

**Chief Executive's Report on submissions
received in respect of Proposed Variation**

No. 3

Meath County Development Plan

2013-2019

**In accordance with Section 13(4)(a)
of the
Planning and Development Acts,
2000-2015**

23rd February 2016

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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 2000-2015. In accordance with Section 13(4)(b) of the Planning and Development Acts, 2000-2015 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. 3 of the County Development Plan is to align the County Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The variation also updates the Development Plan in order to incorporate amendments to Volume 1 which arose from the adoption of Variation No. 2. The variation also identifies potential future changes to the settlement hierarchy of the County.

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, 2000-2015.

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 3 of the Meath County Development Plan 2013-2019, together with the Strategic Environmental Assessment Screening, Appropriate Assessment Screening Statement and Strategic Flood Risk Assessment and Management Plan was available for inspection **from Monday 21st December 2015 to Wednesday 27th January 2016** on www.meath.ie and at the following locations:

LOCATION
Planning Department , Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291
Ashbourne Municipal District , Ashbourne Civic Office, 1 -2 Killegland Square Upper, Killegland Street, Ashbourne, A84 NY73.
Kells Municipal District , Kells Civic Office, Headfort Place, Kells A82 W2R3
Navan Town Council & Area Office , Town Hall, Watergate Street, Navan C15 C821
Laytown-Bettystown Municipal District , Duleek Civic Office, Main Street, Duleek A92 R9KW
Ratoath Municipal District , Dunshaughlin Civic Office, Drumree Road, Dunshaughlin A85 XK20
Trim Municipal District , Trim Civic Office, Mornington House, Summerhill Road, Trim C15 P2HE

182 no. submissions were received on the proposed variation during the statutory period.

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 23rd February 2016.

In accordance with section 13(5)(a) of the Planning and Development Acts 2000-2015, 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 County 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 County Development Plan shall have effect from the day that the variation is made.

Section Two Submissions Received

182 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
1001	Niamh	Bracken-Bonnes	N/A	Stamullen
1002	Lorraine	Mooney	N/A	Stamullen
1003	Leonie	Manning	N/A	Stamullen
1003a	Leonie	Manning	N/A	Stamullen
1004	Paul	Daly	N/A	Stamullen
1005	David & Patricia	Cole	N/A	Stamullen
1006	Laura	Walsh	N/A	Stamullen
1007	John	Walsh	N/A	Stamullen
1008	Selena	Reilly	N/A	Stamullen
1008a	Selena	Reilly	N/A	Stamullen
1009	Marie	Reilly	N/A	Stamullen
1010	Patrick	Lacey	N/A	Stamullen
1010a	Patrick	Lacey	N/A	Stamullen
1011	Linda	Brennan	N/A	Stamullen
1012	Paul, Ann, Lauren & Jessica	Boyle	N/A	Stamullen
1013	Fiona	O'Brien	N/A	Stamullen
1014	Stephen	Harkin	N/A	Stamullen
1015	Robert	Purfield	N/A	Stamullen
1016	Karen	Curran	N/A	Stamullen
1016a	Karen	Curran	N/A	Stamullen
1017	Martina	Di Cioccio	N/A	Stamullen
1018	Niamh	Murphy	N/A	Stamullen
1019	Tanya	Faughnan	N/A	Stamullen
1020	Richard & Susan	McCormack	N/A	Stamullen
1021	Louise	Jordan	N/A	Stamullen

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1022	Kieran	Devine	N/A	Stamullen
1023	Nicola	Colgan	N/A	Stamullen
1024	Teresa	Gill	N/A	Stamullen
1024a	Teresa	Gill	N/A	Stamullen
1025	Darren	Abraham	N/A	Stamullen
1026	Elizabeth	Garvey	N/A	Stamullen
1027	Marie & Luis	Martinez	N/A	Stamullen
1027a	Luis	Martinez	N/A	Stamullen
1027b	Marie	Ahern Martinez	N/A	Stamullen
1028	Malachy	Bradley	Eastern & Midland Regional Assembly	EMRA submission
1029	Christopher & Genevieve	Moore	N/A	Stamullen
1030	Anthony	Murphy	N/A	Stamullen
1031	Ciarán	Fogarty	N/A	Stamullen
1032	Patricia	Murray	N/A	Stamullen
1033	Colm	Clarkin	N/A	Stamullen
1034	Martina	Kelly	N/A	Stamullen
1035	Sean	Kelly	N/A	Stamullen
1036	Niamh	Kelly	N/A	Stamullen
1037	Matt	Kelly	N/A	Stamullen
1038	Stephen	Delahunty	N/A	Stamullen
1038a	Stephen	Delahunty	N/A	Stamullen
1039	Tomas Keyes &	Jurgita Keziene	N/A	Stamullen
1040	Vincent & Margaret	Lally	N/A	Stamullen
1041	Michael	McCormack	Transport Infrastructure Ireland	TII Submission
1042	Brendan	Matthews	N/A	Stamullen
1043	Paul	Harvey	N/A	Stamullen
1044	Tony	Horan	OCSC Consulting Engineers	Submission re: lands at Hilltown, Clonee.

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1045	John	O'Dwyer	N/A	Submission re: Lands north of R163 at Gibbstown
1046	Breege	Watson	N/A	Stamullen
1047	Lisa	Mellor	N/A	Stamullen
1048	Keith	Brennan	N/A	Stamullen
1049	Noeleen	Lynch	N/A	Stamullen
1050	Ana	Fuentes	N/A	Stamullen
1051	Louise	Jordan	N/A	Stamullen
1052	Anne	O'Brien	N/A	Stamullen
1053	Dereck	O'Brien	N/A	Stamullen
1054	Karen	Phelan	N/A	Stamullen
1055	Dean	Sherwin	N/A	Stamullen
1056	Christine	Balfoort	N/A	Stamullen
1057	Diane	Nolan	N/A	Stamullen
1058	Wayne	Murray	N/A	Stamullen
1059	Ciara	Finnegan	N/A	Stamullen
1060	Sharon	Sutcliffe	N/A	Stamullen
1061	Audrey	O'Reilly	N/A	Stamullen
1062	David	Flanagan	N/A	Stamullen
1063	Bobby	Phelan	N/A	Stamullen
1064	Brenda	McBride	N/A	Stamullen
1065	Helena	Flynn	N/A	Stamullen
1066	Marcus	Sutcliffe	N/A	Stamullen
1066a	Marcus	Sutcliffe	N/A	Stamullen
1067	Jillian	Stout	N/A	Stamullen
1068	Catherine	Nugent	N/A	Stamullen
1069	Joanne	Scott	N/A	Stamullen
1070	Ellen	Purfield	N/A	Stamullen
1071	Sharon	Farrell	N/A	Stamullen
1072	Celine	Ronan	N/A	Stamullen

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1073	Susan	Curtis	N/A	Stamullen
1074	Patrick	Harkin	N/A	Stamullen
1075	Ger	O'Hanlon	N/A	Stamullen
1076	Tracy	Reilly	N/A	Stamullen
1077	Colm	Downey	N/A	Stamullen
1078	Barry	Brady	N/A	Stamullen
1079	Joey	Whyte	N/A	Stamullen
1080	Paul	Fitzpatrick	N/A	Stamullen
1081	Clodagh	O'Donnell	N/A	Stamullen
1082	Barry	Cribbs	N/A	Stamullen
1083	Jeanine	Leonard	N/A	Stamullen
1084	Robert	Holland	N/A	Stamullen
1085	Jean	O'Donoghue	N/A	Stamullen
1086	Austin	Mooney	N/A	Stamullen
1087	Carolyn	Donnelly	N/A	Stamullen
1088	Linda	Monaghan	N/A	Stamullen
1089	Jane	Cullen	N/A	Stamullen
1090	Sabrina	Downey	N/A	Stamullen
1091	Una	Connolly	N/A	Stamullen
1092	Fiona	O'Bryne	N/A	Stamullen
1093	Michelle	Marke	N/A	Stamullen
1094	Pauline	Gallagher	N/A	Stamullen
1095	Orla	Errity	N/A	Stamullen
1096	Mandy	Stone	N/A	Stamullen
1097	Trish	Connolly	N/A	Stamullen
1098	Derek	Healy	N/A	Stamullen
1099	Dieter	Hartifel	N/A	Stamullen
1100	Magdalena	Wac	N/A	Stamullen
1101	Nicola	Dowling	N/A	Stamullen

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1102	Caroline	Mills	N/A	Stamullen
1103	Denise	Wardells	N/A	Stamullen
1104	Shauna	Lacey	N/A	Stamullen
1105	Claire	Leonard	N/A	Stamullen
1106	Ramona	O'Hanlon	N/A	Stamullen
1107	Lynette	Monk	N/A	Stamullen
1108	Anne	McSteen	N/A	Stamullen
1109	Karen	Keane	N/A	Stamullen
1110	Ian	Crawford	N/A	: Stamullen
1111	Fiona	Turner	N/A	Stamullen
1112	Cliona	Fitzpatrick	N/A	Stamullen
1113	David	McGeough	N/A	Stamullen
1114	Kevin	Turner	N/A	Stamullen
1115	Wendy	Lambert	N/A	Stamullen
1116	Gareth & Sinead	McDonnell	N/A	Stamullen
1117	Paul	Daly	N/A	Stamullen
1118	Niall	Cussen	DECLG	DECLG Submission
1119	Andrew	Scannell	N/A	Stamullen
1120	Louise	Scannell	N/A	Stamullen
1121	Elizabeth	Cassidy	N/A	Stamullen
1122	Karen	Mulvaney	N/A	: Stamullen
1123	John Connaughton Ltd		Submitted by Kiaran O'Malley, Ltd	Submission re: Lands at Dunboyne
1124	Glen	Monk	N/A	Stamullen
1125	Sonya	O'Flaherty	N/A	Stamullen
1126	Conor	Maxwell	N/A	Stamullen
1127	Shane	Curran	N/A	Stamullen
1128	Petra	Shanley	N/A	Stamullen
1129	Frances	Curran	N/A	Stamullen

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1130	Cian	O'Mahony	EPA Regional Inspectorate	EPA Submission
1131	Ian	Dawson	N/A	Stamullen
1132	Senator Dominic	Hannigan	N/A	Stamullen
1133	Kevin	Colgan	N/A	Stamullen
1134	Matthew	Smith	N/A	Stamullen
1135	Linda	Connolly	N/A	Stamullen
1136	Patrick	Gleeson	c/o Declan Brassil & Co Ltd	Lands at Gunnocks & Mayne Clonee
1137	John & Sheila	Hill	N/A	Stamullen
1138	Audrey	O'Reilly (Hon. Sec)	Stamullen Community Alert Committee	Stamullen
1139	Kenny & Lisa	Mellor	N/A	Stamullen
1140	Jane	Connolly	N/A	Stamullen
1141	John	Cullen	N/A	Stamullen
1142	Olive	Connolly	N/A	Stamullen
1143	Chris	Curley	N/A	Stamullen
1144	Seamus	Howard	N/A	Stamullen
1145	Marie & Eric	Ronan	N/A	Stamullen
1146	Doreen	Bissett	N/A	Stamullen
1147	Kevin	Reilly	N/A	Stamullen
1148	Sean, Carol, Alan, Ben, Ruth	McKiernan	N/A	Stamullen
1148a	Alan	McKiernan	N/A	Stamullen
1149	Pauric	McGovern	N/A	Stamullen
1150	Tania	Crowe	N/A	Stamullen
1151	Francis	Crowe	N/A	Stamullen
1152	Rebecca	Healy	N/A	Stamullen
1153	John & Theresa	McQuillan	N/A	Stamullen
1154	Nora	Scannell	N/A	Stamullen

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NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1155	Kay	Howard	N/A	Stamullen
1156	Derek	Carmody	N/A	Stamullen
1157	Noreen	Murtagh	N/A	Stamullen
1158	Jim	Matthews, Secretary	Stamullen Tidy Towns	Stamullen
1159	Lorraine	Brennan	Department of Education & Skills	Department of Education
1160	Grainne	Carmody	N/A	Stamullen
1161	Ian	Lumley	An Taisce	An Taisce
1162	Andrew & Nuala	Mahon	N/A	Stamullen
1163	Targeted Investment Opportunities ICAV		c/o Bridgedale Ltd	Targeted Investment Opportunities
1164	Michael	Ryan	c/o Future Analytics	Lands east of Enfield
1165	Noel	Lally	N/A	Stamullen
1166	Suzanne	Dempsey	Irish Water	Irish Water
1167	Mike Anderson &	Rosa Garcia Moreno	N/A	Stamullen
1168	David	Shanley	N/A	Stamullen
1169	Paula & Christoph	Haustein	N/A	: Stamullen
1170	Deirbhle Nic Conghamhna &	Hugh Whoriskey	N/A	Stamullen
1171	Sky Castle &	Oliver Murphy	c/o Kieran Kennedy, RPS Group	Moygaddy Lands
1172	Claire	Dunne	N/A	Stamullen
1173	Karen	Reilly	N/A	Stamullen
1174	William	Reilly	N/A	Stamullen
1175	Eleanor	Beasley	N/A	Stamullen
1176	Linda	Reilly	N/A	Stamullen
1177	Kathleen	Reilly	N/A	Stamullen
1178	John	Reilly	N/A	Stamullen
1179	Caitríona	Geraghty	N/A	Stamullen
1180	Mark	Cassidy	N/A	Stamullen

NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUES RAISED
1181	Eamonn	Walsh	c/o ILTP Consulting	Dunboyne
1182	Hugh	Creegan	National Transport Authority	National Transport Authority

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 2000-2013 specifically refer to the manner in which the submissions made by the NTA and the Regional Authority should be dealt with. The issues raised and recommendations made in each of these submissions must be summarised and the Manager's Report must outline the recommendations of the manager in relation to the manner in which those issues and recommendations should be addressed. The issues raised by the Minister for the Environment, Community and Local Government must also be summarised separately.

HOW TO READ THE PROPOSED AMENDMENTS TO THE COUNTY DEVELOPMENT PLAN

This variation document includes only the relevant sections of the Meath County 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 County Development Plan.**

The existing text of the County 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 Meath County Development Plan 2013 -2019 but rather highlights selected parts of the County Development Plan which are proposed to be varied as part of Variation No. 3.** On completion of this variation process, a consolidated version of the County Development Plan Written Statement (Volumes 1 – 5) as altered by Variations 1, 2 and 3 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 from Department of Environment, Community & Local Government

Submission 1118	Department of Environment, Community & Local Government
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Summary of Main Issues Raised

DOECLG welcomes the extensive 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 and enterprise development in the county in a targeted and strategic manner. The submission does, however, raise a number of queries and concerns in respect of a number of aspects of the Draft Variation.

DOECLG are concerned that removal of phasing for land zoned for employment purposes results in a significant increase in the quantum of zoned employment lands included within the CDP. It is recommended that the Council should reconsider each of the settlements concerned, with regard to the anticipated demand and evidence for additional employment zoning, to better inform the proposed scope and scale of the reconsideration of the Phase II mechanism in the Draft Variation and ensure sufficient employment land is reserved for phases post 2019.

It is requested that additional policy safeguards, in the form of further objectives to ensure that the additional lands proposed to be zoned for employment, north-east of the M3 Motorway at Clonee/Portan, are designated solely for the development of major employment proposals requiring a significant site area.

DOECLG expresses concern that the proposed changes to 'permitted in principle' and 'open for consideration' uses serve to dilute the overall zoning objectives concerned and the types of development considered appropriate with zonings E1, E2 and E3. It is considered that in some instances the proposed changes serve to blur the distinction between the different zonings. The Council is requested to re-examine the proposed changes, to avoid the move to use of vague, non-specific or overly general zoning designations that reduce clarity and certainty for developers and the wider public alike.

DOECLG consider that in relation to 'white lands', the range of development which might be allowed under the proposed amendment is too wide and it would be beneficial to include some specific policy criteria or exceptional circumstances, to clarify when development in this strategic reserve may be appropriate.

DOECLG express a view that the proposed allocation of 500 units to Dunboyne North would create a new residential development, detached and distant from the existing urban centre of

Dunboyne, disconnected from the local social, community, educational, leisure and other services that the new population/residents would require. It is considered that development should develop in an orderly and planned manner, extending out from the established urban area and primarily to the south and east. The proposal is considered to be a breach of the Development Plan Guidelines and the Local Area Plan Guidelines, 2013. It is highlighted that as Dunboyne has a population in excess of 5,000 people, a Local Area Plan is required for the town and this would be the most appropriate planning mechanism to guide the development of the area.

DOECLG express concern with proposed 'live work' community at Pace (Dunboyne North), on either side of the R157 and located proximate to Junction 5 of the M3 Motorway. It is highlighted that there must be an evidence base to development proposed in the vicinity of motorway interchanges and a traffic assessment to ensure avoidance of any adverse impact on national road infrastructure must be provided. No such evidence base or traffic assessment has been provided to this end. Such proposals are required to demonstrate compliance with relevant development plans and strategies and this has not been done in this instance. The proposed creation of a new employment and residential development in this area thus appears to be significantly at variance with the Development Plan Guidelines, the Local Area Plan Guidelines and the Spatial Planning and National Roads Guidelines and is a departure from the settlement and core strategy of the Meath County Development Plan 2013 – 2019 (CDP). The Council is requested to remove the residential content of the Draft Variation, north of Pace (Dunboyne North) and to ensure that proper traffic and transport appraisal of all development policies is finalised to the satisfaction of Transport Infrastructure Ireland before adopting the Draft Variation.

Chief Executive Response

Phasing of employment lands and white lands

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. As such, it has been proposed as part of Draft Variation 3 to remove phasing from employment zoned lands in all centres. However, following the submission from DOECLG the Chief Executive is satisfied that the retention of phasing for employment zoned lands in lower tier centres in the settlement hierarchy is appropriate and would not undermine the recommendations of the EDS. Flexibility and working with, rather than against, economic development is intended under this key policy development.

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; what the EDS envisages is 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 Meath. Restrictions and lack of information about potential employment lands are all impediments or barriers to economic development and what Draft Variation 3 seeks to do is to remove those that are without evidence based justification, to ensure that a more streamlined and flexible system for bringing employment lands forward is catered for in a county.

To conclude, the Chief Executive proposes to remove phasing of employment lands from the higher order centres and retain it in the lower order centres in settlement hierarchy. The white land designation is limited to the settlements of Navan, South Drogheda, Maynooth and Gormanstown. It is considered reasonable that if options to bring forward these lands for primarily for FDI over the plan period materialise then these lands should be made available.

Employment land at Clonee/Portan

The request from DOECLG that zoning of additional employment land at Clonee/Portan should include additional policy safeguards, in the form of further objectives, to ensure that the additional lands proposed to be zoned for employment are designated solely for the development of major employment proposals requiring a significant site area is noted.

The attachment of additional clarifying text, to confirm that these lands 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 recommendation of the EDS.

Uses 'permitted in principle' and 'open for consideration' at E1, E2 and E3 zoned land

The broad intention of the 'E1' zoning objective accommodates people-based economic development, whilst 'E2' and 'E3' zoning objectives accommodate product-based economic development.

The EDS identified that the distinction of permissible uses on these zoned lands may have had the effect of stifling economic development. The Draft Variation seeks to provide greater flexibility for the development of employment zoned land, having regard to the recommendations of the EDS.

'Live Work' Community at Dunboyne North

By way of context in relation to the above Chief Executive wishes to comment as follows:

Dunboyne is recognised within the national planning hierarchy as a key settlement for growth – for communities and employment. Dunboyne is one of three strategic development centres within County Meath, together with Navan and Drogheda. Its role as a priority area for regional growth is identified in the Regional Planning Guidelines and the Meath County Development Plan 2013 - 2019. Based on its settlement role, it is envisaged the area could accommodate a

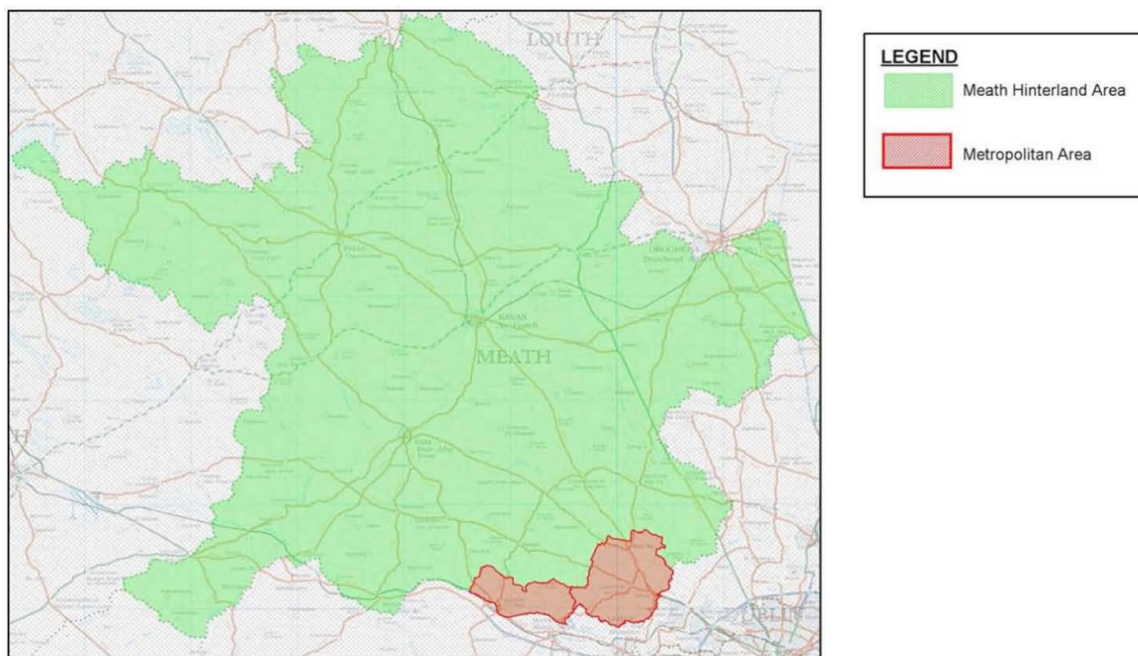
population of c.23,000 people up to 2036. The Corridor and in particular Dunboyne, has a significant role to play in enhancing the competitive advantage of both the county and region and to assist in the national economic growth programme. Potential for between c.2,500 and c.4,600 additional jobs are envisaged for the area in line with overall settlement growth. This potential is highlighted in the Economic Development Strategy for County Meath 2014-2022.



Dunboyne Clonee Growth Corridor, Strategic Framework Guidance 2015

County Meath can be categorised according to the two sub-regions identified in the RPGs: the Metropolitan Area and the Hinterland Areas (see Figure 2.1). The Metropolitan Area of Meath includes Dunboyne and Clonee. The focus for the development of the Metropolitan Area is the consolidation of settlements and the promotion of development which facilitates the integration of land use and transport. Dunboyne is identified as a 'Large Growth Town II' in the Guidelines and population growth of approximately 15,000 to 30,000 should be planned for. The Guidelines state that these Large Growth Towns will accommodate significant new investment in transport, in economic and commercial activity and in housing over the lifetime of the Guidelines and they will act as important self-sustaining regional economic drivers for the GDA, capitalising on their international connectivity and high quality connections to Dublin City Centre, whilst also supporting and servicing a wider local economy, and for some this extends beyond the GDA into surrounding Regions.

From an economic perspective Dunboyne is identified as a Secondary Economic Growth Town alongside Ashbourne in the Regional Planning Guidelines. The RPGs recognise the area has yet to realise its potential and that it plays an important economic role given its location on a developing rail line. It is also located strategically on the edge of the Gateway Core in an area with a high foreign direct investment presence.



Extent of Metropolitan and Hinterland Areas in County Meath as defined by the Regional Planning Guidelines for the Greater Dublin Area 2010-2022

The 2-year Progress Report on the CDP identified that there are now 641 multiple housing units less committed in the county than when the table was originally prepared for the adopted CDP. 500 of these houses are proposed to be reallocated to Dunboyne North which is located in the metropolitan area of the GDA, as part of the build out of the town. In order that the overarching housing strategy of the CDP can be maintained it is necessary that identified housing needs can

be met and with new housing focussed on sustainable locations where they can more readily address the housing scarcity issue emerging in the GDA.

In considering the location most appropriate to accommodate and deliver these 500 dwelling units, regard has been taken to the *Development Plans Guidelines for Planning Authorities* (DoECLG, 2007) and *Local Area Plan Guidelines* (DOECLG, 2013), both of which provide Government guidance on the approach to be taken by Planning Authorities when zoning land. Section 4.19 of the *Development Plans Guidelines for Planning Authorities* and Section 6.2 of *Local Area Plan Guidelines* both state that, in relation to the zoning of land, “*zoning should extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference*”. However, Development Plan Guidelines for Planning Authorities also states that in relation to the opportunities for synergies between land-use and transport planning, “*Integrated land use and transport planning has a key role in delivering social, economic, and environmental sustainability. By seeking to influence the location, scale, density, design, and mix of land uses, and thus shape patterns of development, planning can help to facilitate an efficient transport and land use system by:*

- *Facilitating a move towards sustainable modes of transport e.g., public transport, cycling, walking.*
- *Making it easier for people to access employment and services;*
- *Facilitating the operation of labour markets;*
- *Reducing the impact of transport on communities;*
- *Improving freight flows and access to key ports and airports;*
- *Providing for the efficient distribution of goods and services to business and the community;*
- *Providing a choice of travel modes; and*
- *Ensuring flexibility to meet the demands of a changing economy and market conditions.”*

Dunboyne is relatively unique in that it benefits from 2 rail stations, M3 Parkway rail station having been built in the past decade and the existing Dunboyne rail station. The Council are of the view that there is an excellent opportunity for synergies between land-use planning and this key transport infrastructure, having regard to the site's existing land-use zoning status (discussed in more detail below), which envisages significant retail, high-density residential and associated community development on the site (see Objective RET OBJ 1V of the Dunboyne, Clonee and Pace Local Area Plan 2009 – 2015 (LAP)). All areas of the land proposed to be zoned at Dunboyne North for the creation of a highly sustainable live work community are within around 600m of M3 Parkway, in a highly sustainable location. The proposal accords with the principles of both Development Plan Guidelines for Planning Authorities and Local Area Plan Guidelines in relation to the zoning of land.

Regard has also been afforded to the findings of the National Transport Authority 2013 research document *Planning and Development of Large-Scale, Rail Focussed Residential Areas in Dublin*. The study focussed solely on areas proximate to public transport corridors which are thought capable of accommodating substantial population growth.. The study notes that “*increasing sustainability and efficiency through greater alignment of land use and transport was a central objective underpinning the Regional Planning Guidelines. The Guidelines seek to concentrate new development into designated centres that are well-served by public transport, at densities appropriate to such locations and incorporating a mix of uses and services*”. In relation to the

'drivers' of sustainable residential development, the study states that *"the promotion of sustainable residential development, which typically comprises increased densities and is of a compact nature, has become a central tenet of international planning policy and best practise over the past number of years. The benefits cited include:*

- *Optimisation of the efficient, sustainable delivery of services such as schools, public transport, roads, waste management, etc.;*
- *Compact residential development is economically advantageous in terms of costs of infrastructure provision per dwelling unit;*
- *Reduction in the need for private car based transportation, particularly if areas are served by high quality public transportation;*
- *Higher density communities allow for a greater variety of leisure, shopping, amenities, work, and travel options in close proximity, reducing the need to travel. The wide cross-section of people and their activities also makes for a culturally rich area;*
- *Delivery of operational economies of scale;*
- *Higher productivity found in 'accessible' cities with efficient transportation systems than in more dispersed places (Cervero, 2000); and*
- *Facilitation of institutional investment."*

The study identified a set of criteria in order to identify sites considered to represent 'strategic residential development areas'. Such areas:

- *Are served by high quality public transport (heavy rail, DART or LUAS);*
- *Have the ability to accommodate significant future population growth;*
- *Have been designated under their respective governing statutory plans as areas suitable for residential development at a density in excess of 50 units per hectare;*
- *Constitute strategic land banks which are currently designated for large-scale primarily residential development and which are appropriately zoned or designated SDZ or LAP areas;*
- *Can be greenfield / brownfield sites;*
- *Are generally not located in existing towns; and have not to date been completely built out.*
- *Are located within the four Dublin local authority areas*

In applying these criteria in the current circumstances, it is evident that Dunboyne meets the requirements identified by the NTA (other than its location outside County Dublin) to comprise a strategic residential development area, particularly given it is situated within the core Dublin Metropolitan Area (this does not apply to some locations within Dublin itself) as defined in the RPGs and it is also already identified within both the CDP and the LAP as a location which it is envisaged will accommodate high-density residential development in the future.

Thus Dunboyne is designated as a Large Growth Town II in both the CDP and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 (RPGs), situated as it is within the GDA Metropolitan Area. Both the CDP and the RPGs indicate that a population of 15,000 – 30,000 should be planned for at Dunboyne. Indeed, the EDS identifies Dunboyne as 1 of 5 economic hubs around the county that will drive employment development in Meath over the course of the medium-term and beyond. Dunboyne is a key town in both regional and local planning contexts.

A total of 1,494 new dwelling units are currently allocated to Dunboyne under the CDP and individual sites within and adjoining the built-up area of the town are zoned in order to meet this total under the LAP. In addition, the LAP identifies additional land which it is envisaged will come forward for residential development, post-2019. Dunboyne is however considered to be readily capable of accommodating additional residential development now, particularly in the context of under-delivery of housing elsewhere in the county, given its strategic location within the Metropolitan Area of the GDA.

The town has been the beneficiary of significant investment in public transport, in particular the opening of the Clonsilla to Dunboyne railway line to commuter traffic and the construction of M3 Parkway rail station.

A large portion of the land now proposed at Dunboyne North for residential development is already identified and zoned within the LAP for development as a Level 2 Retail Centre and the majority of the remaining land is identified within the LAP as a strategic land bank, identified for high end employment uses. The site was envisaged by the LAP as a significant extension of the town, in terms of retail, high density residential, community and recreational facilities

The proposal will include a provision of new residential land use zoning as part of the sustainable community model which will be mixed with employment and commercial, educational, community and defined open space amenity corridor zonings to ensure a sustainable land use mix. The concept of sustainable live work communities is now well established in an Irish planning context, having formed a key aspect of the Adamstown, Clonburris and Cherrywood SDZs. Each of these significant development sites was framed around the concept of being a highly sustainable, dense, mixed-use community, focussed on key public transport nodes. Of particular relevance in the current context, a key aspect of the sustainability principles and place-making objectives underpinning these developments are the connections between communities, public transport services and jobs. Indeed, it should be noted that a substantial amount of land has been zoned and developed for high-density residential, community and retail development around the newly constructed Clongriffin Dart Station in Dublin and a similar approach has been undertaken around the planned Woodbrook Dart Station in Dun Laoghaire Rathdown. Turning to the current proposal, the Council is of the view that a live work community model is a highly sustainable development option, providing an opportunity for a mix of economic, retail, leisure and residential activities in the Dublin Metropolitan Area, whilst at the same time harnessing the potential of integrated transport. The approach follows the sustainability principles and place-making objectives utilised as part of the existing SDZs and this is founded on sustainable development.

Having regard to its longstanding identification for significant development, which includes a Level 2 Retail Centre and high density residential development, the site remains capable of sustainably accommodating new residential development. The site is in a location which maximises access to and encourages use of high-quality public transport infrastructure, with all of the land proposed to be zoned for this purpose within 600m of the M3 Parkway rail station.

The Council is of the view that a 'live work' community model is a highly sustainable development option. At present Dunboyne, as does Meath in general, has a very high outbound commuter rate of 77%. The reason for very high commuter rates from Dunboyne, and indeed from other towns in Meath, is the lack of employment opportunities locally. Between 2006 and

2011, the number of jobs within Meath grew by 17% from 33,176 in 2006 to 38,822 in 2011. During the same period, employment in the State contracted by 10%, from over 2 million people at work to 1.85 million. Meath did relatively well even during the recession. However, much of the jobs growth within the county occurred in more traditional sectors like agri-food and extractive/mining activities, for which Meath has traditionally had a comparative advantage. But these jobs are out-of-kilter with the skills of the outbound commuters. In 2011, the 38,822 people in employment in the county represented just 32% of the working age population in that year (working age population being people aged between 16 and 64 years). On the other hand, the jobs-to-working age population in the State as a whole was 60% (almost double the proportion in Meath) in 2011. The low job/pop ratio in Meath reflects the high outbound commuting rate from the county.

The EDS clarifies on the types of employment activities that need to be facilitated in Meath, among FDI and indigenous firms, the jobs needed to take advantage of the skills of the outbound commuters and the fact that the wider labour pool in the GDA provides a compelling reason to invest in Meath, along with the fact that costs are lower there.

To help realise the opportunity presented by Dunboyne North, the Council's vision is to facilitate the creation of a strategic employment hub and sustainable community based on contemporary sustainable planning principles, where the goal is to harness the *economic potential* of the transport infrastructure and support the development of a high-end employment campus and associated sustainable residential uses applying the model of work/live communities on lands to the north west of the R157.

The model envisaged for Dunboyne is to enhance its attractiveness as both an investment/work and a living location, where new workers will have the option of living locally in the town close to their new jobs in the planned new campus. It is envisaged that the new jobs will be taken up by current outbound commuters (preferring to work closer to home), inbound commuters (primarily from Dublin) and new workers coming into the area to both live and work. The new employment opportunities would also serve to increase usage of M3 Parkway rail station. The first National Statement of Housing Supply and Demand 2014 acknowledges that: *"Economic competitiveness will be undermined through accommodation shortages leading to increased costs and resulting pressure on wage inflation."*¹

The proposed zoning of land Dunboyne North will result in significantly less traffic generation that would be the case were the currently planned Level 2 Retail Centre to be provided at this site. Level 2 Retail Centres (for example Blanchardstown and Dundrum Town Centres) generate significant traffic as they attract visitors from across the region and indeed the nation. Residential and employment development would result in a more sparse use of the M3 motorway and would not give rise to any material adverse impact on the efficient operation of the M3 Motorway. This reduction in traffic generation would protect the operation of Junction 5 of the M3, in accordance with the requirements of the Spatial Planning and National Roads Guidelines (DOECLG, 2012). Meath County Council is working with Transport Infrastructure Ireland to investigate the potential impacts of the CDP on the M3/N3 corridor and any requirements for improvements to the strategic road network identified will be addressed. This

¹ National Statement of Housing Supply and Demand 2014, Conor Skehan's Chairman's Forward.

is discussed in more detail as part of the response to the TII submission at Section 3 of this report.

The Chief Executive is thus satisfied that the principle of the creation of a 'live work' community Dunboyne North, as part of a strategic build out of the town, is consistent with national, regional and local planning policies and would ensure the proper planning and sustainable development of the area.

Recommendation

Phasing of employment lands and White Lands

Employment lands phasing

It is proposed to retain phasing objectives pertaining to employment zoned lands for the following settlements (amendments in red):-

- Athboy

"SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands."

- Baile Ghib (Gibbstown)

"SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.

- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands."

- Carlanstown

"SP 4 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.
- iv) The preparation of a layout for the lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding."

- Kentstown

"SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been or are being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development be proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands**, lands within Phase II may be considered in this regard.

- Kilbride

“SP 5 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands,** lands within Phase II may be considered in this regard.”

- Oldcastle

“SP 3 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development be proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands,** lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.”

- Slane

“SP 6 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and

development substantially completed) and may be available within the life of this Development Plan.

- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands,** lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands."

- Summerhill

"SP 4 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:

- i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.
- ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.
- iii) **The only exception is where** a significant development is proposed which could not be accommodated within the lands identified as Phase I, **for reasons of scale, lack of availability of unsuitability of the relevant Phase 2 lands,** lands within Phase II may be considered in this regard."

White Lands

It is proposed to amend the Draft text accompanying Objective WL as follows:-

~~"To date, White Lands are identified in have appeared in 4 statutory land use plans adopted by Meath County Council, namely which are the former Navan Development Plan, Drogheda LAP, Maynooth LAP and the written statement and land use zoning objectives for Gormanstown contained in Volume 5 of the County Development Plan. and Dunboyne - Clonee - Pace LAP.~~ These are strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. ~~The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area.~~ **Should the Planning Authority be satisfied that a project proposed for lands with a white land designation, which would assist with the implementation of the Economic Strategy, these lands can be released for employment creating development during the plan period in accordance with the Economic Strategy. White Lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land.**

Employment land at Clonee/Portan

It is proposed to amend Draft Objective CER OBJ 3 as follows:-

“CER OBJ 3 Lands adjacent to Portan, Clonee:

To facilitate the development of lands between Portan Clonee and Bracetown for E2 “General Industry & Employment” and E3 “Warehousing and Distribution” purposes solely for the development of major employment proposals, **primarily FDI**, requiring a significant site area, having regard to this strategic location within the county, as provided for in Volume I of the County Development Plan. A Master Plan and a detailed Roads Needs Assessment of said lands shall accompany any planning application for the development of these lands. This Master Plan shall obtain the prior written agreement of the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority. Development shall be contingent on the phased delivery of the distributor road.

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);
- Flood Risk Assessment which takes account of the most up to date available CFRAM data
- A Transport Assessment which addresses the following issues:
 1. Access arrangements to the Development Site;
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site;
 3. Provision and access for Service Vehicles to the Site.

The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application”.

The land use zoning map will also include a spot objective regarding FDI at this location.

Uses ‘permitted in principle’ and ‘open for consideration’ at E1, E2 and E3 zoned land

In response to the department’s submission a review of the uses listed as “permitted in principle” and “open for consideration” under the employment zoning objective was undertaken.

The Chief Executive proposes to amend the ‘permitted in principle’ and ‘open for consideration’ uses guidance relating to E1/E2/E3 zoned land, as follows:-

“E1:

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green / Clean Light Industries, **Education (third level)** High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., **Medical and Related Uses**, Research & Development, Science & Technology Based Enterprise¹¹, Telecommunication Structures, Water Services / Public Services.

Open for Consideration

Uses Advertisement and Advertising Structures, Conference/Event Centre, Education (~~Third Level~~), Enterprise / Training Centre, ~~Gymnasium~~ **leisure facilities**, Hotel / Aparthotel, **Industry – Light, Industry-General**, Restaurant / Café, **Petrol Station, Transport Depot/Logistics, Warehousing.**”

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E1 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E1 lands, as a strategic employment zone for high technology uses

“E2:

Permitted Uses

Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

Open for Consideration

Uses Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, **Leisure Facilities**, Motor Sales, Offices 100 – 1,000 sq. m., Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.”

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.

“E3:

Permitted Uses

Bring Banks, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Distribution & Supply Chain Management, Domestic Fuel Depot, Energy Installation, Fuel Depot, Heavy Vehicle Park, Logistics, Plant Storage, Recycling Facility (Civic & Amenity), Telecommunication Storage Depot, Transport Depot, Warehousing, Water Services / Public Services, Wholesale Warehousing / Cash and Carry.

Open for Consideration Uses

Agri – Business, Childcare Facility, Enterprise & Business Start Ups, Enterprise/Training Centre, Garden Centre, Industry – Light, Petrol Station, Restaurant / Café, Waste Recycling / Transfer / Sorting Centre.”

~~Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to create dynamic and sustainable employment areas.~~

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E3 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E3 lands, for warehousing and distribution uses.

Residential and employment development at Dunboyne North

No change to proposed zoning of land for the provision of a ‘live work community’ at Dunboyne North.

SEA/AA Comment

No comment required.

Section 2.2 Eastern Midland Regional Authority, National Transport Authority and Transport Infrastructure Ireland Submissions

Submission 1028	Eastern and Midland Regional Assembly
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Summary of Main Issues Raised

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:-

Settlement Hierarchy – The EMRA considers the proposed variation and its core strategy is not consistent with the Regional Planning Guidelines. It is considered the change of designation of Enfield and Stamullen may be considered a departure from the RPGs. Any change in the designation of settlements should only be considered through the review of RPGs and the preparation of the new Regional Spatial and Economic Strategy for the region.

Strategic site at Dunboyne North – The EMRA considers the proposal to create a new community/settlement at Dunboyne North, together with extensive employment uses, lacks sufficient policy support in the RPGs and an evidence base analysis to support such an expansive proposal. The provision of 500 residential units, in particular, is identified as being not warranted.

Employment zoned land – The EMRA considers the removal of phasing from employment zoned land, together with the proposed variation to the 'white lands' zoning objective, is without rationale and is a retrograde step in plan making and the phasing of development land in the county. The submission also states that substantial additional employment zoning at Clonee/Portan, in conjunction with the other amendments to employment zoned land in the county, is difficult to justify in the absence of an evidence based analysis

Chief Executive Response

Settlement Hierarchy

The Chief Executive notes the concerns of the EMRA in relation to changes to the status of Stamullen and Enfield and wishes to provide clarifying comments in relation to the Council's future intentions for both settlements.

Draft Variation 3 does not propose to amend the Settlement Hierarchy of the CDP, to identify either Stamullen or Enfield as 'Moderate Sustainable Growth Towns'. The Draft Variation instead establishes Meath County Council's intention to seek to advance the settlement status of both Enfield and Stamullen, from 'Small Towns' to 'Moderate Sustainable Growth Towns', through the EMRA, having regard to their important locational advantages on the M4 and M1 Economic Corridors respectively, within the Greater Dublin Area.

It is envisaged that this engagement will take place as part of the preparation of the new Regional Spatial and Economic Strategy for the GDA.

Strategic development at Dunboyne North

Please refer to detailed response at Section 2 of the Report for the Chief Executive's detailed response to this issue.

The lands are situated within the Metropolitan Area of the GDA and benefit from excellent road and public transport infrastructure. The lands are also located strategically on the edge of the Dublin Gateway in an area with a high FDI presence. The lands are currently zoned within the LAP for significant retail, residential and community development and is viewed by the Council as a sustainable location for significant development in successive plans. In addition, Dunboyne is identified within the RPGs as a Large Growth Town II and within the Retail Strategy for the GDA as a Level 3 Retail Centre, although it is envisaged by the Strategy that the town will grow to become a Level 2 Centre in the future (i.e. up to 2028). The RPGs in particular notes the importance and potential of Dunboyne, in terms of economic growth potential, given its strategic location within the Metropolitan Area and also an area with high FDI presence.

Having regard to the findings of the Meath County Retail Strategy and the Dunboyne, Clonee and Pace Corridor Economic and Retail Assessment, which established that there is sufficient land within the existing town centre to meet Dunboyne's retail requirements in the future, it is considered appropriate to revisit the zoning of the Dunboyne North site as part of the Council's overarching approach to incorporating the recommendations of the EDS within the CDP. The site is located within a strategic employment development area, which includes a large amount of similarly zoned land within Fingal, and the Chief Executive is satisfied that the proposal is in accordance with the RPGs' vision for the evolution of Dunboyne.

Phasing of employment lands and white lands

Please refer to detailed response at Section 2.1 of the Report for the Chief Executive's detailed response to this issue.

In relation to the proposed additional employment lands, the Chief Executive has proposed, at Section 2.1 of this report, to amend draft Policy CER OBJ 3, to highlight that this additional employment zoned land is being provided to accommodate the development of major E2/E3 employment proposals requiring a significant site area primarily by way of the introduction of a spot objective.

Recommendation

The Chief Executive has recommended, at Section 2, to amend Draft Policy CER OBJ 3, following the DOECLG submission, to make clear this additional zoning is provided in order to accommodate employment proposals requiring a significant site area.

The Chief Executive has recommended at Section 2 to amend the 'permitted in principle' and 'open for consideration' uses guidance relating to E1/E2/E3 zoned land.

SEA/AA Comment

No comment required.

Submission 1182	National Transport Authority
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Summary of Main Issues Raised

The NTA advises that it recently produced a Draft Transport Strategy, which is currently with the Minister for Transport, Tourism and Sport for approval, and there are concerns that a number of the proposed amendments are contrary to the land use and transport planning principles set out in the Draft NTA Transport Strategy and this could undermine Government policy aimed at reducing work related commuting by car to 45%.

In relation to the proposed amendments to the settlement strategy, the NTA does not support the proposals to change the designation of Enfield and Stamullen from small towns to moderate sustainable growth towns. It is considered that modifications to the settlement hierarchy should be undertaken in a regional context, under the remit of the Eastern and Midland Regional Assembly. The proposal is considered to be inconsistent with both the RPGs and the Draft NTA Transport Strategy and it is considered this should be removed from the Draft Variation.

The NTA is concerned with the proposed amendments to zoning objectives relating to employment zoned land, to provide for an extended range of permissible uses. It is considered that this can result in a mismatch of land use types, which can make it difficult to deliver an appropriate range of transport options to an area. The authority is in particular concerned with re-categorisation of white lands, to allow for development as required. This is considered to be contrary to the principles of proper planning and development. The NTA requests that the revisions to zoning objectives are reviewed, to ensure that inappropriately located development does not result. The revisions to white lands are requested to be removed from the Draft Variation.

In relation to the proposed removal of phasing of employment zoned land, the NTA considers this would remove the requirement for a sequential approach to development and this could lead to unsustainable land use patterns and this will increase the cost of public infrastructure and reduce the potential to provide sustainable transport options. The NTA requests that the phasing objectives set out within the CDP be retained.

The NTA recommends that the proposal to use developer-led masterplans to guide future development be removed from the Draft Variation.

In relation to the proposals at Dunboyne North within the Draft Variation, the NTA advises that it considers future employment development in the area should be focussed on Dunboyne/Dunboyne Rail Station, rather than M3 Parkway and the M3 motorway interchange. The NTA does not support the proposals for Dunboyne North, which it is considered have not been supported by any detailed analysis. The sustainable live work community is not considered

to have been substantiated and could undermine the principles of the Draft NTA Transport Strategy and Government policy set out within Smarter Travel.

In relation to development at Dunboyne North, the NTA considers the statutory planning process required for a Strategic Development Zone (SDZ) would ensure that any development in the area would be undertaken in a plan led matter and ensure that transport infrastructure was used efficiently. The NTA advise it is not convinced that the revisions proposed within the Draft Variation would ensure that development is delivered in a sustainable manner. The proposals are considered not to be in accordance with DOECLG Spatial Planning and National Roads Guidelines (2012) and it is recommended that they should be removed from the Draft Variation.

The zoning of lands at Clonee/Portan is similarly considered premature, on the basis that there is no substantiating evidence base or analysis to support it. The NTA requests that proposals in relation to Clonee/Portan should be reconsidered and that any revised development proposal is framed by a plan commissioned and prepared under the supervision of the Council, with input for third parties.

The NTA is opposed to amending car parking requirements, to that they are based on end user requirements, which it is considered is inconsistent with the Draft NTA Transport Strategy. This is not considered to be a sustainable solution to this problem and it is requested that this is removed from the Draft Variation

Chief Executive Response

Please refer to response to the submission received from the Eastern and Midland Regional Authority (submission No. 1028) for the Chief Executive's detailed response to the issues of amendments to the county Settlement Hierarchy.

Please refer to response to the submission received from the EPA (submission No. 1130) for the Chief Executive's detailed response to the issue of developer-led masterplans.

Please refer to response to the submission received from Transport Infrastructure Ireland (submission No. 1041), for the Chief Executive's detailed response to the issue of additional employment zoning at Clonee/Portan.

Please refer to response to DOECLG at Section 2.1 of the Report for the Chief Executive's detailed response to the issue of strategic development at Dunboyne North.

In terms of the reference within the submission to parking requirements it is noted that the parking standards as set out within the CDP are not cited as minimum standards. On the contrary the intention is to promote flexibility in the application of parking standards. In this regard it is submitted that the reference within the Draft Variation deviation from parking requirements is appropriate.

Recommendation

No change proposed.

Submission 1041	Transport Infrastructure Ireland
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Summary of Main Issues Raised

Transport Infrastructure Ireland (TII) considers that the approach successfully established in previous plan-led and evidence based collaborations provided the mechanism to progress proposals for economic generating policies and objectives. TII consider that the approach adopted under the current variation is contrary to national policy.

TII highlight that the primary purpose of the national road network is to provide strategic transport links between main centres of population and employment and to provide access between all regions. It is considered that the current variation, which focusses development and employment generating uses at locations proximate to junctions on the M3 motorway, in the format proposed and in the absence of any evidence base to the contrary, would lead to the premature obsolescence of this infrastructure.

TII highlights the requirement for an adequate evidence base on a number of occasions within the submission, in particular for a transport assessment which satisfactorily indicates that trip generation rates can be accommodated on the national road network, whilst at the same time protecting the strategic function of the national roads network. TII considers it premature to adopt the proposed variation in the absence of the required evidence base.

TII raises concern with the Council's intention to require developers of a number of designated sites to prepare masterplans for their sites. TII consider this approach to be inappropriate, given the significant national road network issues that are considered to be unresolved at this point. The primary issue identified with this approach is the absence or lack of engagement with TII in the preparation stages of these masterplans. The requirement for a developer-led masterplan at Dunboyne North in particular is referenced as being inappropriate, given TII's longstanding concern with significant development at this location.

TII consider that the proposals indicated on the land use zoning objective map, in relation to land proposed to be zoned at Clonee/Portan, are at variance with the junction strategy agreement previously reached between TII and Meath County Council in relation to development proposals in proximity to Junction 4 of the M3.

TII consider the designation of land at Portan/Clonee for employment development purposes is at variance with national policy as it is (a) not plan-led, (b) the masterplanning proposals do not incorporate any commitment to engage with TII, (c) the designation of this land is undertaken in the absence of the required evidence base, (d) any proposal to zone such extensive lands adjoining or proximate to the national road network should demonstrate compliance with the DOECLG Spatial Planning and National Roads Guidelines, (e) the sequential approach does not appear to be reflected in the proposal and this may result in over-reliance on the national road network for access, (f) the proposal is at variance with the existing junction strategy agreement for the area. TII considers it a prerequisite that these issues should be addressed to adopting the proposed variation.

TII request that consultation should be undertaken in relation to the Strategic Framework Guidance document prepared for the entire Dunboyne / Clonee area and any responding comments should be appropriately addressed in the document.

TII welcome the commitment from the Council to consult with the Authority in relation to further development at Stamullen in the future. TII however raise concerns in relation to any increased capacity and connectivity to Stamullen Village via land covered by Objectives SP 5(iii), LU OBJ 1, LU OBJ 2 and SP3 (land zoned to be developed adjacent to the M1). It is recommended that the approach is rejected and a strategic review of these objectives is undertaken, in line with the DOECLG Spatial Planning and National Roads Guidelines.

TII request that as part of any amended text in relation to Ballymagarvey Village, which it is indicated may be targeted for future expansion of tourism facilities in the county, that access for any such additional development should be taken from the R153, rather than the N2.

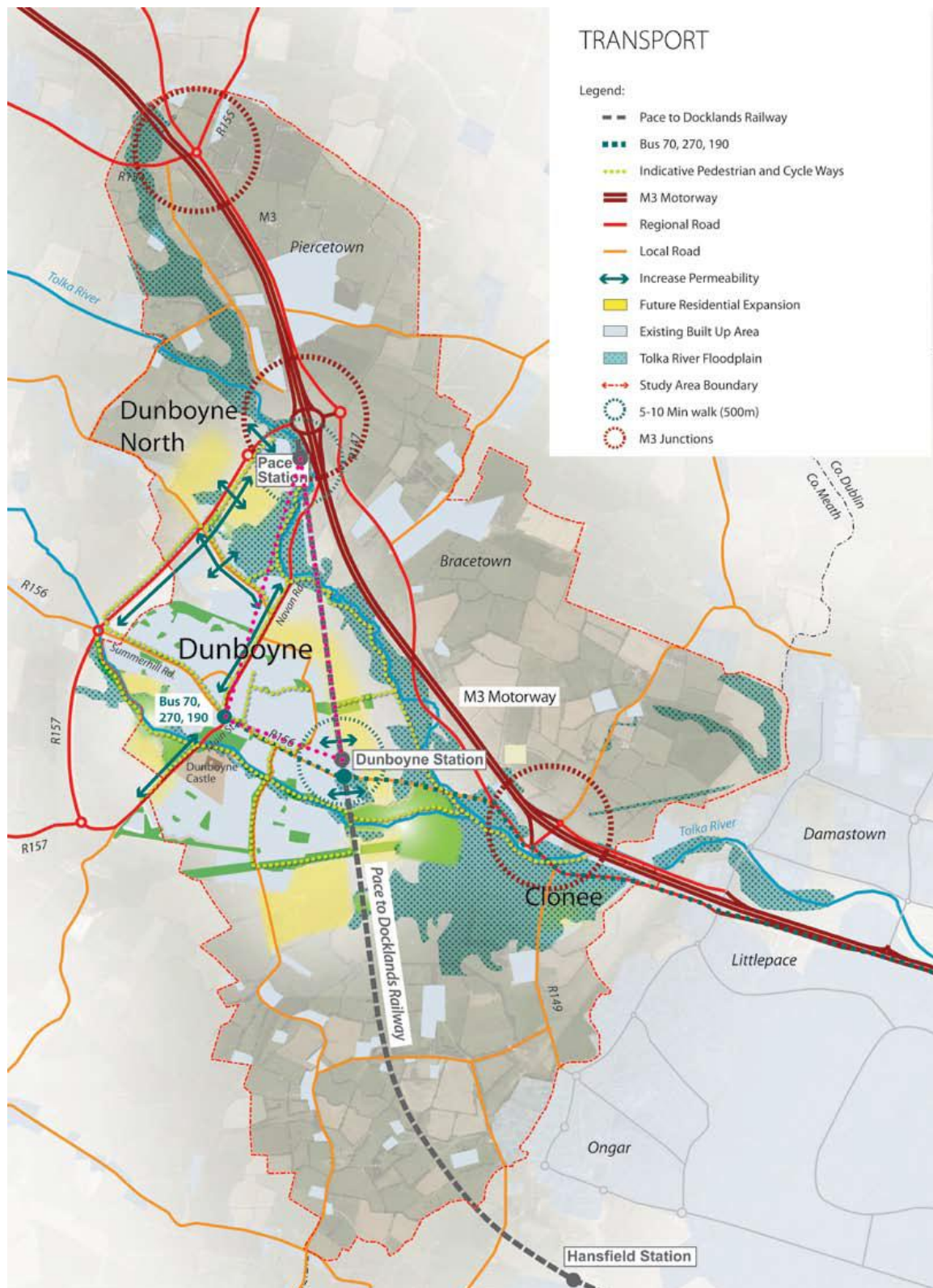
TII request that in relation to E1, E2 and E3 zoned land, the Council should consider whether to defer 'leisure facilities' (E1 and E2) and 'petrol station' (E3) from the amended permissible uses list set out within the CDP, pending the required evidence base for designated sites in the vicinity of the national road network. TII consider these uses would give rise to increased local trip generation and this should be accommodated on the non-national road network.

Chief Executive Response

The Chief Executive is satisfied that significant ongoing positive engagement has been undertaken both in advance of and as part of this Draft Variation 3. Meath County Council wrote to TII on 11th September 2015, to draw attention to the production of the EDS and to highlight the requirement that Council should review and adapt its approach to forward planning in the county, in order that appropriate and sustainable economic growth within the county can be accommodated. The letter specifically requested that TII would extend its study into mainline and junction upgrades along the N3 between the M50 and Junction 4 (Clonee), to include Junction 5 (Pace). By way of return letter, the Chief Executive of TII confirmed on 11th October 2015 that the traffic model for the study would be extended to Junction 5 (Pace) and would take into account the CDP. The letter also highlighted that whilst TII would prepare the model, the Council would be required to fund any upgrades identified as a result of the study.

In relation to the concerns regarding developer-led site masterplans, the Chief Executive considers this approach is satisfactory. The preparation of masterplans will be an interactive process with the Planning Authority and represents best practice elsewhere in the GDA. 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, in order that high level issues can be established and addressed. This requirement will be made explicit in the wording of the variation.

Aecom Engineering Consultants are currently carrying out an examination of junctions on the M3 economic corridor out from the city on behalf of Fingal County Council and TII. Meath County Council have liaised with TII to expand this examination of junctions to include the Pace and Black Bull junctions. This will ensure a co-ordinated strategic approach to development of the corridor in the future.



Extract from Dunboyne Clonée Growth Corridor Strategic Framework Guidance Document, 2015

In relation to the zoning of additional land between Portan and Bracetown Business Park, it should be noted the planning permission has been granted recently for a substantial development of a data centre for Facebook and this development will utilise almost the full extent of the existing zoned lands in this area. Having regard to this, there is a clear consequent need to identify and zone additional land, both to replace that which has been taken up by the Facebook development and in order that the Council can capitalise on the synergies which will likely be created as a result of this development. The strategic location of the land proposed to be zoned between Portan and Bracetown Business Park, along the M3 transport corridor, together with their location within the Dublin Metropolitan Area and adjoining significant employment lands in Fingal are key attributes of these lands. The Chief Executive has proposed at Section 2.1 of this report, following the submission from DOECLG, to include additional text within Draft Objective CER OBJ 3 which clarifies that this land is being zoned for solely for major E2/E3 employment development purposes, for developments which require significant site areas.

Concerns in relation to potential increased connectivity to Stamullen from the M1, via land covered by Objectives SP 5(iii), LU OBJ 1, LU OBJ 2 and SP3 (land zoned to be developed adjacent to the M1). However, the Chief Executive would highlight that the Draft Variation 3 does not include any proposals for enhanced connectivity at Stamullen. The indicative distributor road routing forms part of the adopted CDP and previous plans and this is not affected by Draft Variation 3.

Regarding comments expressed in the submission relating to Ballymagarvey, there is no site-specific policy relating to any development in this area and any planning application would need to be considered on its merits and would include consultation with statutory consultees such as TII. Any concerns relating to proposed points of access can be adequately addressed at that stage. The intention of the reference was merely to highlight Ballymagarvey's economic development and tourism role in County Meath.

In relation to the request to defer 'leisure facilities' and 'petrol station' from the uses proposed as permissible within Draft Variation 3, the TII concerns regarding the impact of these uses are site-specific matters, to be addressed through the Development Management process, in accordance with the policies of the CDP.

In relation to the issue of permissible uses at E1/E2/E3 zoned lands. the EDS identified that the distinction of permissible uses on these zoned lands may have had the effect of stifling economic development. The Draft Variation seeks to provide greater flexibility for the development of employment zoned land, having regard to the recommendations of the EDS.

Recommendation

The Chief Executive has recommended, at Section 2.1, to amend Draft Policy CER OBJ 3, following the DOECLG submission, to make clear this additional zoning is provided in order to accommodate major employment proposals requiring a significant site area.

The Chief Executive has recommended at Section 2.1 to amend the 'permitted in principle' and 'open for consideration' uses guidance relating to E1/E2/E3 zoned land.

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.

Section 2.3 General Submissions

The Chief Executive wishes to acknowledge and welcome the significant number of submissions received on foot of the display of the draft variation which relate to Stamullin. Any alteration of Stamullin in the settlement hierarchy can only occur as part of the preparation of a Spatial and Economic Strategy of the region. Such evolution of the town would be likely to take place over several County Development Plans. If approved by the Regional Assembly it is likely that Stamullin would gradually evolve towards Moderate Growth Town status with residential development occurring in tandem with commensurate supporting, sustainable employment, community and educational facilities.

Submission 1001	Niamh Bracken-Bonnes
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Summary of Main Issues Raised

Submission objects to the proposal to turn Stamullen into a moderate town.

Chief Executive Response

The Chief Executive notes the content of the submission and the concerns raised therein.

Draft Variation 3 does not propose to amend the Settlement Hierarchy of the CDP. Rather, the Draft Variation establishes Meath County Council's intention to seek to advance the settlement status of both Enfield and Stamullen, from 'Small Towns' to 'Moderate Sustainable Growth Towns', through the Eastern Midland Regional Assembly (EMRA), having regard to their important locational advantages on the M4 and M1 Economic Corridors respectively, within the Greater Dublin Area.

It is envisaged that this engagement will take place as part of the preparation of the new Regional Spatial and Economic Strategy for the GDA. The RSES will be the subject of substantial and robust public consultation, where residents can engage and provide comments and concerns, to be addressed prior to any decision being taken on this issue.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1002	Lorraine Mooney
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Summary of Main Issues Raised

Submission objects to the proposal to turn Stamullen into a moderate town.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1003	Leonie Manning
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Summary of Main Issues Raised

Submission objects to the proposal to turn Stamullen into a moderate town.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1004	Paul Daly
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Summary of Main Issues Raised

Submission objects to the proposal to turn Stamullen into a moderate and sustainable growth town. The submission considers Stamullen could not sustain population growth of the proposed rate unless all amenities required to support this were put in place prior to any development happening. Submission also expresses concern for the ability of schools and other services and infrastructure to accommodate additional development.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1005	David and Patricia Cole
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. The submission considers Stamullen could not sustain population growth of the proposed rate.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1006	Laura Walsh
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1007	John Walsh
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1008	Selena Reilly
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. The submission considers Stamullen could not sustain population growth of the proposed rate unless development is supported with adequate services for the community. Submission identifies issues with/absence of the following services for the community: public transport service, playground provision, footpath provision around the village; graveyard provision; school spaces; flooding; Gardaí presence; Fire Station services

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1009	Marie Reilly
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission identifies issues with/absence of the following services for the community: public transport service, playground provision, footpath provision around the village; graveyard provision; school spaces; flooding; Gardaí presence.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1010	Patrick Lacey
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. The submission considers Stamullen could not sustain population growth of the proposed rate unless development is supported with adequate services for the community. Submission identifies issues with/absence of the following services for the community: public transport service, playground provision, footpath provision around the village; graveyard provision; school spaces; flooding; Gardaí presence; Fire Station services.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1011	Linda Brennan
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. The submission considers Stamullen could not sustain population growth on a significant scale. Submission raises concern with the lack of consultation with local residents.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1012	Paul, Lauren, Ann & Jessica Boyle
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1013	Fiona O'Brien
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. The submission raises concern with the provision of amenities and services as part of previous developments at Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1014	Stephen Harkin
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission notes that Balbriggan was subject to a similar variation in 2002 and it now has social and infrastructural issues.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1015	Robert Purfield on behalf of 'Stamullen Needs a Playground'
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Summary of Main Issues Raised

Submission raises concern with proposed change of status of Stamullen, from a village to a moderate growth town, when the village already lacks in facilities. Submission notes that there is a need to provide a playground within the village. Submission requests that this playground is provided before any further development takes place.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1016	Karena Curran
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1017	Martina Di Cioccio
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission considers Stamullen could not sustain population growth on a significant scale.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1018	Niamh Murphy
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission considers the road network in Stamullen could not accommodate significant additional vehicular traffic, which the proposal would bring about. Submission notes that there is no space in the local school and there is no secondary school in the area. Submission notes the lack of services in Stamullen (GP, Dentist, supermarket, taxi service, playground). Submission considers the waste water system is ineffective and this needs to be rectified before any additional development takes place.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1019	Tanya Faughnan
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission considers the road network in Stamullen could not accommodate significant additional growth. Submission considers there are anti-social issues in the town. Submission considers there are issues with Garda presence and Ambulance services in the area and the local school is considered incapable of accommodating additional children.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1020	Richard and Susan McCormack
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1021 and 1051

Louise Jordan

Summary of Main Issues Raised

The submissions object to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

It is also considered that Stamullen does not have space for additional housing.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1022

Kieran Devine

Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission considers an increase in population will adversely effect on the village, which is already lacking in resources.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1023	Nicola Colgan
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Summary of Main Issues Raised

Submission raises concern with the proposal amendment to Stamullen within the settlement hierarchy. Submission considers the proposal will strain the village through additional traffic, schools' capacity, lack of a playground and lack of transport services.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1024	Teresa Gill
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Summary of Main Issues Raised

Submission objects to the proposal amendment to Stamullen within the settlement hierarchy. Submission considers there are no facilities for young people and there are issues with schools' capacity, access to GP services and the village could not accommodate additional traffic.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1025	Darren Abraham on behalf of Stamullen FC
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Summary of Main Issues Raised

Submission considers that Stamullen FC should be consulted as part of any proposed growth, as the Club has insufficient facilities to cater for additional members. Submission requests funding and provision of new facilities as part of planned growth.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1026	Elizabeth Garvey
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Summary of Main Issues Raised

Submission objects to the proposed amendment to Stamullen within the settlement hierarchy. Submission identifies issues with/absence of the following services for the community: public transport service, playground provision, footpath provision around the village; graveyard provision; school spaces; flooding; Gardaí presence; Fire Station services

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1027	Marie and Luis Martinez
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Summary of Main Issues Raised

Submission raises concern with the proposed amendment to Stamullen within the settlement hierarchy. Submission identifies issues with services and facilities in the area, which should be addressed before development takes place.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1029	Christopher and Genevieve Moore
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Summary of Main Issues Raised

Submission does not object to additional at Stamullen but raises concerns in relation to flooding, sewage infrastructure, access to the M1 Motorway, capacity at the National School in the village and amenity and recreational facilities within the village.

The submission also includes some suggestions in terms of removing what are considered to be eyesores from the village and also for future residential, retail and employment development in the area.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1030	Anthony Murphy
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Summary of Main Issues Raised

Submission objects to the expansion of Stamullen. Submission identifies issues with access to the village, public transport, school capacity, amenities, traffic congestion, footpaths and lack of medical services and shops.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1031	Ciaran Fogarty
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Summary of Main Issues Raised

The submission notes the proposal to change Stamullen's form and size but highlights a number of transport and road safety issues which it is considered should be addressed in advance of any development.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1032	Patricia Murray
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen. The submission cites inadequate footpaths and street lighting for pedestrians, inadequate facilities for residents, inadequate water treatment infrastructure, inadequate policing and inadequate public transport.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1033	Colm Clarkin
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen. The submission considers that Stamullen cannot accommodate any increase in either people or traffic. The submission cites a number of road safety issues in and around the village.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1034	Martina Kelly
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1035	Sean Kelly
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1036	Niamh Kelly
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1037	Matt Kelly
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Summary of Main Issues Raised

The submission objects to the expansion of Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1038	Stephen Delahunty
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Summary of Main Issues Raised

The submission objects to the proposed change of status of Stamullen.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1039	Tomas Kezys and Jurgita Keziene
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Summary of Main Issues Raised

The submission supports an increased population at Stamullen but considers that a playground, access to the M1 Motorway and public transport should be provided in advance. The submission also questions whether the primary school could accommodate any additional children.

The submission also considers that Stamullen is struggling to handle the current population and queries whether additional development could be accommodated.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1040	Vincent and Margaret Lally
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Summary of Main Issues Raised

The submission objects to the increase of Stamullen from a small town to a moderate growth town. The submission cites the absence of school capacity, a graveyard, a playground for children and traffic issues in the village.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1042	Brendan Matthews
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Summary of Main Issues Raised

The submission objects to plans for future development at Stamullen. The submission raises a number of concerns in relation to previous developments at Stamullen and cites issues such as lack of public transport, flood risk, inadequate recreational facilities for youths.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1043	Paul Harvey
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Summary of Main Issues Raised

The submission objects to the proposal for changes at Stamullen. The submission cites issues such as lack of pedestrian and road safety, road capacity public transport, flood risk and inadequate recreational facilities for youths.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1044	O'Connor Sutton Cronin on behalf of the Hilltown Partnership
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Summary of Main Issues Raised

The submission focuses on land at Hilltown, 1.5km south of Clonee, proposing that the site could be zoned for E2/E3 employment purposes, to assist in delivering the recommendations of the Meath County Economic Strategy 2014 - 2022. It is suggested that a new rail station and a park and ride facility would be provided as part of any development of the land. The submission sets out that the land could be developed as four individual parcels, providing in total 96ha of land.

The submission highlights that the land is situated within the GDA Metropolitan Area and it enjoys significant road frontage onto the R149 Clonee – Leixlip Regional Road. The site is stated as being less than 2k from the M3, via the Clonee interchange.

Chief Executive Response

Draft Variation 3 has focussed on zoning of additional employment at strategic locations within the county, in accordance with the recommendations of the EDS for Meath 2014 – 2022. The site the subject of this submission has not been identified within the EDS, which recommended focussing economic development in key locations. Thus it is not proposed that this site be zoned for employment development purposes.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1045	John O'Dwyer
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Summary of Main Issues Raised

The submission focuses on a parcel of land at Gibbstown, which is currently zoned for A2 purposes within the CDP. The submission requests that the Council would consider removing

the 'Phase 2' status of the land, having regard to the decision issued by An Bord Pleanála on a recent appeal relating to the land.

Chief Executive Response

Draft Variation 3 does not address phasing relating to residential zoned land in the county. This issue will be examined in the context of the review of the County Development Plan to commence in late 2016.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1046	Breege Watson
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1047 and 1139	Lisa Mellor
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1048	Keith Brennan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1049	Noeleen Lynch
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1050	Ana Fuentes
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Summary of Main Issues Raised

The submission expresses concern with the proposal to upgrade Stamullen from a small town to a moderate sustainable growth town.

The submission considers that a number of items are required in advance of further development. These include road infrastructure improvements, school capacity increase, footpath improvements, additional recreational facilities and better access to medical services.

The submission also requests that land should be set aside for the development of additional schools in the area and all industrial development should have a community dividend attached any planning permission granted.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1052	Anne O'Brien
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county. The submission cites issues relating to school capacity, a playground for children, traffic and water and sewage infrastructure in the village.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1053	Dereck O'Brien
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1054	Karen Phelan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1055	Dean Sherwin
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1056	Christine Balfourt
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1057	Diane Nolan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1058	Wayne Murray
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1059	Ciara Finnegan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1060	Sharon Sutcliffe
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1061	Audrey O'Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1062	David Flanagan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1063	Bobby Phelan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1064	Brenda McBride
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1065	Helena Flynn
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1066	Marcus Sutcliffe
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1067	Jillian Stout
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1068	Catherine Nugent
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1069	Joanne Scott
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1070	Ellen Purfield
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1071	Sharon Farrell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1072	Celine Ronan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1073	Susan Curtis
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1074	Patrick Harkin
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1075	Ger O'Hanlon
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1076	Tracy Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1077	Colm Downey
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1078	Barry Brady
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1079	Joey Whyte
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1080	Paul Fitzpatrick
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1081	Clodagh O'Donnell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1082	Barry Cribbs
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1083	Jeanne Leonard
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1084	Robert Holland
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1085	Jean O'Donoghue
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1086	Austin Mooney
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to

change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1087	Carolyn Donnelly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1088	Linda Monaghan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1089	Jane Cullen
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1090	Sabrina Downey
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1091	Una Connolly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1092	Fiona O'Byrne
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1093	Michelle Marke
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1094	Pauline Gallagher
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1095	Orla Errity
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1096	Mandy Stone
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1097	Trish Connolly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1098	Derek Healy
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1099	Dieter Hartifel
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Summary of Main Issues Raised

The submission objects to the proposal of upgrading Stamullen from a Small Town to a Moderate Growth Town.

The submission raises concern in relation road infrastructure and capacity, water, sewage, footpaths, street lighting and school capacity

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1100	Magdalena Wac
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1101	Nicola Dowling
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1102	Caroline Mills
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1103	Denise Wardell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1104	Shauna Lacey
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1105	Claire Leonard
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1106	Ramona O'Hanlon
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1107	Lynnette Monk
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1108	Anne McSteen
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1109	Karen Keane
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1110	Ian Crawford
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1111	Fiona Turner
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1112	Cliona Fitzpatrick
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1113	David McGeough
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1114	Kevin Turner
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1115	Wendy Lambert
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1116	Gareth McDonnell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1117	Paul Daly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1119	Andrew Scannell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1120	Louise Scannell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1121	Elizabeth Cassidy
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1122	Karen Mulvaney
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Summary of Main Issues Raised

The submission objects to the proposal to change Stamullen to a moderate sustainable growth town. The submission raises concern in relation to traffic safety and road capacity and facilities for residents.

The submission requests that a number of items are required in advance of further development. These include road infrastructure improvements, public transport improvements, school capacity increases and additional facilities for young people.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1123	Kieran O'Malley & Co Ltd on behalf of John Connaughton Limited
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Summary of Main Issues Raised

The submission focuses on land at the north-east edge of Dunboyne, on the eastern side of the Clonsilla-North Dunboyne railway line.

The submission objects to the inclusion of part of the land concerned within the proposed green belt, which is identified on the map of Dunboyne North – Dunboyne – Clonee which accompanies the variation. The green belt spans the majority of land between the M3 Motorway and the eastern edge of Dunboyne.

The submission considers that the designation of a green belt on the Dunboyne North – Dunboyne – Clonee map is an anomaly, given there is no mention within either the CDP or Draft Variation 3 of green belt. Furthermore, the submission considers that, whilst there are references to green belt within the LAP, the area subject to the designation is outside of the LAP boundary so its validity is thus in question.

Notwithstanding concerns in relation to the validity of the green belt designation, the submission contends that application of the designation to the land the subject of the submission does not serve any purpose, as it does not result in the protection of a floodplain

from inappropriate development and it does not prevent the physical and visual coalescence of Dunboyne and Clonee.

The submission requests that Draft Variation 3 is amended, to remove the green belt designation for this area.

Chief Executive Response

The submission relates to the provisions of the LAP, rather than the CDP and is not therefore a matter which falls within the remit of the variation.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1124	Glenn Monk
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1125	Sonya O Flaherty
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1126	Conor Maxwell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1127	Shane Curran
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1128	Petra Shanley
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1129	Francis Curran
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1130	Environmental Protection Agency
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Summary of Main Issues Raised

The EPA submission notes that the variation seeks to incorporate aspects of the EDS into the CDP but consider that the Council should ensure that the proposals are consistent with higher

level plans and programmes (e.g. RPGs). The submission also considers that commitments should be made within the Variation to the full integration of relevant aspects of proposed higher level plans, following their adoption, to ensure consistency is maintained.

It suggests that collaboration with Irish Water in particular is critical, as Irish Water's Capital Investment Plan needs to be taken into account when identifying growth areas. This should be reflected within the Variation.

Clarification is sought regarding whether the requirements of the SEA and Habitats Directives were considered in the preparation of the EDS, as it is proposed to integrate the Strategy into the Plan through this variation.

The EPA agree with the recommendation to rezone/de-zone land which has been identified as at significant risk of flooding (such as Kilcock, Longwood, etc.) and recommend that the requirements of the Flood Risk Management Guidelines should be taken into account by the Variation.

In relation to the various proposed masterplans, The EPA advises that the requirements of the SEA, Habitats Floods Directives need to be taken into account, where these plans provide for the zoning or development of land.

The EPA consider that the Variation needs to ensure that economic growth and development is carried out in a manner which protects and supports the county's environmental resources including European designated sites. It is suggested that the Variation should consider promoting an ecosystem services approach which supports continued economic development in tandem with protecting environmentally sensitive sites.

Other points raised within the submission are that the Council should consider whether any proposed future Variation would have a significant effect on the environment and if so, the SEA Regulations should be taken into account and also, in relation to infrastructure, the EPA considers that adequate and appropriate infrastructure should be in place, or should be required to be put in place, within the lifetime of the particular plan.

In relation to SEA, the submission advises of the requirement to give notice to various Government Ministers and adjoining local authorities.

Chief Executive Response

The Chief Executive welcomes the submission from the EPA.

In relation to the issue of SEA and Habitats Directives compliance, the Chief Executive would highlight that Draft Variation does not propose to 'integrate' the EDS into the CDP, as is stated within the submission. Draft Variation 3 is supported by SEA and AA Screening Statements, both of which conclude that there is no requirement for additional steps to be taken, in terms of environmental assessment. Indeed, the Council's SEA and AA Screening Statements formed part of the public consultation to which this report relates.

With regard to the proposal to require developer-led masterplans for key development sites, the Chief Executive confirms that such plans would not zone land and there will be a requirement for planning permission to be secured before any development at these sites takes place. Relevant environmental assessments will have taken place at the Development Plan preparation stage and there may be a requirement for additional assessments at the planning application stage. Such issues will be addressed by the Council on a case by case basis, as each site comes forward for development.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1131	Ian Dawson
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1132	Dominic Hannigan, TD
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Summary of Main Issues Raised

The submission raises concern with the proposal to change the status of Stamullen. Concerns are expressed that development may take place before infrastructure is put in place.

The submission suggests that the proposal should be deferred until further progress is made in relation to the provision of a playground, the provision of a linear park and the provision of improved public transport facilities.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1133	Kevin Colgan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1134	Matthew Smith
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1135	Linda Connolly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1136	Declan Brassil & Company Ltd on behalf of Mr Patrick Gleeson
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Summary of Main Issues Raised

The submission focuses on land at The Mayne, Clonee, and requests that the zoning and Masterplan boundaries should be extended to incorporate the land in question.

Chief Executive Response

If the additional lands at this location identified in the variation are built out, the potential of these lands for employment generating uses could be examined in future development plans.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1137	John and Sheila Hill
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1138	Audrey O'Reilly on behalf of Stamullen Community Alert Committee
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1139 & 1047	Lisa and Kenny Mellor
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1140	Jane Connolly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1141	John Cullen
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1142	Olive Connolly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1143	Chris Curley
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1144	Seamus Howard
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Summary of Main Issues Raised

The submission objects to Draft Variation 3.

The submission objects to increased development in one of the county's villages, although it does not specify which village. Issues such as community services, public open spaces, playgrounds, leisure amenities, pedestrian linkages and connectivity, public transport and road infrastructure are identified as inadequate.

Chief Executive Response

Draft Variation 3 does not propose to amend the Settlement Hierarchy of the CDP. Rather, the Draft Variation establishes Meath County Council's intention to seek to advance the settlement status of both Enfield and Stamullen, from 'Small Towns' to 'Moderate Sustainable Growth Towns', through the Eastern Midland Regional Assembly (EMRA), having regard to their important locational advantages on the M4 and M1 Economic Corridors respectively, within the Greater Dublin Area.

It is envisaged that this engagement will take place as part of the preparation of the new Regional Spatial and Economic Strategy for the GDA. The RSES will be the subject of substantial and robust public consultation, where residents can engage and provide comments and concerns, to be addressed prior to any decision being taken on this issue.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1145	Marie and Eric Ronan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1146	Doreen Bissett
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1147	Kevin Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Growth Town in the Settlement Hierarchy for the county. Concerns are raised in relation to the graveyard, school, footpath provision, playground and Garda Firefighter presence in the village.

The submission also considers that flood risk is an issue in the village.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1148	Sean, Carol, Alan, Ben and Ruth McKiernan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Sustainable Growth Town in the Settlement Hierarchy for the county. Concerns are raised in relation to road safety, flood risk, sewerage infrastructure in and around the village.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1148a	Alan S. McKiernan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1149	Pauric McGovern
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1150	Tania Crowe
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1151	Francis Crowe
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1152	Rebecca Healy
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater

for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1153	John and Theresa McQuillan
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1154	Nora Scannell
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1155	Kay Howard
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Summary of Main Issues Raised

The submission objects to the proposed changes to the status of Stamullen. The submission considers that Stamullen cannot accommodate additional development and raises concerns in relation to graveyard, library, medical centre and Garda services in the area.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1156	Derek Carmody
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1157	Noreen Murtagh
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1158	Jim Matthews on behalf of Stamullen Tidy Towns
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Summary of Main Issues Raised

The submission requests that a number of items are required in advance of further development. These include sewage infrastructure improvements, road infrastructure improvements, flood relief improvements, footpath improvements, additional playing fields and additional seating facilities for elderly residents.

The submission also requests that land should be set aside for the development of additional schools in the area and all industrial development should have a community dividend attached any planning permission granted.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1159	Department of Education and Skills
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Summary of Main Issues Raised

The submission requests that provision should be made for a primary school site of approximately 0.77 hectares in the variation of the LAP.

Chief Executive Response

Draft Variation 3 relates to the CDP and its alignment with the EDS, rather than the LAP. Notwithstanding this, the content of the submission is noted and potential exists for the development of educational facilities within the parameters of existing land use zonings.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1160	Grainne Carmody
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

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It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1161	An Taisce
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Summary of Main Issues Raised

An Taisce advises that it is now a legal requirement that the CDP must be consistent with relevant RPGs and the National Spatial Strategy.

In relation to Dunboyne North, the submission considers that the proposal to allocate 500 houses is a departure from the RPGs and there is insufficient analysis to support it.

In relation to zoning of additional lands at Clonee / Portan for employment purposes, the submission does not consider the Council has sufficiently identified a need for this additional zoned land. It is suggested that the sequential approach should be applied in order to ensure inappropriate forms of development are avoided.

The submission expresses concern with the proposal to change the settlement hierarchy of the county, in relation to Stamullen and Enfield. It is considered that there is a need to ensure that physical and social infrastructure is adequate in order to maintain sustainable development in these towns.

The submission requests that the Council should consider whether the proposed variation is not premature.

Chief Executive Response

Please refer to response to DOECLG at Section 2 of the Report for the Chief Executive's detailed response to the issue of strategic development at Dunboyne North.

Please refer to response to the submission received from Transport Infrastructure Ireland (submission No. 1041), within Section 3 of this Report, for the Chief Executive's detailed response to the issue of additional employment zoning at Clonee/Portan.

Please refer to response to the submission received from the Eastern and Midland Regional Authority (submission No. 1028) for the Chief Executive's detailed response to the issues of amendments to the county Settlement Hierarchy.

Recommendation

Other than changes proposed in relation to the foregoing submissions, no changes recommended following this submission.

SEA/AA Comment

No comment required.

Submission 1162	Andrew and Nuala Mahon
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

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The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1163	Bridgedale Management & Development on behalf of Targeted Investment Opportunities ICAV
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Summary of Main Issues Raised

The submission supports Draft Variation 3 but suggests a number of amendments to both the Variation and the CDP in general.

In relation to the M4 Knowledge Corridor, the submission supports the description of the area as having the potential to provide for the integration of employment, population and transport. It is however considered that this could be improved, to state that residential development is also integrated within the corridor. Section 2.4 of the CDP is thus suggested to be amended as follows:-

“The corridors offer potential as locations for economic growth and constitute potential economic drivers for the County to provide for the integration of employment, **residential development** ~~population~~ and transport in accordance with proper planning and sustainable development principles”.

In relation to the Zoning Strategy at Section 2.9.3 of the Draft Variation, the submission considers that the statement within the third bullet point, that the Core Strategy has identified the location of proposed residential development, is contradicted as a result of the Draft Variation and Objective Dunboyne North OBJ 1 in particular. It is suggested that the Council should look to redistribute the 500 residential units proposed to be reallocated from Clonee to Dunboyne within the Clonee area.

The submission considers that there is sufficient land at Clonee which is not affected by flood risk, which would satisfactorily accommodate additional development.

In relation to the lands identified as site MP4 at Clonmagadden, the submission considers that employment zoning within this land should be omitted, in favour of further residential zoning. It is considered that the employment zoning on the MP4 lands is inappropriate, as there is poor transport in the area. Section 2.9.3, Bullet Point 6 is thus proposed to be amended as follows:-

"More intensive development should be permitted within centres in the upper tiers of the settlement and economic hierarchies adjacent or close to public transport nodes and corridors to maximise the use of public transport, minimise trip generation and distribution and to promote sustainable development. The zoning strategy advocates the movement to mixed use zones and away from the use of single or mono zoning in such circumstances. **Mixed use zonings must ensure that existing and future residential amenity is not adversely affected by inappropriately located employment generating land uses**".

In relation to proposed Objective TI, the submission considers that the objective should not be as restrictive and should instead be introduced across the entire county where necessary. Objective T1 at Section 2.9.5 is thus proposed to be amended as follows:-

"TI Transportation Infrastructure

Objective To provide for necessary transportation facilities."

The submission that the Council's proposal to create a live work community model at Dunboyne North should be implemented for Clonee as well, given the development potential of Clonee. It is requested that land at Williamstown Stud, which is currently registered as an unfinished estate, should be zoned for residential development in the LAP. It is suggested that Objective CER OBJ 2 should be amended as follows:-

"To facilitate the development of lands at Portan Clonee for E2 'General Industry & Employment', and E3 'Warehousing & Distribution' **and WL 'White Lands'** as provided for in Volume I of the County Development Plan- **and the creation of a sustainable live work community model centred on a range of uses including high end employment, mixed use neighbourhood centre, community, recreational and residential development**".

The submission also considers that, in conjunction with the creation of live work model at Clonee, improvements should be made to public transport infrastructure in the area, to ensure that increased usage arising from increased development can be accommodated. Objective CER OBJ3 is thus proposed to be amended as follows:-

"To facilitate the development of lands between Portan Clonee and Bracetown for E2 'General Industry & Employment' and E3 'Warehousing & Distribution' **and TI 'Transportation Infrastructure'** as provided for in Volume I of the County Development Plan. A Master Plan and a detailed Roads Needs Assessment of said lands shall accompany any planning application for the development of these lands. This Master Plan shall obtain the prior written agreement of the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority. Development shall be contingent on the phased delivery of the distributor road."

The submission suggests that as part of the Masterplan which will accompany development on lands surrounding the Facebook centre a number of points should be addressed, in particular access arrangements, provision of cycle and pedestrian routes, provision of access for service

vehicles. It is also suggested that an assessment should be undertaken of how the development will impact on amenity of existing and future residents in the area and on the demand for housing.

The submission supports the objective within the EDS to further promote the development of Navan IDA Business Park. It suggests that an additional high level objective should be included at Section 4.1.1 of the CDP as follows:-

“To continue to enhance the transport connections within Navan and the accessibility of Navan, in order to foster and improve economic development in Navan”.

The submission also supports promotion of employment lands at Ashbourne and in order to ensure that transport infrastructure connecting Ashbourne and Dunboyne is sufficient to encourage economic development, amendment to Section 4.1.4 of the Draft Variation as follows:-

“To promote the development of two of the key strategic employment sites identified in the EDS - The lands around the rail station (M3 Parkway) in Dunboyne North, and the employment zoned lands to the north of the Rath Roundabout in Ashbourne; *Continue to improve transport infrastructure and connections within Ashbourne and Dunboyne to the employment zoned lands*”.

In line with this and further to the suggested inclusion of TI throughout the county, the submission requests that an objective be added to the zoning map for Ashbourne, to improve transport connections between the employment zoned land and residential development within the town. The submission contains a map, setting out the suggested spatial extent of this objective.

Chief Executive Response

Please refer to response to DOECLG at Section 2.1 of the Report for the Chief Executive's detailed response to the issue of strategic development at Dunboyne North. It is not proposed to revisit the reallocation of housing to Dunboyne, as is requested within the submission.

Draft Variation 3 does not propose any amendments to zoning objectives on land at Clonmagadden and it would not be proposed to revisit this on the basis of the submission as it is outside the scope of this variation.

In relation to the proposal to extend the proposed zoning at Clonee/Portan, to include residential zoning so that a sustainable live work community could be facilitated in this location, the Chief Executive does not agree with the submission. The opportunity of a sustainable live work community is an opportunity considered to be only available to the lands at North Dunboyne, having regard to the excellent road and rail infrastructure recently provided in this area and the site's planning history and existing zoning objective. Dunboyne North is a very sustainable location for this type of development, having heretofore been zoned for significant development, which includes high density residential development. The same infrastructure and planning benefits do not accrue more generally around the county, outside of the existing towns.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1164	Future Analytics on behalf of Michael Ryan
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Summary of Main Issues Raised

The submission welcomes the proposed rezoning of land east of Enfield from 'white lands' to E1 / E3 for strategic employment/warehousing and distribution.

The submission indicates that the landowner in question owns additional land in this area and requests that this land be zoned as white land, in order to strategically guide future planning in the area.

Chief Executive Response

It is not proposed to zone additional lands for employment uses at this location as sufficient land has already been identified to meet the needs and potential of the settlement.

Recommendation

No change proposed.

Submission 1165	Noel Lally
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1166	Irish Water
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Summary of Main Issues Raised

The submission highlight's Irish Water's objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the Settlement and Core Strategies of development plans prepared in accordance with the NSS and RPGs.

The submission further states that Irish Water will endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity proposed in the Draft Variation, subject to the availability of necessary capital investment and in compliance with environmental objectives and regulations.

Irish Water advise that all capital investment beyond the Capital Investment Plan 2014 – 2016 is subject to the agreement of the Commission for Energy Regulation and Irish Water is currently preparing a submission to CER on the national investment programme for 2017 – 2018.

Chief Executive Response

The Chief Executive notes and welcomes the content of the submission. The Council will work with Irish Water in order to ensure that the development facilitated by Draft Variation, and indeed the wider CDP, are delivered.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1167	Mike Anderson and Rosario Garcia Moreno
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county. Concerns are raised in relation to the road capacity and road safety issues and a lack of facilities.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1168	David Shanley
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1169	Paula & Christoph Haustein
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

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The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1170	Deirbhle Nic Conghamhna and Hugo Whoriskey
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1171	RPS on behalf of Sky Castle Ltd and Mr. Oliver Murphy
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Summary of Main Issues Raised

The submission supports the incorporation of the recommendations of the EDS 2014 – 2022 and highlights that lands at Moygaddy (in the environs of Maynooth) are considered to be well placed to address the identified gap in economic activity in the county, given the synergies between the land in question and Maynooth College. The submission supports the streamlining of E1, E2 and E3 zonings, to remove prescriptive provisions in relation to specific uses.

The submission welcomes a number of amendments to the Written Statement of the CDP and also addresses a number of issues on a chapter by chapter basis.

Chapter 1:

The submission seeks explicit recognition at Section 1.1 of the Variation of the critical role that the tourism/hospitality sector can play in economic development.

Chapter 2:

The submission seeks an extension of the residential zoned land at Moygaddy, to the north-west of Moygaddy House, on land occupying 3 ha.

Concern is raised in relation to Objectives CS OBJ 1 and CS OBJ 2 as it is considered that the proposed wording places an undue emphasis on the EDS, which does not fully reflect the

recognition that the core economic areas are somehow diluted. Objectives CS OBJ 1 and CS OBJ 2 are thus proposed to be amended as follows:-

"CS OBJ 1: To provide and promote a strategic economic development strategy that identifies a hierarchy of employment centres (**Primary and Secondary Economic Growth Areas**) related to the overall development strategy of the County which will encourage a more balanced and sustainable pattern of employment across the county in accordance with the recommendations of the Economic Development Strategy for County Meath."

"CS OBJ 2: To improve the jobs ratio level in Meath and address commuting patterns by building up the local economy to a more sustainable level through: (i) Fostering employment creation and maximising jobs potential in designated growth centres (**Primary and Secondary Economic Growth Areas**) in particular the promotion of 5 key economic development sites highlighted in the Economic Development Strategy for County Meath 2014-2022; Working with the Regional Assembly in the preparation and implementation of a Regional Spatial Economic Strategy . (iii) assisting Enterprise Ireland and other state agencies in the development and growth of indigenous Meath companies and high potential start up companies with an export led business in worldwide markets".

The submission supports the proposed approach to white lands and requests that permissible developments on such sites should be sufficiently flexible to incorporate mixed-use development (including residential) in accordance with the term of agreed masterplans.

In relation to the Large Growth Towns II of Dunboyne and Maynooth, the submission welcomes the proposed additional text and sets out suggested additional text to be included as follows:-

"The potential for a high end employment offer to be delivered at this location together with tourist and leisure development is noted having regard to its existing strong tourism offer, proximity to Maynooth University and the M4 knowledge corridor. The delivery of the Maynooth Outer Orbital Route (MOOR) ~~by~~ **in tandem with development** by a developer driven mechanism is critical in both regards."

Chapter 4:

The submission seeks amendment to the first bullet point at Section 4.1 as follows:-

- "Identifying key strategic sites (**Primary and Secondary Economic Growth Areas**) for employment generation in County Meath for the ~~settlements for focused residential and promote~~ promotion of economic growth locally;"

A further bullet point is also sought at Section 4.1, to reflect the importance of tourism to the county's economic development

- **"To recognise the critical role tourism and related activity plays in the economic base of the county and to support the continued investment in this key indigenous industry"**

The submission states that whilst the identification of 5 key strategic employment sites is supported, it is important that this does not detract from the development of the Core

Economic Area. In respect of the Maynooth / Leixlip Economic Area, the submission requests a number of amendments to the current wording set out at Section 4.1.3 as follows:-

- ***“To promote the development of the lands within the Maynooth Environs identified as a Primary Economic Growth Area;***
- To encourage the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include MU and major employers already established in the sub region (Intel, Hewlett Packard);
- To further key linkages and partnerships with MU brand the area as a centre of excellence in the knowledge based economy;
- To promote the Maynooth Environs as stated in the Maynooth Environs Written Statement & Development Objectives as a location for high technology, and bio technology firms and enhanced tourism projects. Since January 2014 Irish Water is now the responsible authority for public water provision in the State. Meath County Council will work with Irish Water to provide adequate piped water services for employment generating uses in this area and leverage the historical commitment from Kildare County Council to provide requisite piped water services for employment generating uses
- ***In association with the conversion and adaption of Moygaddy House and outbuildings, to promote and facilitate the development of adjoining lands for tourism, leisure and complementary activities;***
- ***To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area to provide a destination venue of national significance;***
- ***To support the development of medical, assisted living and retirement village development on lands in proximity to Moygaddy House.”***

Further to this, amendments are also requested in relation to Objectives ED OBJ 2 and ED OBJ 8 as follows:-

“ED OBJ 2: To support, ***the development of the Primary Economic Growth Towns as set out in the Core Strategy linked by the multi-modal corridors and focused on identified Core Economic Areas*** and be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014-2022 with particular regard to the development of the five key strategic employment generating sites in the County with the aim of making Meath a cost competitive business location and to grow the share of employment taken up by knowledge-orientated activities, both indigenous and foreign.”

“ED OBJ 8: To undertake an assessment of the available infrastructure and services on all of the ***(Primary and Secondary Economic Growth Areas)*** identified sites for economic development as identified within the Economic Development Strategy for County Meath and assess how best to address any identified deficiencies.

Maynooth Environs Written Statement:

The submission requests amendments to Section 03 as follows:

"The principal land uses envisaged in the Maynooth Environs are high end employment, residential, tourism and supporting commercial uses which are discussed further in sections 4 and 5. The land use zoning objectives map has identified the lands required to accommodate the allocation of 199 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Maynooth Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community/ tourism zoned lands as a focal point in the Environs. The residential, tourism and employment lands identified as Phase 1 are located close to the proposed Maynooth Outer Relief Road (MOOR) which will facilitate connections to the town centre from the area and also to the proposed educational campus to the south of same. ~~The lands identified for G1 "Community Infrastructure" land use zoning are available should the Department and Education and Skills determine that there is a requirement to provide a school in this area during the period of this County Development Plan or to advance the provision of a school during this time.~~

There is also a significant opportunity to build on and expand the existing tourism and leisure potential of the area through the further development of tourist/leisure related activities. The Carton Demesne is an established destination of national and international significance and the Moygaddy lands have the potential to build on this to create significant new employment through the development of complementary facilities.

It is proposed to investigate the possibility of reserving a site for a primary school in association with the Department of Education and Skills."

In relation to residential zoned land, the submission requests that such lands in Maynooth Environs should not be phased.

Chief Executive Response

The submission requests a range of amendments, in a number of areas of the Draft Variation.

The Chief Executive does agree with the proposed relocation of residentially zoned land at Moygaddy, on land occupying 3 ha on the basis that: (1) there is no extension to the overall quantum of land identified for residential development at this location and (2) this proposal will assist with the delivery of the MOOR which is a strategic road in the context of Maynooth and its environs.

The Chief Executive accepts the status of Maynooth as conferred by the Regional Planning Guidelines, 2010-2022.

Draft Variation 3 only seeks the release of white lands in specific circumstances, where this would assist with the implementation of the EDS and it is not currently envisaged that this would include for additional residential development. This matter may be considered further the context of the review of the County Development Plan based on Maynooth's location in the settlement hierarchy arising out of the National Planning Framework and the Regional Spatial and Economic Strategy.

The suggested additional bullet point at Section 4.1, to reflect the importance of tourism to the county's economic development as follows: **"To recognise the critical role tourism and related activity plays in the economic base of the county and to support the continued investment in this key indigenous industry"** is acceptable.

The suggested additional bullet point at Section 4.1.3 as follows: **To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance;**

is acceptable subject to additional text highlighted in blue.

Recommendation

The relocation of residential land currently identified for phase 1 release due north to a location abutting the MOOR.

SEA/AA Comment

Lands already identified as white lands.

Submission 1172	Claire Dunne
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1173	Karen Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1174	William Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1175	Eleanor Beasley
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1176	Linda Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1177	Kathleen Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1178	John Reilly
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1179	Caitriona Geraghty
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Summary of Main Issues Raised

The submission objects to the proposed to change to Stamullen within the Settlement Hierarchy for the county.

The submission cites a lack of services and facilities for residents and the absence of public transport services, also expresses concern in relation to roads infrastructure and water and sewage infrastructure.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1180	Mark Cassidy
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Summary of Main Issues Raised

The submission objects to the proposal to change the status of Stamullen from a Small Town to a Moderate Sustainable Growth Town in the Settlement Hierarchy for the county.

The submission considers there are aspects to the proposed variation that may be considered a variation from the policies of the RPGs. In particular, it is considered that the proposed to change the designation and Stamullen and Enfield are of concern and any such changes should not be undertaken in isolation in relation to the wider GDA.

It is suggested that any change to this designation should be undertaken as part of the review of the RPGs (which will be known as the Regional Spatial and Economic Strategy). To do so before this is considered to be premature.

The proposed change to the status of Stamullen is considered to be inappropriate as the character of the settlement would be lost as part of 5-fold increase in its population. It is further considered that Stamullen does not benefit from the supporting infrastructure required to cater for such an increase in population and any such increase should be directed to the established towns, where this infrastructure exists.

The submission considers that there is sufficient land zoned within the CDP to accommodate housing needs for the current plan period and beyond and is difficult to justify and change is designation at Stamullen, to accommodate an additional 10,000 residents, having regard to the availability of sufficient zoned land elsewhere in the county.

The submission considers that a maximum population increase of 2,000 could be accommodated in Stamullen and the town can play a role in the context of the Economic Strategy for the county without a change in its status.

Chief Executive Response

See response to submission no. 1001

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required.

Submission 1181	ILTP Consulting on behalf of Mr. Eamonn Walsh
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Summary of Main Issues Raised

The submission focuses on land at Dunboyne. The submission expresses concern as to whether adequate consideration has been given to other land in Dunboyne, which is suitable for residential zoning, when proposing to rezone land as part of the Draft Variation. The Council is requested to consider setting aside additional zoning for residential development at North Dunboyne, pending completion of the IFPLUT and the review of the LAP. It is considered that zoning land in this fashion may not be in accordance with national and regional policies and would not be in line with the population targets set out in the CDP.

On the basis that there is an immediate need for additional residential zoned land, it is suggested that land which can be brought forward immediately should be prioritised. The submission outlines that land east of the R157 and north of the L2228 would be better in planning terms. The submission advises that this land is currently zoned for enterprise/employment and if there was a concern with a loss of such land, there is additional land available to the north of the Dunboyne – Clonsilla railway line, which is readily available.

The submission proposes a number of amendments to the Draft Variation:-

Proposed Amendment 1: That the proposed additional zoning of residential land be omitted from Variation No. 3 and that MCC will instead progress the review of the LAP as a matter of priority.

Proposed Amendment 2: To meet the immediate need for additional lands to be zoned residential in Dunboyne as set out in the Draft Variation the submission proposes an alternative area for any new residential zoned lands.

Proposed Amendment 3: If additional lands are required for enterprise/employment development in lieu of the lands proposed for residential zoning within the submission, these can be provided on additional lands as identified in the submission.

Proposed Amendment 4: If it is not procedurally possible to materially alter the Draft Variation to incorporate the proposed changes requested within the submission, it is requested that the Council put in place a further variation to the CDP, or alternatively proceed with the review of the LAP

Chief Executive Response

The matters raised in this submission are noted and will be considered as part of the LAP review process.

Recommendation

No changes are proposed following this submission.

SEA/AA Comment

No comment required

Section Three Persons/bodies informed under the statutory process.

'bord@pleanala.ie';
'reception@artscouncil.ie';
'info@antaisce.org';
'info@fisheriesireland.ie';
'info@opw.ie';
'Corporatesupport.unit@dcenr.gov.ie';
'manager.dau@ahg.gov.ie'; 'info@djei.ie';
'info@daa.ie'; 'doce@dublincity.ie';
'mbradley@emra.ie';
'service@esb.ie';
'sea@epa.ie';
't.omahony@epa.ie';
'planning@failteireland.ie';
'info@forfas.ie';
'mera@eircom.net';
'info@nationaltransport.ie';
'info@dublindocklands.ie'; 'rdpi.dne@hse.ie';
'minister@environ.ie';
'minister@education.gov.ie';
'minister@defence.irlgov.ie';
'info@agriculture.gov.ie';
'Damien.clarke@agriculture.gov.ie';
'anne_flynn@education.gov.ie';
'lorraine_brennan@education.gov.ie';
'sea@environ.ie';
'Ciara.Gilgunn@environ.ie';
'wcu@hsa.ie';
'mail@heritagecouncil.ie';
'info@hse.ie';
'dir@sera.ie';
'info@irishrail.ie';
'info@buseireann.ie';
'info@tii.ie';
'Dig@bge.ie';
'doosulli@bge.ie';
'info@border.ie';
'snl@udaras.ie';
'info@eirgrid.com';
'meatheast@gmail.com';
'info@midlands.ie';
'sdempsey@water.ie'

'plan@cavancoco.ie';
'info@monaghancoco.ie';
'plandept@kildarecoco.ie';
'planning@offalycoco.ie';
'info@westmeathcoco.ie';
'planning@fingalcoco.ie';
'info@sdublincoco.ie';
'planning@dublincity.ie';
'planning@dlrcoco.ie';
'planadmin@wicklowcoco.ie';
'planning@louthcoco.ie'

