

21<sup>st</sup> December 2006

To: The Cathaoirleach and each Councillor

Re: Manager's Report to the Elected Members on Submissions Received in Respect of the Draft  
County Development Plan

Dear Councillor,

Following the presentation of the Manager's Report on the submissions received in respect of the Draft County Development Plan on Monday 4<sup>th</sup> December last and our meeting on Monday 18<sup>th</sup> December last to discuss the Settlement Strategy, it has come to the attention of planning officials that a number of submissions have not been included in the Manager's Report.

2 submissions received in respect of lands at Dolanstown, Kilcock (Menolly Group) and Moygaddy, Maynooth (Moygaddy Park) were regarded as submissions relating to land use zoning objectives for centres which Local Area Plans are to be prepared. Therefore these 2 submissions were not specifically considered in the context of the Draft County Development Plan.

7 submissions received in respect of the Proposed Record of Protected Structures were not included in the Manager's Report due to an error in collating the document.

Please find attached an addendum to the Manager's Report in respect of these submissions for your consideration.

The addendum also contains a list of the individual submissions received that relate directly to the preparation of individual Local Area plans. These submissions have not been considered as part of the Draft County Development Plan and will be taken into account in the preparation of the individual Local Area Plans.

Yours sincerely,

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Kevin Stewart  
Director of Planning and Economic Development

## Settlement Strategy

### Position of Kilcock in Settlement Hierarchy and projected household / population allocation

#### Summary of Submission

It is indicated that due to the strategic position on an operational rail line and its designation as a 'Moderate Growth Town' in the 'Metropolitan Area', that Kilcock should not be overlooked for significant additional future population and commercial growth. It is submitted that Kilcock should be positively considered for significant future residential and mixed use development. It is indicated that there is insufficient lands identified in Kilcock for it to reach its strategic target of 15,000 persons and that a nine years supply (i.e. 50% headroom) be provided for in the Draft County Development Plan.

It is recommended that the reference to Kilcock in the section dealing with Moderate Growth Towns be amended such that the scale of residential growth apportioned to Kilcock be significantly enhanced.

#### Manager's Response

It is considered that the revised Settlement Strategy which is proposed as an amendment to the Draft County Development Plan deals with a number of the points raised in this submission. The revised Strategy envisages Kilcock and Maynooth environs along with Ashbourne being promoted as urban centres that will accommodate a share of the regional residential growth albeit not comparable in scale to that envisaged and promoted to Navan, Drogheda environs and Dunboyne / Pace Rail Corridor.

The revised assessment of Location of Household Growth (Table 6) has allocated 1,150 units to Kilcock over the life of the Development Plan albeit primarily in the latter half when the wastewater infrastructure constraints are likely to be resolved. It is clear that there is more than adequate headroom built into the strategic residential landbank to accommodate this level of growth.

The argument put forward with regard the development of Kilcock to its ultimate population horizon of 15,000 people is not accepted. The proposal is simply developer driven rather than plan led. It is considered that the proposed approach to prepare a joint Local Area Plan for Kilcock with Kildare County Council is the rational and correct approach to look at Kilcock in a holistic rather than piecemeal manner. The application of a sequential approach to Kilcock must be applied to the development of the town as a whole, including the area located in Co. Meath. It is imperative that a plan led growth of Kilcock is achieved and not a developer driven extension which would be contrary to the proper planning and sustainable development of the area.

#### Recommendation

Whilst some changes are proposed in the revised Settlement Strategy with regard to Kilcock, it is not considered necessary to amend the policy direction contained in the Manager's Report as a direct response to this submission.

### Preparation of Local Area Plans for Individual Towns and Villages

#### Moygaddy Park

##### Summary of Submission:

A detailed submission has been received from the promoters of Moygaddy Park, north Maynooth as a follow up to pre draft submission and to the Draft County Development Plan. It is submitted that the proposed development (business, science and technology employment uses in a business park, 450 executive style homes, a retirement village, hotel & equestrian centre) is supportive of the economic and employment strategy, and the settlement strategy for set as set out in the Draft CDP.

A more precise and site specific objective is proposed for Moygaddy Park as follows;

*“To prepare and adopt a Local Area Plan / Masterplan for lands within Moygaddy Park. The preparation of the Local Area Plan / Masterplan shall have regard for the proper planning and sustainable development of the area, the provision of the necessary infrastructure and the opportunity to attract early inward investment.”*

Concern is raised that Objective SS OBJ 4 as included in the Draft CDP is deficient in that it ignores the statutory provision to prepare a Local Area Plan within 2 years of the CDP having been adopted and that there is no provision in legislation allowing for the joint preparation of a Local Area Plan by two planning authorities.

One other minor change are also proposed to the Draft CDP that will ensure the timely delivery of a comprehensive development and unique investment opportunity, namely;

*“To upgrade, improve, strengthen and re-align the R157 linking the M3 and M4 strategic routes”*

### **Manager’s Response**

It is considered that this response should be read with in conjunction with the response to the other submission in relation to the preparation of the proposed Maynooth LAP on page 31 and 32 of this report. As outlined in that response, the application of the sequential approach to Maynooth must be applied to the development of the town as a whole, including the area located in Co. Meath. It is imperative that a plan led growth of Maynooth is achieved and not a developer driven extension which would be contrary to the proper planning and sustainable development of the area.

It is not possible to provide a definitive timeframe or a strategy for their undertaking in the County Development Plan as it involves the co-operation of an adjoining Planning Authority. The Planning Department is satisfied that Section 18 (2) provides for the joint preparation of a Local Area Plan in the manner proposed.

*“Two or more planning authorities may co-operate in preparing a local area plan in respect of any area which lies within the combined functional area of the authorities concerned.”*

Moygaddy Park reserves the right to lodge a planning application for the employment generating use which is proposed at any time. Such an application will be assessed on its individual merits. The Draft Development Plan contains an objective relating to the provision of the section of the Maynooth Outer Relief Road which would facilitate the proposed development. The Planning Department have no difficulty in amending the section of the Maynooth – Dunboyne Regional Road referred to in INF OBJ 21 to include the entire road from the Pace Interchange to Kildare Bridge.

### **Recommendation**

It is proposed to further amend SS OBJ 2 as contained in the revised Settlement Strategy as follows :

SS OBJ 2            To explore the joint preparation of Local Area Plans, in conjunction with Kildare County Council, for Kilcock & Maynooth, to include the area north of Maynooth and the area north east of Kilcock which are located in Co. Meath. The latter shall subsume the existing Local Area Plan for Kilcock. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan.

To amend the reference to the R157 (Dunboyne – Maynooth Regional Road) in INF OBJ 20 which seeks to upgrade, improve, strengthen and re-align certain regional roads from “Carton –

Wall to Offaly Bridge” to “New Pace Interchange to county boundary and Offaly Bridge to Kildare Bridge”.

### Objections to Inclusion in the Record of Protected Structures

- MH045-104-Grange Cottage Kilbride  
A five-bay, plus two-bay, single storey house with thatched roof, mud walls, top hung timber windows, porch extension with tiled roof, detached mud walled outbuilding. The original rough hewn roof structure survives in the house while a later sawn structure is used in the converted outbuildings. The Manager concurs with the recommendation of the NIAH on this structure that it should be **added** to the Record of Protected Structures
- MH021-105/119(14402104/14318014)-Beacons at Mornington.  
A Circular-plan tapered stone beacon, built c.1800, with conical caps. The submission states that these structures ensure the safety of mariners and must not be subject to restrictions that may apply to any necessary operational changes. The Manager is of the opinion that the beacons should be **removed** from the Draft RPS.
- MH021-120/125/127(14402101/2103/2105)-Drogheda North, East and West lighthouses.  
Lighthouse, built c.1880, comprising cast-iron lantern with glazed panel, surrounded by walkway approached by ladder, set on cast-iron supports and set within brick boundary walls. A submission was received from the owners of the east lighthouse stating that they have a duty to ensure the safety of mariners and must not be subject to restrictions to apply any necessary operational changes. Since the principle purpose of protecting the lighthouse would be to ensure that it was not demolished or removed, a declaration can be provided which would exempt specific works which might be required to ensure navigational safety. The Manager concurs with the NIAH assessment of these structures for their **addition** to the Record of Protected Structures.
- MH028-312(14319005)-Coast Tavern, Laytown.  
This structure more commonly recognised as the “Coast Tavern” Laytown although simple in design displays some interesting architectural features, in particular the execution of the main entrance.” However the Manager disagrees with the NIAH and concurs with the assessment of the Conservation Report included with the submission that the building is not of such special merit as to warrant its inclusion on the RPS. The submission states that “the building does not satisfy the criteria to merit its inclusion in the RPS, and that the works required to make good its structural deficiencies would be financially onerous and unwarranted”. Planning was previously granted for demolition of the building. File ref. 004807, and the site is part of a larger proposed development. The Manager disagrees with the appraisal and recommendation of the Minister for the Environment, Heritage and Local Government for the inclusion of the structure to the Record of Protected Structures and recommends that it should be **omitted**.
- MH021-300-302-Seaview Terrace-Bettystown  
The late 19thC terrace of vernacular dwellings and its setting is of particular note at the entrance to the beach. These buildings are two storey over basement with the first floor adjacent to street level. The submission states that the building is

affected by flooding during high tides. In the context of retaining the building as part of a potential new development, there would be technical difficulties associated with the flooding issue which may also compromise the contextual relationship with any future development. Given that it may be difficult to incorporate this terrace into a re-development of the owners property and that the interior is of little interest, the Manager is of the opinion that these structures should be omitted from the Record of Protected Structures. A second submission was also received expressing delight at the proposed inclusion of this terrace on the RPS. The Manager disagrees with the appraisal and recommendation of the Minister for the Environment, Heritage and Local Government for the inclusion of these structures to the Record of Protected Structures and that they should be **omitted**.

- MH028-306(14319009)-Victoria Terrace, Laytown.  
A Terrace of six two-bay two-storey houses, built c.1900, with full-height canted bay windows, and returns to rear. Features include a pitched slate roof with rendered chimneystacks, cast-iron rainwater goods, rendered walls with string courses and eaves dentils, square-headed door openings with hood mouldings above. A submission was received stating that these houses have lost most of their original features, however both Victoria, (rated regional importance) and Netterville Terraces (rated local ) make a significant contribution to the architectural heritage of Laytown, and their replacement by a modern development would be regrettable. The manager is of the opinion that these houses deserve a local rather than regional rating, and it would be appropriate to designate both terraces as an ACA. The Manager is of the opinion that these structures should be **omitted** from the Record of Protected Structures **but designated as an ACA** within the Draft Development Plan.
- MH021-107(14317003)-Cottage at Donacarney Rd, Colpe.  
This is an intact example of the type of local authority cottage built throughout Meath during the early twentieth century. A detached four-bay single-storey house, built c.1930, with projecting entrance porch. Features include a hipped tile roof with rendered chimneystacks, cast-iron watergoods, rendered walls, with render detailing to chimneystacks and porch, square-headed openings retain original timber sash windows and timber batten door. outbuilding to site. The Manager concurs with the NIAH assessment of this structure for its **addition** to the Record of Protected Structures.

### **Recommendation**

It is recommended in on pg 128, Section 8 – Cultural, Heritage & Landscape Protection of the Manager’s Report to amend HER OBJ 18 & Maps 8.1 Associated with the Draft Plan to designate the following list of locations as ACA’s and to ensure that a character appraisal for each is contained in Appendix III. Further to this addendum it is recommended to include Victoria Terrace, Laytown as an ACA.

HER OBJ 18 To designate the Architectural Conservation Areas listed below and to carry out ongoing assessment and appraisal of existing and proposed ACAs during the lifetime of the Plan:

- i.) Kilmessan
- ii.) Slane
- iii.) Julianstown
- iv.) Longwood
- v.) Summerhill
- vi.) Athboy
- vii.) Moynalty

- viii.) Oldcastle
- ix.) Dunboyne
- x.) Slane Mill Complex
- xi.) Demesnes – Ardbraccan, Dunsany Castle, Headfort, Oldbridge Estate, Slane Castle, Sommerville & Stackallen.
- xii.) Victoria Terrace, Laytown