

KILCOCK ENVIRONS LOCAL AREA PLAN

2009-2015

PROPOSED AMENDMENTS

JULY 2009



comhairle chontae na mí
meath county council



Proposed Amendments to Draft Kilcock Environs Local Area Plan

Table of Contents

	Page
Process to Date	1
Display of Amendments to Draft Local Area Plan	1
Proposed Amendments	1
Making a Submission/Observation	1
Next Steps	2
Proposed Amendments	2
Appendix 1 Map Changes	

Proposed Amendments to Draft Kilcock Environs Local Area Plan

PROCESS TO DATE

- The Draft Local Area Plan for Kilcock Environs, SEA Screening decision and Appropriate Assessment Screening Report were on public display from the Monday 16th March 2009 to Monday 27th April 2009.
- The Draft Local Area Plan was referred to the prescribed bodies in accordance with the Planning and Development Act 2000, as amended.
- A Manager's Report was prepared outlining the Manager's response and recommendation to the 12 submissions received as a result of the public display period.
- The Manager's Report was presented to Meath County Council at a special planning meeting on the 25th May 2009.
- Having considered the Draft Local Area Plan and the Managers Report on submissions received as a result of the public display period, Meath County Council on 6th July 2009 resolved to amend the Draft Local Area Plan.
- As some of the amendments constitute a material alteration to the draft Local Area Plan the proposed amendments are required to be placed on public display for a period of not less than 4 weeks in accordance with Section 20 (3) (e) (i) of the Planning and Development Act, 2000 as amended.

DISPLAY OF AMENDMENTS TO DRAFT LOCAL AREA PLAN

The proposed amendments to the Draft Local Area Plan are available for inspection at the following locations:

- Planning Office, Abbey Mall, Abbey Road, Navan, Co. Meath;
- Navan Library, Railway St., Navan, Co. Meath;
- Dunshaughlin Area Offices, Drumree Roads, Dunshaughlin, Co. Meath;
- Dunshaughlin Library;
- Dunboyne Branch Library, Castle View, Dunboyne;
- www.meath.ie.

PROPOSED AMENDMENTS

Written Statement

In this document changes to the text follow the format of the Written Statement of the Draft Plan with the relevant Chapter headings of the Statement identified where a change is proposed. This should make for easier comparison between the contents of the Draft Plan and the proposed amendments to the Draft.

Maps

Where the proposed amendments to the Draft Local Area Plan involve a change to the Draft Plan Map, an amended map is included.

MAKING A SUBMISSION /OBSERVATION

Meath County Council hereby invites any interested parties to make submissions in respect of the proposed modifications to the undersigned before 3.30 pm on the 17th of August 2009. Any submissions or observations so made will be taken into consideration by the Council before the making of the Local Area Plan. Submissions or observations in electronic format can be e-mailed to planningsubmissions@meathcoco.ie before 3.30pm on 17th August 2009.

Please make your submission by one medium only i.e. in hard copy or email. This will avoid the duplication of submission reference numbers and will streamline the process.

Proposed Amendments to Draft Kilcock Environs Local Area Plan

Your assistance on this issue is appreciated. All submissions to be clearly marked 'Local Area Plan for Kilcock Environs'. Please submit two copies of your submission. The proposed modifications are available for inspection during normal office hours at the following locations from 20th July 2009:

- Planning Office, Abbey Mall, Abbey Road, Navan, Co. Meath;
- Navan Library, Railway St., Navan, Co. Meath;
- Dunshaughlin Area Offices, Drumree Roads, Dunshaughlin, Co. Meath;
- Dunshaughlin Library;
- Dunboyne Branch Library, Castle View, Dunboyne;
- www.meath.ie.

Copies of the modifications are available for purchase from the Planning Department, Abbey Mall, Abbey Rd, Navan, Co. Meath. Please contact Lynda Thornton @ 046-9097566 or lynda.thornton@meathcoco.ie

NEXT STEPS

When the display period of the proposed amendments to the Draft Local Area Plan is complete, the Manager will prepare a Manager's Report on any written submissions or observations received on the amendments received within the display period. This Report will include the Manager's response to the issues raised concerning the proposed amendments to the Draft Plan. The Report will be submitted to the Elected Members 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.

In accordance with Section 20(3)(h)(i) of the Planning and Development Act 2000-2002, the Elected Members are restricted, in the plan making process, to considering the following:

- Proper planning and sustainable development of the area;
- Statutory obligations and
- Any relevant policies or objectives of the Government or of any Minister of the Government.

PROPOSED AMENDMENTS

Detailed below are the proposed amendments to the Draft Kilcock Environs Local Area Plan.

Section 3.14

Amend the text as follows (amendment in italics and underlined): "A comprehensive study of the extent of flood risk for the wider region, including the Kilcock Environs LAP study area, *has been* carried out in the form of a Flood Risk Assessment Management Study (FRAMS), steered by representatives of Meath County Council, Kildare County Council and the OPW."

Delete the following sentence: "Existing flood risk data is limited, with area office engineering reports and OPW data providing useful sources of flood risk issues in the area."

Proposed Amendments to Draft Kilcock Environs Local Area Plan

Section 4.8

Insert new objective: 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.

Section 4.9.2

Insert new objective: KSC OBJ3: To provide a site for school/community facilities on lands within the purple boundary. Site selection shall be finalised and subject to the written agreement of the Planning Authority prior to commencement of any development on the subject lands.

Section 4.11.3

Insert the following text at the end of the section: Surface water management proposals shall also take due cognisance of the presence of the Rye Water Valley/Cartron 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).

Insert the following policy: 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/Cartron SAC site.

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

Section 4.12

Replace the text: "The OPW, together with Meath County Council and Kildare County Council are in the process of carrying out a Flood Risk Assessment Management Study (FRAMS) and it is intended this study will frame future flood management proposals for the area. Until such time as a FRAMS is complete, or the findings of such a study are made known, any development proposals for the area shall be considered premature."

With the following text: "The OPW, together with Meath County Council and Kildare County Council have carried out a Flood Risk Assessment Management Study (FRAMS) and it is intended this study will frame future flood management proposals for the area."

Replace the existing text of objective KFR OBJ1 (i.e. To carry out a Flood Risk Assessment Management Study (FRAMS) in conjunction with the OPW and Kildare County Council with regard to flood management issues and alleviation measures for the area. Development proposals within Kilcock Environs shall be considered premature until such time as the study and its recommendations are made known. All development within the Kilcock Environs LAP area shall be required to comply with the guidance and recommendations of the FRAMS, when the study is completed) with the following text:

"The OPW, together with Meath County Council and Kildare County Council have carried out a Flood Risk Assessment Management Study (FRAMS) for this area. All development within the Kilcock Environs LAP area shall be required to comply with the

Proposed Amendments to Draft Kilcock Environs Local Area Plan

guidance and recommendations of the FRAMS. Please refer to Figure 8. FRAMS for River Rye Water, Kilcock.

Insert Figure 8. FRAMS for River Rye Water, Kilcock at end of section.

Section 4.14

On Page 31, the following sentence shall be amended (amendment in italics and underlined) “It should also be noted that the provision of the Rye Water River amenity area may be included in the calculation of public open space within a given development.”

An additional sentence shall be inserted directly after the above: “In considering open space requirements, the priority shall be the delivery of the linear park.”

Section 4.15

Insert additional text: The Rye Water Valley/Carton 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 Carton 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/Carton 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.

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

Insert additional policy 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/Carton 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 and Wildlife Section of the Department of the Environment, Heritage and Local Government for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

Proposed Amendments to Draft Kilcock Environs Local Area Plan

Insert additional policy 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.

Appendix 1 – Map Changes

Map Name	Location	Objective in Draft LAP	Proposed Amendment
Land Use Zoning Map	Character Area 2	Zoned F1 (open space) and A2 (residential & community facilities).	Amend location of open space (F1 zoning) from along the eastern boundary of this area to either side of the stream to the west of this area. Replace the existing open space area with A2 zoning.
Land Use Zoning Map	n/a	n/a	Amend title bar to include the text '(Indicative)' after 'access points' and 'major distributor/new roads'.
Land Use Zoning Map	Character Area 4	Zoned G1 (community, recreational and educational facilities) and A4 (residential communities and ancillary mixed use development).	Amend the zoning to A4 (residential communities and ancillary mixed use development). Insert purple boundary. Add text 'KSC OBJ3'.
Movement strategy map and transport objectives	Character Area 2	Zoned F1 (open space).	Amend location of open space from along the eastern boundary of this area to either side of the stream to the west of this area.
Movement strategy map and transport objectives	G1 zoned area on map	Text states 'Education and Community'.	Remove text from G1 zoned lands.
Movement strategy map and transport objectives	n/a	n/a	Amend title bar to include the text '(Indicative)' after 'access points' and 'major distributor/new roads'.
Movement strategy map and transport objectives	Character Area 4	Zoned G1 (community, recreational and educational facilities) and A4 (residential communities and ancillary mixed use development).	Remove G1 (community, recreational and educational facilities) from map.
Character Areas Urban Concept	Character Area 2	Zoned F1 (open space) and A2 (residential & community facilities).	Amend location of open space from along the eastern boundary of this area to either

Proposed Amendments to Draft Kilcock Environs Local Area Plan

Map			side of the stream to the west of this area. Replace the existing open space area with A2 zoning. Adjust frontage development lines in this area to abut open space.
Character Areas Urban Concept Map	Character Area 4	Zoned G1 (community, recreational and educational facilities) and A4 (residential communities and ancillary mixed use development).	Amend the zoning to A4 (residential communities and ancillary mixed use development). Insert purple boundary. Add text 'KSC OBJ3'.