section One provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Chief Executive's Report under the Planning and Development Acts, 2000-2016.

Section Two contains a full listing of each of the submissions received during the Draft Public Consultation Phase, a summary of the main issues raised in each submission, together with the Chief Executive's response and recommendations, taking into account the proper planning and sustainable development of the County the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or Government Minister.

Section Three contains a full list of persons/bodies informed under the statutory process.

The Report is now formally submitted to the Elected Members for consideration.

1.1 Public Consultation

A copy of draft Variation No 1 of the Kells Development Plan 2013-2019, together with the Environmental Report, Strategic Flood Risk Assessment and Natura Impact Report were available for inspection from Wednesday 15th March 2017 to Wednesday 12th April 2017 on www.meath.ie and at the following locations:

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| Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291 |
| Kells Library, Maudlin Street, Kells |
| Kells Municipal District, Kells Civic Office, Headfort Place, Kells, Co. Meath, A82 W2R3 |

1.2 Next Steps

The report of the Chief Executive must be prepared and submitted to the Members of the Planning Authority not later than 8 weeks after given notice of the intention to make the proposed variation. This report is being distributed to the Elected Members of **Meath County Council on the 8th May 2017.**

In accordance with section 13(5)(a) of the Planning and Development Acts 2000-2016, the Members of the Planning Authority shall consider the proposed variation and the report of the Chief Executive. The Members shall complete their consideration of the proposed variation and the report of the Chief Executive within 6 weeks of receiving the Chief Executive Report. Following this, the Members must resolve to make the variation to the Development Plan, either with or without the proposed alterations. Material alterations will require a further public display period of 4 weeks.

In making the variation to the Kells Development Plan, the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or any Ministers of the Government.

The variation to the Kells Development Plan shall have effect from the day that the variation is made.

Section Two Submissions Received

13 no. submissions were received during the draft display period.

These were numbered on receipt as shown in the table below and categorised according to location/issue raised:

| NO | FIRST NAME | LAST NAME | COMPANY NAME | ISSUES RAISED |
|-------|--------------|-----------|----------------------------|--|
| V-001 | N/A | N/A | EPA | SEA/AA |
| V-002 | Anne | Fitzimons | N/A | Rezoning of land |
| V-003 | N/A | N/A | Dept of Education & Skills | Education provision |
| V-004 | N/A | N/A | HSE | Health and recreation |
| V-005 | N/A | N/A | Irish Water | Access to services |
| V-006 | N/A | N/A | DoHPCLG | Employment/Core & Settlement Strategy/Flood Assessment |
| V-007 | N/A | N/A | Louth County Council | Cooperation |
| V-008 | N/A | N/A | EMRA | Employment/Core & Settlement Strategy/Flood Assessment |
| V-009 | N/A | N/A | OMS architects | Master plan phasing |
| V-010 | N/A | N/A | NTA | Transport assessment |
| V-011 | Deputy Helen | McEntee | N/A | Multiple issues |
| V-012 | N/A | N/A | DCCAE | Geological features |
| V-013 | N/A | N/A | TII | Transport assessment |

Each submission is summarised and the Chief Executive's response and recommendation to each is provided. All submissions received are available for inspection in the Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291.

The Planning and Development Acts 2000-2016 specifically refer to the manner in which the submissions should be dealt with. The issues raised by the Minister for the Housing, Planning, Community and Local Government must be summarised separately.

HOW TO READ THE PROPOSED AMENDMENTS TO THE COUNTY DEVELOPMENT PLAN

This variation document includes only the relevant sections of the Kells Development Plan 2013-2019 which it is proposed to change, not the entire plan. Therefore, it is advisable that this variation be read in conjunction with the current Kells Development Plan.

The existing text of the Kells Development Plan 2013 – 2019 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. Please note that the Draft Variation document should not be interpreted as the complete text of the Kells Development Plan 2013 -2019 but rather highlights selected parts of the Kells

Development Plan which are proposed to be varied as part of Variation No. 1. On completion of this variation process, a consolidated version of the Kells Development Plan will be made available for ease of reference and to avoid any potential confusion.

Proposed Amendments / Additions are shown as highlighted red text. Deletions are indicated with highlighted strikethrough as illustrated in the example below.

The Meath Local Authorities Corporate Plan ~~2009 – 2014 sets out a vision for 2015-2019~~ has the vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible”. ~~County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities”.~~

Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of such policies or objectives list in relevant chapters. It is the Planning Authority’s intention to carry out a renumbering process of such policies and objectives. A consolidated version of the development plan as varied will be published following completion of this variation process.

Section 2.1

| | |
|--------------------------|--|
| Submission V1-006 | Department of Housing, Planning, Community & Local Government |
|--------------------------|--|

Summary of Issues raised

The submission acknowledges the background work completed by the Council in the area of economic and enterprise development and the approach of the Council in seeking increased employment opportunities in the county in a targeted and strategic manner.

The Department request that additional policy safeguards, in the form of further objectives be included in the draft variation to ensure that the additional lands proposed to be zoned for employment, east of Kells on the Navan Road are designated solely for the development of major employment proposals requiring a significant site area and not for piecemeal type development.

The Planning Authority are requested to ensure that any proposed A2 land use zoning objectives are not in conflict with the provisions of the Flood Risk Management Guidelines 2009.

The submission requests that the Council satisfy themselves that the proposed draft variation is compliant with the core strategy of the Meath County Development Plan 2013-2019.

The submission considers that it would be helpful if the Planning Authority would identify the proposed zoning changes on the land use zoning objectives map more clearly in order to differentiate them from other graphical elements on the map.

Chief Executives Response

The attachment of additional clarifying text, to confirm that the zoning of additional employment land (E1/E3) to the east of Kells are designated solely for major employment development, primarily FDI, is considered appropriate in the context of the Council's overarching aim of fostering this type of development at this location in line with the recommendations of the EDS.

The draft variation was accompanied by a full Flood Risk Assessment. The footprint of the proposed residentially zoned lands at Headford Park/Grove avoids flood zones A and B and is located within Flood Zone C.

The residential lands on the Athboy Road have the benefit of an extant grant of planning permission. The variation is intended to facilitate the construction of a housing scheme over a larger site area than that of the extant permission. Same will address the need for a broader range of house types than is currently available in the town as identified in the Economic Strategy.

The lands within the Headford Park/Grove residential development also have the benefit of an extant planning permission (under Part V111 of the Planning & Development Acts 2000 as amended). These lands currently have the benefit of an F1 (open space) land use zoning objective are proposed to be altered to an A2 (residential) land use zoning objective to correct a mapping error within the current Kells Development Plan and thus accurately reflect the current planning status of the site.

The proposed residential units remain within the Core Strategy parameters.

Chief Executive's Recommendation

ED OBI 3

To provide for strategic employment uses predominantly led by a Science Park for Innovation and Research or similar high-end Business and/or Corporate Headquarters, primarily FDI, requiring a significant site area at Navan Road, Kells. Development shall be on a phased basis and in accordance with a Master Plan which shall be approved in writing with the Executive of the Planning Authority. The Master Plan shall accompany any planning application for planning permission on these lands. The Master Plan shall address the following:

- A design concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post completion of the development);
- Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
- Flood Risk Assessment which takes account of the most up to date available CFRAMS data;
- A Transport Assessment which addresses the following issues:
 - 1) Access arrangements to the development sites;
 - 2) Provision of safe cycleways and pedestrian routes throughout the development site;
 - 3) Provision and access for Service Vehicles to the site;

SEA/AA Comment

No comment required.

Submission V1-008 Eastern and Midland Regional Assembly (EMRA)

Summary of Issues raised

An overview of the role and function of EMRA is provided, with particular reference to the formulation, adoption, and implementation of Regional Spatial and Economic Strategies (RSES). It indicates that the Assembly expects to commence the formulation of the RSES in 2017. The Regional Planning Guidelines 2010-22 will remain place until an RSES is prepared and adopted by the Regional Assembly.

The Eastern and Midland Regional Assembly (EMRA) firstly note that Meath County Council is carrying out its enhanced economic role, as required under the Local Government Reform Act 2014. The submission goes on to make a number of comments in relation to the various aspects of the proposed variation.

Employment lands

The submission considers that the additional quantum of employment zoned lands proposed in the variation should be evidenced based and consistent with the core strategy of the Meath County Development Plan and with the economic strategy of the Regional Planning Guidelines (RPG's) for the Greater Dublin Area (GDA) 2010-2022.

Core & Settlement Hierarchy

It is requested that the proposed variation demonstrates that the quantum of residentially zoned lands be evidence based and consistent with the core strategy of the Meath County Development Plan and with the settlement strategy set out in the RPG's.

Retail

EMRA outline the importance of retail policies and requests that retail development supports the policies and recommendations of the Retail Strategy for the Greater Dublin Area and economic growth areas identified in the Regional Planning Guidelines, and accords with the Retail Planning Guidelines for Planning Authorities 2012.

Environmental & Flood Assessment

The submission seeks that all lands the subject of the proposed variation are subject to the relevant environmental assessments including flood risk assessment.

Chief Executives Response

Core & Settlement Strategy

The Economic Development Strategy for County Meath 2014-2022 (EDS) identified 5 key employment sites, the development of which is key to delivering on the economic development potential of the county. As part of its overarching strategy of creating a flexible approach to economic development, the EDS recommended that phasing restrictions impacting on the availability of employment lands should be removed because the effect of these provisions of the Meath CDP 2013-2019 is likely to restrict the availability of lands that would otherwise be available for new employment opportunities in line with the EDS.

Given the urgent need to facilitate employment development within the county, as is discussed in detail within the EDS, it is considered that applications for appropriate employment developments should be considered on their individual merits, on a case-by-case basis, so as to ensure flexibility in responding to new jobs opportunities as they arise.

The effect of removing phasing from employment zoned lands in the higher order centres does not imply that economic development planning should occur in any fashion, without proper recourse to good planning principles and practices. The EDS envisages a more proportionate and flexible system capable of accommodating market demand where it exists so that there is more choice and availability for potential investors contemplating investing in Meath.

The residential lands on the Athboy Road have the benefit of an extant grant of planning permission. The variation is intended to facilitate the construction of a housing scheme over a larger site area than that of the extant permission. Same will address the need for a broader range of house types than is currently available in the town as identified in the Economic Strategy.

The lands within the Headford Park/Grove residential development also have the benefit of an extant planning permission (under Part V111 of the Planning & Development Acts 2000 as amended). These lands currently have the benefit of an F1 (open space) land use zoning objective

will be altered to an A2 (residential) land use zoning objective to correct the mapping error within the current Kells Development Plan and accurately reflect the current planning status of the site.

The proposed units remain within the Core Strategy parameters.

Retail

Any planning application received on the additional retail warehouse lands on the Cavan Road will be required to demonstrate compliance with the Retail Planning Guidelines for Planning Authorities 2012.

Environmental & Flood Assessment

The draft variation was subject to a full Environmental Report and Strategic Flood Risk Assessment.

Recommendation

ED OBJ 3
To provide for strategic employment uses predominantly led by a Science Park for Innovation and Research or similar high-end-Business and/or Corporate Headquarters, primarily FDI, requiring a significant site area at Navan Road, Kells. Development shall be on a phased basis and in accordance with a Master Plan which shall be approved in writing with the Executive of the Planning Authority. The Master Plan shall accompany any planning application for planning permission on these lands. The Master Plan shall address the following:
-A design concept for the lands;
-Guidance for high quality design throughout the development;
-Building heights and densities;
-A landscape plan for the development and landscape management plan (post-completion of the development);
-Specific landscape buffering and visual screening on all boundaries in the interest of visual amenity;
-Flood Risk Assessment which takes account of the most up to date available CERAMS data;
-A Transport Assessment which addresses the following issues:
1) Access arrangements to the development sites;
2) Provision of safe cycleways and pedestrian routes throughout the development site;
3) Provision and access for Service Vehicles to the site;

SEA/AA Comment

No comment required.

Submission V1-001

Environmental Protection Agency (EPA)

Summary of Issues raised

The submission notes that the purpose of the variation is to align the Kells Development Plan with the Economic Strategy for County Meath. The identification of key sites for employment should be set in the context of new regional and national planning frameworks in the form of the National Planning Framework and the Regional Spatial and Economic Strategy (RSES's)

Development should be linked to the ability to provide the necessary service infrastructure.

A plan led approach should be taken to development ensuring that the requirements of SEA, AA, Water Framework and Flood Directives are taken into account.

The EPA are seeking clarification on the removal of a number of the specific tourism policies from within the existing Kells Development Plan.

Chief Executives Response

Environmental assessment is an iterative process as preparation of the draft variation progresses and the SEA process will influence the development strategy, policies and objectives of the draft variation.

In relation to the removal of a number of the specific tourism policies, a new specific tourism policy TOUR POL 5 is included in the draft variation to reflect the publication of the Boyne Valley Tourism Strategy 2016-2020 which replaces some of the older strategies referenced in the tourism policies being removed.

Recommendation

No change required.

SEA/AA Comment

No comment required

Submission V1-002

Anne Fitzsimons c/o Lloyd Fitzsimons

Summary of Issues raised

The submission states that Mrs Fitzsimons owns Kenlis Lodge which is located east of the Kells Heritage Centre and the adjoining land to the east of her home on the Navan road. The Greenfield lands that she owns have the benefit of both C1 (mixed use) and A2 (residential) land use zonings within the current draft variation. There is an extant planning permission on the C1 zoned lands for the development of a nursing home facility. In this submission, she is seeking to have all of her lands zoned C1-mixed use and to develop a link road between the R163 and R147 along the extreme western or eastern boundary of her lands so as not to sub-divide her lands.

Chief Executives Response

It is noted that there is an extant planning permission on the C1-mixed use element of the lands. This matter will be given further consideration as part of the County Development Plan review process which is currently ongoing.

Recommendation

No change

SEA/AA Comment

No comment required.

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| Submission V1-003 | Department of Education and Skills |
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Summary of Issues raised

The Department of Education and Skills (DES) submitted that demographics for Meath (which includes those for Kells) are reviewed on an ongoing basis and therefore requirements for educational facilities are constantly evolving. In light of this information, reservations for school sites should be made where possible. The Department state that multi-campus facilities on large sites where schools can be developed and expanded over time should be promoted where appropriate. In order to facilitate the appropriate development of school sites with higher buildings it is recommended that a buffer zone is put in place providing adequate separation distances between residential development and schools. School sites should also be located adjacent to green areas where they can access these areas for recreational purposes. With regard to particular projects currently under construction or due for construction details can be viewed in the capital investment programme for 2016-2021. The Department has stated that the existing primary and post-primary schools in Kells have adequate capacity to cater for the additional permitted 40 residential units on the Athboy Road.

Chief Executives Response

Draft Variation no.1 is principally an Economic Variation whereby the primary objective is to align the Kells Development Plan with the Economic Development Strategy.

The Meath County Development Plan is currently under review. The Department of Education and Skills prepared a submission on the Strategic Issues Paper prepared as part of the Pre-Draft process. The Chief Executive Report on the Strategic Issues Paper indicated that the Draft Plan will accommodate and support the reservation of school sites and multi-unit campuses. The identification of suitable sites for new schools in Kells, as required, will be carried out as part of this process.

Meath County Council will continue to liaise closely with the Department of Education and Skills with regard to the requirements for educational facilities.

Recommendation

No change

SEA/AA Comment

No comment required.

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| Submission V1-004 Health Service Executive (HSE) |
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Summary of issues raised

Within the submission, reference was made to a number of different issues, given the extensive number of these points it was considered more appropriate to bullet point the issues as follows:

- To facilitate access to healthier food choices;
- To promote the benefits of healthier eating;
- Have policies to promote areas for recreational activity in all developments;
- Promote cycle and walking routes;
- Re-prioritise traffic signals to favour pedestrians;
- Location of parks in towns to promote recreational activity;
- Develop framework for work place health and well being including physical activity;
- To promote the smarter travel workplace initiative;
- Promote provision of cycle parking and shower facilities in workplaces
- Support the design of age friendly spaces;
- Design age friendly urban environments;
- Reduce HGV's in towns;
- Improve junctions for cyclists;
- Support the provision of signed cycle routes;
- Ensure all surfaces are maintained for cyclist;
- Provide secure cycle parking at all destinations of importance to cyclists;
- Support the retrofitting of roads with cycle lanes;
- Create level grade crossings for pedestrians;
- Designate 30km/h speed zones in central urban areas;
- Widen and improve cycle and footpaths;
- Promote energy efficient design;
- Consider noise in the context of new development

Chief Executives Response

The Council notes the broad range of the aforementioned issues submitted and given the wide subject range, it is considered that many of the points raised within are also relevant to other submissions. Given the fact that many of the points although very relevant and important, are not specific to this economic variation and are more suited to consideration within the County Development Plan review to which the HSE have already made a submission at the pre-draft stage.

Recommendation

No change.

SEA/AA Comment

No comment required.

Submission V1-005

Irish Water

Summary of Issues raised

Irish Water do not anticipate that the proposed draft variation will impact upon Irish Water's ability to facilitate the Kells Development Plan. Water and wastewater availability for site specific development will be confirmed through the pre-connection enquiry process.

Chief Executives Response

Meath County Council will continue to engage with Irish Water in regard to the availability of water services within Kells.

Recommendation

No change

SEA/AA Comment

No comment required.

Submission V1-007

Louth County Council

Summary of Issues raised

The submission acknowledges the successful joint implementation and marketing of tourism plans by both Local Authorities to date making specific reference to the Boyne Valley Tourism Strategy 2016-2020.

Chief Executives Response

The Draft variation supports and encourages co-operation between both Local Authorities in the continued implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme as provided for within specific tourism policy TOUR POL 5.

Recommendation

No change

SEA/AA Comment

No comment required.

Submission V1-009

OMS Architects

Summary of Issues raised

This submission pertains to the "Frontlands" in Kells. A Framework Plan has been prepared by the land owners in accordance with the provisions of Town Centre Policy 5 of the current Kells Development Plan 2013-2019. A Framework Plan for the said lands has been submitted to the Development Management section of the Planning Department for consideration. The landowners consider that the specific and detailed nature of a master plan designation is unsuitable for these particular lands and would pre-empt development which may not be suitable to these particular lands and may result in progressing irrelevant plans not compatible with market forces. They also state that development is likely to occur on these lands on a phased basis over many years and therefore a Framework Plan approach is their preferred one.

In the event that a Framework Plan approach is not favoured by the Planning Authority the designation of a number of smaller master plans for the "Front lands" in line with their proposed phasing would be acceptable to the landowners.

Chief Executives Response

All references to framework plans were removed and replaced by master plans as part of Variation 3 of the County Development Plan. Variation no 1 of the Kells Development Plan forms part of a suite of economic variations to incorporate the key tenets of the Economic Strategy as they relate to statutory land use planning. Consistency of approach is therefore important. This is intended that the use of the master plan would expedite delivery of plan led development in areas subject to this type of plan. This process will allow for a phased approach to development, having regard to potential impacts on the town of the development of this significant land bank.

Recommendation

No change.

SEA/AA Comment

No comment required.

Submission V1-010

National Transport Authority

Summary of Main Issues Raised

The National Transport Authority (NTA) considers that the proposed quantum of employment land proposed under the draft variation, if developed fully would significantly exceed the employment requirements of the local population attracting longer distance commuters and undermining the function of Navan Town as the designated Large Growth Town 1.

The submission states that the development of masterplans should reference and quote the strategic Planning Principles and Local planning principles set out within Section 7.1.2 of their Transport Strategy and the principles of Road Development set out within Section 5.8.3 of the said Strategy. The NTA state that masterplans should be developed in a coordinated manner by Meath

County Council in conjunction with relevant third parties including the NTA and TII in relation to transport and not be developer-led.

Chief Executive's Response

Please refer to response to the submission received from the Eastern and Midland Regional Authority (V006) for the Chief Executive's detailed response to the issue of additions to the extent of employment lands in Kells.

With regard to the issue of developer-led masterplans the Planning Authority require that these plans be subject to the written agreement of the Executive of the Planning Authority and subsequently the agreed Masterplan would accompany any planning application pertaining to the lands. The preparation of masterplans will be an interactive process with the Planning Authority and represents best practice elsewhere in the GDA. The NTA and TII, together with other statutory consultees, will be consulted as part of any planning application and Meath County Council will encourage the promoters/developers of these key sites to engage in pre-planning discussions with NTA/TII, in order that high level issues can be established and addressed.

Recommendation

The Chief Executive proposes that each development site requiring the production of a masterplan shall encourage the site promoter to engage with NTA/TII, as part of the preparation of the masterplan.

SEA/AA Comment

No comment required.

Submission V1-011

Deputy Helen McEntee/Cllr Sarah Reilly

Summary of Main Issues Raised

The proposed variation is welcomed as a positive step for the town of Kells.

The development of quality footpaths, pedestrian crossings and designs focused on accessibility to enhance the quality of life for all citizens in Kells is supported.

The submission sets out the potential in Kells for urban regeneration and renewal which could potentially provide residential accommodation for the elderly or those with a disability in order to be in proximity to retail and social services.

A number of other issues were set out as follows:

- The challenges of paid-parking for Kells as opposed to adjacent towns who don't have paid parking;
- The need for a common sense and consultative approach to traffic management and traffic flows;
- Rates and Rents for retailers;
- Tourism opportunities;
- Facilities for teenagers;
- Need for a taxi rank in Kells;

- Impact of wind turbines on the local landscape and tourism potential;

Chief Executive's Response

The Chief Executive welcomes the comments set out in the submission..

Draft Variation no.1 is principally an Economic Variation whereby the primary objective is to align the Kells Development Plan with the Economic Development Strategy.

The Meath County Development Plan is currently under review. A number of the matters raised in this submission will be addressed in detail in the context of Kells as part of that process. Post adoption of the County Development Plan, a Local Area Plan will be prepared for Kells.

Recommendation

No change proposed.

SEA/AA Comment

No comment required.

Submission V1-012 Department of Communications, Climate Action & Environment

Summary of Main Issues Raised

The Department state that all geological sites as adopted under the National Heritage Plan and that all geological sites identified by the Geological Survey of Ireland (GSI) are categorised as County Geological sites (CGS) pending any further NHA designations by the National Parks and Wildlife Service (NPWS). They Department state that the CGS are routinely included within the content of County Development Plans and in GIS databases held by Planning Departments to ensure the recognition and appropriate protection of geological heritage within the planning system.

Chief Executive's Response

The comments from the Department are welcomed as is the information contained therein. This information will be useful in the context of the County Development Plan review which is presently at pre-draft stage.

Recommendation

No change proposed.

Submission: V1-013 Transport Infrastructure Ireland

Summary of Main Issues Raised

Transport Infrastructure Ireland (TII) note the additional employment lands identified at three locations within the draft variation. TII seek that the future development of these employment lands is closely monitored and subject to traffic and transport assessments including an assessment of the cumulative impact of development. TII recognise that the objectives contained in the draft variation provide for a traffic assessment, but state that there is no substitute for a prior overall transport

assessment of areas where the Planning Authority is determining fundamental issues of land use and transportation.

The submission addresses the suitability of master plans as a mechanism for integrated land use and transport planning in the absence of an appropriate transport assessment. TII also make reference to a number of national guidelines including the Spatial Planning and National Roads Guidelines published by the DoECLG which state that development should be plan-led.

Chief Executive's Response

With regard to the issue of developer-led Masterplan the Planning Authority require that these plans will be subject to the written approval of the Executive of the Planning authority and subsequently the approved Masterplan would accompany any planning application pertaining to the Masterplan lands.

With regard to the issue of developer-led masterplans the Planning Authority require that these plans be subject to the written agreement of the Executive of the Planning Authority and subsequently the agreed masterplan would accompany any planning application pertaining to the lands. The preparation of masterplans will be an interactive process with the Planning Authority and represents best practice elsewhere in the GDA. The NTA and TII, together with other statutory consultees, will be consulted as part of any planning application and Meath County Council will encourage the promoters/developers of these key sites to engage in pre-planning discussions with NTA/TII, in order that high level issues can be established and addressed.

Recommendation

The Chief Executive has recommended in the response to the DoHPCLG and EMRA, to amend Draft Policy ED OBJ 3, to make clear this additional employment zoning is provided in order to accommodate major employment proposals requiring a significant site area.

The Chief Executive proposes that each development site requiring the production of a masterplan shall require the site proponent to engage with TII, as part of the preparation of the masterplan.

SEA/AA Comment

No comment required.

| List of Prescribed Bodies Informed of Draft Variation No. 1 to Kells Development Plan 2013-2019 | |
|---|--|
| 1. | An Bord Pleanála |
| 2. | An Comhairle Ealaíon (Arts Council) |
| 3. | An Taisce |
| 4. | Inland Fisheries |
| 5. | OPW |
| 6. | Department of Communications, Climate Action and Environment |
| 7. | Department of Arts, Heritage, Regional, Rural and the Gaeltacht |
| 8. | Department of Jobs, Enterprise and Innovation |
| 9. | Dublin Airport Authority |
| 10. | IDA |
| 11. | Eastern & Midland Regional Assembly |
| 12. | Electricity Supply Board |
| 13. | Environmental Protection Agency |
| 14. | Fáilte Ireland |
| 15. | Forfás |
| 16. | Udará na Gaeltachta |
| 17. | National Transportation Authority |
| 18. | Eirgrid |
| 19. | HSE |
| 20. | Irish Water |
| 21. | Department for Housing, Planning, Community and Local Government |
| 22. | Department of Education and Skills |
| 23. | Department of Defence |
| 24. | Department of Agriculture |
| 25. | Northern & Western Regional Assembly |
| 26. | Department of Transport, Tourism and Sport |
| 27. | Health and Safety Authority (HSA) |
| 28. | Heritage Council |
| 29. | Irish Rail |
| 30. | Bus Éireann |
| 31. | Transport Infrastructure Ireland |
| 32. | Bord Gáis |
| 33. | Garda Commissioner |
| 34. | Cavan County Council |
| 35. | Monaghan County Council |
| 36. | Kildare County Council |
| 37. | Offaly County Council |
| 38. | Westmeath County Council |
| 39. | Fingal County Council |
| 40. | South Dublin County Council |
| 41. | Dublin City Council |
| 42. | Dun Laoghaire Rathdown County Council |
| 43. | Wicklow County Council |
| 44. | Louth County Council |

