

**Manager's Report on Submissions Received
in respect of Draft Local Area Plan for Kilcock Environs**

**Under Section 20(3)(c) of the Planning &
Development Acts 2000-2007**



May 2009



INTRODUCTION

There are three sections to the report:

Section 1 provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Manager's Report under the Planning and Development Acts, 2000-2007.

Section 2 contains a full list of submissions received, a summary of the main issues raised in the each submission, together with the Manager's Response and Recommendation, taking into account the proper planning and sustainable development of the County and any relevant policies or objectives of the Government or a Government Minister.

Section 3 contains a full list of persons/ bodies informed under the statutory process.

This Report is now formally submitted to the Council for consideration at the County Council meeting on the 25th May 2009.

1.1 Public Consultation Process

A Strategic Issues Paper was placed on public display from 11th February 2009 to 6th March 2009. A total of 13 written submissions and observations were received. Consultation with stakeholders and prescribed bodies also took place.

The Draft Local Area Plan for Kilcock Environs was placed on display for the period 16th March 2009 to 27th April 2009. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan. 12 submissions were received as a result of the display of the draft plan.

1.2 Next Steps

Following the distribution of this Report, the Elected Members have a 6 week period from the 25th May 2009 to 6th July 2009 to consider the Manager's Report and decide whether to make the Local Area Plan with or without modifications or not make the plan. The Draft shall be deemed to be made, amended or revoked in accordance with the Manager's Report, unless within a period of 6 weeks from receipt of that report, the members resolve to further make, amend or revoke the plan. Where the members resolve to make material amendments to the Draft Plan, the Planning Authority shall publish details of the amendments not later than 3 weeks from making that decision. Amendments are placed on public display for a period of 4 weeks. Not later than 8 weeks from publication of the amendments the Manager shall prepare a report on the submissions received and submit same to the Elected Members for their consideration.

The Members then have a further 6 weeks to consider this report and after consideration resolve to make, amend or revoke the plan. The formal making of the Local Area Plan is done by resolution of the Council. During the entire plan-making process, the Elected Members are restricted to considering the proper planning and sustainable development of the area. They must also take into account statutory obligations and any relevant Government policies and objectives in force.

Section 2 Submissions Received

2.1 List of Persons and Bodies who made submissions

1. National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.
2. Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Inniscarra, Co. Cork.
3. Forward Planning Section, Department of Education and Science.
4. Fenton Simons Associates on behalf of Maplewood Developments, Mortiz House, Old Court Centre, Firhouse, Dublin 24.
5. Stephen Little and Associates on behalf of Dorville Homes, South Dock House, Hanover Quay, Dublin 2.
6. Declan Brassil & Company Ltd. on behalf of McGarrell Reilly Group, Iveagh Court, 5-8 Harcourt Street, Dublin 2.
7. John Spain Associates on behalf of Czar Construction Limited, Century Business Park, Dublin Road, Cavan.
8. Douglas Hyde and Associates on behalf of Menolly Developments.
9. Spatial Policy Section, Department of the Environment, Heritage and Local Government, Custom House, Dublin 1.
10. Health and Safety Authority, Metropolitan Building, James Joyce Street, Dublin 1.
11. Development Applications Unit, Department of the Environment, Heritage and Local Government, Dún Scéine, Harcourt Lane, Dublin 2.

2.2 Detailed Consideration of Submissions received

Upon receipt of each submission the submission was given a number and it is using this numbering sequence that this report summarises each submission and sets out the manager's opinion and recommendation on the matters raised. The submissions are available for inspection in the Planning Department, Abbey Mall, Abbey Road, Navan.

Submission Number	Name and Address
1	National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.

Summary

The submission states that the Authority support the overall aim of consolidating the network of towns and villages through the preparation of local area plans in the interest of providing for linked trips and reducing the demand for car based travel. It refers the Planning Authority to the Authority's policy on development management and access to national roads. It acknowledges the identification of Kilcock as a Moderate Growth Town in the Meath County Development Plan and notes the commitment given in the plan to explore the joint preparation of a Local Area Plan in conjunction with Kildare County Council. The Authority advise of the feasibility study which has been carried out for the Leinster Orbital Route and the draft route corridor protection study which has issued for the scheme. It advises against the designation of lands within the route corridor for development purposes. It is noted that the existing zoning envelop established in the Draft Kilcock



Environs LAP does not encroach on potential route corridors. It states that the Authority support the inclusion of KT POL5, with reference to the requirement for Traffic and Transport Assessments, and commends the council's approach to the integration of transportation and land use planning in the draft Local Area Plan.

Manager's Response

The comments from the Authority are noted.

Recommendation

No change recommended.

Submission Number	Name and Address
2	Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Inniscarra, Co. Cork.

Summary

The submission notes Meath County Council's position in respect of the need for Strategic Environmental Assessment of the Local Area Plan. It advises of the criteria which should be taken into account in determining whether or not the plan would be likely to have a significant effect on the environment and that a copy of the decision regarding SEA screening should be made available for public inspection at Meath County Council offices and referred to the environmental authorities already consulted. A number of issues are outlined (in an appendix document) which should be considered during the preparation of the plan. Previous correspondence from the EPA regarding other LAPs is also detailed. The Authority note that it is their view that there exists the possibility for significant cumulative environmental effects due to the proximity of, and interaction between, the many LAPs being prepared in Meath. Previous correspondence on this matter is also highlighted. The submission advised of the EPA's online interactive GIS map viewer, ENVision, as a source of environmental information and data. A number of documents are listed in the submission to which account should be taken where appropriate. It is stated that in proposing and amending the Plan, and any related amendments or variations thereof, adequate and appropriate infrastructure should be in place or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan. The submission refers to the responsibilities and obligations of Meath County Council in relation to national and EU environmental legislation and states that the Plan should provide for the inclusion, where appropriate, of the policies and recommendations of the Meath County Development Plan 2007 – 2013 (and associated SEA and Appropriate Assessment) and the Regional Planning Guidelines. Finally, the submission advises of the requirement to give notice to other statutory bodies.

Manager's Response

The comments of the submission are noted. SEA screening was carried out and referred to the prescribed authorities and also placed on public display in conjunction with the Draft Plan. Environmental issues which are referred to in the attached appendix document were fully considered in the preparation of the draft LAP.

Recommendation

No change recommended.

Submission Number	Name and Address
3	Forward Planning Section, Department of Education and Science.

Summary

The Department notes the inclusion in the Draft Plan of their comments from their submission of 3rd March 2009 including a site extending to c.4 acres for community and education uses. The submission further notes the education policies as outlined on page 24 of the draft plan and advise that the Department has no further comment to add in this instance.

Manager's Response

The comments of the submission are noted.

Recommendation

No change recommended.

Submission Number	Name and Address
4	Fenton Simons Associates on behalf of Maplewood Developments, Mortiz House, Old Court Centre, Firhouse, Dublin 24.

Summary

The submission relates to lands of approximately 28 hectares situated at Balfeagan, Kilcock. Part of the holding is zoned for E2 (light industrial and office) and F1 (open space) in the draft LAP. It is requested that the lands are zoned for a mix of uses including E1 (12 hectares) and E2 (10 hectares) industrial uses and an objective catering for ancillary mixed uses (circa 6 hectares) to include neighbourhood facilities, employment uses and residential development. A link road would also be constructed connecting the R148 to the R158. A map showing the proposed zoning areas is provided. It is submitted that the proposal would be complementary to the proposed residential zoned lands in the draft Plan which abut the holding. Reference is made to the Meath County Development Plan 2007 – 2013 and the draft LAP in support of the proposal.

Manager's Response

Lands have been designated for employment use in the draft LAP (including part of this landholding) and it is considered that the quantity identified is sufficient to allow for the sustainable development of the LAP area, particularly in the context of the amount of land zoned for such purposes in the Kilcock town LAP. It is considered the extent of residential lands zoned in the draft LAP is more than sufficient to cater for population projections over the plan period as set out in Table 6 of the Meath County Development Plan 2007 – 2013 and therefore no additional residential zoned lands are required at this time. Therefore, the planning Authority will desist in the provision of additional zoned lands for residential use. Neighbourhood facilities are permissible in the A4 residential zone, with small scale facilities suitable for other residential zones, as per the matrix of uses provided in the plan.



Recommendation

No change recommended.

Submission Number	Name and Address
5	Stephen Little and Associates on behalf of Dorville Homes, South Dock House, Hanover Quay, Dublin 2.

Summary

It is outlined that Dorville Homes are the owners of lands of 8.77 hectares zoned for residential use and open space in the draft LAP. A number of issues are raised in the submission as follows:

- A micro order of priority, as raised in the LAP, should not be proceeded with as a developer led approach to the phased provision of infrastructure is likely to be more successful in delivery of items.
- Objective KSD OBJ1 should be omitted and replaced with an objective that does not specify targets for energy consumption and renewable energy systems but which refers instead to Government policies and recommendations. Alternatively, it is requested that the terminology be clarified if the Council pursue the setting of targets.
- A buffer zone should be incorporated in the E2 zoned lands to protect residential amenities in adjoining development.
- The concept map (and reflected in other maps) for Character Area 2 should be modified to amend the open space boundary to take account of the existing stream and to alter the location of the crescent to reflect the developer’s design.
- An area of A4 zoning should be provided in character area 2 to provide for neighbourhood facilities.

Manager’s Response

The micro order of priority is required in order for the LAP to be compliant with the household projections for Kilcock set out in Table 6 of the Meath County Development Plan 2007 – 2013, as required by policy SS POL2 of the County Development Plan. It is considered that any micro order of priority would be prepared for the LAP lands as a whole in an integrated approach in order to avoid piecemeal and uncoordinated development. The issue of land ownership is not a relevant consideration in determining the proper planning and sustainable development of an area.

As noted in the draft LAP, Meath County Council is committed to improving energy efficiency through the rational uses of energy, renewable energies and waste reduction. The policies of the draft LAP, similar to those applied by other Planning Authorities in the Greater Dublin Area, seek to improve the energy and associated environmental performance relevant to prevailing practice. The draft Plan details the baseline situation to be used and includes an example for housing.

In relation to the protection of residential amenities adjoining industrial lands, it is recommended to include an objective relating to the incorporation of buffer zones in the development of industrial zoned lands as follows:

“KED OBJ 4: In the case of the development of industrial sites adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.”

It is considered reasonable to amend the location of the open space zoning to take into account the presence of the stream in this part of the LAP area. The quantity of open space provided for shall remain the same. The building lines shown on the LAP maps and the plan text illustrate the locations where a strong building line is required. The detailed design of these areas will be carried out during the development management process. It is not considered necessary to amend the plan in this respect.

Given the size of the LAP area and proximity to Kilcock town centre, it is considered that sufficient lands have been identified in the plan area to cater for neighbourhood facilities (i.e. A4 zoning).

Recommendation

It is recommended to insert the policy stated above in relation to buffer zones and to alter the location of the open space (F1) zoning to include the stream.

Submission Number	Name and Address
6	Declan Brassil & Company Ltd. on behalf of McGarrell Reilly Group, Iveagh Court, 5-8 Harcourt Street, Dublin 2.

Summary

This submission relates to an extensive landholding, part of which is within the LAP area and is zoned for residential use, community facilities and open space and the remainder which adjoins the LAP area. The submission seeks a number of amendments to the draft LAP including:

- Alteration in F1 zoning along the Rye to a central location in the site following the alignment of the existing watercourse as per the 2003 Kilcock Environs LAP.
- Amendment of Section 4.14 of the draft LAP to remove the stipulation that the Rye Water amenity area be excluded from the 15% site area to be used as public open space in residential areas. It is stated that this is a contradiction of the 2003 Kilcock Environs LAP.
- Amendment of the zoning map to include 2 additional indicative vehicular access points.
- Amendment of the zoning map to refer to all access points and road alignments as indicative.
- Amendment of objective KSO OBJ2 regarding the proposed micro order of priority to provide for an order of priority within individual landholdings rather than the plan area as whole.
- Amendment of education and community facility within the subject lands to ‘community facility and/or recreational facility’ as per the 2003 LAP.
- Designation of remainder of landholding as a future urban expansion area.

Manager's Response

The open space policy contained in the draft LAP is considered appropriate in order to ensure an equitable and hierarchical distribution of open space to serve residential areas in the plan area, taking into account that the linear park will have a broader function than solely serving residential areas. The F1 zoning along the Rye Water River will ensure the provision of a linear park in this location and that development will not encroach along this sensitive ecological area. It is also noted that the OS maps indicate that the area referred to is marshy and the F1 zoning is considered appropriate in these circumstances.

The preparation of a Local Area Plan is concerned with the provision of a statutory context for the proper planning and sustainable development of an area. There is no statutory obligation to maintain existing policies and objectives that are in a previous plan. Such an obligation would be an inherent obstacle to adjusting policies and objectives to, for example, comply with new Government guidelines or County Development Plan policy and would negate the process of preparing a new Local Area Plan.

The road alignment and access points shown on the plan maps are indicative pending detailed design during the development management process. They do not preclude additional vehicular access points which are suitable and necessary to serve the lands and are in accordance with the overall movement strategy and transport objectives set out in the LAP. It is recommended that the text of the map be amended to state that the road layout is indicative.

It is considered that any micro order of priority would be prepared for the LAP lands as a whole in an integrated approach in order to avoid piecemeal and uncoordinated development. The issue of land ownership is not a relevant consideration in determining the proper planning and sustainable development of an area.

The movement strategy and transport objectives map labels the two areas of G1 zoned land as 'education and community'. The zoning category (colour block) and full zoning objective are also provided on the drawing, similar to the areas of open space along the Rye Water (F1 zone). Given that this information is available on the map, and that the purpose of the map is to indicate the movement strategy and transport objectives and not elaborate on specific land uses, it is recommended to remove the text from both areas of G1 zoned lands.

It is considered the extent of residential lands zoned in the draft LAP is more than sufficient to cater for population projections over the plan period as set out in Table 6 of the Meath County Development Plan 2007 – 2013. Consequently no additional residential zoned lands is required at this time and the planning Authority will desist in the provision of additional zoned lands for residential use. The identification of lands for future urban expansion would be premature in the absence of detailed population projections for the town, beyond that provided in the Meath County Development Plan 2007 – 2013, which would indicate the extent of any future requirement for additional residential lands.

Recommendation

It is recommended to remove the text from both areas of G1 zoned lands on the movement strategy and transport objectives map and to amend the text of the maps to state that the layout and access points are indicative.

Submission Number	Name and Address
7	John Spain Associates on behalf of Czar Construction Limited, Century Business Park, Dublin Road, Cavan.

Summary

The submission relates to a holding of 12 hectares which are included within the draft LAP boundary. A number of issues are raised in the submission which include:

- Revision in size of the school site (G1 zoned lands) in the landholding from 7.63 acres to 4 acres and in the location shown per a submitted layout plan.
- Omission of the requirement to create a strong urban edge along the distributor link road linking the R158 and the R148.
- Amendment of the policies of the LAP in respect of energy efficiency to reduce the targets specified in the draft LAP for energy consumption and renewable energy supply systems.

Manager's Response

The lands zoned for community use are required to provide for a range of social infrastructure facilities. The proposed deduction from 7.63 acres to 4 acre in size and new layout plan put forward is accepted by the Planning Authority. It is recommended that a specific objective be inserted in the plan to provide a site for school/community facilities on lands zoned G1 or alternatively provide an equivalent area within the lands to accommodate school / community uses.

It is not considered appropriate to omit the requirement to create a strong urban edge along the distributor link road. Such a move would be contrary to best practice in urban design. It is accepted that this road has a major function in terms of traffic management. However, it must also function as a street and a place and it's design and the arrangement of buildings around it must facilitate this. This issue should be resolved through an appropriate and innovative design response.

As noted in the draft LAP, Meath County Council is committed to improving energy efficiency through the rational uses of energy, renewable energies and waste reduction. The policies of the draft LAP, in line with other Planning Authorities in the Greater Dublin Area, seek to improve the energy and associated environmental performance relevant to prevailing practice. The draft Plan details the baseline situation to be used and includes an example for housing.

Recommendation

Reduce the area of lands zoned for G1 from 7.63 acres to 4 acres.
Amend the zoning map to reflect the configuration of the G1 lands as illustrated in the submission. Insert a specific objective: 'To provide a site for school/community facilities on lands zoned G1 or alternatively provide an equivalent area within the lands to accommodate school/community uses'.



queried whether the Kildare LAP has been taken into account in considering cumulative or in combination impacts.

Manager’s Response

The text of the draft LAP contains policies to protect existing watercourses and rivers, to protect ecological networks and to require that runoff from a developed area will not result in the deterioration of the quality of downstream watercourses or habitats. Additional policies will be prescribed in the plan to specifically ensure that there will be no adverse impact on the Rye Water Valley/Carnton SAC downstream from these lands.

It is noted that the construction of amenity walkways etc. along the Rye Water should subject to appropriate assessment. Reference will be made to this requirement in the Plan.

With regard to phasing and the release of residential lands in Kildare, this is outside the control of Meath County Council and not considered applicable to this Plan.

Recommendation

It is recommended to amend Section 4.15 of the draft Plan to include the following text and policies:

“The Rye Water Valley/Carnton Special Area of Conservation site is located downstream of the Kilcock Environs. The main importance of the site lies in the presence of several rare and threatened plant and animal species, and of a rare habitat, thermal, mineral, petrifying spring. The woods found on Carnton Estate and their birdlife are of additional interest. It is critical that development within the Environs area takes cognisance of this site of international importance and that development will not result in any negative impact on this site. In particular, the Water Services Provision Strategic Framework Plan shall ensure that an appropriate approach is taken to protect the Rye Water Valley/Carnton site, especially in respect of the proposals for surface water drainage. It shall be demonstrated as part of the framework plan and through the submission of an ecological impact assessment that no negative impacts will result on the site. In addition, proposals for the landscaping and construction of amenity walkways etc. along the Rye Water river shall be subject to appropriate assessment screening and if necessary a stage 2 Appropriate Assessment. Such proposals shall also be accompanied by an ecological impact assessment. The ecological impact assessments will be forwarded to the National Parks & Wildlife Section of the Department of the Environment, Heritage & Local Government for their comments prior to the making of a decision by the Planning Authority

KH POL 7: To ensure that development within the Kilcock Environs area will not negatively impact upon the Rye Water Valley/Carnton Special Area of Conservation.

KH OBJ 5: To require the submission of an ecological impact assessment with the Water Services Provision Strategic Framework Plan and for any proposals for development of the amenity walkway along the Rye Water. The ecological impact assessment shall demonstrate that there will be no negative impact on the Rye Water Valley/Carnton SAC. Proposals for the amenity walkway and other works along the Rye Water shall also be subject to appropriate assessment screening and a stage 2 appropriate assessment if necessary. The Ecological Impact Assessments and appropriate assessment screening will be forwarded to the National Parks & Wildlife Section of the

Submission Number	Name and Address
8	Douglas Hyde and Associates on behalf of Menolly Developments.

Summary

The submission relates to lands amounting to 23 hectares at Dolanstown, Kilcock and seeks the zoning of the lands for industrial use. It is argued that the draft LAP does not provide for sufficient lands for employment use, that the proposal would be consistent with the status of Kilcock in the Regional Planning Guidelines, would assist in the balanced development of the town, would be in line with the sequential approach and that the lands are physically suitable for development. The submission also refers to the proximity of the lands to the railway station in Kilcock. Reference is made to planning policy at a regional and local level in support of the proposal.

Manager’s Response

It is considered that sufficient lands for industrial use have been identified in the Environs LAP taking account of the sustainable development of the town as a whole. Regard has also been had to the quantity of land zoned for industrial use in the administrative area of Kildare County Council and the rate of take up of such lands in that area.

Recommendation

No change recommended.

Submission Number	Name and Address
9	Spatial Policy Section, Department of the Environment, Heritage and Local Government, Custom House, Dublin 1.

Summary

The submission states that it is considered that the draft LAP generally accords with the Regional Planning Guidelines and County Development Plan. However, it is stated that consideration should be given to including a micro order of priority in the LAP to ensure that there is an efficient use of social and physical infrastructural resources and investment. It welcomes the recognition in the draft Plan of the need to integrate with Kildare County Council in the provision of infrastructure. It also notes that when considering the phasing of the release of residential land, the town as a whole should be part of the consideration and not just the area within Meath County Council’s administrative area. Comments are also provided in the submission regarding the SEA and AA screening. It advises that further explanatory statements should be provided to illustrate how there would be no effects on the Rye Water Valley/Carnton SAC downstream from these lands. The Department advises that when constructing amenity walkways etc. along the Rye Water river, they should be subject to appropriate assessment screening and if necessary a stage 2 AA. It is also



Department of the Environment, Heritage & Local Government for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

KH OBJ 6: To prohibit any development that would be harmful to or that would result in a significant deterioration of habitats and / or disturbance of species.”

It is recommended to amend section 4.11.3 to insert the following text at the end of the section, an additional policy and amendment to objective KI OBJ 1:

“Surface water management proposals shall also take due cognisance of the presence of the Rye Water Valley/Carton Special Area of Conservation downstream of the Environs Area. In particular, it shall be demonstrated that the proposals would not have any undue impact on this protected site. This shall be evident in the documentation of the Water Services Provision Strategic Framework Plan and through the submission of an ecological impact assessment with the Framework Plan (see Section 4.15).

KI POL 10: To ensure that the provision of water services and surface water management proposals in the Environs area of Kilcock will not result in any undue impact on the Rye Water Valley/Carton SAC site.”

KI OBJ 1 additional point: Demonstrate that the water services and surface water management proposals will not lead to undue impact on the Rye Water Valley/Carton SAC.”

Submission Number	Name and Address
10	Health and Safety Authority, Metropolitan Building, James Joyce Street, Dublin 1.

Summary

The submission provides a list of currently notified Seveso sites located in Meath and in adjoining jurisdictions where the consultation zone may extend into Meath. It states that the Authority would expect the LAP to indicate planning policy in relation to major accident hazard sites, the consultation distances supplied by the Health and Safety Authority to the Council in relation to such sites (which should also be indicated on plan maps), a policy on the siting of new major hazard establishments and mention of any notified sites. The appendix to the submission outlined the approach of the HAS to the provision of land use planning advice including appropriate separation distances and densities of development adjacent to sits.

Manager’s Response

The closest Seveso sites to the Kilcock Environs, as per the submission received, are in Clonagh, Enfield and Mulhuddart. The LAP area is outside of the consultation distances for these sites. Policy relating to Seveso sites is contained in Chapter 3 of the Meath County Development Plan 2007 – 2013. The Local Area Plan is a subsidiary document to the County Development Plan and therefore these policies are also applicable in the plan area.

Recommendation

No change recommended.

Submission Number	Name and Address
11	Development Applications Unit, Department of the Environment, Heritage and Local Government, Dún Scéine, Harcourt Lane, Dublin 2.

Summary

The submission provides the comments of the DoEHLG in respect of conservation and architectural heritage. In relation to conservation, it is the opinion of the Department that the draft LAP has the potential to impact downstream on the Rye Water Valley Carton SAC and should therefore be subject to appropriate assessment. The combination or cumulative impact should also be assessed particularly in combination with the Kildare County Council LAP for Kilcock. It is stated that there is also potential to impact negatively on the hedgerow and watercourse biodiversity. If bat species or otters are present, the LAP could impact negatively on these species which are strictly protected by the Habitats Directive.

In respect of architectural heritage, the submission outlines how the LAP could have a significant effect on the architectural heritage of the locality. It outlines the opportunity that the LAP brings to consolidate the form of the town and reinforce the overall sense of place and identity within the region. The submission requests that the built heritage is enhanced and protected. Advice is provided on the definition of architectural heritage and how structures which may not be included in the record of protected structures can still contribute to the identity of a place. This should be given recognition in the LAP and those features should be utilised to encourage the development of the area. Advice is given on the contribution of local identity in giving a sense of association and attachment to an area. It is also noted that new development needs to respond to local character and respect the visual context of the plan area.

Manager’s Response

As per response no. 9, it is proposed to include additional policies and objectives in the Plan to protect the Rye Water Valley/Carton SAC site.

The comments of the submission are noted. The draft LAP contains an urban design strategy and policies and objectives for heritage and conservation with the aim of achieving a high standard of design for new development which is appropriate to it’s context and protects the natural environment. It should also be noted that it is intended to review the Record of Protected Structures on a county wide basis on completion of the programme of preparation of Local Area Plans for the urban centres in Meath.

Recommendation

As per submission no. 9.



Submission Number	Name and Address
12	An Taisce, Tailor's Hall, Back Lane, Dublin 8.

Summary

The submission states that the Rye Water river is subject to serious and regular flood events, that the lands are unsuitable for urban development and should never have been zoned. Reference is made to the Flood Risk Management Guidelines which highlight that up to date information about flood risk may highlight existing undeveloped areas which were zoned for development in previous Development Plans but which new information indicates may now or in the future be at risk of flooding. It is stated that this is the case for Kilcock and that there is no legal prohibition on the Planning Authority dezoning the lands. The submission further notes that the LAP lands would be in Flood Zone A as per the Flood Risk Management Guidelines and that the guidance for such zones as stated in the Guidelines should be applied in this instance. This includes removing the existing zoning, replacing the zoning with a less vulnerable use, require preparation of a Local Area Plan informed by a more detailed floor risk assessment, reducing the zoned area and applying the criteria of the justification test.

It is stated that SEA should have been carried out for the subject lands given the flooding and natural heritage issues. In addition, the Planning Authority should be aware of the An Bord Pleanála decision for application Reg. Ref. DA/60558 (which concerned infrastructural development at Kilcock) in which the Board considered the indirect downstream impact of the proposal on the Rye Water Valley/Carton SAC to be a material consideration in the consideration of Appropriate Assessment.

Manager's Response

The draft Plan contains detailed policies and objectives in relation to surface water management and flood risk to ensure that satisfactory proposals will be brought forward to facilitate the development of the LAP area while protecting surrounding areas.

SEA screening was carried out and it was concluded the proposed LAP would not result in any substantial further impacts on the environment, beyond what was envisaged within the context of the Meath Development Plan 2007-2013. In view of this, it was considered that a strategic environmental assessment is not required in respect of the proposed Local Area Plan.

As per submission no. 9, it is proposed to include additional policies and objectives in the Plan to protect the Rye Water Valley/Carton SAC.

Recommendation

As per submission no. 9.