



Managers Report to Members on Submissions Received

In respect of the

Draft Kells Development Plan

2007-2013

**Presented by the County Manager to the Members of Meath
County Council for their consideration on 11th June 2007**

And

**Presented by the Town Manager to the Members of Kells
Town Council for their consideration on 11th June 2007**

Section 1 - Introduction

Purpose and Contents of Report

The purpose of this Managers Report is threefold:

- To report on the outcome of the consultation process on the Draft Kells Development Plan;
- To set out the County Manager's/ Town Manager's response to the issues raised in the submissions;
- To make recommendations on changes to the Draft Plan as appropriate.

This report forms part of the statutory procedure for the preparation of a new Kells Development Plan.

This report is prepared under Section 12 (4) (a) of the Planning and Development Act 2000. The Manager is required to prepare a report on any submissions and observations received and submit the report to the members of the authority for their consideration. This report is required to:

- (i) list the persons or bodies who made submissions or observations,
- (ii) summarise the issues raised by the persons or bodies in the submissions or observations, and
- (iii) give the response by the Manager to the issues raised taking account of any direction of the members of the authority, the statutory obligations of the authority and any relevant policies or objectives of the Government or of any Minister of the Government.

This report is laid out in 3 sections: **Section One** contains an introduction, outlines the statutory process, contains details of the draft public consultation phase and outlines the impact of the adopted Meath County Development Plan 2007-2013 on the Kells Development Plan review process; **Section 2** contains an analysis of each submission received, followed by the Manager's opinion on these issues raised and recommendations as a result of the submissions; **Section 3** contains an analysis of each submission received in respect of the Proposed Record of Protected Structures, followed by the Manager's opinion on these issues raised and recommendations as a result of the submissions. Appendix A contains a list of the prescribed bodies to whom a copy of the Draft plan was referred. Appendix B outlines the significance of environmental impacts of proposed material alterations in contained in the Managers Report. Appendix C contains an amended Urban Detail Map No 1 for Kells.

CONTEXT & PROCESS

Legislative Background for the Draft Development Plan- Planning and Development Act, 2000 as amended

The Planning and Development Act 2000 revised all previous planning legislation and introduced a number of changes in the Development Plan process. The Act requires that the Draft Development Plan is put on display for not less than 10 weeks, and that a notice and copy of the Draft is sent to the Minister, and all Prescribed Bodies and that a notice is placed in a newspaper circulating in the area. The Draft Development Plan was on public display from Monday 29th January 2007 to Tuesday 13th April 2007 during normal office hours at the

following locations Planning Department, Meath County Council, County Hall, Navan; Kells Town Council & Area Office, Town Hall, Kells; Kells Library, Castle St.

In complying with SEA Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, information on likely significant effects on the environment of implementing the proposed Development Plan was prepared in the form of an Environmental Report which was also available for inspection and comment.

Not later than 22 weeks after the notice of the Draft going on display, the Manager is required to produce a report listing the submissions, summarising the issues and giving recommendations; this document complies with that requirement.

Under Section 12 (5) of the Act, following receipt of this document, the members are required to consider the Draft Development Plan and the Manager's Report. Following the period of consideration of the Manager's report and the Draft Development Plan, where it appears to the members that the Draft Development Plan should be accepted or amended, they may resolve to accept or amend the Draft Development Plan. The Manager makes recommendations in this report which do constitute material amendments and which will necessitate a further display period. If material alterations have been made, those alterations must go on public display for a four week period, in accordance with Section 12 (7). This is followed by the preparation of a Manager's Report for Members on any submissions or observations received on the proposed amendments.

Next Steps

In order to facilitate the process of considering this report and the recommended amendments to the Draft Development Plan, a number of meetings will be required following the presentation of this report to the Elected Members of both Councils.

Public Consultation on the Draft Plan

64 written submissions were received during this consultation period. The Councils wish to express their appreciation to those who made submissions. Copies of individual submissions can be viewed at the Planning Department, County Hall Navan.

Main Issues	No. of Subs Received
Record of Protected Structures	25
Land Use Zoning	27
General Draft Development Plan	12
Environmental Report	0
Total	64

Display

The Draft Kells Development Plan was on public display from Monday 29th January 2007 to Tuesday 13th April 2007 during normal office hours at the following locations Planning Department, Meath County Council, County Hall, Navan; Kells Town Council & Area Office, Town Hall, Kells; Kells Library, Castle St. Kells.

The Council wrote to all of the Prescribed Bodies informing them that the Draft Plan was now on display and of the dates within which submissions would be considered, and sent a copy of the Draft Plan on CD to all prescribed bodies, and in printed form to those who requested such.

The Draft Plan, both maps and text were placed on the Meath Coco website.

Approach to Consideration of Written Submissions

Following the initial recording of all submissions, each submission was individually assessed, summarised and proposed changes recommended, where appropriate.

Meath County Development Plan 2007 – 2013

The Meath County Development Plan was adopted 2nd March 2007, therefore after the publication of the draft Kells Development Plan. The central tenet of the adopted settlement strategy for Co Meath in the new County Development Plan is the concentration of residential growth into the designated settlement centres of Navan, Drogheda and the Dunboyne/Clonee/ Pace corridor. In respect of moderate growth towns, of which Kells is one, Settlement Strategy SP2 'seeks to ensure that these towns in so far as is practicable will be self sufficient incorporating employment generating activities, sufficient retail services and social and community facilities within the settlement.' This policy states that the elected members shall resolve to agree a series of monitoring measures in this regard within 6 months of the adoption of the County Development Plan. The Council will also give consideration to existing appropriately zoned, serviceable and undeveloped land to deliver sustainable mixed use communities in advance of zoning previously unzoned greenfield land for new development. Table 6 of the adopted Meath County Development Plan contains the detail of the location of household growth over the period 2006-2013. The Kells Development Plan must be compliant with household growth figure allocated to Kells in order to comply with the settlement strategy for the county as a whole. Settlement Strategy SP6 states that Table 6 will be monitored on a regular basis by the Planning Dept.

Therefore having regard to the following:

- The adopted Meath County Development Plan 2007-2013 settlement strategy;
- The Household growth allocated to Kells in Table 6;
- Lack of availability of piped services;
- The Submission of the Department of Environment, Heritage and Local Government to the Draft Kells Development Plan (discussed in detail in Section 2); it is necessary to amend the draft Kells Development Plan to introduce an order of priority for the release of residentially zoned land over the plan period.

Section 2.1.7.1 of the adopted Meath County Development Plan 2007-2013 outlines the Criteria Determining the Release of Residential Land the text of which is included as follows:

In the case of the Heritage Towns of Kells and Trim, the Moderate Growth Town of Dunshaughlin, the Small Growth Towns, Key Villages and Villages, the release and development of residential lands shall be linked to;

- *The provision of necessary physical infrastructure, primarily the availability, in advance of development occurring, of capacity in water and wastewater infrastructure. The*

- environment must be capable of absorbing the scale and quantum of development that is envisaged;*
- *Spare capacity in existing (and planned) social infrastructure, primarily national and second level educational facilities. The future planning of the Department of Education and Science of national and second level educational facilities shall also be taken into account. The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the local community and services that can be provided;*
 - *A more sustainable economic base whereby a greater percentage of local persons are employed locally. This will require closer liaison between the County Enterprise Board, County Development Board, Economic Development & Promotion Officer and the Planning Department;*
 - *To facilitate the realisation of objectives contained in existing Local Area Plans or existing Written Statement and Detailed Objectives for Towns and Villages (Volume II of this Development Plan) in relation to the delivery of identified critical and necessary social and / or physical infrastructure in conjunction with residential development. Priority of phasing may be given to such residential lands accordingly;*
 - *The extent of existing residentially zoned lands will be revised in the context of individual Local Area Plan or Development Plan review for each centre and does not necessarily preclude identifying additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such additional zoning may only be considered where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritized for development over existing residentially zoned lands or that a corresponding amount of land has been de-zoned;*
 - *The Local Authority social and affordable house building programme, and;*
 - *The efficient use of land by consolidating existing settlements, focusing in particular on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This should also ensure that development is concentrated at locations where it is possible to integrate employment, community services, retailing and public transport. The order of priority for the release of residentially zoned land shall attempt to ensure that there is a sequential approach which de-prioritises outer suburban greenfield sites.*

Table 6 provides details on the number of households permissible in each urban centre over the period to 2013. The Planning Authority have also projected the number of additional households that could be accommodated in each urban centre up to and including 2019, primarily for infrastructural planning needs. The last three columns in Table 6 indicate the extent of remaining residentially zoned lands in each urban centre, the appropriate minimum density being pursued in each centre and the potential yield per hectare of this land bank, if serviced, and released for development. The Planning Authority accepts that this is not to infer that all of this land will be serviced and released for development over the course of the Development Plan or that the indicative minimum densities units per hectare will be applied to all lands in each development centres. To the contrary, the Planning Authority accepts that 32.5% of existing residentially zoned land will not be serviced within the life of this Development Plan. Nonetheless, it is clear from assessment of Table 6

that there are more than adequate lands, if released and serviced, to cater for the projected growth in households and population in the County for the plan period.

In addition, the extent of existing residentially zoned lands will be revised in the context of the individual Local Area Plan or Development Plan preparation for each centre and does not preclude additional zoning in specific locations where the Planning Authority is satisfied that a clearly established need for such zoning is evident. Such an established need can only be justified where the development of such lands for residential purposes would deliver an identified piece of critical and necessary social and/or physical infrastructure in conjunction with such development and may require such lands to be prioritised for development over existing residentially zoned lands or that that a corresponding amount of land has been dezoned.'

The above criteria have been applied in the determining of the order of priority for Kells.

Extract from Table 6 Adopted Meath County Development Plan- Kells

Planning permission granted- no construction started	Houses under construction	Committed no of units	Projected no. of households 2006-2009	Projected no. of households 2009-2013	Total 2006-2013	No units needed to meet targets	Rem undeveloped residential land (ha)	Density per Ha	Yield of remain undeveloped residential land
237	224	461	600	360	960	499	56	25	1,402

Section 2 – Submissions Received

Submission No	Name & Address
1	Dr Danny Cusack, Flat 1 Carrick Street Kells

Summary

This submission refers to the present Church of Ireland School building on Carrick St. This building is proposed for deletion from the RPS (KT017-022 refers). This submission suggests that the building when no longer in school use could be used as a multi purpose community-type building as it includes parking and green space.

Response

The building the subject of this submission is zoned for community facilities in the current 2001 Kells Development Plan and this zoning objective is also proposed in the Draft Kells Development Plan. The uses sought in the submission can be accommodated within this zone.

Recommendation

No change recommended.

Submission No	Name & Address
2	Bus Eireann, Irish Bus, Broadstone, Dublin 7

Summary

This submission objects to the development plan as it considers that the plan would seriously and negatively impact on its transport/maintenance facility in Kells.

Response

The content of this submission relates to a property within the Backlands LAP area. The LAP was adopted in December 2006 and both the draft and amendments to the Draft were referred to Bus Eireann for comments. No comments were received. The operations of the current Bus Eireann facility in Kells will not be prohibited by the policies and objectives contained in the Backlands LAP or the Draft Kells Development Plan.

Recommendation

No change recommended.

Submission No	Name & Address
3	Alva Graham, Estates Management, ESB, Lower Fitzwilliam St, D2

Summary

Supports the mix use zoning for the ESB property on Farrell st.

Response & Recommendation

No change recommended.

Submission No	Name & Address
4	Christy Flynn & Associates, Trim on behalf of Gael Colmcille GAA Club

Summary

This submission seeks the rezoning to A2 residential of the Gael Colmcille GAA Club house.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of

piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
5	Frank Burke & Associates, Baldara, Trim rd, Navan on behalf of Thomas Bradley, Moynalty

Summary

This submission seeks to have additional lands zoned A5, south of the Oldcastle road. The submission also shows an indicative line of a distributor road linking the Oldcastle road and Bective st.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
6	National Roads Authority, St Martins House, Waterloo Rd, D4

Summary

Concern is expressed in the submission at the significant tracts of land proposed to be zoned proximate to the By-pass at the Lloyd Business Park. The submission states that these rezonings/development proposals should not have the effect of increasing the cost of lands to be acquired, this would increase gains for individual land owners but would be at variance with broader public interest.

The NRA is also concerned about prematurely zoning lands on the existing N3 pending construction of the M3/N52 bypass.

In respect of promotion of sustainability land use and transport should be integrated into employment generating objectives. The description of the E2 zoning should be altered as follows: 'to include detail of transport and traffic impact assessment and road safety audit will be required as part of ant significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in

accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication "Traffic Management Guidelines" Section 1.11. '

This should also be included in sections 8.4.1 & Sections 4.2.1, linking phased release of development with the delivery of the M3/N52 bypass.

Retail developments will require transport assessments in accordance with Paragraph 65 of the Retail Planning Guidelines, this has been omitted from Section 4.4.4.8.

The NRA as stakeholders requires consultation at the earliest stages in the preparation of the framework plans and studies and examinations such as the park and ride included in MOV OBJ 4.

In respect of MOV OBJ 9 the Council is directed to the NRA policy statement on the provision of service areas and rest areas.

The submission also refers to guidance and NRA policy on Development Management and access to National Roads.

Response

This submission expresses concern at the extent of lands zoned for employment generating uses in the draft plan proximate to the Kells Bypass and the impact this may have on land values of those lands to be acquired for the bypass. These lands include the existing Lloyd industrial estate which does not currently have the benefit of any land use zoning objective and contiguous lands were identified to facilitate a reasonable expansion of employment generating uses in Kells in order to create a sustainable settlement. This is considered reasonable. This submission seeks that an objective to be inserted preventing development of industrial lands off the Navan road pending the completing of the M3, this is not considered necessary as works have commenced on the M3 and these lands are likely to develop in tandem with community and leisure uses. The submission seeks an alteration to the E2 land use zoning objective to promote the integration of land use and transport, the suggested alteration is considered reasonable. The NRA require consultation at the earliest stage in the preparation of framework plans and studies and examinations including the park and ride facility, this is also considered reasonable. In respect of MOV OBJ 9 the NRA directs the council to its policy statement on the subject.

Recommendation

The following amendments are recommended:

1. The description of E2 zoning be altered to include the NRA wording as follows : 'to include detail of transport and traffic impact assessment and road safety audit will be required as part of ant significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication "Traffic Management Guidelines" Section 1.11.

2. The requirement for transport assessment of retail development in accordance with Paragraph 65 of the Retail Planning Guidelines be added to Section 4.4.4.8.
3. Reference to compliance with the NRA policy statement on Provision of Service and Rest areas be added to MOV OBJ 9 .

Submission No	Name & Address
7	Armand Snow, 188 Kilcarn Court, Navan.

Summary

Seeks to have remainder of land in his ownership zoned adjoining the Oldcastle road.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
8	Michael Allen, On behalf of Eamonn and Catriona Farrelly, Maudlin st Kells

Summary

Seeks to have land at Maudlin st rezoned from A1 to C1.

Response

This is a repeat of the submission made at pre draft stage. This submission was fully considered during the process of preparing the Draft Development Plan.

Recommendation

No change recommended.

Submission No	Name & Address
9	Phillip Farrelly & Partners on behalf of Ciaran Mc Donagh, Mountainpole Kells

Summary

Seeks to have lands north of the existing Lloyd business park on the other side of the river zoned for employment generating uses.

Response

The Draft Kells Development Plan identified 79.26 ha for employment generating uses which is considered sufficient over the life of the Development Plan.

Recommendation

No change recommended.

Submission No	Name & Address
10	RPS Planning and Development on behalf of the Gavin Family

Summary

The Submission refers to three tracts of land in the Gavin family ownership at Bective st, Headfort road and Cavan road. The submission outlines that the family support these zonings.

Response & Recommendation

Content of submission noted, no change recommended.

Submission No	Name & Address
11	Frank Cooney, Cooney Architects on behalf of Argue Ryan Partnership and Tom Gavigan, St Colmcilles Nursing Home, Oldcastle road

Summary

This submission seeks to have the following objective inserted ‘To protect existing and provide for future development of a primary community healthcare facility at St Colmcilles Nursing Home, Oldcastle road.

Response

The site of the existing nursing home has a community facilities land use zoning objective which accords with the existing use on site, any planning application seeking an expansion of facilities within the current site area would be examined on its merits as part of the development management process.

Recommendation

No change recommended.

Submission No	Name & Address
12	Anne Dolphin, Headfort Park, Residents Assoc

Summary

The submission seeks that access is not permitted through Headfort Park for the 11 acre site in MCC ownership. The submission supports access for these lands from Maudlin road.

Response

In respect of the lands referred to in this submission a Part 8 has been adopted by the Members of Meath County Council which permits 33 housing units in the Meath County Council area. Access was only permitted via the Headfort Park access and access 2 indicated on the site layout plan which accompanied the Part 8 application.

The draft plan includes as an objective an access road from Maudlin st to access the 11 acre site referred in this submission. This submission seeks to insert a negative objective into the development plan and development plan objectives cannot be negative.

Recommendation

No change recommended.

Submission No	Name & Address
13	Michelle Wilson, Tiros LTD on behalf of Norman Ormiston

Summary

This submission seeks the zoning of 4.5 acres for low density residential development off the Headfort road. The submission proposes that the remaining 18.5 acres be ceded to the Council as public open space.

Response

It is recognised by the Manager that additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
14	Sudway & Company Surveyors on behalf of Declan Muldoon

Summary

The submission seeks to have a parcel of land in Mr. Muldoon’s ownership in Townparks zoned A2 residential.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
15	Sean Lucy & Associates on behalf of Thomas Clinton

Summary

This submission refers to lands adjoining the Moynalty road which were zoned for A5 residential development in the Draft Kells Development Plan. This submission seeks to have this land and the remainder of Mr. Clinton's lands zoned A2 residential.

Response

In respect of the additional lands any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

In respect of a change from A5 to A2 land use zoning, these lands are located on the periphery of Kells not within easy walking distance of the town centre, a low density zoning is therefore considered appropriate.

Recommendation

No change recommended.

Submission No	Name & Address
16	Sean Lucy & Associates on behalf of Thomas Clinton

Summary

This submission relates to lands adjoining the Carlanstown road and seeks to have the proposed distributor road relocated south wards and the remaining lands zoned.

Response

Any additional residential land use zoning in Kells is not justifiable in terms of proper planning and development, having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely delays in upgrading services.

Recommendation

No change recommended.

Submission No	Name & Address
17	Sean Lucy & Associates on behalf of Anthony Kelly

Summary

This submission relates to lands to the south of Kells accessed off the Athboy road and Cookstown roads respectively. The submission seeks to have the remaining 2 ha of a 2.7 ha field zoned residential off the Athboy road and the remaining 1.98 ha of a 0.7 ha field off the Cookstown road zoned A2 residential.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services.

Recommendation

No change recommended.

Submission No	Name & Address
18	Meath County Council, Housing Dept

Summary

The submission highlights that 2.404 acres at Archdeaconry Glebe have been zoned residential with the remaining land (1.2 acres) zoned F1 open space. This land has been acquired by MCC under Part V therefore F1 zoning is not necessary and the submission seeks A2 zoning.

Response

The Manager notes the submission and clarification from the Housing Dept and recommends that the land use zoning objective in respect of these lands be altered to A1 residential as surrounding lands are zoned A1 residential.

Recommendation

A change to A1 residential zoning is recommended.

Submission No	Name & Address
19	John Byrne, Secretary, Kells Parish Finance and Administration Committee

Summary

This submission seeks clarity regarding pedestrian way at side of Church.

Response

The matter raised in this submission relates to the backlands LAP. The LAP shows the location of the proposed pedestrian route at the side of the Church. The Draft Development plan does not propose to alter the location of this route.

Recommendation

No change recommended.

Submission No	Name & Address
20	Ann Reilly, Brentwood, Bective St , Kells

Summary

This submission seeks residential zoning on lands at Gardenrath. A residential land use zoning objective is sought on lands to the south of the rail line and on part of the lands identified for community recreational use. The submission recognizes the need for demand management techniques but is of the opinion that the council must cater for medium to long term growth. The request for residential zoning represents according to the submission a major opportunity for appropriate planning/community gain to be achieved for Kells as it is the intention of the family to make 30 acres available for community /recreational use.

Response

Any additional residential land use zoning in Kells is not required having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely time period for upgrading these services. In addition these lands are peripheral even in the medium term to the centre of Kells.

Recommendation

No change recommended.

Submission No	Name & Address
21	Barry Lynch, 21 Headfort Woods Kells

Summary

This submission advocates a continuation of the proposed road north of Headfort Woods to the Slane road.

Response

It is proposed to amend the draft development plan to include for a continuation of the road referred to in this submission.

Recommendation

It is recommended that the Draft Development Plan be amended to include for a continuation of this roadway.

Submission No	Name & Address
22	John Spain on behalf of Weyman Properties

Summary

The submission raises the concern that the Draft Development Plan identifies a further 7.5 ha for town centre expansion which can develop when 50% of the Backlands Phase 1 is developed, however the lands in Phase 2 of the Backlands cannot commence until 60 % of Phase 1 of the Backlands is complete. The zoning of additional town centre lands will therefore jeopardise the realisation of the objectives of the Backlands LAP. The scale of additional retail identified is premature in the content of the DTZ Pidea report. The submission seeks to have the quantum of lands identified for B2 zoning at Suffolk street reduced and also seeks to have the phasing arrangement proposed in the Development Plan altered to ensure that the development of the Suffolk st lands would only occur when phase 2 of the backlands is substantially complete.

The submission also seeks to have the phasing arrangement for the Backlands LAP omitted in order to realise the objectives of the LAP.

Response

The Suffolk street area referred in this submission is one of the areas identified in the DTZ Pidea retail strategy update for Kells which assisted in the preparation of both the LAP and the Draft Development Plan. The Draft Development Plan alters the LAP phasing arrangement to allow phase 2 of the LAP area to commence when 50 % of phase one is complete. The Manager having regard to content of this submission and recognizing that the focus of the development plan is on development of the Backlands considers it reasonable that the Suffolk street lands would commence development when a percentage of Phase 2 of the Backlands is complete, 40 % is suggested as reasonable. It is important to note that the Suffolk street lands are subject to the preparation of a framework plan and the availability of physical infrastructure. Infrastructure capacity remaining has been reserved for the LAP area.

Recommendation

The Managers recommendation is to alter KS 3 and KS4 as follows (amendments recommended highlighted):

KS 3 To seek the development of mixed uses including town centre expansion on lands west of Bective street to provide for proper planning and sustainable development of the area. Before any development should proceed the preparation of a framework Plan will be required. The framework Plan will be subject to the agreement of the Planning Authority shall be prepared in accordance with an agreed brief and shall address inter alia the following:

- The mix of uses to be accommodated which shall include town centre facilities, passive and active public open space areas which provide a green link with the open space zone at St Columb's well and community facilities;
- The phasing of development of the lands from the town centre outwards;
- The built form of the development which shall be to a high architectural standard;
- Archaeology and Natural Heritage;
- Landscape plan for the area;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning; in accordance only with an approved and subject to the availability of necessary physical infrastructure
- Compliance with all requirements of the Kells Stormwater Drainage study.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan. Development of these lands shall be subject to the availability of the necessary physical infrastructure. *Development of the town centre expansion area identified in this Framework Plan shall commence only when 40% of the development of Phase Two of the Backlands LAP is complete.*

KS 4 *Upon completion of 40% of the development of Phase One of the Backlands LAP, Phase Two can commence. Upon completion of 40% of the development of Phase Two of the Backlands LAP, Phase Three can commence.*

Submission No	Name & Address
23	John Spain on behalf of George Armstrong, Sparrowfield , Kells

Summary

This submission contains the pre draft submission which was received in respect of lands located at the Newrath interchange. The points made in the original submission are re-emphasised. The submission states that lands have been down zoned in the draft plans, maps attached.

Response

This submission was fully assessed at predraft stage. In respect of de zoning, the Draft Development Plan map has been checked and will be altered in accordance with the 2001 Kells Development Plan urban detail map.

Recommendation

Mapping error will be corrected.

Submission No	Name & Address
24	Bobby & Marie Lynch, Archdeaonry Glebe, Moynalty road, Kells

Summary

This submission objects to the change in zoning on lands at the right hand side of the entrance to Archdeaonry View. The submission considers that the rezoning of these lands will result in the total removal of privacy from the rear of their property which is already badly affected by 2 storey buildings over looking the rear of their garden.

Response

The issues of privacy referred in this submission would be addressed more appropriately at development management stage when a planning application for these lands would be assessed. An appropriately designed housing scheme which protects the amenity of adjoining dwellings would address concerns expressed in this submission.

Recommendation

No change recommended.

Submission No	Name & Address
25	GVA Planning & Regeneration Ltd on behalf of Tesco Ireland Ltd

Summary

The majority of policies and objectives are welcomed. The submission addresses the issues of lack of existing convenience floorspace; the constrained nature of existing floor space and the ability of the draft plan to deliver additional floor space. The submission is concerned at the ability of the plan to deliver retail floorspace in the short to medium term and asks that further lands be identified on edge of centre sites and/or alter the phasing arrangement of the KS3 Lands.

Response

The Draft Development Plan identifies sufficient lands within the town centre area to cater for the likely growth of Kells in accordance with the DTZ Pieda Retail Strategy Update. The identification of edge of centre sites when suitable lands are available to accommodate retail development in the town centre is contrary to the Retail Planning Guidelines.

Recommendation

No change recommended.

Submission No	Name & Address
26	Geraldine Gaughran, Gaughran Architects, 8 Suffolk St, Kells

Summary

This submission considers that Section 7.1.1 of the Development Plan should be reinforced and should include reference to one way streets as the town is currently very unfriendly to pedestrians. The submission encourages the zoning on the Navan road, however it may detract from the town approach, a generous building set back is required as is the use of a high quality palette of building materials. Public education is required on the ACA. The submission suggests that a re-examination of HER POL 3 take place as the requirement for archaeological assessment is too broad.

Response

The Manager concurs with many of the points raised in this submission. The traffic management plan to be prepared as part of MOV OBJ 1 will address matters including pedestrianisation. The Manager proposes to widen the landscape buffer to 50m and suggests that KS1 be alerted accordingly. This change is considered reasonable in order to preserve the vista into Kells. In respect of public education on the ACA/ protected structures an education programme will be rolled out as part of the Meath County Heritage Plan. The Manager suggests that HER POL 3 be reworded to include reference to seeking archaeological assessment where a development could affect a recorded monument, zone of archaeological potential or as yet unidentified element of archaeological heritage or their setting.

Recommendation

It is recommended that KS1 be altered as follows (amendment highlighted):

KS 1 To seek the development of a business park on lands adjoining the Navan Road. Before any development should proceed the preparation of a Framework Plan will be required. The Framework Plan will be subject to the agreement of the Planning Authority, shall be prepared in accordance with an agreed brief, and shall address inter alia the following:

- The range of uses to be accommodated which shall provide for a mix of office type development, light industrial, warehousing in a campus type layout and shall include a hotel and landscaped park and ride facility;
- The built form of the development which shall be to a high architectural standard having regard to the location;
- *The provision of a 50m landscaped green buffer zone adjoining the N3 in the first phase of development*
- A landscape plan for the green zone adjoining the N3 and for all sites;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework plan.

It is recommended that HER POL 3 : Archaeology be altered as follows (amendment highlighted):

HER POL 3 : Archaeology

- 1) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).
- 2) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government.
- 3) *To require archaeological assessment where it is considered a development could have an effect on recorded monument, zone of archaeological potential or as yet unidentified element of archaeological heritage or their setting.*
- 4) Where remnants of burgage plots do remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

Submission No	Name & Address
27	Phillip Orr, Ormac Ltd, Climber Hall, Kells

Summary

Ormac own the building occupied by the North Meath Communities Development Association who have developed the subject premises into a 22,000 sqft community healthcare facility. The proposal to zone the site GI community / education whilst in keeping with the current use does not allow for offices in excess of 100sqm. Meath Communities Development Association according to the submission intend to develop a further facility to the rear of similar size to that on site. The submission therefore requests a reconsideration of the proposed re zoning.

Response

The Manager notes the content of this submission and considers that the land use zoning objective C1 mixed use business would be more appropriate in this instance having regard to the circumstances outlined in the submission.

Recommendation

A change of land use zoning objective from G1 to C1 of these lands is recommended.

Submission No	Name & Address
28	Stephen Collins on behalf of Tommy Flanagan, Oldcastle road, Kells

Summary

This submission argues on the basis of sustainability that the lands identified off the Oldcastle road south of Tobair Ban should be zoned A2 rather than the propose A5 due to its central location. The submission acknowledges that the site will not be developed for the next several years due to the quantum of residential development land already zoned.

Response

The point made in this submission is accepted by the Manager.

Recommendation

It is recommended that the land use zoning objective in respect of these lands change from A5 land use zoning to A2 land use zoning.

Submission No	Name & Address
29	Stephen Collins on behalf of Val & Dermot Clarke

Summary

This submission relates to lands in the Clarke's ownership in the Backlands LAP area the land use zoning objective which has been changed from residential to educational uses in the Draft

Development Plan. The submission expresses concern at this change shortly after the adoption of the Backlands LAP. The submission expresses a desire to work with the Local Authority and recognises that there is logic to retaining the campus style arrangement of the current schools. The submission expresses the concern that if the Eureka school moves to the Cavan road there will be too much GI zoning on the Clarke's land. In addition the submission expresses concern that the remaining lands are severed from the town and would become a suburb of Kells. The submission seeks to have the amount of G1 land reduced and a more appropriate location would be north of the distributor road.

Response

The submission received from the Dept of Education and Science (submission number 31) indicates the need for the reservation of lands for both a primary and a post primary school in Kells in addition to the lands on the Cavan road. Therefore the lands identified in the draft Development plan are required accordingly to the Dept.

Recommendation

No change recommended

Submission No	Name & Address
30	Spatial Policy Section, Department of Environment, Heritage and Local Government

Summary

The Draft Development Plan is to be welcomed as it emphasis the role Kells will play in the future growth of County Meath. The submission notes that he release of residentially zoned land is referred to only briefly in Chpt 3 of the Draft Plan. In view of the scale of residentially zoned lands undeveloped in Kells additional details in line with Section 2.1.8 of the proposed amendments to the Draft County Development Plan might be considered for inclusion in the draft in relation to monitoring and phasing of the release of land for residential development.

Response

Section 2 of this report outlines the impact of the adopted Meath County Development Plan for this review of the Kells Development Plan. As referred in this submission and as required by the adopted Meath County Development Plan the Planning Dept have re-examined lands in Kells and an order of priority is proposed as an amendment to the Draft Kells Development Plan. The recommended order of priority outlined below has been developed using the criteria outlined in the adopted Meath County Development Plan, 2007-2013.

It is relevant in this response to provide an update as to the situation with piped services in Kells. The Kells/Oldcastle Water supply Scheme and Kells Sewerage Scheme upgrades were ranked 6th and 7th respectively, of 31 schemes identified in the most recent Water Services Needs Assessment, i.e as was adopted by Meath County Council in July 2006. This Needs Assessment was submitted to the Dept last July and the new Water Services Investment Programme hasn't yet been announced. Meath County Council have been lobbying the DoEHLG. to get as many as possible of the schemes identified in our Needs Assessment

included in the new WSiP, however, their indications to date are that nationally only a small number of new schemes will be included in the new programmes and hence we expect that the Kells/Oldcastle Water Scheme may well be included but the Kells Sewerage Scheme is a lot less likely. Unless schemes are included in the investment programme they do not receive Dept. support. Therefore, if both schemes are included in the WSiP announced later this year, then a date of 2011/12 is reasonable to realise both. If not on the investment programme then this date would be pushed out. (i.e if on 2008 WSIP then 2012/13, etc.)

The lands to be released in the order of priority recommended between 2007 and 2013 is severely restricted due to the servicing constraints currently in Kells. The Manager's recommendation is to include the town centre expansion areas and local Authority housing lands in Phase one, with all later phases post 2013. The lands identified in phase one are unlikely to deliver the unit allocation for Kells in Table 6 of the County Development Plan. However the phase one proposed is considered reasonable subject to ongoing monitoring of development in Kells and frequent review of the order of priority particularly to take account of any change in status of piped services. Any review will be required to comply with Table 6 of the County Development Plan (or any amended Table 6).

Recommendation

The order of priority has been devised in accordance with the principals set out in the County Development Plan and is recommended as follows:

Phase 1 2007- 2013- lands identified on Urban Detail Map 1. Phases 1 and 2 of the Backlands LAP which accords with the overall strategy of the Draft Development Plan of consolidation of the town centre; 11 acres in MCC ownership to release social and affordable housing in accordance with the Council's housing Strategy (units are already permitted on part of these lands) and 7 ha of lands to the west of Bective st identified for mixed use development which also accords with the Development Plan objective of consolidation of the existing town centre.

Total lands identified in Phase 1- 24.38 ha.

Phase 2-Post 2013: lands identified on Urban Detail Map1 - Phase 3 of the Backlands LAP, lands to the east of the MCC housing lands which will be linked to the delivery of open space along the River Blackwater, 9.94 ha of mixed use development land west of Suffolk St and 1.35 ha off the Headfort road.

Total lands identified in Phase 2- 35.87 ha.

Phase 3-Post 2013: lands identified on Urban Detail Map 1. site occupied by the Dublin Door store off the Oldcastle road, the pitch and putt club and 3.84 ha west of Suffolk st.

Total lands identified in Phase 3- 15.16 ha.

Phase 4-Post 2013: all remaining lands identified and hatched in blue on Urban Detail Map 1.

Total lands identified in Phase 2- 15.12 ha.

The Settlement strategy will be amended to accommodate the order of priority and will include as an objective review of the order of priority.

Submission No	Name & Address
31	Department of Education and Science, Portlaoise Road, Tullamore, Co Offaly

Summary

The submission assesses likely requirements for primary and post primary provision and in this assessment the Dept have considered that Kells is likely to grow to a population of 13,000 persons. The submission outlines that the existing primary schools in Kells cater for 29 classrooms which leaves a potential shortfall of 30 classrooms. The submission acknowledges that there is potential to expand at both Our Lady of Mercy NS (site 4.398 acres) and St Colmcille NS (site 3.687 acres) the Dept recommends the reservation of a site in this current development plan and recommends a site of 5 acres.

In respect of post primary provision, there are already 1,230 children accommodated at post primary level in Kells, 509 pupils in Kells Community school and 721 in Eureka Secondary school. It is clear that as the population of Kells is 5,916 therefore post primary schools in Kells enrol children from outside their catchments area.. The Dept take the current population and divide by the number of secondary pupils the result is 20.78 % of the population of Kells is secondary school age and applying this to a population of 13,000 would result in the need for 2,701 secondary places. However the Dept do recognise that a large percentage of the secondary school pupils are from outside the catchments, therefore the 20.78 % is not a true reflection. The submission instead takes the normal percentage applicable elsewhere of 8.5 % 605 additional post primary school pupils may arise from additional residential development.. The submission states that the Dept are currently finalising the acquisition of an 11 acre site on the Cavan road to facilitate the relocation of Eureka school the new site would be expected to cater for numbers similar to existing enrolment figures. The Department acknowledges that this site along with the Kells Community School (12.8 acres) could cater for increased pupil numbers, it recommends the reservation of an additional site of 12 acres to cater for a secondary school. The site locations should be as close as possible to the existing areas of greatest residential population and adjacent to any proposed community facilities. The possibility of locating a primary and post primary school on a single campus would be considered.

The submission refers to special needs education which is not included in the above figures and which would be required in a population of the size of Kells.

Response

The Planning Authority have identified substantial lands in Kells to accommodate educational facilities, on the Navan road, in the Backlands area (site for post primary school identified) and the Cavan road. These lands are sufficient to accommodate an additional primary and post primary school.

Recommendation

No change recommended.

Submission No	Name & Address
32	Frank Cooney, on behalf of Meath County Committee Cumann Luthchleas Gael

Summary

This submission seeks to have the GAA pitch zoned A2 residential as the pitch and putt facility adjoining is proposed to be zoned A2.

Response

Any additional residential land use zoning in Kells is not justifiable in terms of proper planning and development, having regard to the existing amount of undeveloped land available, the unit allocation to Kells over the Plan period as outlined in Table 6 of the adopted Meath County Development Plan 2007- 2013, the lack of piped services currently available to service existing lands and the likely delays in upgrading services.

Recommendation

No change recommended.

Submission No	Name & Address
33	Cllr Brian Collins, Cavan Road Kells

Summary

The submission proposes the zoning of lands adjoining the Cloisters housing estate as open space. This land has an expired planning permission on it and unless the developer is willing to complete the estate the lands should be zoned open space.

Response

Planning permission was granted under P98/1304 to construct 15 no detached and 26 no semi detached houses on the site referred in this submission. P98/1304 has expired. The scheme has not been completed and there are outstanding works yet to be completed by the developer. The Kells Office have met with the developer to progress matters regarding to completion of the estate. The layout as permitted in 1998 provided for a reasonable area of public open space to serve the scheme and provided for dwellings overlooking the area of open space. An open space land use zoning objective would result in a large area of open space with the side and backs of dwellings fronting the open space which is not desirable, it is therefore the recommendation of the Manager that the zoning as proposed in the Draft Development Plan would be retained for these lands. Any development of this area would provide for housing and open space therefore ensuring that the open space is overlooked and supervised.

Recommendation

No change recommended.

Submission No	Name & Address
34	Noel McGloin, Fisheries Environmental Officer, Eastern Regional Fisheries Board, 15a Main St, Blackrock, Co Dublin

Summary

The submission states that it has come to the attention of the Fisheries Board over the last few years that there are problems of activated sludge entering the Kells Blackwater River Tributary from Kells WWTP due to problems of excess hydraulic flows during flood conditions. Although it is acknowledged in the draft development plan that there are capacity constraints, the Fisheries board believe that this plant is already at capacity and cannot handle any more wastewater from Kells. A recent audit of the Kells Wastewater treatment plant by the EPA revealed serious deficiencies in the calculation of wastewater loads entering and exiting the treatment plant to the point that it is total unclear as to the situation existing at the plant. It can be assumed from, this report that the plant is at or well over capacity. It is therefore a mistake to allow for spare capacity in a plant which does not have any. This submission notes the extent of undeveloped lands in Kells and respectfully suggests that these be de zoned pending an upgrade of the WWTP. The submission also points out that the River Blackwater is a Csac, this habitat was under severe pressure during the Summer when water levels were low and temperatures were high. The major constraint with regard to the availability drinking water is also noted.

Response

The order of priority reflects the current situation regarding piped services. With the exception of phase one which primary consists of mixed use lands all other phases of development will be post 2013 when service constraints are removed.

Recommendation

The text and map will be altered, where relevant, to reflect the order of priority.

Submission No	Name & Address
35	Anthony Kelly, Delvin, Mullingar, Co Westmeath

Summary

This submission relates to lands on the Athboy road being purchased under option by the writer which it is stated were zoned in the 2001 Development Plan and now have been dezoned.

Response

In preparation of the Draft Development Plan these lands were examined and it was noted that at this location that the land uses zoning did not follow a logical pattern i.e. field boundaries, so as the maps accompanying this submission demonstrate an area of the same size to the east of the lands was swapped for land to the west of the lands resulting in no net loss of zoned area but resulting in a more logical area for development.

Recommendation

No change recommended.

Submission No	Name & Address
36	Matthew Fox, Market St, Kells

Summary

This submission on behalf of Wilkinstown Target Shooting Club expresses support of the identification of lands to accommodate community, educational and recreational activities. An interest is expressed on behalf of the club to be accommodated on these lands.

Response

The submission is noted. Potential users of these lands are yet to be identified.

Recommendation

No change recommended.

Submission No	Name & Address
37	Paul & Rose Molloy, Glebe House Archdeaconry , Kells

Summary

This submission relates to the ‘half moon’ shaped lands proposed for A5 zoning off the Moynalty road. The submission seeks to have planning condition added which states that development would only occur if adequate pertain and vehicular access are available to allow subsequent future residential development of adjacent lands .

Response

The issue raised in this submission is a matter which would be addressed as part of the development management process.

Recommendation

No change recommended.

Submission No	Name & Address
38	John Grant, 7 Kenlis Place, Kells

Summary

This submission supports access to the MCC 11 acre site via Maudlin road.

Response

In respect of the lands referred to in this submission a Part 8 has been adopted by the Members of Meath County Council which permits 33 housing units in the Meath County Council area. Access was only permitted via the Headfort Park access and access 2 indicated on the site layout plan which accompanied the Part 8 application

The draft plan includes as an objective an access road from Maudlin st to access the 11 acre site referred in this submission.

Recommendation

No change recommended.

Submission No	Name & Address
39	Cllr Sean Drew

Summary

The submission considers that the Historic core ACA and the number of protected structures is too extensive. Section 7.1.6 of the plan should refer to specific locations for pedestrian crossings. Section 8 should include the provision that all unauthorised entrances and opening would be closed immediately.

Response

The Manager disagrees that the extent of the ACA and the number of protected structures is too extensive having regard to the status of Kells as a heritage town. The addition or deletion of a structure is a reserved function. However, where structures are recommended by the Minister for the Environment, the councillors are required to provide a written explanation for the Minister as to why they may have decided not to add a structure which the Minister has recommended. The Manager considers it premature pending the completion of the Traffic Management Plan for Kells as required by MOV OBJ 1 to identify locations for pedestrian crossings. The insertion of a provision that all unauthorised entrances and opening would be closed immediately is not a matter for the Development Plan, rather is matter for Planning enforcement.

Recommendation

No change recommended.

Section 3 – Submissions Received in respect of the Record of Protected Structures

Introduction

51 structures were proposed for addition to the Record of Protected Structures in the Draft Kells Development Plan. All of these are included on the NIAH survey of Meath. 44 are rated of regional importance and recommended by the Minister for the Environment to be added to the RPS. One structure which is rated of local importance is proposed to be removed from the record.

There have been 26 submissions on 27 of the structures recommended for addition and 2 submission on the structure recommended for removal.

In the Planning and Development Act, 2000 the term ‘listed building’ was replaced by ‘protected structure’. A protected structure is a structure that a local authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The protection given to a structure applies to all parts of the structure, including the interior, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interiors and all fixtures and features.

Protecting a structure does not demand that the structure must be preserved exactly as it is, rather, it allows for managed change through the planning process, with the objective of retaining the qualities of the structure which give it its special interest.

Works to a protected structure are exempt from the need to apply for planning permission if they would not affect the character of the structure or any element of the structure that contributes to its special interest. An owner may request that the local authority provide a Declaration as to what is exempted development in each individual case.

The addition or deletion of a structure is a reserved function of the elected representatives of the council in their functional area. However, where structures are recommended by the Minister for the Environment, the councillors are required to provide a written explanation for the Minister as to why they may have decided not to add a structure which the Minister has recommended.

The only valid reason for not adding a structure is that it is no longer of special interest. Its condition, ownership, or any financial or commercial considerations are not considered to be appropriate reasons.

Summary of submissions

1. KT017-036. NIAH Reg. No 14313067. Headfort Medical Hall, Church Street.

Summary

The submission queries if the protected structure comprises both the house and the Medical Hall and requests clarification.

Response & Recommendation

The description in the RPS text says “End-of-terrace three-bay two-storey house built c.1870.... Shopfront to the east elevation...” it is therefore intended that the protection covers the house and shop. The Manager concurs with the Minister for the Environment, Heritage and Local Government’s recommendation for addition of the structure to the Record of Protected Structures.

2. KT017-071. NIAH Reg. No. 14313051. Peacock Chinese Restaurant, Market St.

Summary

The submission states that the extensive refurbishment works, comprising an extension and internal alterations, has been carried out in recent years, and that the majority of internal features have been removed. It is argued that adding the structure will prevent the owner carrying out future development work and requests that it should not be added to the RPS.

Response & Recommendation

The addition of a structure to the RPS does not prohibit development. The owner may request a Declaration regarding what works might be considered to be exempted development in this particular case. The Manager concurs with the Minister for the Environment, Heritage and Local Government’s recommendation for addition of the structure to the RPS

2. KT017-070, NIAH Reg. No. 14313079. Kenlis Place.

Terraced four-bay two-storey house, built c.1830, with integral carriage arch.

Summary

The submission complains about the manner in which the notice was delivered and requests that only the front façade be listed.

Response & Recommendation

The delivery methods used by the council are among those set out legally, and are necessary to ensure that all efforts have been made to see that the owner/ occupier receives the notice. Delivery by ordinary post is not an adequate legal delivery method and delivery by registered post has been frequently unsuccessful in recent years.

It is not agreed that the loss of the adjoining building renders the Flood family house of lesser interest. The owners can be reassured that ownership of a protected structure does not require them to carry out any restoration work, and grant assistance will be available to them in the event that they need to effect any repairs necessary for the survival of the building. The Manager concurs with the Minister for the Environment, Heritage and Local Government’s recommendation for addition of the structure to the Record of Protected Structures.

4. **KT017-042, NIAH Reg. No. 14313092. Farrell Street.** End-of-terrace three-bay two-storey house, built c.1860.

Summary

4.1 This submission relates to the ownership of the building.
The Manager thanks the owners for their information.

Summary

4.2. The current owners want to sell the property and objects to its inclusion on the RPS for the following reasons – the building was used as a home, not a shop, the house is now very dismal and is shown up by the new development next door, the building is in poor condition, not to modern standards, and they are advised that the value will be affected by its being protected, they believe the planning process for protected structures is long drawn out and restrictive.

Response & Recommendation

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of the house to the Record of Protected Structures, and reminds the councillors that poor condition or financial consideration should not be taken into account in arriving at a decision.

5. **KT017-009, NIAH Reg. No. 14313104 Bective Street, Westfield Cottage.**

Summary

The owners have engaged the services of a planning consultant with a conservation qualification who has prepared a detailed assessment of the site and makes the case that the building is plain, having neither details worthy of interest, nor being of traditional type or layout that might represent a surviving example of a vernacular house and that the only section that had any individual character was the comparatively modern front section and this is extremely badly damaged through rot and woodworm. The owners wish to re-develop the site with a contemporary apartment complex.

Response & Recommendation

Although the house is neither a grand county house, nor a vernacular cottage, and has been altered and extended, it is representative of a middle class home of the period, with modest but attractive interior details, and the alterations demonstrate changing styles and living conditions.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of the house to the Record of Protected Structures. It should also be noted that the condition of the building is partly a result of the house having been left to deteriorate as the owners intended to apply for its demolition and redevelopment of the site.

6. **KT017-022, NIAH Reg. No. 14313124 (local importance) not recommended by the Minister.** Proposed to be removed from the RPS.

The Board of Management of the school support the proposal to remove the building from the RPS. They will be moving the school to a new site and would hope that this site might be re-developed and provide a landmark building.

Please see submission 19 for response.

7. KT017-092, NIAH Reg. No.14313040 (local importance) not recommended by the Minister. Thorntons, shopfront only.

Summary

It is submitted that the shopfront is not original as it was removed in 1998 and replaced with a reproduction which included the original corbels.

Response & Recommendation: The Manager acknowledges the information provided and recommends that this structure should **not** be added to the RPS.

8. KT017-067, NIAH Reg. No. 14313018, John Street, Semi-detached three-bay three-storey house, built c.1900, with timber shopfront to ground floor.

Summary

The submission acknowledges the significance of the building and accepts the protection notice.

Response & Recommendation: The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of the house to the Record of Protected Structures.

9. KT017-085, NIAH Reg No. 14313127, End-of-terrace three-bay two-storey house, built c.1870. Pitched slate roof with brick chimneystacks. Rendered walls. Timber sash windows with stone sills. Timber battened door with overlight.

Appraisal:

The modest scale and form of this building makes a positive contribution to the streetscape, and is enhanced by the retention of many original features and materials, such as the timber sash windows, timber battened door and slate roof.

Summary

It would appear that while the owners received a notice describing the house intended to be added to the RPS, the schedule submitted with the notice included an appraisal which relates to a different structure. It is submitted that the house is in poor condition and that inclusion on the RPS will deter any prospective developer.

Response & Recommendation: The owners may request a Declaration regarding exempted development.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this house to the Record of Protected Structures.

10. KT017-80. NIAH Reg. No 14313071, Newmarket Street, Carrolls.

Summary

It would appear from the submission that the owner is under the misapprehension that the protection of the property would prohibit all development and it is suggested in the submission that only the front should be protected.

Response & Recommendation The owner might request a Declaration regarding exempted development, The Conservation officer has carried out an inspection of the premises and noted that the owner has already re-furbished the upper floor. It is not considered appropriate to protect only the façade as internal works, if injudiciously carried out, can damage the entire structure.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this house to the Record of Protected Structures.

11. KT017-77,78,79. NIAH Reg. No 14313068, -69, -70, Newmarket Street, yards market house, gates.

Appraisal: This former market house formed part of group with the purpose-built market structures to the site, which was the centre of commercial and social activity in the town. The market house and yard were moved here in the early eighteenth century by the Earl of Bective.

Summary

To summarise a lengthy submission - it is argued that the preservation of these building would require funds which would be out of proportion to the existing level of level of the family business. It is also submitted that the buildings do not merit inclusion on the RPS. The buildings are currently used for storage, and a market is still held on Saturday. Anything which would detract from the current use or interferes with the commercial aspects of the premises should be avoided. Unwarranted bureaucratic interference may have a detrimental effect. The family cant subsidise the investment costs of preservation. Premises like this should not be treated as "glass case " structures. The family have managed to preserve this premises and are concerned that over-zealous application of ideas concerning protection only leads to dereliction. There is an apparent inconsistency in Local government. If commercial activity is to be telescoped into back-lands development, what is to become of family run businesses in the town?

Response & Recommendation

The market yard buildings are of obvious merit, and of special interest for architectural, social, historical and technical reasons. The protection of the structures does not require that the owner takes any extraordinary measures above and beyond those he has would normally take to ensure the survival of his property. Protection would not prevent the family continuing to use the buildings as they have traditionally done, but on the other hand, neither would protection prevent the family from finding alternative uses for the buildings, should they wish to do so.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of these buildings to the Record of Protected Structures.

12. KT017-025, NIAH Reg. No. 14313029 Castle Street, O'Rorke's. Terraced four-bay two-storey commercial building, built c.1900.

Summary

The submission states that the building has been altered from the original and that works have been carried out since the photograph which was attached to the notice was taken. It is also submitted that works are required to the rear for health and safety reasons.

Response & Recommendation the alterations which have been carried out have not detracted from the character of the building or reduced its qualities of special interest. Any works which are necessary to the rear can be discussed with the planning authority and may or may not require an application for permission.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this structure to the Record of Protected Structures.

13. KT017-037. NIAH Reg. No 14313027, Castle St. O'Rorke's. Terraced six-bay two-storey house, built c.1810. (local importance, not recommended by the Minister)

Appraisal:

This house is located at a busy cross roads between Cross Street, John Street, and Market Street, and is a positive addition to the streetscape. The render detail of the façade is a notable feature of the structure. The lugged-and-knead architraves and decorative quoins enliven the regular façade of the building.

Summary

The submissions state that the building is different to the original and has damp problems.

Response & Recommendation The planning authority have proposed the addition of this structure to the RPS on the basis of its importance in the streetscape. A building does not need to have survived unaltered or to be in perfect condition to merit protection. It should also be noted that while structures on the RPS may avail of Grant assistance, as yet this financial aid has not been extended to structures within an ACA.

The Manager recommends the addition of this structure to the RPS.

14. KT017-040, NIAH Reg. No. 14313086, Farrell St, A. Crosby.

End-of-terrace three-bay two-storey house, built c.1870, also in use as shop.

Summary

The building is in poor condition and contains no features of significance with the possible exception of the shopfront. Listing might inhibit reasonable development of the premises which is located in the business district. Request that any protection is confined to the shop front, or at most the shop and not the rear building.

Response & Recommendation

The Planning Dept can arrange an inspection of the interior and in particular the section to the rear. If it is determined that protection of these areas are unwarranted, a Declaration could be issued exempting the interior.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this structure to the Record of Protected Structures.

15. KT017-070, NIAH Reg. No. 14313079. Kenlis Place, Terraced four-bay two-storey house, built c.1830, with integral carriage arch.

Summary

Submission by Cllr Bryan Reilly on behalf of Mr & Mrs Flood who strongly object to the proposed addition. They believe that listing the house would cause severe hardship should they decide to carry out improvements or renovations.

Response & Recommendation

The owners can be reassured that ownership of a protected structure does not require them to carry out any restoration work, and grant assistance will be available to them in the event that they need to effect any repairs necessary for the survival of the building.

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this structure to the Record of Protected Structures.

16. KT017-004 NIAH 14313096. Bective Street. Detached two-bay two-storey house and veterinary clinic, built c.1890

Summary

It is submitted that the house and clinic are in poor condition.

Managers Response & Recommendation

The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this structure to the Record of Protected Structures and reminds the councillors that the condition of a structure is not a valid reason in itself to warrant its omission from the record.

17. KT017-048, NIAH Reg. No 14313023. St Columcille's RC Church. Detached gable-fronted church, built 1958, with five-stage bell tower to the north-west.

Appraisal:

This church designed by W.H. Byrne and Son, is a twentieth-century addition to the predominantly eighteenth- and nineteenth-century streetscape.

Summary

The Parish council do not agree with the finding of the Dept of Environment that the church has any special interest. The attached report of Jack Fitzsimons states that any internal alterations or adaptations would be subject to the approval of the planning authority which would result in an unnecessary delay. It is also stated that the planning authority are required to respect liturgical requirement under the statutory guidelines and directed that these should take precedence in the event of a conflict. It is submitted that there is nothing to be gained by the bureaucracy and much to be lost by having the Church on the RPS.

Response & Recommendation

Since the ministerial recommendations were made there have been no alterations to the church such as might have invalidated or reduced its special interest. The Manager concurs with the Minister for the Environment, Heritage and Local Government's recommendation for addition of this structure to the Record of Protected Structures

18. KT017-005a and b, NIAH Reg. No. 14313097 Bective Street. Semi-detached houses.

Summary

The manager supports the submission of the owners that these houses are of poor quality construction, limited architectural merit and have been so altered both internally and externally that they do not merit their rating of regional importance. It has been noted that repairs are required, however, the condition of the houses is not a matter to be taken into account in an assessment.

Response & Recommendation

It is recommended that they should **not** be added to the RPS.

19. KT017-022, NIAH Reg. No. 14313124 (local importance) not recommended by the Minister. Proposed to be removed from the RPS.

Summary of Submission to removal from the RPS.

The Kells Archaeological and Historical Society are opposed to the removal of the school from the RPS on the grounds that it has considerable historical significance, having been opened in 1844, and serving as a school, the schoolmaster's residence and more recently converted to flats rented out by the Church of Ireland. The site was originally part of the lands attached to Archdeaconry Glebe, and prominent persons connected with the site include Edward Stopford, Archdeacon of Meath (1843 – 1874) and Alice Stopford Green, who achieved fame as a nationalist historian.

Response & Recommendation

The Manager does not wish to make recommendations on matters pertaining to local history, and social interest on this building, and suggests that the local councillors may be in a better position to understand what is of special social and historical interest to the townspeople in this matter.

Please also refer to submission 6, by the owners.

20. KT017-008, NIAH Reg. 14313103, Jack's Railway Bar. Detached multiple-bay two-storey former railway hotel, built c.1870.

Appraisal:

This former railway hotel occupies a notable corner site in the streetscape. This former railway hotel forms part of a group with the former station and warehouse to the north-east.

Summary

The owner is preparing a planning application for an upmarket Bed and Breakfast, together with proposed extensive refurbishment of the pub. The refurbishment is on hold pending the outcome of the decision whether or not to include the structure on the RPS. It is submitted

that the haphazard remodelling of the property over the year has detracted from the building and that there are no internal details of merit.

Response & Recommendation

The Conservation Officer has met with the owner and his architect on site and is of the view that there is no need to delay making an application as the plans she was shown would be acceptable in principle from a conservation viewpoint. Moreover she is of the opinion that the interior is of little interest and would be happy to draft a Declaration exempting works to the interior. However the building has many features and details of particular architectural interest externally, and its origins as the Railway Hotel make it of special social and historical interest to the town as evidence of a period of expansion of Kells when the railway arrived.

The Manager concurs with the Minister for the Environment, Heritage and Local Government and recommends the addition of this structure to the Record of Protected Structures

21. KT017-066, NIAH Reg. No. 14313017, John St. Fitzsimons Bakery, Terraced eight-bay two-storey former bakery, built c.1930,

Appraisal:

This early twentieth-century Art Deco building is an interesting addition to the predominantly eighteenth- and nineteenth-century streetscape. The building is of apparent architectural design and detail, with the strong vertical and horizontal lines created by the incised banding, recessed panels and vertical piers. The steel windows and chevron patterned sill guards are interesting original features.

Summary

The submission describes the building as an eyesore and out of character with John Street. It also makes the case that the structure can only be used for manufacturing because of the lack of windows on the front and states that a manufacturing business in this location would be a traffic hazard. The site falls within a town renewal scheme area and the owners proposed to lodge an application for shop units at ground and offices over – thus creating employment. If listed it would end up derelict.

Response & Recommendation

The submission is mistaken in a number of regards – the building is not particularly out of character with John Street as the character of John Street is in fact quite diverse, consisting of buildings from the 18th, 19th and 20th Centuries. It may however, be described as the only consciously designed building of the 1930's on this street. There is no restriction of the use of the building for manufacturing. There were originally windows on the ground floor which might be unblocked, thus facilitating conversion of the premises for shopping use. Protected structures in other areas which have been designated for urban renewal have been successfully passed through the planning process, converted and sold on. There is no reason why any structure should end up derelict simply because it is protected. Dereliction is a result of lack of maintenance.

The Manager concurs with the Minister for the Environment, Heritage and Local Government and recommends the addition of this structure to the Record of Protected Structures

22. KT017-089 NIAH REG No. 14313055 Market Street, M&J Fox. Terraced two-bay three-storey house, built c.1890, now also in use as shop (local interest, not recommended by the Minister)

Summary

The submission states that the building has been substantially altered internally and a large extension added to the rear, together with replacement of windows and addition of dormers. The only feature of interest surviving is the front façade. The listing would prohibit future minor alterations to the rear, or extensions that would normally be exempt. The demolition of a building in a terrace is not exempted development and any material alteration to the front would require planning permission. Therefore the principle features of interest are already protected.

Response & Recommendation

It is the experience of the planning authority that the protection of individual buildings cannot be fully guaranteed through the planning process, the imposition of planning conditions, or its inclusion within an ACA, and that the only full protection that a building has against demolition is its inclusion on the RPS. The planning authority wishes to ensure the survival of this building because of its strategic location in the streetscape therefore the Manager recommends that it be added to the RPS. The owner may request a Declaration which would indicate which areas of the structure are of no special interest and which works would be considered to be exempted development.

23. KT017-089 / 90. NIAH REG No. 14313055 & 56. Market Street, M&J Fox. Terraced two-bay three-storey house, built c.1890, End-of-terrace four-bay two-storey house with dormer attic storey, built c. 1890, now also in use as shop (local interest, not recommended by the Minister)

Summary

The owners do not accept that these buildings are worthy of protection and they are not included in the list of Ministers recommendations. They could be adequately protected by the imposition of planning conditions.

Response & Recommendation

It should be noted that anyone may recommend that a building be proposed for addition to the RPS. It is the responsibility of the planning authority to investigate such recommendations and decide if a building should be proposed.

It is the experience of the planning authority that the protection of individual buildings cannot be fully guaranteed through the planning process, the imposition of planning conditions, or its inclusion within an ACA, and that the only full protection that a building has against demolition is its inclusion on the RPS. The planning authority wishes to ensure the survival of this building because of its strategic location in the streetscape therefore the Manager recommends that it be added to the RPS.

24. KT017-072, NIAH REG. No. 14313052. Street - Terraced three-bay three-storey house built c.1750, with facade dating to 1870.

Summary

formerly the Royal Meath Hotel, this building is now let as apartments. It has been significantly altered including an extension to the rear so the only feature of interest is the street façade, which has also been altered. The listing would prohibit carrying out any future minor alterations to the rear or internally as would normally be exempt and would obligate the retention of the interior layout. As the demolition of a building in a terrace and any material alteration to the front of a building would require permission, it is submitted that the building is already adequately protected.

Response & Recommendation

The owner may request a Declaration which would indicate which areas of the structure are of no special interest and which works would be considered to be exempted development.

It is the experience of the planning authority that the protection of individual buildings cannot be fully guaranteed through the planning process, the imposition of planning conditions, or its inclusion within an ACA, and that the only full protection that a building has against demolition is its inclusion on the RPS.

The Manager concurs with the Minister for the Environment, Heritage and Local Government regarding the importance of this structure and recommends its addition to the Record of Protected Structures

25. KT017-074, NIAH Reg. No. 14313054, Market Street, The Flower Shop. Terraced three-bay two-storey house with attic accommodation, built c.1880, now also in use as shop.

Summary

It is submitted that the building has been significantly altered including an extension to the rear so the only feature of interest is the street façade. The listing would prohibit carrying out any future minor alterations to the rear or internally as would normally be exempt and would obligate the retention of the interior layout.

Response & Recommendation: The owner may request a Declaration which would indicate which areas of the structure are of no special interest and which works would be considered to be exempted development.

It is the experience of the planning authority that the protection of individual buildings cannot be fully guaranteed through the planning process, the imposition of planning conditions, or its inclusion within an ACA, and that the only full protection that a building has against demolition is its inclusion on the RPS.

The Manager concurs with the Minister for the Environment, Heritage and Local Government regarding the importance of this structure and recommends its addition to the Record of Protected Structures

26. KT017-061, NIAH Reg. No. 14313012, Headfort Place, Kells Department of Social Welfare. Detached five-bay three-storey house, built c.1830, with an early twentieth-century shopfront to ground floor.

Summary

This submission states that the premises of Con Sweeney in Headfort Place has been included on the RPS. As he intended to make improvements he requests that no change be made in the status of the building.

Response & Recommendation

The owner may request a Declaration which would indicate which areas of the structure are of no special interest and which works would be considered to be exempted development. Protection of the structure does not preclude improvements or alterations.

The Manager concurs with the Minister for the Environment, Heritage and Local Government and recommends the addition of this structure to the Record of Protected Structures.

27 and 28. KT017-081, NIAH Reg, No. 14313030, Maudlin Street, Kells Hardware Providers, Terraced four-bay two-storey former house, c.1870, with integral carriage arch.

Summary

the owner does not want his building listed.

Response & Recommendation

Appraisal: The regular form of this building is enlivened by the render detailing, such as the render architraves, channelled carriage-arch surrounds and quoins, which articulate the form of the building. Though now in poor condition, it retains many interesting features and materials, such as the timber sash windows and slate roof.

The Minister for the Environment, Heritage and Local government has recommended the addition of this structure to the RPS. The Manager concurs and recommends the addition.

Appendix A

Persons / Bodies who were informed of the publication of the Draft Development Plan under the statutory process.

Assistant Principal,
Spatial Policy,
Department of the Environment, Heritage
& Local Government,
Custom House,
Dublin 1.

Minister for Public Enterprise,
44 Kildare Street,
Dublin 2.

Department of Communications,
Marine & Natural Resources,
Leeson Lane,
Dublin 2.

Mr. John Wynne,
Assistant Principal,
Co-ordination Unit,

Planning Section,
Dept. of Education,
Tullamore,
Co. Offaly.

Office of Public Works
Newtown,
Trim,
Co. Meath.

Bord Failte,
Baggot Street Bridge,
Dublin 2.

Central Fisheries Board
Mobhi Boreen,
Glasnevin,
Dublin 9.

The Secretary for ESB,
ESB Head Office,
27 Lower Fitzwilliam Street,
Dublin 2.

Dublin Transport Office
Floor 3, Hainault House,

69-71 St. Stephens Green,
Dublin 2.

Commissioners of Public Works
51 St. Stephens Green,
Dublin 1.

National Heritage Council,
Rothe House,
Parliament Street,
Kilkenny.

Health Board Executive,
North Eastern Area,
Headfort Place,
Kells,
Co. Meath.

Eastern Regional Fisheries Board,
15A Main Street
Blackrock
Co. Dublin.

National Roads Authority,
St. Martins House,
Waterloo Road,
Dublin 2.

Department of Arts,
Sports & Tourism,
Kildare Street,
Dublin.

An Taisce,
Tailors Hall,
Back Lane,
Dublin 8.

Dublin Regional Authority,
11 Parnell Square,
Dublin 1.

The Manager,
Development Applications Unit,
Department of the Environment
& Local Government,
Dun Scine,

Harcourt Lane,
Dublin 2.

Minister for Education &
Science,
Secretarial Headquarters,
Marlborough St.,
Dublin 1.

Meath County Development Board,
County Hall,
Railway Street,
Navan,
Co. Meath.

National Parks & Wildlife Service,

Department. of Environment, Heritage
& Local Government,
7 Ely Place,
Dublin 2.

Bus Eireann,
Broadstone,
Dublin 7.

An Taisce,
Gate Lodge,
Bective House,
Balgill,
Navan,
Co. Meath.

Mr. John Barry,
Manager of Capital Projects
Transmission Operations
Bord Gais Eireann,
Gasworks Road,
Cork.

Mr. Tadhg O'Mahony,
Regional Inspectorate,
Environmental Protection Agency,
Inniscarra,
Co. Cork.

Appendix B

Significance of environmental impacts of proposed material alterations in contained in the Managers Report

Introduction

This section of the report outlines the Environmental impacts of what are considered material alterations to the Draft Kells Development Plan from an environmental perspective.

No submissions were received specifically on the Environmental Report.

The Environmental Report prepared explored 4 alternatives as follows: the do – nothing scenario; the de zoning scenario; the re zoning urban sprawl scenario and the re zoning compact and concentrated growth scenario. The option selected was the rezoning compact and concentrated growth scenario which focused on consolidation of the existing town centre. This option was considered to have the lowest environmental impacts subject to the adoption of mitigation measures.

The changes recommended in the Managers Report, which it is considered have a material impact from an environmental perspective, have been evaluated against the Strategic Environmental Objectives (SEOs) listed below. SEOs are methodological measures against which the environmental effects of the plan can be tested.

Strategic Environmental Objectives of the Draft Kells Development Plan

- Biodiversity – Flora/Fauna**
- SEOB1** Avoid damage by development to designated wildlife sites and protected species
 - SEOB2** Conserve the diversity of habitats avoiding irreversible losses
 - SEOB3** Ensure that any development promotes sustainable management of key wildlife sites
 - SEOB4** Provide opportunities for sustainable public access to wildlife and wild places
- Population**
- SEOP1** Improve people’s quality of life based on high quality residential, working and recreational environment, on sustainable travel pattern at all stages of life.
 - SEOP2** Promote town centre expansion and redevelopment.
 - SEOP3** Promote employment generation.
- Air Climate Noise**
- SEOA1** Air/Climate/Noise - Minimise Emissions
 - SEOA2** Reduce all waste of energy and maximise use of renewable energy sources.

SEOA3 Reduce progressively discharges of polluting substances to air including greenhouse gases.

SEOA4 Reduce the need to travel.

SEOB1 Avoid damage by development to designated wildlife sites and protected species.

Soil

SEOS1 Maintain the quality of soil.

SEOS2 Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands.

Water

SEOW1 Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity)

SEOW2 Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems.

SEOW3 Reduce progressively discharges of polluting substances to waters

SEOW4 Mitigate the effects of floods.

Material Assets

SEOT1 To promote land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimization on environmental impacts and a general shift towards the use of public transportation in Kells;

Cultural Heritage

SEOCH1 Promote the identification, protection and conservation of the cultural, including architectural and archaeological, heritage.

Landscape

SEOL1 Conserve and enhance valued natural, historic and cultural landscapes and features within them.

Main Issues

The principal amendment recommended by the Manager from an environmental perspective is the proposed order of priority for the release of residentially zoned lands. The recommended

order of priority takes account of serious service constraints and limits the release of residentially zoned lands significantly which will have a positive impact on water quality.

1) Order of Priority

The release of residential lands is linked to the availability of piped services. The recommended order of priority limited the release of lands pre 2013 to the Backlands, town centre consolidation and includes local Authority housing lands.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment. Any upgrade of the wastewater treatment plant in Kells may have significant adverse environmental impacts.

2) Movement Strategy

-The description of E2 zoning will be altered to include the NRA wording as follows :‘to include detail of transport and traffic impact assessment and road safety audit will be required as part of ant significant development proposal especially those developments which impact on an existing junction/ interchange of a national route. Any additional works required as a result of the transport impact assessment should be funded by the developer. Transport assessment shall be carried out to assess the predicted impacts of a development in accordance with the guidance given in the joint DoEHLG/Dept of Transport/DTO publication “Traffic Management Guidelines” Section 1.11.

-The requirement for transport assessment of retail development in accordance with Paragraph 65 of the Retail Planning Guidelines will be added to Section 4.4.4.8.

-Reference to compliance with the NRA policy statement on Provision of Service and Rest areas to be added to MOV OBJ 9.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

3) Amendment to KS1 Objective

It is recommended that KS1 be altered as follows(amendment highlighted):

KS 1 To seek the development of a business park on lands adjoining the Navan Road. Before any development should proceed the preparation of a Fframework Plan will be required. The Framework Plan will be subject to the agreement of the Planning Authority, shall be prepared in accordance with an agreed brief, and shall address inter alia the following:

- o The range of uses to be accommodated which shall provide for a mix of office type development, light industrial, warehousing in a campus type layout and shall include a hotel and landscaped park and ride facility;

- The built form of the development which shall be to a high architectural standard having regard to the location;
- *The provision of a 50m landscaped green buffer zone adjoining the N3 in the first phase of development*
- A landscape plan for the green zone adjoining the N3 and for all sites;
- The infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework plan.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

4) Amendment to HER POL 3 : Archaeology

- 1) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).
- 2) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government.
- 3) *To require archaeological assessment where it is considered a development could have an effect on recorded monument, zone of archaeological potential or as yet unidentified element of archaeological heritage or their setting.*
- 4) Where remnants of burgage plots do remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

Potential Impact

This proposal is likely to have a positive interaction with SEOs and is likely to improve the status of the environment.

Appendix C
Urban Detail Map 1