



Miontuairiscí / Meeting Minutes

Planning, Economic Development and Enterprise SPC

27 September, 2017, Council Chamber, Co. Hall, Railway Street, Navan

Attendees - Councillors: Cllrs. Joe Fox (presided), Noel French, Brian Fitzgerald, Trevor Golden, Tom Kelly, Alan Tobin, Damien O'Reilly

Apologies: Cllrs. Darren O'Rourke, Joe Reilly, Ronan McKenna

Attendees - Sectoral Representatives: Alan Watson, John V Farrelly, Kieran Cummins

Apologies: Seamus Miggin, Frank Harrington, Alan Byrne

Officials: Kevin Stewart, Seán Clarke, Wendy Bagnall, Mark Harrington, Pdraig Maguire, Turlogh King, Ciara O'hAodha, Barry Lynch, David Jones

Meath County Councillors: Cllrs. Joe Bonner, Jim Holloway

Item	Discussion / Action
1.	<p><u>Minutes of Previous Meeting</u></p> <p>The minutes of the previous meeting held on 16th May, 2017 were approved on the proposal of John Farrelly seconded by Cllr. Brian Fitzgerald.</p>
2	<p><u>To receive a presentation on Draft Variation No. 4 of the Meath County Development Plan 2013-2019. This variation will incorporate the Vacant Sites Levy provided for by the Urban Regeneration and Housing Act 2015.</u></p> <p>It was agreed prior to the meeting to invite the Full Council to the SPC in order to brief them on the agenda items which were of interest to all.</p> <p>The Members received a presentation from Wendy Bagnall, Senior Executive Planner, on Draft Variation No. 4 of the Meath County Development Plan 2013-2019 in relation to the Vacant Sites Levy. The Members commended Wendy on the presentation and made the following comments;</p> <ul style="list-style-type: none"> • Confirmation that if planning permission was applied for on a vacant site, then this would result in the levy being removed. • Confirmation that a levy would not be applied if planning permission was refused because services could not be provided.



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<p>3.</p>	<p><u>To receive a presentation on the implementation of the Strategic Housing Development initiative introduced under the Planning and Development (Housing) and Residential Tenancies Act 2016</u></p> <p>The Members received a presentation from Pdraig Maguire, Senior Executive Planner, on the implementation of the Strategic Housing Development initiative introduced under the Planning and Development (Housing) and Residential Tenancies Act 2016. The Members commended Pdraig on the presentation and made the following comments;</p> <p>Are there different design guidelines with respect to these SHD applications? Response - No</p> <p>Can applications be made on Phase 2 lands? Response - Yes</p> <p>Will the Planning Authority be supporting applications on Phase 2 lands? Response – The Planning Authority will not be offering an opinion on same but will advise An Bord Pleanála that the lands are zoned phase 2.</p> <p>Do the amendments to the Part 8 procedure only apply to housing developments? Response – Amendments cover all Part 8 applications</p> <p>If the land is zoned low density and an application for high density is made to An Bord Pleanála, how will the Planning Authority comment? Response – The Planning Authority would advise An Bord Pleanála that the application was not compliant with the Meath County Development Plan.</p> <p>Will anything be done with regards to the quality of the houses being built? Response – Standards would have to be compliant with Section 28 Guidelines.</p>
<p>4.</p>	<p><u>To receive a presentation from consultants MacCabe Durney Barnes on the Housing Strategy currently being drafted as part of the Meath County Development Plan 2019-2025.</u></p> <p>The Members received a detailed presentation from Jerry Barnes of MacCabe Durney Barnes on the work they were procured to do in relation to the Housing Strategy for the Meath County Development Plan 2019-2025. Some comments raised as a result included;</p> <p>The National Planning Framework would have to be agreed before Regional Assemblies could act accordingly.</p> <p>Would other strategies in terms of infrastructure, community, employment etc be mirrored to ensure support services are provided in tandem with the housing?</p> <p>We should be identifying development areas for the elderly and disabled.</p> <p>Barry Lynch, Director of Housing, advised the group that an announcement from the Department of a new affordable housing scheme was imminent.</p>



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5.	<p><u>Any Other Business</u></p> <p><u>Cllr. Alan Tobin</u></p> <p>“As part of the planning process for solar farms that communities interests are prioritised so that public walking routes are a mandatory stipulation developed around the perimeter of all new applications. These public amenities will consist of suitable parking, CCTV to discourage dumping and other illegal activity as well as low level led lighting that works on motion sensors and keeps wildlife disruption to a minimum.”</p> <p>Response</p> <p>It would not be possible for the Planning Authority to impose such a condition as any such applications are made on private property and therefore public amenities could not be provided.</p> <p><u>Cllr. Jim Holloway</u></p> <p>“In the context of current difficulties managing green open spaces within residential areas, Meath County Council will establish policy in planning for such open space and draw up guidelines of best practice its management based on the principles of sustainability and in such a way as the best make this task both affordable and effective.”</p> <p>Response</p> <p>This will be given due consideration as part of the review of the Meath County Development Plan 2019-2025.</p> <p>Seán Clarke advised the SPC that this was the last meeting that Cllr. Joe Fox would preside over as Chairperson. On behalf of the executive he commended Joe on his Chairmanship and the initiatives he brought to the SPC and said that the executive looked forward to working with his successor Cllr. Alan Tobin.</p>
6.	<p><u>Next Meeting</u></p> <p>Tuesday 14th November, 2017 at 9am</p>

Recommendations to the Corporate Policy Group (CPG)

The meeting concluded at 11.00am