



## *Miontuairiscí / Meeting Minutes*

### *Special Planning Meeting 17<sup>th</sup> December 2012, Council Chamber*

An Cathaoirleach, Councillor Niamh McGowan presided.

#### **Members Present:**

Councillors Joseph Bonner, Sirena Campbell, William Carey, Shane Cassells, Eugene Cassidy, Jimmy Cudden, Francis Deane, Ann Dillon-Gallagher, John V. Farrelly, Jimmy Fegan, Brian Fitzgerald, Joe Fox, Wayne Harding, Jim Holloway, Eoin Holmes, Suzanne Jamal, Nick Killian, Noel Leonard, Tracy McElhinney, Maria Murphy, Gerry O'Connor, Bryan Reilly, Joe Reilly, Catherine Yore.

**Apologies:** Councillors Oliver Fox, Arian Keogan, Jenny McHugh & Tommy Reilly

#### **Officials in Attendance:**

**County Manager** Brendan McGrath

**Directors of Service:** Kevin Stewart, Des Foley, Tadhg McDonnell, Joe Fahy (A)

**Senior Executive Officers:** Michael Griffin, Larry Whelan & Shane Carroll

**Senior Planner:** Patrick Gallagher

**Planning Staff:** Fiona Redmond, Deirdre Fallon, Orla O'Brien & Caroline Power

#### **Agenda Item:**

1. **To consider the proposed amendments to the Draft Meath County Development Plan 2013-2019 and the Manager's Report on submissions received in respect of proposed amendments (being material alterations) to the Draft Meath County Development Plan 2013 – 2019 in accordance with Section 12 (9) of the Planning & Development Acts 2000 – 2012, and if thought fit resolve to make the Meath County Development Plan 2013-2019 with or without the proposed amendments or to accept the amendments, subject to any further modification that may be considered appropriate in accordance with Section 12 (10) of the Planning & Development Acts 2000-2012.**

The Cathaoirleach opened the meeting and outlined the format of the meeting.

Michael Griffin, Senior Executive Officer reminded the members of their obligations under **Part 15 of the Local Government Act 2001, Ethical Framework for the Local Government Service** and to the statutory obligations under the provisions of the Planning and Development Acts 2000 - 2012.

**In making a Development Plan, Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, and**



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**To the statutory obligations of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or and Minister of the Government.**

Fiona Redmond, Senior Executive Planner presented an update of the County Development Plan process.

Michael Griffin, Senior Executive Officer advised the Councillors that the business of the meeting would be divided into 2 parts. In the first instance the members were asked to consider :-

- The amendments put on display on 12<sup>th</sup> October 2012.
- The Manager's report on those amendments.
- And the warrant letter issued in relation the SEA / AA.

Members were advised that a proposer and seconder would be required in respect of each manager's recommendation. The meeting was further advised that submissions received which did not relate to the proposed amendments were summarised in a separate section of the Manager's Report.

The second part of the meeting would address the making of the Meath County Development Plan 2013-2019. Members were advised that the making of a Development Plan was an iterative process and to date the members:-

- Had resolved to place a draft plan on display.
- Had considered the submissions and adopted the draft plan subject to amendments which were then put on display.
- Are now asked to determine whether or not to accept the proposed amendments or further modify them and that
- Members have been provided with an environmental report on the likely effects on the environment and the integrity of a European site of the plan, at each stage in the process and have taken these factors into consideration.

Deirdre Fallon, Executive Planner presented a summary of the main issues raised in the submissions on the proposed amendments and presented the Manager's Recommendations.

For reference purposes a list of the submissions received is attached as Appendix 1 to the minutes.



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### **3.2 SUBMISSION BY THE NATIONAL TRANSPORT AUTHORITY (SUBMISSION NO. 3010)**

#### Recommendation MR 1

To amend the text in Section 2.9.6 Primary Land Use Zoning Categories as follows:

“Existing employment generating uses together with their expansion to an appropriate scale and size, **consistent with the Regional Planning Guidelines for the Greater Dublin Area and the National Transport Authority Transport Strategy for the Greater Dublin Area**, shall be facilitated notwithstanding the category of settlement specified.” (proposed additional text shown in bold font)

#### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager’s recommendation on the proposition of Councillor John V Farrelly and seconded by Councillor Ann Dillon-Gallagher.**

### **3.3 SUBMISSION BY THE DEPARTMENT OF ENVIRONMENT, COMMUNITY AND LOCAL GOVERNMENT (SUBMISSION NO. 3021)**

#### **Manager’s Recommendation**

No Change recommended.

#### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager’s recommendation on the proposition of Councillor Gerry O’Connor and seconded by Councillor William Carey.**

### Chapter 1 Introduction

#### **Submission 3022**

#### **Manager’s Recommendation**

It is recommended to make the following changes:

#### Recommendation MR 2

To amend the text in Section 1.6 Planning Policy Context as follows:



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<sup>1</sup>**At the time of writing, the counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown**. (proposed new text shown in bold font)

### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor Sirena Campbell.**

### Recommendation MR 3

**To amend the text in section 1.8 Myplan.ie as follows**

"Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of ~~each of the 88~~ **the** planning authorities across the country." (proposed new text shown in bold font and text to be deleted shown as strikethrough.)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Nick Killian and seconded by Councillor Sirena Campbell.**

### Chapter 2 Core Strategy

#### **Section 3.5**

**Submissions 3006, 3007, 3011, 3014, 3016, 3018, 3020, 3022, 3024, 3025.**

### **Manager's Recommendation**

No Change recommended

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Francis Deane and seconded by Councillor Eoin Holmes.**



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### **Chapter 4 Economic Strategy**

#### **Submissions 3007, 3012, 3019, 3022, 3024 & 3025**

It was noted that the text of the Manager's Report at Section 4.3 Employment Sectors should have referred to Maynooth Environs as set out below:-

#### **Section 4.3 Employment Sectors**

The text on local objectives is complementary to the information contained in Table 4.2 which outlined the hierarchy of economic centres and the targeted sectors for these. In this table, the knowledge based economy focusing on high technology/bio-technology, research and development is specifically targeted for Maynooth *Environs*, data centres is one of the sectors targeted for Ashbourne and manufacturing, the equine industry and office based industry are the targeted sectors for Ratoath. On this basis, it is considered that the text on local zoning objectives should remain in the Development Plan.

**The correction was agreed on the proposition of Councillor Brian Fitzgerald and seconded by Councillor Maria Murphy.**

#### **Manager's Recommendation**

It is recommended to make the following change:

#### **Manager's Recommendation MR 4**

To amend the text in Section 4.5.7 as follows:

“Applications for bulky goods floor space within the County will be considered on their merits, **taking into account the DoECLG's 'Spatial Planning and National Roads Guidelines'**. (proposed additional text shown in bold font.)

#### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor John V. Farrelly and seconded by Councillor Nick Killian.**



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The members, in accepting the Manager's recommendation noted his advice on the chronology of steps required to address future development at Pace.

### **Chapter 6 Transport**

Submissions 3003 & 3007

#### **Manager's Recommendation**

No Change recommended

#### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor John V. Farrelly and seconded by Councillor William Carey.**

### **Chapter 7 Water, Drainage and Environmental Services**

Submissions 3003 & 3007

#### **Manager's Recommendation**

No Change recommended

#### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor Suzanne Jamal.**

### **Chapter 8 Energy and Telecommunications**

Submissions 3015 & 3026

#### **Manager's Recommendation**

It is recommended to make the following change:

#### **Manager's Recommendation MR 5**

To amend Policy EC POL 33 as follows:



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“To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the “Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities” July 1996, **except where they conflict with Circular Letter PL 07/12 which shall take precedence**, together with any subsequent revisions or expanded guidelines in this area.” (proposed additional text shown in bold font.)

### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager’s recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor Gerry O’Connor.**

### Chapter 9 Cultural and Natural Assets

Submissions 3004, 3011 & 3013

### **Manager’s Recommendation**

It is recommended to make the following changes:

#### Manager’s Recommendation MR 6

To reword Policy CH POL 2 to read as follows:

“To ~~permit~~ **consider** individual housing within the UNESCO World Heritage Site of Brú na Bóinne as shown on Map No. 9.1, only ~~to~~ **for** those involved locally in full time agriculture, and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan.” (Text to be deleted shown as strikethrough. New text shown in bold font.)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager’s recommendation following a show of hands on the proposition of Councillor Maria Murphy and seconded by Councillor William Carey.**

**Councillor Wayne Harding objected to the proposed modification.**



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### Manager's Recommendation MR 7

To change the text in Section 9.6.7 to read as follows:

“Those ~~Anyone~~ considering undertaking **development** works within the area **of the UNESCO World Heritage Site of Brú na Bóinne should** ~~is strongly advised to~~ first consult Meath County Council **before commencement of any works.**” (Text to be deleted shown as strikethrough. New text shown in bold font.)

### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor John V. Farrelly and seconded by Councillor Ann Dillon-Gallagher.**

**Councillor Wayne Harding and Councillor Jimmy Cudden objected to the proposed modification.**

### Manager's Recommendation MR 8

To alter the amended text as follows:

“In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on Architecture **2009-2015** asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise.” (amended text shown in bold font)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor John V. Farrelly.**

**Councillor Wayne Harding objected to the proposed modification.**





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### **Chapter 11 Development Management standards and Guidelines**

**Submission 3004**

#### **Manager's Recommendation**

No Change recommended

#### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor Francis Deane.**



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### **Appendix 5 Retail Strategy**

Submissions 3014 & 3017

#### **Manager's Recommendation**

It is recommended to make the following change:

#### **Manager's Recommendation MR 9**

It is recommended to make the following change to paragraph 9.3.20:

#### **Local Shops and Petrol Filling Stations**

9.3.20 As stated in the Retail Planning Guidelines, the size of retail units associated with petrol filling stations should not exceed 100 sq. metres **net**. Where permission is sought for floorspace in excess of 100 sq. metres **in retail units associated with petrol filling stations** the sequential approach to retail development shall apply **i.e. the retail element of the proposal shall be assessed by the Planning Authority in the same way as would an application for retail development (without petrol/diesel filling facilities) in the same location.** (proposed new text shown in bold font).

#### **SEA/AA Comment**

Proposed changes clarify position. No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor William Carey and seconded by Councillor Eoin Holmes.**

### **3.13 APPENDIX 12 PROTECTED VIEWS AND PROSPECTS AND MAP 9.5.1**

Submissions received relevant to this appendix: 3009, 3011

#### **Manager's Recommendation**

It is recommended to make the following changes:

#### **Recommendation MR 10**

To amend the text of Views 87a-d and view 88 to read as follows:

“Elevated panoramic View across **the** landscape ~~setting of~~ within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure.” (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)



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### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Eoin Homes and seconded by Councillor Francis Deane.**

**Councillor Wayne Harding objected to the proposed modification.**

### Recommendation MR 11

To alter the text of View 91 to read as follows

“Direction – **North and** North West (sample view **on Map 9.5.1**)

Description – All views **from** within ~~and towards~~ the World Heritage Site **boundaries along the are** ~~from~~ Boyne ~~and from the~~ / Boyne Navigation tow path and proposed greenway **looking towards the core area of the World Heritage Site.**” (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Maria Murphy and seconded by Councillor J. V. Farrelly.**

**Councillor Wayne Harding objected to the proposed modification.**

### Recommendation MR 12

To amend the text for views 93a, b, and c, for clarity, as follows:

“View 93a. Location: local road **L16002, 1.2km** east of Fennor Cross Roads.

Description: ~~The road between Rossnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~” (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)



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### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Eoin Holmes and seconded by Councillor Jimmy Fegan.**

**Councillor Wayne Harding objected to the proposed modification.**

View 93b. Location: local road **L16002, 0.7km** west of Rosnaree.

Description: ~~The road between Rosnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Eoin Holmes and seconded by Councillor Jimmy Fegan.**

**Councillor Wayne Harding objected to the proposed modification.**

View 93c. Location: ~~At bend on~~ local road **L16002, 1.65km east of** ~~half way between Fennor Cross roads and Rosnaree.~~

Description: ~~The road between Rosnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Eoin Holmes and seconded by Councillor Jimmy Fegan.**

**Councillor Wayne Harding objected to the proposed modification.**



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### **3.14 Volume 3 Book of Maps**

Submission 3002

#### **Manager's Recommendation**

No Change recommended

#### **SEA/AA Comment**

Manager's response clarifies position. No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor John V. Farrelly and seconded by Councillor Francis Deane.**

### **Section 4.1 Strategic Environmental Assessment and Appropriate Assessment**

Submission 3015

#### **Manager's Recommendation**

No change recommended.

#### **SEA/AA Comment**

No SEA/AA Issues.

**The Council agreed to accept the Manager's recommendation on the proposition of Councillor Eoin Holmes and seconded by Councillor Maria Murphy.**

Michael Griffin, Senior Executive Officer confirmed that in making the Meath County Development Plan 2013-2019 that the members would be:-

- a) making amendments to the Draft County Development Plan which were not the subject of submissions;
- b) making amendments to the Draft County Development Plan subject to any further modification recommended in the Manager's Report of December 2012 ( as proposed and seconded above) ;
- c) making the amendments to the Draft County Development Plan subject to any further modification that the members consider appropriate subject to any such modification being minor in nature, not likely to have a significant effect on the environment or a European site.



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The members of Meath County Council then considered the following resolution on the proposition of Councillor John V. Farrelly and seconded by Councillor Shane Cassells.

**To consider the proposed amendments to the Draft Meath County Development Plan 2013-2019 and the Manager's Report on submissions received in respect of proposed amendments (being material alterations) to the Draft Meath County Development Plan 2013-2019 in accordance with Section 12 (9) of the Planning & Development Acts 2000-2012, and if thought fit to resolve to make the Meath County Development Plan 2013-2019 with or without the proposed amendments or to accept the amendments, subject to any further modification that may be considered appropriate in accordance with Section 12 (10) of the Planning & Development Acts 2000-2012.**

**A roll call vote was taken with 22 members in favour, no members voting against and 7 members absent.**

Michael Griffin, Senior Executive Officer advised that the Meath County Development Plan 2013-2019 will come into force 22<sup>nd</sup> January 2013 (4 weeks and 9 days after the plan is made).

The Meath County Development Plan 2013-2019 when published will be accompanied by an updated and complete Environmental Report.

Councillors Cassells, Carey, Fitzgerald, Holmes & Farrelly paid tribute to the Cathaoirleach, the County Manager and his staff for the efficient manner in which the development plan review process was facilitated. They also thanked the Manager for the co-operation shown to the Members at all times throughout the process.

The County Manager, thanked the Cathaoirleach and all the Members of the Council for their contributions and commitment in the course of the preparation of the Meath County Development Plan 2013-2019. He also thanked staff of the Planning Department for their hard work and dedication in the preparation of the Meath County Development Plan 2013-2019.