



Miontuairiscí/Meeting Minutes

Special Planning Meeting 8th May 2102, Council Chamber

An Cathaoirleach, Councillor Eoin Holmes presided.

Members Present:

Councillors Joseph Bonner, William Carey, Sirena Campbell, Shane Cassells, Eugene Cassidy, Jimmy Cudden, Francis Deane, Ann-Dillon Gallagher, John V Farrelly, Jimmy Fegan, Brian Fitzgerald, Joe Fox, Oliver Fox, Wayne Harding, Jim Holloway, , Noel Leonard, Tracy McElhinney, Niamh McGowan, , Jenny McHugh Maria Murphy, Gerry O'Connor, Seamus O'Neill, Bryan Reilly, Joe Reilly. Tommy Reilly Catherine Yore

Apologies: Nick Killian & Suzanne Jamal

Officials in Attendance:

County Manager: Tom Dowling

Directors of Service: Brendan McGrath, Kevin Stewart, Des Foley

Meetings Administrator: Michael Griffin

Senior Planner: Pat Gallagher **Senior Engineer:** Nicholas Whyatt

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

1. To receive Manager's Report on motions received by members for the Draft County Development Plan 2013-2019.

Michael Griffin, Senior Executive Officer outlined to all of the procedure to be followed while dealing with individual notices of motions.

Michael Griffin, Senior Executive Officer reminded all Councillors of their obligations under **Part 15, Ethical Framework for the Local Government Service** and to the statutory obligations under the provisions of the Act.

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

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.

The Cathaoirleach, Councillor Eoin Holmes began with the Managers Report inclusive of recommendations and responses on the motions from Meath County Councillors on the Draft Meath County Development Plan 2013 – 2019



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CHAPTER 2 CORE STRATEGY

Motion No. 10015	Fine Gael Group Cllr. Sirena Campbell Cllr. William Carey Cllr. Eugene Cassidy Cllr. Anne Dillon-Gallagher Cllr. John Farrelly Cllr. Joe Fox Cllr. Jim Holloway Cllr. Suzanne Jamal Cllr. Maria Murphy Cllr. Gerry O'Connor Cllr. Catherine Yore
Proposed:	Councillor J. V. Farrelly
Seconded:	Councillor Gerry O'Connor

Motion

“We the members of the above group would ask the council to consider the banking of 1000 housing units to be available for use as required when the construction industry in the county recovers. The units to be taken as a % of the allocation presented in the draft housing strategies.”

Manager’s Response to Notice of Motion No. 10015

The Council estimates that there are currently approximately 10,998 permitted units in the county which have planning permission and which have not yet been built. These permitted units represent a potential source of residential provision immediately available when the construction industry recovers. In addition, the core strategy makes provision for the construction of 14,585 units in the urban centres of the county over the lifetime of the Plan. There is therefore a potential of up to 25,583 units which could be built in Meath during the Plan period. It is considered that this represents a sufficient number of dwellings to support the construction industry.

The core strategy approach to housing allocation, indicating the allocation for each town, also allows for the calculation of residential zoned land requirements. It is necessary to take this into account so that adequate provision for residential land can be made through the review of statutory plans.

It should also be noted that the ‘Guidance Note on Core Strategies’ (Department of the Environment, Heritage and Local Government, 2010) states that the core strategy must identify the relevant population figure and housing land requirement for the various centres in its area. The proposed motion would not be in accordance with that process. Furthermore, this would not provide for the required transparency in the statutory plan making process.

The Strategic Environmental Assessment report on the proposed motion has indicated a potential negative environmental impact arising from the motion.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Motion No. 10043	Cllr. Ann Dillon Gallagher
Proposed:	Councillor Ann Dillon Gallagher
Seconded:	Councillor J. V. Farrelly

Motion

“To connect the town of Stamullen and the CityNorth Campus and to provide long term facilities for the community to bring together in a sustainable manner which can deliver moderate sustainable Growth for Meath County in a location with high quality infrastructural assets.”

Manager’s Response to Notice of Motion No. 10043

The social strategy of the Plan seeks to provide community facilities to serve all residents of the County, including Stamullen.

In terms of the connections between Stamullen and the CityNorth Campus, as outlined in the response to motion Nos. no 10045 – 10049 inclusive and 10052 – 10056 inclusive, the decision by An Bord Pleanála to refuse permission for Planning Application Ref. PL237144, which concerned the construction of the North – South Distributor Road linking the Gormonston Road with the M1 Interchange and the east – west Distributor Road linking the existing/ permitted road network within the “E2” zoned lands adjacent to the M1 Interchange with the Cockhill Road, is a matter which requires attention in the County Development Plan.

The reasons and considerations contained in the An Bord Pleanála decision stated that no strategic justification was presented linking this settlement (Stamullen) which is not specifically referred to in Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 to the M1 Motorway and that the roads proposed would lead to an increase of local traffic at the Motorway junction and would adversely affect the carrying capacity and use of the motorway by traffic. It was concluded that such a connection *“would undermine the carrying capacity and efficiency of the M1 national route and diminish the level of service available to motorway users and diminish the investment in the national roads infrastructure by generating inappropriate additional local traffic on the M1 motorway”*.

This decision was not in accordance with the provisions of the East Meath Local Area Plan 2005. Objective STA 9 refers which seeks to *“facilitate possible vehicular access (non HGV) to / from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to the M1 interchange”*. This is reinforced in the agreed Framework Plan for the E2 lands agreed in 2007 with the Planning Authority in accordance with objective STA 8. It is considered necessary to underpin the stated policy position of Meath County Council as determined in the East Meath Local Area Plan in the new draft County Development Plan. It is considered that amending the text contained in TRAN OBJ 16 referring to M1 Junction 7 is the most appropriate format in which to include same. This will allow the NRA, NTA and others an opportunity to comment on the provision of such a link road network connecting Stamullen to the M1 Motorway through the City North Business Campus. It is considered that the concerns of the Bord relating to capacity and efficiency of the M1 Motorway can be addressed in the advancement of such a major road improvement scheme and is consistent with the identification of this junction in TRANS POL 33

SEA findings: N/A - matter for LAP.

Manager’s Recommendation

To amend reference to M1 Junction 7 in TRAN OBJ 16 to read as follows:



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Possible upgrading of this junction to improve capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.

The report and recommendation of the Manager was AGREED.

Motion No. 10044	Cllr. Ann Dillon Gallagher
Proposed:	Councillor Ann Dillon Gallagher
Seconded:	Councillor J. Cudden

Motion

“Promoting Stamullen, currently 4,683 population, to a Moderate Sustainable Growth Town” in the next Regional Planning Guidelines.”

Manager’s Response to Notice of Motion No. 10044

Pages 60 and 61 of the draft Plan refer to the economic potential for Stamullen and state:

“The “Mid East Regional Authority Economic Development Strategy” (December 2009) which is appended to the RPGs, recognises the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base.

Indecon International Economic Consultants prepared an “Economic Development Strategy for the M1 Economic Corridor” for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The comparative strengths and weaknesses of the Corridor were assessed and economic development opportunities were identified which can be successfully developed over the period. The resultant strategy also identified the Stamullen / Gormonston area as being suitable for creating an employment hub serving the wider East Meath area. Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the RPGs.’

It is considered that the existing text satisfactorily addresses the matters raised in the motion and supports a more significant and advanced employment role for Stamullen.

SEA findings: N/A - matter for LAP.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10050	Cllr. Jimmy Cudden
Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Seamus O’Neill

Motion



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“To connect the town of Stamullen and the CityNorth Campus and to provide long term facilities for the community to bring together in a sustainable manner which can deliver moderate sustainable Growth for Meath County in a location with high quality infrastructural assets.”

Manager’s Response to Notice of Motion No. 10050

The social strategy of the Plan seeks to provide community facilities to serve all residents of the County, including Stamullen.

In terms of the connections between Stamullen and the CityNorth Campus, as outlined in the response to motion Nos. no 10045 – 10049 inclusive and 10052 – 10056 inclusive, the decision by An Bord Pleanála to refuse permission for Planning Application Ref. PL237144, which concerned the construction of the North – South Distributor Road linking the Gormonston Road with the M1 Interchange and the east – west Distributor Road linking the existing/ permitted road network within the “E2” zoned lands adjacent to the M1 Interchange with the Cockhill Road, is a matter which requires attention in the County Development Plan.

The reasons and considerations contained in the An Bord Pleanála decision stated that no strategic justification was presented linking this settlement (Stamullen) which is not specifically referred to in Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 to the M1 Motorway and that the roads proposed would lead to an increase of local traffic at the Motorway junction and would adversely affect the carrying capacity and use of the motorway by traffic. It was concluded that such a connection *“would undermine the carrying capacity and efficiency of the M1 national route and diminish the level of service available to motorway users and diminish the investment in the national roads infrastructure by generating inappropriate additional local traffic on the M1 motorway”*.

This decision was contrary to the provisions of the East Meath Local Area Plan 2005; Objective STA 9 refers which seeks to *“facilitate possible vehicular access (non HGV) to / from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to the M1 interchange”*. This is reinforced in the agreed Framework Plan for the E2 lands agreed in 2007 with the Planning Authority in accordance with objective STA 8. It is considered necessary to underpin the stated policy position of Meath County Council as determined in the East Meath Local Area Plan in the new draft County Development Plan. It is considered that amending the text contained in TRAN OBJ 16 referring to M1 Junction 7 is the most appropriate format in which to include same. This will allow the NRA, NTA and others an opportunity to comment on the provision of such a link road network connecting Stamullen to the M1 Motorway through the City North Business Campus. It is considered that the concerns of the Bord relating to capacity and efficiency of the M1 Motorway can be addressed in the advancement of such a major road improvement scheme and is consistent with the identification of this junction in TRANS POL 33.

SEA findings: N/A - matter for LAP.

Manager’s Recommendation

To amend reference to M1 Junction 7 in TRAN OBJ 16 to read as follows:
Insert text in bold.

Possible upgrading of this junction to improve capacity **inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.**

The report and recommendation of the Manager was AGREED.

Motion No. 10051	Cllr. Jimmy Cudden
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Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Ann Dillon Gallagher

Motion

“Promoting Stamullen, currently 4,683 population, to a Moderate Sustainable Growth Town” in the next Regional Planning Guidelines.”

Manager’s Response to Notice of Motion No. 10051 (see also motion no. 10044)

Pages 60 and 61 of the draft Plan refer to the economic potential for Stamullen and state:

‘The “Mid East Regional Authority Economic Development Strategy” (December 2009) which is appended to the RPGs, recognise the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base.

Indecon International Economic Consultants prepared an “Economic Development Strategy for the M1 Economic Corridor” for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The comparative strengths and weaknesses of the Corridor were assessed and economic development opportunities were identified which can be successfully developed over the period. The resultant strategy also identified the Stamullen / Gormanston area as being suitable for creating an employment hub serving the wider East Meath area. Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the RPGs.’

It is considered that the existing text satisfactorily addressed the matters raised in the motion.

SEA findings: N/A - matter for LAP.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10104	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Noel Leonard

Motion

“Include specific policy in the Plan which seeks the immediate review and updating of the RPG’s to take full account of 2011 Census as the current household population allocation is based on 2006 Census figures and does not represent the current increased population as contained in the 2011 Census.”

Manager’s Response to Notice of Motion No. 10104

The Council has formally raised this matter with the Regional Planning Guidelines Office seeking clarity on this critical issue.



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However, it has been noted that the population projections in the Regional Planning Guidelines are derived from Government and Ministerial policy in respect of population growth. The revision of population projections at a national and regional level is not considered a matter which can be dealt with in this County Development Plan.

SEA Findings: N/A

Manager's Recommendation

No change recommended.

Following a brief discussion **the Motion was accepted.**

Motion No. 10105	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Joe Reilly

Motion

“The Settlement Hierarchy of the RPG’s should be reviewed with a view to aligning population bands with categories of towns.”

Manager's Response to Notice of Motion No. 10105

The development of a settlement hierarchy takes into account the existing and potential appropriate role and functions of the various settlements in the county, as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. It is not solely based on population but rather takes into consideration the existing and future role of the settlement in the delivery of region wide goals and strategies in relation to inter-alia scale of economic activity, availability of infrastructure and transportation. The final plan should however be cognisant of the implications of up to date census information on a county and regional basis. Consequentially, any potential revision of the settlement hierarchy of the RPGs as proposed cannot be facilitated in this draft as it is not a matter to be dealt with in the County Development Plan process.

SEA Findings: N/A

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10106	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Noel Leonard

Motion

“Amend residential densities set out in the Plan to reflect desirability of lower densities generally throughout the different categories of towns. Table 2.4, page 13 refers.”



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Manager’s Response to Notice of Motion No. 10106

The densities proposed in Table 2.4 have regard to national guidance on this issue. The ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Department of the Environment, Heritage and Local Government, 2009)’ advise that net residential densities in the general range of 35-50 dwellings per hectare should generally be provided on greenfield lands and that higher densities are usually more appropriate in town centres, brownfield lands and along public transport corridors. This reflects the significant costs of providing infrastructure such as water and sewer networks and treatment works to serve lands and the need for an economical approach to the development of land.

Table 2.4 recognises the need to tailor densities in accordance with an urban centre’s position in the settlement hierarchy and according to public transport provision. It should also be noted that the densities proposed are average and may be varied in accordance with best development management practice.

It is considered that the overall approach to density set out in Table 2.4 is sustainable and appropriate. The reduction of densities as proposed could result in the uneconomic use of serviced land. This may militate against achieving the objectives of ‘Smarter Travel’ particularly in respect of increasing the usage of walking and cycling as modes of transport, as lower densities could increase the distance people have to travel to access services and facilities and could make walking and cycling less viable and attractive options.

In relation to SEA there is a potential negative impact from the adoption of this motion as reduced densities may have negative impacts on transportation, landscape, delivery of water, waste water etc. The motion is potentially inconsistent with guidance as set out in the guidelines on Sustainable Residential Development in Residential Areas.

Manager’s Recommendation

No change recommended.

Following a brief discussion on the **proposition of Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard to change the wording of the motion to read as follows:-**

*“~~Amend residential densities set out in the Plan to reflect~~ **“To implement through the development management process the desirability of lower densities generally throughout the different categories of towns”.** Table 2.4, page 13 refers.”*

The report and recommendation of the Manager was AGREED.

Motion No. 10045 – 10049 & 10052 – 10056 inclusive	Cllr. Jimmy Cudden & Cllr. Ann – Dillon Gallagher
Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Ann Dillon Gallagher

Notice of Motion

“There is a need to replan the irregularities in the current zoning lands uses to facilitate an appropriate transition of the Business Campus and the Residential lands

Currently there are lands north of the business Campus removed from the Town and zoned residential.



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The current land use provides a back to back transition of residential back gardens straight into industrial zoned land. This will create difficulties in delivery in proper planning, due to public health and the amenity of the residential development.

To delivery of the connection of the Roads to Stamullen, which include the connection to the M1 motorway.

For a customer to the Hotel to access from Stamullen they are required to leave the area and drive out towards Gormanstown and then back into the other side of the Motorway interchange. This is creating a loss of potential business to the Hotel and the potential that they would continue on the M1 to another location.

This road can be used as an appropriate transition between industrial and residential land use.

In replanning the land uses, we would ask that you provide open space areas and facilities for the Soccer Academy, to allow the club to progress to a FAI recognised Club Format.

The Stamullen Soccer Academy are a group who represent the needs of the children/families in the Stamullen area. They are currently operating in temporary facilities on the edge of the CityNorth Business Campus, which are totally inadequate at CityNorth. They are provided for only for 12 months.

This group has presented to the Council their aims and structure and we were very impressed with the achievements to date, which included John Giles sponsored Fund Raising event.

They have worked hard at a grass roots level over this last year to establish the Academy and have progressive plans to establish the Club in the Community. The next development plan for the County should account for the community's needs."

Summary

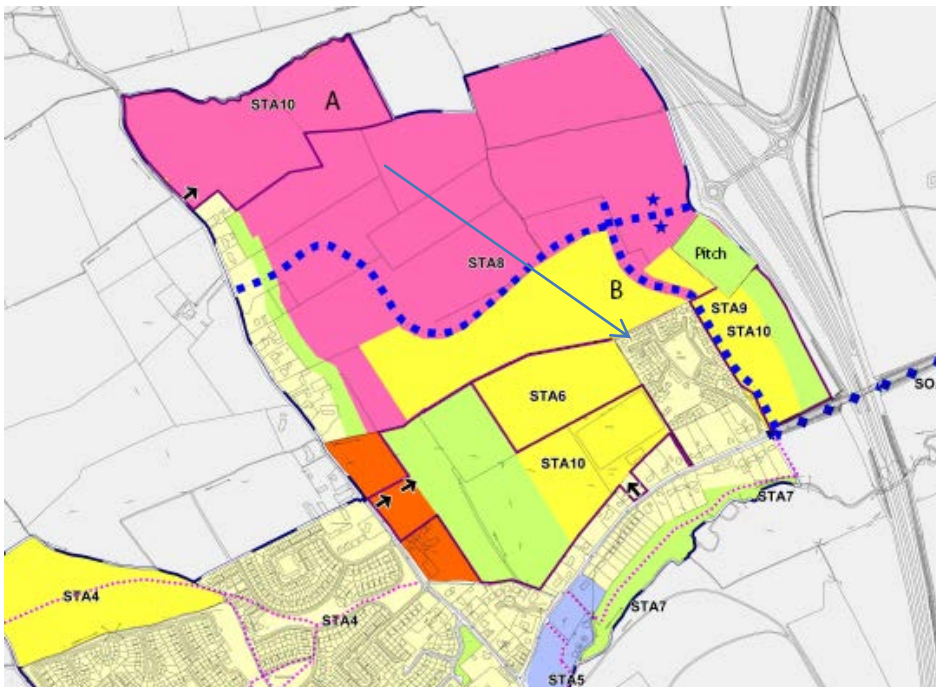
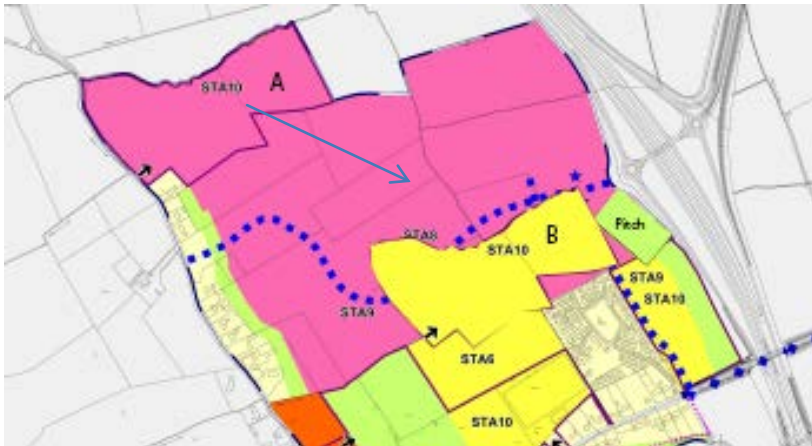
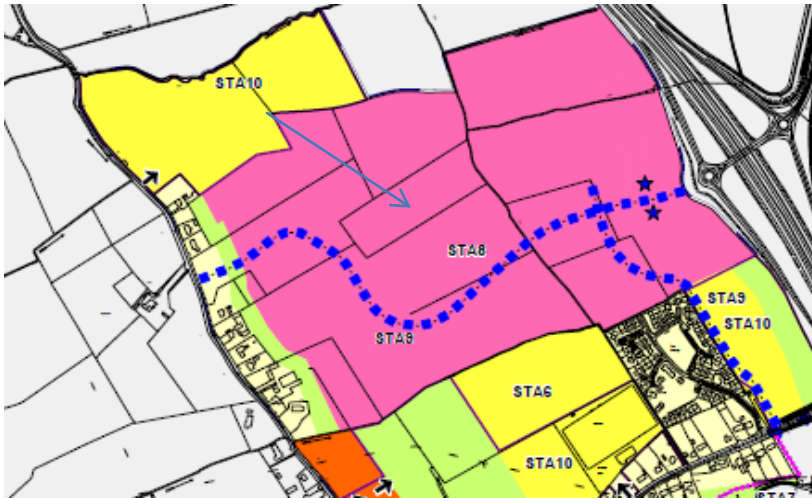
At the moment, there is land zoned for residential use which is totally detached from the town and all amenities, by the industrial land, and there is industrial land directly adjoining residential land.

I would ask that Stamullen be looked at as a matter of urgency and resolve some very solvable issues and allow the town which has a lot of assets going for it including employment, proximity to the motorway, public transport and planned port to develop.

1. To reallocate residential land at A below to area B, and to facilitate soccer pitch facility at B as part of deliverable open space. To reallocate industrial land at B to A.



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2. To put forward the strategic justification for Stamullen (as called for by An Board Pleanála) in order to make connections (linkages) in order to let businesses and people have access to public transport, connection to motor way and work in a more sustainable way.

Manager's Response to Notice of Motion 10045 – 1049 inclusive & 1052 – 1056 inclusive

The same submission has been received on behalf of Cllr. Dillon Gallagher and Cllr. Cudden. It is not considered necessary to reply to the identified individual notices of motion contained therein but to prepare a collective response. The County Development Plan has, in Section 2.9.4 proposed a new suite of land use zoning objectives which shall apply to the review of all statutory land use plans. This would include the East Meath Local Area Plan 2005 when reviewed by the Planning Authority. It is not appropriate for a County Development Plan to specifically remedy perceived “irregularities in the current land uses” affecting the lands within the City North Business Campus at Stamullen as outlined in the notice of motions. The text provided in Section 2.9.4 is quite clear in this regard

“In the absence of a review of the existing land use zoning objectives contained in individual Town Development Plans or Local Area Plans, the existing land use zoning shall continue to apply for the purposes of determining the suitability or otherwise of a proposed use”.

The thrust of the notice of motion is not therefore relevant in the context of a County Development Plan but rather a review of the East Meath Local Area Plan 2005. It is not considered appropriate to comment further on the content in this regard other than to note that the development of sports facilities on E2 lands is “open for consideration” in the existing the East Meath Local Area Plan 2005 and a planning application for such a use would be considered on its merits.

However, in light of the decision by An Bord Pleanála to refuse planning permission to allow the construction of the North – South Distributor Road linking the Gormonston Road with the M1 Interchange and the east – west Distributor Road linking the existing / permitted road network within the “E2” zoned lands adjacent to the M1 Interchange with the Cockhill Road, this is a matter which requires attention in the County Development Plan. The reasons and considerations contained in the An Bord Pleanála decision (ref. PL237144 refers) stated that no strategic justification was presented linking this settlement (Stamullen) which is not specifically referred to in Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 to the M1 Motorway and that the roads proposed would lead to an increase of local traffic at the Motorway junction and would adversely affect the carrying capacity and use of the motorway by traffic. It was concluded that such a connection “would undermine the carrying capacity and efficiency of the M1 national route and diminish the level of service available to motorway users and diminish the investment in the national roads infrastructure by generating inappropriate additional local traffic on the M1 motorway”.

This decision was contrary to the provisions of the East Meath Local Area Plan 2005; Objective STA 9 refers which seeks to “facilitate possible vehicular access (non HGV) to / from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to the M1 interchange”. This is reinforced in the agreed Framework Plan for the E2 lands agreed in 2007 with the Planning Authority in accordance with objective STA 8. It is considered necessary to underpin the stated policy position of Meath County Council as determined in the East Meath Local Area Plan in the new draft County Development Plan. It is considered that amending the text contained in TRAN OBJ 16 referring to M1 Junction 7 is the most appropriate format in which to include same. This will allow the NRA, NTA and others an opportunity to comment on the provision of such a link road network connecting Stamullen to the M1 Motorway through the City North Business Campus. It is considered that the concerns of the Bord relating to capacity and efficiency of the M1 Motorway can be addressed in the advancement of such a major road improvement scheme and is consistent with the identification of this junction in TRANS POL 33.

SEA findings: N/A - matter for LAP.



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Recommendation

To amend reference to M1 Junction 7 in TRAN OBJ 16 to read as follows:
Insert text in bold.

Possible upgrading of this junction to improve capacity **inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.**

The report and recommendation of the Manager was AGREED.

Motion No. 10103	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor J. V. Farrelly

Motion

“In relation to E1 (Strategic Employment Zones – High Technology Use) include “supporting warehousing facilities ancillary to high technology uses” as a specific land use category under the “open for consideration uses” designation on page 34 of the plan.”

Manager’s Response to Notice of Motion No. 10103

It is considered that the provision of warehousing facilities within (Strategic Employment Zones – High Technology Uses) does not fully endorse the strategic vision and potential for such areas, which are so designated for the facilitation of high density employment generating activities in high quality campus style settings close to high frequency public transport corridors. These areas have been identified for people intensive uses rather than product intensive uses such as warehousing.

While this motion is commendable in the objective it seeks to achieve, it is considered that warehousing facilities should generally be located close to the major road network rather than close to high frequency public transport corridors. Furthermore, warehousing may represent an inefficient sub-optimal use of these strategically located lands. Warehousing associated with individual high technology use can be positively assessed on their individual merits on the basis of the information provided to the Planning Authority as part of a planning application i.e. justification based on the need for a warehouse of a certain scale to accompany such a use. This is considered reasonable and therefore the objectives of the motion can be achieved without changing the Plan.

The inclusion of such a use within the “open for consideration” category would negate the realisation for the vision of such areas and give developers an incorrect guidance on the acceptable mix of uses in such strategic zones. Based on the foregoing, it is therefore considered unnecessary to include this use within the ‘open for discussion’ category as it may undermine the optimal value of these strategic prime employment areas.

SEA findings: Neutral. Potentially negative if the adoption of the motion results in otherwise increased traffic generation.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Motion No. 10108	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor J. V. Farrelly

Motion

“Insert terminology from Section 2.4.1 “encompassing M1 Dublin-Belfast Economic Corridor” to “Drogheda Core Economic Area” in CS OBJ 9 (ii) also include reference to Metropolitan Area in CS OBJ 10 (iv).”

Manager’s Response to Notice of Motion 10108

The M1 Dublin – Belfast Economic Corridor is not included in its entirety in the Drogheda Core Economic Area. The Section in the Economic Development Strategy correctly states (Section 4.1.5) that “*In addition to the identified Primary & Secondary Economic Growth Towns, the RPG’s also recognise the Dublin-Belfast Economic Corridor as it passes through the region.*” To include reference to the M1 Economic Corridor as encompassing the entire M1 Dublin Belfast Economic Corridor is factually incorrect and clearly contradicting the adopted RPGs. The text in Section 2.4.1 should be corrected accordingly.

The Manager accepts the second point raised in the submission and will amend the wording accordingly.

SEA Findings: Neutral.

Manager’s Recommendation

To amend the wording of Section 2.4.1 to read as follows

Insert text in bold. Delete Text with ~~Strikethrough~~

2.4.1 Spatial Economic Strategy

County Meath is unique in the context of the existence of a number of radial multi-modal corridors, which traverse the County, extending across both its metropolitan and hinterland areas outwards from the National Gateway core. The spatial dimension to the economic strategy supports the growth of the Polycentric Gateway and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors and focused on identified Core Economic Areas. The stated centres are:

- Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim;
- Drogheda Core Economic Area (~~encompassing M1 Dublin-Belfast Economic Corridor~~);
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne/Pace and Clonee) are included in the Gateway Core Economic Area.

To amend CS OBJ 9 to read as follows

To facilitate and encourage the development of designated core economic areas, such as would allow the creation of a critical mass, in terms of residential population and economic activities, sufficient to sustain the proposed expanded economic function of such centres. The promotion and facilitation of large scale employment generating developments will occur within the Primary Economic Areas/ Primary Economic Growth Areas and Secondary Economic Growth Areas.

From a County Meath perspective, the stated centres are:



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- (i) Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim);
- (ii) Drogheda Core Economic Area;
- (iii) Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- (iv) The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne / Pace and Clonee) are included in the Gateway Core Economic Area **corresponding with the Metropolitan Area**. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role.

Following a brief discussion **the Manager’s recommendation was AGREED in addition to the following:**

2.4.1 Spatial Economic Strategy

County Meath is unique in the context of the existence of a number of radial multi-modal corridors, which traverse the County, extending across both its metropolitan and hinterland areas outwards from the National Gateway core. The spatial dimension to the economic strategy supports the growth of the Polycentric Gateway and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors and focused on identified Core Economic Areas. The stated centres are:

- Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim;
- Drogheda Core Economic Area encompassing M1 Dublin-Belfast Economic Corridor **as it passes through it**.
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne/Pace and Clonee) are included in the Gateway Core Economic Area.

Motion No. 10090	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion:

“Given the fact that the residential zoned lands at the SDZ at Clonmagadden are not included in Table 2.4 of the plan and recognizing the fact that the thrust of this plan is one of sustainability and providing for the citizens presently living in our communities that Meath County Council over the course of this plan re-evaluate with the Minister for Environment and Local Government the need for the SDZ at Clonmagadden in Navan. This is to ensure that the County Development Plan properly reflect the needs and requirements of the Primary Growth Centre of Navan.”

Manager’s Response to Notice of Motion no. 10090

The status of Navan as a Primary Growth Centre is fully endorsed in this Draft Development Plan through the allocation of households / population and supporting policies. Strategic Development Zone (SDZ) designation for Navan is outside the population allocation as ordained by the RPG’s and by Departmental Guidance. It is a matter for promoters to submit proposals for landholdings in line with the Approved Scheme and upon satisfactory submission of same the Planning Authority must approve these proposals. To date such proposals have not been submitted.



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The policies and objectives for this Development Plan re-enforce the status of Navan in its critical role of County Town and Administrative Capital of Meath as designated in the “National Spatial Strategy” which is re-enforced in turn by the “Regional Planning Guidelines”.

The designation of a SDZ is a matter for the appropriate authority which is not the Planning Authority. The Council has been in consultation with the Department on this matter. Such consultations will continue throughout the period of this plan.

SEA Findings: N/A

Manager’s Recommendation

No change recommended.

Following a brief discussion it was agreed to insert the following text after Table 2.4.

“Given the fact that the residential zoned lands at the SDZ at Clonmagadden are not included in Table 2.4 of the plan and recognizing the fact that the thrust of this plan is one of sustainability and providing for the citizens presently living in our communities that Meath County Council over the course of this plan will consider the appropriateness or otherwise of this designation in the Navan area and will engage with the Minister accordingly”.



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CHAPTER 3 SETTLEMENT STRATEGY AND HOUSING

Motion No. 10091	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“Chapter 3: Settlement Strategy and Housing

Sub Section 3.5.6: Design of Residential Development

In order to address the biggest failure of planning during the boom construction years – which was the lack of adequate playground facilities provided for new residents – that this plan now makes it a condition that any new residential developments would have to include provision of same.

This text to be inserted in Section 3.5.6 in the area that is dealing with Open Space and that a policy be inserted on Page 54 of this chapter to reflect this:

“All open space areas in new residential development areas constructed should include playground facilities of an appropriate nature in keeping with the scale of the development. Furthermore all large scale residential schemes/ LAPS/ AAPs that provide for units in excess of 150 no. should provide multi-use games facility – the standard and design of such would be set down by Meath County Council.”

Manager’s Response to Notice of Motion no. 10091

Public open space is to be provided in residential developments at a minimum rate of 15% of the total site area. Table 11.2 sets out the preferred make up of this open space which includes children’s play areas, urban parks/general amenity space, and playing fields the minimum requirement per 1000 population is as follows:

Table 11.2: Open Space Specification

Proposed Use	Minimum Standard per 1000 population
Children’s play area	0.4ha
Urban Parks/General Amenity Space	1.2ha
Playing Fields	1.6ha
Overall requirements	3.2ha

Notwithstanding this, the merits of stipulating the requirement that recreational facilities appropriate in scale and nature be provided as part of proposed developments is accepted by the county manager in order to ensure the delivery of usable, accessible active recreational facilities. To this end, it is considered appropriate to include the requirement that a recreational area providing active recreational facilities of appropriate scale be provided for a development of 75 dwellings or more, or where a development for less than 75 houses represents Phase 1 of a scheme likely to equal or exceed 75 houses.

With respect to multi use games facilities, the Council encourages the provision of areas of active open space including multi functional play facilities in accordance with the Table 11.2 above, offering opportunities for both passive and active recreation. As per the Manager’s Response to Notice of Motion no. 10029, it is considered appropriate to include an objective to examine the adequacy of the existing level of open space provision and recreational facilities in Large Growth Towns and Moderate Sustainable Growth Towns in the County and provide additional space and facilities as required.



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The SEA found that the motion had an uncertain impact. The provision of recreation and play facilities is seen as a positive but negative impacts can occur as a result of anti-social behaviour and facility management and maintenance demands. A balanced approach is recommended.

Manager's Recommendation

Amend Chapter 11 Development Management Standards and Guidelines, Section 11.2.2.2 'Houses' (point no. 4 last paragraph) as follows:

Insert text in bold. Delete Text with ~~Strikethrough~~

- The general amenity space / urban parks is in addition to the provision of playing fields and is for more informal play than the playing fields which may also be used for local sports organisations, as considered appropriate. A minimum of 4000 sq.m. of children's play area is required **per 1000 population** ~~for a development of 40 dwellings or more (based on average occupancy of 2.9 persons per house)~~. No account will be taken of incidental open space such as grass margins, left over areas, nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable. **A recreational area (providing safe, durable and accessible active recreational facilities) appropriate in scale and nature should be provided for 1) all developments of 75 dwellings or more, 2) where a development for less than 75 houses represents Phase 1 of a scheme likely to equal or exceed 75 houses or 3) where it is considered appropriate and deemed necessary by the Planning Authority.**

The location, sitting and design of the open space will have regard to the following:

- Be well designed and of a high visual standard so that it is functional and accessible to all;
- Provide for the retention of existing natural features;
- Include proposals for drainage and landscaping of the public open space;
- Houses shall not be permitted to back onto open spaces;
- Provide high levels of natural surveillance and overlooking by as many houses as possible;

Be provided with a boundary fence / wall or appropriate soft landscaping where such open space is adjacent to a main access road or Local Distributor Road.

Please also refer to the Manager's Recommendation as per motion no. 10029.

Following a brief discussion **the Manager's recommendation was agreed.**

Motion No. 10092	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Niamh McGowan

Motion

"Section 3.5.6 Design of Residential Development

In order to address the problem that exists in many new housing estates where adequate car parking bays have not been provided to reflect the reality of multi car ownership in homes that this plan deals with the situation under the design of residential development. The following text to be inserted and a policy inserted on page 54 of this chapter to reflect this:

'Adequate car parking bays should be provided within the confines of the public areas of residential areas. The creation of car parking bays is a necessary step to take account of the reality of multi car ownership in homes and to act on the problems that exist in many new residential developments over the past decade where insufficient parking exists within estates.'



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Manager’s Response to Notice of Motion no. 10092

Section 11.2.2.7 addresses requirements in respect of car parking provision and design of same. This section in turn refers you to Section 11.9 Car Parking Standards, which indicates that two car parking spaces should be provided per conventional dwelling. Notwithstanding the need to promote the requirements of sustainable transport, the Manager accepts the need for adequate car parking bays to be provided within public areas of residential areas. However, it is suggested that to address the motion, it is more appropriate to add a note to the table on page 224-225 of the Manager’s draft.

The SEA found a Slight negative impact as the onus of the Plan should be on encouraging a move towards more sustainable forms of transport.

Manager’s Recommendation

The report and recommendation of the Manager was AGREED subject to the insertion of the following:-

Add the following note on page 225:

“Adequate car parking bays should be provided within the confines of the public areas of residential areas to address public needs.”

Motion No. 10016	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Anne Dillon Gallagher

Motion

“To amend Section 3.5.4 HS POL10 remove the final words “and thereafter to moving sequentially outwards.”

Reasons: This will add to the problem of ribbon development.

Manager’s Response to Notice of Motion No. 10016

The Development Plan Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government, 2007) and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Department of the Environment, Heritage and Local Government, 2009) emphasise the importance of a sequential approach to development in urban areas. This is to avoid, for example, situations where housing estates are built beyond the outer edges of existing built-up areas while intervening lands lie undeveloped resulting in deficiencies in terms of footpaths, lighting, drainage or adequate roads infrastructure.

The draft Plan supports this approach throughout the county and Policy HS POL10 reinforces this. The concept of sequential development refers to an overall pattern of extending development from the centre of a town outwards. This encompasses developing lands between roads and not solely along roads as a means of creating a compact urban form. Therefore ribbon development would not be supported by the sequential approach.

The SEA assessment of the motion recommends retaining HS POL 10 in its current form as it promotes a sustainable approach to housing development.

Manager’s Recommendation

No change recommended.



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The report and recommendation of the Manager was AGREED.

Motion No. 10017	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Anne Dillon Gallagher

Motion

“To amend Section 3.5.4 by addition of a new HS POL11 as follows and to move existing HS POL 11 to become HS POL 12.

In the interests of a balanced rural settlement policy, that where an application is made for one-off rural housing, permission may be granted to any one partner who has lived in the area for 10 years of their lives even where they are currently residing outside the county or have a dwelling elsewhere, provided they now are prepared to return to live in the county. Similarly permission may be granted to all immediate family members on family lands irrespective of where they currently live or have a dwelling provided they now are prepared to return to live in the county.”

Manager’s Response to Notice of Motion No. 10017

The rural housing strategy in Chapter 10 is set down in accordance with the Ministerial Guidelines, ‘Sustainable Rural Housing Guidelines’. It recognises the long tradition of people living in rural areas and promotes sustainable rural settlement as a key component of delivering more balanced regional development. Demonstrating a housing need whether by social/family links to an area or rural related employment is a fundamental component of sustainable rural housing. In addition, site location, access, drainage and design requirements need to be accessed on a case by case basis. The policy for Graigs makes provision for people who previously owned a dwelling but are no longer in possession of that dwelling due to unavoidable financial circumstances. The rural housing policy proposed in Chapter 10 makes provision for returning emigrants.

The SEA assessment of this motion has found a potential negative impact arising from it and does not support the relaxation of housing policy in rural areas.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10113	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Tommy Reilly

Motion

“Remove words “mainly local” from second line of SS OBJ 11 on page 47 of CDP.”

Manager’s Response to Notice of Motion No. 10113



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The proposed amendment is considered acceptable in the context of the general policy approach to Moderate Sustainable Growth Towns and the level of growth envisaged for these towns in the core strategy. It is recommended that the words “**accommodating mainly local**” are removed from SS OBJ 11 on page 47 of the CDP.

SEA Findings: N/A

Manager’s Recommendation

Motion accepted

It is recommended to amend Objective SS OBJ 11 as follows with the text to be removed shown in strike through:

SS OBJ 11 To ensure that Moderate Sustainable Growth Towns develop in a self sufficient manner with population growth ~~accommodating mainly local growth~~ and occurring in tandem with physical and social infrastructure and economic development. Development should support a compact urban form and the integration of land use and transport.

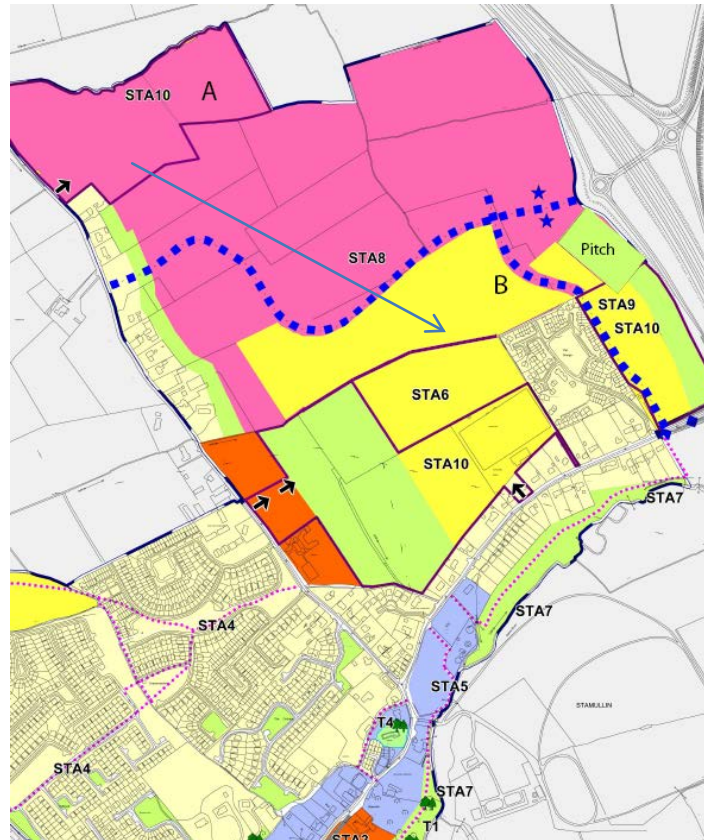
The report and recommendation of the Manager was AGREED.

Motion No. 10025	Cllr. Ann Dillon-Gallagher
Proposed:	Councillor Ann Dillon Gallagher
Seconded:	Councillor Jimmy Cudden

Motion

“That the currently zoned lands at A and those at B are amended to replace each other from residential to industrial at A and therefore from industrial to residential at B, and to provide for sporting facilities for the Stamullen Soccer Academy. These alterations will facilitate an immediate community requirement and will also provide an orderly transition between the two scales of development, from residential to commercial employment. In achieving the alteration, we can also create the mechanism to properly connect the two parts of this town.”

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Manager's Response to Notice of Motion no. 10025

Similar submissions have been received from Cllr. Dillon-Gallagher (10025) and Cllr. Cudden (10026). The County Development Plan has, in Section 2.9.4 proposed a new suite of land use zoning objectives which shall apply to the review of all statutory land use plans. This would include the East Meath Local Area Plan 2005 when reviewed by the Planning Authority. The text provided in Section 2.9.4 is quite clear in this regard

“In the absence of a review of the existing land use zoning objectives contained in individual Town Development Plans or Local Area Plans, the existing land use zoning shall continue to apply for the purposes of determining the suitability or otherwise of a proposed use”.

The thrust of the notice of motion is not therefore relevant in the context of a County Development Plan but rather a review of the East Meath Local Area Plan 2005. It is not considered appropriate to comment further on the content in this regard other than to note that the development of sports facilities on E2 lands is “open for consideration” in the existing East Meath Local Area Plan 2005 and a Planning application for such a use would be considered on its merits.

SEA finding: N/A - matter for LAP.

Manager's Recommendation

No change.

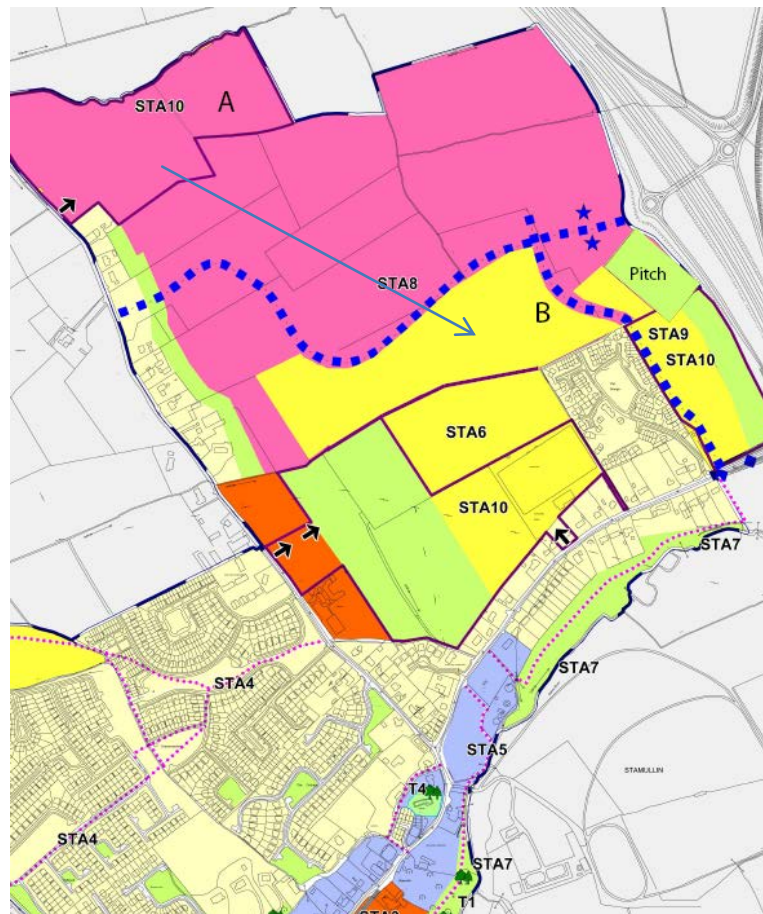
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The report and recommendation of the Manager was AGREED.

Motion No. 10026	Cllr. Jimmy Cudden
Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Ann Dillon Gallagher

Motion

“That the currently zoned lands at A and those at B are amended to replace each other from residential to industrial at A and therefore from industrial to residential at B, and to provide for sporting facilities for the Stamullen Soccer Academy. These alterations will facilitate an immediate community requirement and will also provide an orderly transition between the two scales of development, from residential to commercial employment. In achieving the alteration, we can also create the mechanism to properly connect the two parts of this town.”



Manager’s Response to Notice of Motion no. 10026

Similar submissions have been received from Cllr. Dillon Gallagher (10025) and Cllr. Cudden (10026). The County Development Plan has, in Section 2.9.4 proposed a new suite of land use zoning objectives which shall



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apply to the review of all statutory land use plans. This would include the East Meath Local Area Plan 2005 when reviewed by the Planning Authority. The text provided in Section 2.9.4 is quite clear in this regard

“In the absence of a review of the existing land use zoning objectives contained in individual Town Development Plans or Local Area Plans, the existing land use zoning shall continue to apply for the purposes of determining the suitability or otherwise of a proposed use”.

The thrust of the notice of motion is not therefore relevant in the context of a County Development Plan but rather a review of the East Meath Local Area Plan 2005. It is not considered appropriate to comment further on the content in this regard other than to note that the development of sports facilities on E2 lands is “open for consideration” in the existing East Meath Local Area Plan 2005 and a Planning application for such a use would be considered on its merits.

SEA finding: N/A - matter for LAP.

Manager’s Recommendation

No change.

The report and recommendation of the Manager was AGREED.

Motion No. 10087	Cllr. Maria Murphy
Proposed:	Councillor Maria Murphy
Seconded:	Councillor Eugene Cassidy

Motion

“Section 3.5.6 Design of Residential Development- Delete ‘All roads, footpaths and cycleways should be overlooked by houses.”

Manager’s Response to Notice of Motion no. 10087

The positioning of public areas such as roads, footpaths and cycleways to be overlooked by housing constitutes good planning practice as it affords residents the opportunity to supervise these areas by means of passive surveillance thereby creating a sense of personal safety within communities.

The SEA found that this motion has a potential negative impact on human health - safety issue.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Motion No. 10088	Cllr. Maria Murphy
Proposed:	Councillor Maria Murphy
Seconded:	Councillor Sirena Campbell

Motion

“Section 3.4 County Meath Settlement Strategy- Insert objective- ‘To develop the feeling of community within new estates the Council will promote estates of 200 housing units or less.’”

Manager’s Response to Notice of Motion no. 10088

The Draft County Development Plan contains the following provisions in this regards:

Section 3.3.5 Small Towns seeks to ensure that small towns in County Meath retain their local, independent character.

SS OBJ 14 states: ‘To ensure that in Small Towns no proposal for residential development should increase the existing housing stock (including permitted units) of the town generally by more than 15% within the lifetime of the Development Plan.’

A similar objective is proposed in respect of villages. SS OBJ 17 states: ‘To ensure that in Villages, no proposal for residential development should increase the existing housing stock (including permitted units) of the village generally by more than 15% within the lifetime of the Development Plan.’

It is considered that the foregoing sections of the plan are consistent with and support the principles contained in the motion.

The SEA has found that the motion has a potential positive and recommends rewording, to 'support' the underlying principle of fostering a sense of community.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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CHAPTER 4 ECONOMIC DEVELOPMENT STRATEGY

Motion No. 10004	Cllr. Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Tommy Reilly

Motion

“Planning

Fast tracking process for major employment opportunities. That a fast track system be put in place for any potential companies who wish to locate in Co. Meath. “

Manager’s Response to Notice of Motion 10004

This Notice of Motion relates to pre planning within the Planning Department for the processing of planning applications for major employment opportunities, rather than being specifically relevant to the draft County Development Plan. It is advised that such a Major Project Team was set up in 2008 consisting of senior officials from the Planning, Economic Development & Innovation, Roads, Water Services and Environment Directorates of the Local Authority. This Major Project Team can be convened at short notice to meet with a prospective applicant in regard to such projects and a specific time is reserved each fortnight for this purpose.

SEA findings: N/A

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10005	Cllr. Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Noel Leonard

Motion

“Small Industries

That planning be granted to small businesses and/or start up businesses wishing to use existing farm buildings.”

Manager’s Response to Notice of Motion 10005

It is considered that this suggestion has already being provided for. The Proposer is referred to Section 4.4.1 of the draft County Development Plan which deals with Rural Enterprise. The reuse of redundant agricultural buildings and the development of new buildings to accommodate such diversification / enterprise within an overall farmyard complex will be considered on their individual merits. This narrative is followed by ED POL 17 which seeks to “*support rural entrepreneurship and the development of micro businesses (generally less than 5 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers)*”. The review of the Rural Enterprise Section of the County Development Plan has resulted in the reconsideration of the existing policies (ED POL 19 of the 2007 – 2013 County Development Plan) and has generally been welcomed. The SEA findings for this motion are neutral as the motion is already supported in the draft Plan.



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Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10007	Cllr. Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Noel Leonard

Motion

“Development

That over development of the same type of businesses in an area be stopped. Too often repeats of the same type of businesses locating in areas can saturate an already small market.”

Manager’s Response to Notice of Motion 10007

The Notice of Motion is not clear explicit with regard to what type of “developments” are specifically being referred to. The Department of the Environment, Heritage & Local Government has published “Retail Planning Guidelines for Planning Authorities” in January 2005 with revised Guidelines currently at an advanced stage of preparation. The Guidelines state (section 23) *“It is not the purpose of the planning system to inhibit competition, preserve existing commercial interests or prevent innovation. In interpreting these guidelines, local authorities should avoid taking actions which would adversely affect competition in the retail market”*. This would indicate that the thrust of the Councillor’s Notice of Motion is contrary to this guidance.

The Planning Authority has previously included development assessment criteria in the Navan Development Plan 2009 – 2015 pertaining specifically to Fast Food Outlets / Takeaways / Betting shops / Nightclubs & Licensed Premises. The adequacy of existing facilities in the locality will be taken into account in the consideration of planning applications. However, the inclusion of this criterion was on the basis that’s such uses can generate noise, odour and litter, and can cause disturbance to nearby residents, particularly late at night rather than trying to limit the number of such uses from a competition viewpoint.

It must also be borne in mind that planning permission is not generally required to change from one type of a shop or office to another, other than in certain limited exceptional circumstances.

SEA findings: N/A. Proper planning and development procedures already set out in draft Plan.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10008	Cllr. Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Ann Dillon Gallagher

Motion



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“Casual Trading.

More casual trading allocations be permitted in appropriate areas. Farmer markets are getting more and more common and are a great asset to other businesses.”

Manager’s Response to Notice of Motion 10008

The Casual Trading Act 1995 regulates casual trading in Ireland. Under Section 2 of the Act casual trading "means selling goods at a place (including a public road) to which the public have access as of right or at any other place that is a casual trading area." All operational matters relating to casual trading, including the making of bye laws, the designating of casual trading areas and the issuing of casual trading licenses are the function of Meath County Council. An application for a casual trading licence is made directly to the Local Authority. It is generally not appropriate for a County Development Plan which does not specifically identify land for particular purposes to identify appropriate areas for casual trading.

An Bord Pleanála confirmed last year in a Section 5 Referral (Ref. 06D.RL.2813) that the holding of a country market to operate occasionally for periods not to exceed in aggregate 30 days in any year is exempted development. Class 37 of Part 1 of Schedule 2 of the 2001 Regulations provides the basis for this exemption and limits the periods in which such events can be held to not exceeding in aggregate 30 days in any year. Therefore, based on the foregoing principle, a farmers / country market held fortnightly or monthly would not generally require planning permission, whereas a market held weekly would require planning permission.

The Councillor is referred to ED OBJ 9 of the draft County Development Plan which deals with implementing specific objectives as identified in the County Retail Strategy. This includes, inter alia, to “promote activities including festivals, events and street markets in each town.” It is considered that this objective could be amended to include specific reference to “farmer’s / country markets” along with street markets.

SEA findings: N/A

Manager’s Recommendation

To amend the last bullet point in ED OBJ 9 to read as follows. Insert text in bold.

*Promote activities including festivals, events ~~and~~, street markets **and farmers’ / country markets** in each town.*

The report and recommendation of the Manager was AGREED.

Motion No. 10107	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Eugene Cassidy

Motion

“Delete final sentence from 3rd bullet point of Section 4.1.3 on page 59 of the Plan.”

Manager’s Response to Notice of Motion 10107

The Manager accepts that the text identified in this Notice of Motion should be deleted.

SEA Recommendation: Neutral



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Manager's Recommendation

Motion is accepted.

Delete Text with ~~Strikethrough~~

Section 4.1.3

~~Local Area Plan would benefit from a review following decision of An Bord Pleanála with regard to the proposed SMART Park development in Carton Demesne.~~

The report and recommendation of the Manager was AGREED.

Motion No. 10109	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Sirena Campbell

Motion

“With particular reference to Section 4.1.4 (page 60 first bullet point on page) the potential should be highlighted of the synergies between Dunboyne and Maynooth Environs in relation to complimentary Life Science / Smart Park Campus style employment in partnership with Third Level Institutes. “

Manager's Response to Notice of Motion No. 10109

It is considered that the text contained in Section 4.1.4 (High Level Development Objective for Ashbourne / Dunboyne) in conjunction with Table 4.2 (Hierarchy of Economic Centres and Targeted Sectors) and the commentary provided in the Background Paper on Economic Sectors more than adequately acknowledges the potential for synergies to be developed between potential campus style employment centres in Maynooth & Dunboyne and Third/Fourth Level Institutions. An extract from the Background Paper states (in relation to Life Sciences):

“The Life Sciences sector is responding to demographic and societal changes where an aging population and increases in chronic illnesses, more informed consumers and a focus on general ‘wellness’ provide high growth opportunities. SMART Park, Carton Demesne and 4th Level Business Park, Dunboyne to be developed as sister campuses with linkages to DCU and NUIM respectively to include high technology manufacturing if suitable”.

SEA Findings: Potential positive impact

Manager's Recommendation

No change recommended

The report and recommendation of the Manager was AGREED.

Motion No. 10110	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Sirena Campbell

Motion



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“The strategic alliance between Cary, North Carolina and Co. Meath should be leveraged for its capacity to provide “best practice” examples for economic development projects and a specific policy in this regard should be contained in the Economic Development Section of this County Development Plan.”

Manager’s Response to Notice of Motion No. 10110

The manager agrees with the main thrust of the notice of motion received. County Meath is twinned with the Town of Cary, North Carolina. The Sister Cities Project has proven to be invaluable in creating and sustaining the links between our two communities which emphasise what we share rather than what sets us apart. It has provided us with a unique opportunity to share our experiences of civic cultural and commercial life.

In late September 2011, a Cary delegation of seventeen participated in the trip to County Meath coinciding with the holding of the Solheim Cup. The group held meetings with various public and private sector individuals in County Meath that are interested in establishing technology/business parks in their area. Meath County Council is committed to the continued relationship with Cary and is keen to exploit any potential employment opportunities which may arise. This should be formally acknowledged in the County Development Plan.

SEA Findings: Potential positive impact, subject to sustainable economic development that complies with all other aspects of draft Development Plan.

Manager’s Recommendation

Include additional policy in Section 4.3 as follows. Insert text in bold.

To continue to develop and enhance the Sister Cities Project between Meath County Council and the Town of Cary, North Carolina with a particular focus on leveraging capacity to provide “best practice” examples for economic development projects at appropriate locations within County Meath.

The report and recommendation of the Manager was AGREED.

Motion No. 10021	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Catherine Yore

Motion

“Under Section 4.6.7 and sub paragraph “Town & Village Enhancement” delete:

“generally welcomed” and replace with “is to be welcomed”.

Add: “The Council will set as on objective to work closely with local communities in implementing local village design plans that have been prepared in a public consultation process”. “

Manager’s Response to Notice of Motion No. 10021

The Council has an exemplary record of engaging with and supporting local communities through an extensive programme of nationally recognised community supports such as Pride of Place, Tidy Towns, among others.

The Manager accepts the point raised in this Notice of Motion. However, it is considered that an amendment to ED POL 39 is required to incorporate the thrust of the Notice of Motion rather than amend the narrative of this section. It is also considered that a qualification be included whereby such plans must be consistent with



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statutory land use plans i.e. Local Area Plans. It is noted that the proposed Notice of Motion has a neutral effect from an SEA perspective.

Recommendation

Insert text in bold.

Section 4.6.7 “Town & Village Enhancement” to now read as follows.

Meath County Council has sought to improve the overall appearance of the County’s towns and villages in recent years through Pride of Place Initiatives, Tidy Towns Initiative and through policies contained within Local Area Plans and through effective development management and enforcement. The proposed Renaissance Programme being developed by Meath Partnership under the Rural Development Programme will further enhance the physical appearance of a number of towns and villages across the County and is to be welcomed. **The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans.**

Amend ED POL 39 to read as follows

To facilitate and support in the implementation of Village Design Plans and other community led projects to enhance village environments **that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres.**

The report and recommendation of the Manager was AGREED.

Motion No. 10018	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Catherine Yore

Motion

“Amend section 4.1.2 by insertion of the following under “economic development objectives”

In view of the rapid population growth in the coastal area of the county, which has now become a dormitory area for commuters, the coastal area of the county will be promoted as a local and self-sustainable employment zone through the development of enterprise hubs in the Laytown / Bettystown area” (see page 28)

Motion No. 10019	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Catherine Yore

Motion

“Amend section 4.1.2 by insertion of the following under “economic development objectives” and where “tourism potential” is referred to add:

and the coastal area and broad beaches stretching from Mornington to Gormonston” (see page 28)



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Motion No. 10020	Cllr. Sirena Campbell
Proposed:	Councillor Sirena Campbell
Seconded:	Councillor Catherine Yore

Motion

“Under section 4.1 page 58 first paragraph complete the final sentence by adding:

It is noted that due to large population growth in the coastal area of the county which is within the Drogheda Core Economic Area located in the administrative area of Meath and in an effort to create balanced development, focus must be brought to bear in the creation of employment opportunities within economic development hubs in this area”.

Manager’s Response to Notice of Motions 10018, 10019 & 10020

The Regional Planning Guidelines designated Core Economic Areas in Meath to which the County Development Plan must be consistent. Please refer to Section 3.7 of the Regional Planning Guidelines (Economic Strategy – The Spatial Dimension) in this regard. It is acknowledged in this section of the RPGs that although primarily located in the Border region, Drogheda has a notable sphere of influence within the GDA in terms of service provision and attracting a labour supply. However unlike the Navan Core Economic Area which includes the Secondary Economic Growth Town of Kells and the town of Trim or the Secondary Economic Growth Towns of Ashbourne / Dunboyne which refers to the adjoining settlement of Ratoath, there is no reference to the East Meath urban centres in the commentary for the Drogheda Core Economic Area. Care is therefore required on any proposed reinterpretation as the high level development objectives only relate to the identified Primary & Secondary Economic Growth Towns.

It is noted that the proposed Notices of Motion are considered to have a positive negative impact from a SEA perspective due to the flood risks in Laytown and Bettystown. It is considered that flood risk assessment would be an inherent part of any development management proposal or land use zoning objectives and would be assessed at the relevant stage accordingly.

It is considered that a revised wording for Motion No. 10018 should be included in the draft County Development Plan which reflects the detail included in Table 4.2 for Laytown / Bettystown. This is considered reasonable without attempting to redefine the wording or designations of the RPGs which cannot be considered in a County Development Plan.

The thrust of Motion No. 10019 is acceptable. It is noted that the Notice of Motion should, if adopted, include reference to the environmental protection of sensitive and protected coastal habitats and landscape from a SEA perspective whilst reference to River Nanny and Shore SPA should be included from an AA perspective if the above Motion No. 10019 is adopted.

It is considered that there is considerable overlapping of the points raised between Notice of Motion 10018 & 10020 respectively. The first paragraph referred to on page 58 of the Manager’s Draft identified Navan as the primary centre of economic development and employment in the county. This is the accepted development strategy as presented in the Regional Planning Guidelines. The paragraph acknowledges that other major employment centres are developed which provide balance to the location of employment opportunities across the county. It is considered that Drogheda is included as one such centre.

The Manager considers that this inclusion of the additional proposed bullet point in Section 4.1.2 adequately acknowledges the role of the adjacent Small Growth Towns of Laytown / Bettystown to the Drogheda Core



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Economic Area. The County Development Plan cannot identify Economic Development Hubs for the coastal area of the County which are not provided for in the RPGs.

Motion No. 18 has a potential negative SEA impact due to flood risks in Laytown and Bettystown. If motion No. 19 were adopted then reference must be made to the environmental protection of sensitive and protected coastal habitats and landscapes. Motion No. 20 has a potential negative SEA impact as the promotion of development along economic hubs as suggested could pose threat to integrity of Boyne Estuary and River Nanny and Estuary Shore cSAC and SPAs.

The AA in relation to Motion 10019 noted that if the motion was to be passed then the last bullet point should be amended to add "River Nanny and Shore SPA". It also found in relation to Motion No. 10020 that the promotion of development along economic hubs could pose a threat to integrity of Boyne Estuary and River Nanny and Estuary Shore cSAC and SPAs.

Manager's Recommendation

Insert text in bold.

To include an additional bullet point in Section 4.1.2 (Drogheda) to read as follows

- **The adjoining Small Growth Towns of Laytown / Bettystown have a considerable resident population without significant employment opportunities having been provided to sustain this population to date. Small Towns should provide employment needs for their local hinterlands to make such centres more sustainable and balanced in their role and function. Serviced industrial sites and incubator units should be available within these centres. Mixed use settlement forms will be encouraged with particular emphasis on tourism & flexibility afforded to employment uses within walking distance (800 metres) of Laytown train station.**

To amend the second last bullet point in Section 4.1.2 (Drogheda) to read as follows

- **Tourism potential - significant hub within the Boyne Valley region due to quality of public transport allied to proximity of Brú na Bóinne World Heritage Site and the coastal area and broad beaches of East Meath stretching from Mornington to Gormonston whilst ensuring the environmental protection of sensitive and protected coastal habitats and landscape.**

To amend the last bullet point in Section 4.1.2 (Drogheda) to read as follows

- **The Boyne Estuary cSAC / SPA and River Nanny and Shore SPA are acknowledged as a background influence to economic development within the Drogheda Core Economic Area.**

The report and recommendation of the Manager was AGREED in respect of motion no's 10018-10019-10020.

Motion No. 10038	Cllr. Niamh McGowan
Proposed:	Councillor Niamh McGowan
Seconded:	Councillor Maria Murphy

Motion

“Insert the words “and the advance provision of additional and / or alternative infrastructural access to the park” at the end of the first sentence of ED POL 32 and insert the words “subject to addressing the concerns of



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local residents including and not limited to traffic volumes and safety concerns” at the end of the second sentence. “

Manager’s Response to Notice of Motion no. 10038

The Manager considers that the draft County Development Plan should both acknowledge and support the continued development of Tayto Park at Kilbrew, Curragha. This support has been presented in the form of ED POL 32 which seeks to “*promote Tayto Park in Curragha as a flagship family visitor attraction in the county, subject to the normal development management standards. Meath County Council will support and encourage further appropriate development of the integrated tourism product at Tayto Park*”. Tayto Park was the most visited attraction in the East and Midlands Region in 2012, surpassing Brú na Bóinne as the most popular attraction in the County. Presently there is no policy in the County Development Plan which provides a basis for the assessment of development proposals advanced by the promoters of the Park which should be addressed.

The suggested policy framework seeks firstly to promote Tayto Park, a member of Meath Tourism, as a flagship family visitor attraction and this is considered both reasonable and appropriate having regard to the success of the facility and the extent of local employment being provided. Secondly, this support is qualified by reference to “*the normal development management standards*” which would include consideration to access, traffic management, impact on residential amenity of neighbours, etc. The final part of the suggested policy indicates that the Council will support and encourage further appropriate development of this integrated tourism product.

The planning Authority is currently considering a planning application seeking to regularise amendments to the permitted development which was upheld on appeal by An Bord Pleanála. One of the critical issues being considered in this regard pertains to access and a traffic management plan which would address, inter alia, agreed routing to the Park via the N2 at the signalised junction at Primatestown and the regional road network as far as Curragha. It is considered that the Manager’s Draft is not an appropriate forum to comment further on the individual planning applications currently being considered. It is respectfully suggested that to accede to the suggested amendments at this stage would imply that it is also accepted that the existing road network and access to and from it, is incapable of accommodating the existing and projected visitor numbers in a safe and acceptable manner, at a point in time when the Planning Authority has not yet determined this. It is considered that the existing wording contained in ED POL 32 allows the Planning Authority to assess any proposed applications on the basis of the proper planning and sustainable development of the area which includes in all instances traffic and road safety. It is considered that a minor amendment may satisfy the concerns of the Councillor in this regard.

Manager’s Recommendation

Insert text in bold.

To amend ED POL 32 to read as follows:

To promote Tayto Park in Curragha as a flagship family visitor attraction in the county, subject to the normal development management standards. Meath County Council will support and encourage further appropriate development of the integrated tourism product at Tayto Park **subject to the provision or upgrade of the requisite physical infrastructure.**

Following a brief discussion **the Manager’s recommendation was AGREED.**

Motion No. 10086	Cllr. Oliver Fox
Proposed:	Councillor Oliver Fox
Seconded:	Councillor Jimmy Fegan



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Motion

“Rural Industry

Meath Co. Co. will implement the necessary planning regulations to ensure existing industries and businesses operating in rural areas will be allowed expand in order to provide employment. “

Manager’s Response to Notice of Motion No. 10086

It is considered that this suggestion is commendable and has been satisfactorily accommodated in the Draft County Development Plan. The Proposer is referred to Section 4.4.1 of the draft County Development Plan which deals with Rural Enterprise. The narrative is followed by ED POL 17 which seeks to “*support rural entrepreneurship and the development of micro businesses (generally less than 5 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers)*”. The review of the Rural Enterprise Section of the County Development Plan has resulted in the reconsideration of the existing policies (ED POL 19 & 20 of the 2007 – 2013 County Development Plan) and has generally been welcomed as promoting the central tenets of this motion.

SEA finding: N/A - already dealt with in draft Plan.

Manager’s Recommendation

No change is recommended.

The report and recommendation of the Manager was AGREED.



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CHAPTER 5 SOCIAL STRATEGY

Motion No. 10040	Cllr. Tommy Reilly
Proposed:	Councillor Tommy Reilly
Seconded:	Councillor Jimmy Fegan

“Insertion after paragraph 1 of Section 5.9.2 ‘Given the fact that the Minister for Health James Reilly has communicated with this Council that no central government funding exists to build the Regional Hospital – that Meath County Council identify as a key health policy the engagement by this Council with private stakeholders who would commit to the construction of this facility on a PPP basis.

Furthermore, given its recognition in this plan under Section 4.1.1 as a catalyst for significant employment opportunity in the wider area that this Council would have as a policy the active engagement with the Department of Jobs and Enterprise as well as the Department of Health with the goal of delivering this project on a PPP basis during the lifetime of this plan’.”

Manager’s Response to Notice of Motion no. 10040

The Draft Plan states that Meath County Council is committed to facilitating and assisting the Health Service Executive and the Department of Health in the provision of the Regional Hospital in Navan. The primary role of Meath County Council in relation to health care is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and that the health care facilities will normally be permitted subject to good planning practice.

The Draft Plan recognises the status afforded to this matter and includes policies SOC POL 31 ‘to facilitate the HSE and the Department of Health in the provision of a new Regional Hospital in Navan’ and SOC OBJ 4 states ‘To investigate and reserve in consultation with the Health Service Executive – Dublin North East, other statutory agencies and Navan Town Council a suitable site for a Regional Hospital in Navan’. It is considered that the funding of the Regional Hospital and its delivery on a PPP basis is not a matter for the Planning Authority. A comprehensive discussion took place in regard to the motion. It was noted that it is open to the local authority to engage positively with all stakeholders in the promotion and advancement of this important socio economic project which will benefit the county town and broader community of Meath.

SEA findings: N/A

Manager’s Recommendation

No change.

The report and recommendation of the Manager was AGREED.

Motion No. 10028	Cllr. Maria Murphy
Proposed:	Councillor Maria Murphy
Seconded:	Councillor Eugene Cassidy

Motion

“Section 5.7.3 Adult & Further Education. - Delete ‘ the Navan Travellers Training Centre (NTTC)’ as the centre is closing in June 2012.”



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Manager’s Response to Notice of Motion no. 10028

Reference to the Navan Travellers Training Centre (NTTC) should be deleted in the Plan given the indicated closure of this facility.

SEA findings: N/A

Manager’s Recommendation

Motion accepted. Delete Text with ~~Strike through~~

Section 5.7.3

Initiatives such as Adult Literacy Classes, Community Education programmes, Vocational and Training Opportunities Schemes (VTOS), the ~~Navan Travellers Training Centre~~ (NTTC) and Adult Day/Night Classes provide opportunities for those wishing to re-enter the job market, to advance their career potential or as a means of building confidence.

The report and recommendation of the Manager was AGREED.

Motion No. 10029	Cllr. Niamh McGowan
Proposed:	Councillor Niamh McGowan
Seconded:	Councillor Jenny McHugh

Motion

“Insert an additional policy before SOC POL 39 to read ‘To provide additional public open space in Ashbourne, having regard to the recent growth in its population, in order to create opportunities for family recreation including but not limited to the provision of a public park including walkways, additional or increased playground facilities and alternative activity provision for older children’.”

Manager’s Response to Notice of Motion no. 10029

Given the rapidly expanding populations of Large Growth Towns and Moderate Sustainable Growth Towns such as Ashbourne, it is considered appropriate to examine the adequacy of the existing level of open space/recreational provision and provide additional space/facilities as required.

In Small Towns and Villages, the review of the individual Local Area Plans will examine the level of open space provision and will reserve lands within the settlements for open space as appropriate.

SEA findings: Potential Positive Impact.

Manager’s Recommendation

Insert additional objective in Section 5.10.2 Public Open Space (insert text in bold) and renumber subsequent objectives.

SOC OBJ 9 To examine the adequacy of the existing level of public open space and recreational facilities and provide additional space and facilities as required, in Large Growth Towns I & II and Moderate Sustainable Growth Towns, subject to the availability of the necessary resources. Large areas of public open space shall include recreational facilities for families including but not limited to walkways, new and/or increased playground facilities and alternative facilities for older youths as appropriate.



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The report and recommendation of the Manager was AGREED.

Motion No. 10030	Cllr. Niamh McGowan
Proposed:	Councillor Niamh McGowan
Seconded:	Councillor Jenny McHugh

Motion

“Insert the following objective before SOC OBJ 7.

To provide additional recreational space within the environs of Ashbourne to include the provision of a new park with recreational facilities for families including but not limited to walkways, new and/or increased playground facilities and alternative facilities for older youths.

Manager’s Response to Notice of Motion no. 10030

Given the rapidly expanding populations of Large Growth Towns and Moderate Sustainable Growth Towns such as Ashbourne, it is considered appropriate to examine the adequacy of the existing level of open space/recreational provision and provide additional space/facilities as required.

In Small Towns and Villages, the review of the individual Local Area Plans will examine the level of open space provision and will reserve lands within the settlements for open space as appropriate.

SEA findings: Potential Positive Impact.

Manager’s Recommendation

Insert additional objective in Section 5.10.2 Public Open Space (insert text in bold) and renumber subsequent objectives.

SOC OBJ 9 To examine the adequacy of the existing level of public open space and recreational facilities and provide additional space and facilities as required, in Large Growth Towns I & II and Moderate Sustainable Growth Towns, subject to the availability of the necessary resources. Large areas of public open space shall include recreational facilities for families including but not limited to walkways, new and/or increased playground facilities and alternative facilities for older youths as appropriate.

The report and recommendation of the Manager was AGREED.

Motion No. 10093	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“Section 5.7.2 of the Plan deals with Third Level Education. An exploratory document by the Musical Groups in Meath for establishing a Music College in the County has been drawn up. That this document be added as an appendix to the plan and that a Policy be inserted under this section to support the creation of a third level music facility in one of the sites indentified in the document.



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That Meath County Council will actively seek to have a 3rd level music facility developed in Navan and support the policy paper drawn up by stakeholders which recognizes that a unique opportunity to develop the county as a centre of excellence for education in this discipline exists.”

Manager’s Response to Notice of Motion no. 10093

The Draft Development Plan supports the provision of third level facilities in the County. SOC POL 16 refers i.e. ‘To facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the county’. The wording of this policy is flexible and robust to accommodate and facilitate all forms of third level facilities. The development of a third level music facility in Navan would be welcomed and could be considered in the conjunction with the University of Culture proposal for Navan (Section 4.6. of the Plan refers) given that it would be complimentary in nature.

It is also considered that the exploratory document that is referred to in the motion should not be included as an appendix to the draft CDP as is proposed by the motion. It would be inappropriate to do so as Meath Council has neither agreed nor approved a document, which seems to be exploratory in nature and as it appears to relate to specific project proposal, it should not form part of a CDP, which is statutory in nature.

The SEA report notes that the Draft Plan already supports third level education.

Manager’s Recommendation

Amend Section 4.6.4_Past Now Future - Meath Tourism Strategic Review 2005 – 2010 and Strategic Plan 2011-2013 as follows:

Inserted text in bold.

The Strategy advocates the retention of the single brand proposition namely ‘Meath, Irelands Heritage Capital’. However, it is timely to review and strengthen the county’s heritage proposition and also to build and showcase the culture proposition, thus increasing the value of the overall experience. It is considered that Meath’s cultural offering is as strong as its heritage, which it should be packaging to showcase its strengths. The Strategy advocates the development of a University of Culture to link the culture offering with the heritage proposition for Meath. Navan is suggested as a suitable opportunity to develop a suitable campus setting. A University would bring vibrancy, employment, housing demands, drives commerce and enhances the environment in which it is situate. The Strategy advocates the carrying out of a feasibility study to examine the potential of this idea and should be undertaken as the Major Product Development project from 2010 – 2013. **The provision of a 3rd level music facility as part of this proposal should be considered in the feasibility study.**

The report and recommendation of the Manager was AGREED.

Motion No. 10094	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“Section 5.8 of the Plan which deals with Childcare Facilities states that childcare is a “key piece of social infrastructure required to enable people to participate in accessing employment, education and social networks.”



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However, the cost of childcare remains prohibitively high for many families and one of the contributing factors is the cost of rates. Childcare centres have to provide a lot of redundant space such as changing facilities, cooking areas, sleep areas etc. in order to comply with HSE guidelines.

They cannot take in more children beyond their limits and so unlike a shop or an industry their potential to make profit is capped. Given the strong language that is used in this section in terms of the importance of childcare I propose the following motion be adopted as SOC POL 21 with all subsequent policies following on from it.

Motion:

That Meath County Council over the course of this plan will seek through negotiation with the Minister for Local Government, Minister for Children and Valuation Office to have all childcare facilities exempted from rates so that the cost of providing the service can become more affordable to all and so that given its critical nature in the social and economic fabric of our country that the centres established are maintained for the future."

Manager's Response to Notice of Motion no. 10094

The Draft County Development Plan recognises the provision of childcare facilities as a key piece of social infrastructure required to enable people to participate in accessing employment, education and social networks. With significant demographic and social changes occurring in County Meath, access to good quality childcare facilities is a high priority issue for many families. Due to the downturn in the economy, the services in Meath are under pressure to remain open and continued national support and / or funding is required to ensure that the sector is sustainable. Meath County Council will continue to be proactive in the promoting and sustaining of childcare facilities in the county.

The availability of adequate high quality affordable Childcare Provision is a core objective of this Planning Authority and is encouraged in urban and rural areas of County Meath. The economic challenge that the sector is facing in these current recessionary times is noted by the Council. The determination of commercial rates is outside the scope of the Development Plan and is governed by the Valuation Acts.

SEA findings: N/A.

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10095	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

"Section 5.10.1 of the Plan deals with Sport and Leisure Facilities:

To include the following policy under that section:

Motion:

'To identify appropriate sites and through accessing funds from the Department of Sport and internal resources provide playing pitches at these sites to be included in all of the five electoral areas. Such a policy would see the



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pitches be established and operated on a shared basis for the benefit of the entire community similar to the schemes run by Dublin City Council.’’

Manager’s Response to Notice of Motion no. 10095 (motions 10030 and 10091 also refer)

The importance of a focused approach to ensure the delivery of adequate open space and recreational facilities in Large Growth Towns and Moderate Sustainable Growth Towns throughout the County is recognized.

Given the rapidly expanding populations of Large Growth Towns and Moderate Sustainable Growth Towns such as Ashbourne, it is considered appropriate to examine the adequacy of the existing level of open space/recreational provision and provide additional space/facilities as required.

In Small Towns and Villages, the review of the individual Local Area Plans will examine the level of open space provision and will reserve lands within the settlements for open space as appropriate.

It must also be understood that the Council does not currently have any surplus of internal resources that could be applied for the purpose proposed in the motion. Future locally provided capital funding will be determined by (1) the upcoming review of the DCS and (2) the relaxation of current Department of the Environment, Community and Local Government and Department of Finance stipulations and limitations surrounding the expending of development levies.

SEA findings: Potential positive impact - subject to appropriate and balanced consideration of sites.

Manager’s Recommendation

Insert additional objective in Section 5.10.2 Public Open Space (insert text in bold) and renumber subsequent objectives.

SOC OBJ 9 To examine the adequacy of the existing level of public open space and recreational facilities and provide additional space and facilities as required, in Large Growth Towns I & II and Moderate Sustainable Growth Towns, subject to the availability of the necessary resources. Large areas of public open space shall include recreational facilities for families including but not limited to walkways, new and/or increased playground facilities and alternative facilities for older youths as appropriate.

The report and recommendation of the Manager was AGREED.



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CHAPTER 6 TRANSPORTATION

Motion No. 10014	Cllr. John V. Farrelly on behalf of the Fine Gael Group Cllr. Sirena Campbell Cllr. William Carey Cllr. Eugene Cassidy Cllr. Anne Dillon-Gallagher Cllr. John Farrelly Cllr. Joe Fox Cllr. Jim Holloway Cllr. Suzanne Jamal Cllr. Maria Murphy Cllr. Gerry O'Connor Cllr. Catherine Yore
Proposed:	Councillor J. V. Farrelly
Seconded:	Councillor Ann Dillon Gallagher

Motion

“Tran P/33 – As part of the town development and local area plans processes land at strategic locations adjoining urban related motorway junctions which has an existing employment generating use following the adoption of the Spatial Planning and National Roads – Guidelines for Planning Authorities that the junction 10 Kells South & junction 11 Kells North (on the M3) would be included for examination.”

Manager’s Response to Notice of Motion no. 10014

The junctions identified in TRAN POL 33 generally relate to existing lands which have been identified through the respective Local Area Plans for industrial and employment generating land use zoning objectives at or close to junctions, where such development could generate significant additional traffic with potential to impact on the national road. It was considered appropriate to identify these junctions in the draft CDP to elicit comments from the NRA and NTA, and to begin the dialogue and analysis called for under the ‘*Spatial Planning and National Roads – Guidelines for Planning Authorities*’ for these locations.

Regardless of TRANS POL 33, Meath County Council understands that the provisions of the ‘*Spatial Planning and National Roads – Guidelines for Planning Authorities*’ will be employed as a matter of course when individual Town Development Plans and Local Area Plans are due for review. This will include applying these Guidelines to any existing zoned land adjoining national roads and which has the potential to affect the strategic function of the road or carrying capacity of the junction.

It is clearly stated in the Manager’s Report on the pre draft submissions for the new Kells Development Plan 2013-2019 that a Strategic Transport Assessment will be carried out in the review of the Kells Development Plan which will determine the capacity of the local road network, the interface with the N/M3 and the N52 in the Plan area and associated junctions and the impact of the extent of development envisaged on the operational efficiency and capacity of the national route. Such an exercise is required pursuant to the Spatial Planning & National Roads Guidelines for Planning Authorities January 2012. This will determine if the traffic movements associated with various land use classes can be accommodated within the local road network and the design capacity of adjoining junctions / interchanges on the national road network or whether upgrades of said junctions / interchanges would be required to accommodate same.

Furthermore, it must be borne in mind that the analysis carried out in the preparation of the Economic Development Strategy identified that the extent of lands already identified for employment generating uses in Kells was significant. The Draft Development Plan requires, pursuant to ED OBJ 2 a review of the



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appropriateness of the nature, location and quantum of industrial and employment generating land in all statutory land uses plans across the county. This review must critically assess the nature, quantum and location of such lands in a number of centres.

The inclusion of TRAN OBJ 22 to carry out a Thematic Spatial Strategy allows for the possibility of bringing forward other locations not specifically identified in the Manager’s Draft County Development Plan, where there are convergences between various types of infrastructure which could accommodate large scale employment, to be identified during the life of the plan. These locations may require the “Exceptional Circumstances” provisions contained in the Spatial Planning and National Roads Guidelines to be invoked. The intention of Meath County Council is that any such locations which could potentially affect the capacity of existing junctions, or which necessitated additional junctions or the enhancement of existing junctions, would be advanced as a variation to the Development Plan and, if required, an amendment to TRAN POL 33.

At this juncture, on the basis of available information and given the preliminary stage of preparation of the draft Kells Development Plan 2013 – 2019, it would be premature to include the suggested junctions within the list contained in TRAN POL 33. However, it is considered relevant to propose an amendment to TRAN OBJ 22.

It is noted that this proposed notice of motion is considered to have an impact from a SEA perspective. Potential negative impacts could result on landscape, traffic, land use and road infrastructure. The proposed motion could be neutral if the development proposal is appropriate, well designed and all other environmental parameters within the draft Plan are complied with.

The AA raised an objection as there is a need to screen for potential development of J10 11 at Kells for impacts on River Boyne and Blackwater cSAC.

Manager’s Recommendation

Amend TRAN OBJ 22 to read as follows for Development at National Road Interchanges or Junctions’ (insert text in bold):

TRAN OBJ 22 To prepare a Thematic Spatial Strategy for industrial development and enterprise which would identify and support the development of areas where significant clusters of power, broadband, roads, water and gas could be harnessed to become regionally important areas to accommodate very large scale value added employment while avoiding potential for future environmental and planning conflicts. Upon the preparation of this Strategy, the extent of locations to which the Exceptional Circumstances, **or Development at National Road Interchanges or Junctions**, provisions may apply, if any, and as agreed with the NTA and the NRA, shall be advanced as a Variation to the County Development Plan and Map No. 6.4 amended accordingly.

The report and recommendation of the Manager was AGREED.

Motion No. 10022	Cllr. Joe Fox
Proposed:	Councillor Joe Fox
Seconded:	Councillor Eugene Cassidy

Councillor William Carey declared an interest and withdrew from the meeting.

Motion

“Proposal for economic development at Johnstownbridge/Enfield interchange on the M4. The land at this interchange is serviced with water, sewerage, regional & county roads, footpaths, etc. It is mid-way between



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Enfield and Johnstownbridge villages with Enfield now classified as a small growth town. Enfield has a main line and commuter rail station with plans for further expansion. There is an excellent bus service to Dublin & Airport, and the area is also well serviced with hotels, schools etc. This land compares with Maynooth Interchange, ideally suiting business park or similar development. We recommend the development of this land. Junction 9 is the only interchange on the M4 in County Meath.”

Manager’s Response to Notice of Motion No. 10022

The junctions identified in TRAN POL 33 generally relate to existing lands which have been identified through the respective Local Area Plans for industrial and employment generating land use zoning objectives at or close to junctions, where such development could generate significant additional traffic with potential to impact on the national road. The junctions also generally align with the designated Primary & Secondary Economic Growth Towns identified in the Regional Planning Guidelines for the Greater Dublin Area. It was considered appropriate to identify these junctions in the draft CDP to elicit comments from the NRA and NTA, and to begin the dialogue and analysis called for under the ‘*Spatial Planning and National Roads – Guidelines for Planning Authorities*’ for these locations.

Enfield, identified as a Small Town in the Settlement Hierarchy, is not identified as either a Primary or Secondary Economic Growth Town in the Regional Planning Guidelines for the Greater Dublin Area and does not have lands currently zoned at or close to Junction 9 on the M4 Motorway. It does not therefore satisfy the criteria which have been applied by the Planning & Transportation Department in the formulation of the list of junctions contained in TRAN POL 33. The proximity of well established high-end tourist facilities in close proximity is noted.

Regardless of TRANS POL 33, Meath County Council understand that the provisions of the ‘*Spatial Planning and National Roads – Guidelines for Planning Authorities*’ will be employed as a matter of course when individual town development plans and local area plans are due for review. This will include applying these Guidelines to any existing zoned land adjoining national roads and which has the potential to affect the strategic function of the road or carrying capacity of the junction.

The inclusion of TRAN OBJ 22 to carry out a Thematic Spatial Strategy allows for the possibility of other locations not specifically identified in the Manager’s draft, where there are convergences between various types of infrastructure which could accommodate large scale employment, to be identified during the life of the plan. These locations may require the Exception Circumstances provisions contained in the Spatial Planning and National Roads Guidelines to be invoked. The intention of Meath County Council is that any such locations which could potentially affect the capacity of existing junctions, or which necessitated additional junctions or the enhancement of existing junctions, would be advanced as a variation to the development plan and, if required, amendment to TRAN POL 33.

It is also noted that the proposed Notice of Motion has been considered to result in a negative impact on landscape, traffic, land use and road infrastructure from a SEA perspective. This effect would be neutral if the development proposal is appropriate, well designed and all other environmental parameters within the draft plan are complied with.

Manager’s Recommendation

As per Notice of Motion 10015.

The report and recommendation of the Manager was AGREED.



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Motion No. 10045 – 10049 & 10052 – 10056 inclusive	Cllr. Jimmy Cudden & Cllr. Ann – Dillon Gallagher
Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Ann Dillon Gallagher

Notice of Motion

“There is a need to replan the irregularities in the current zoning lands uses to facilitate an appropriate transition of the Business Campus and the Residential lands

Currently there are lands north of the business Campus removed from the Town and zoned residential.

The current land use provides a back to back transition of residential back gardens straight into industrial zoned land. This will create difficulties in delivery in proper planning, due to public health and the amenity of the residential development.

To delivery of the connection of the Roads to Stamullen, which include the connection to the M1 motorway.

For a customer to the Hotel to access from Stamullen they are required to leave the area and drive out towards Gormanstown and then back into the other side of the Motorway interchange. This is creating a loss of potential business to the Hotel and the potential that they would continue on the M1 to another location.

This road can be used as an appropriate transition between industrial and residential land use.

In replanning the land uses, we would ask that you provide open space areas and facilities for the Soccer Academy, to allow the club to progress to a FAI recognised Club Format.

The Stamullen Soccer Academy are a group who represent the needs of the children/families in the Stamullen area. They are currently operating in temporary facilities on the edge of the CityNorth Business Campus, which are totally inadequate at CityNorth. They are provided for only for 12 months.

This group has presented to the Council their aims and structure and we were very impressed with the achievements to date, which included John Giles sponsored Fund Raising event.

They have worked hard at a grass roots level over this last year to establish the Academy and have progressive plans to establish the Club in the Community. The next development plan for the County should account for the community’s needs.”

Summary

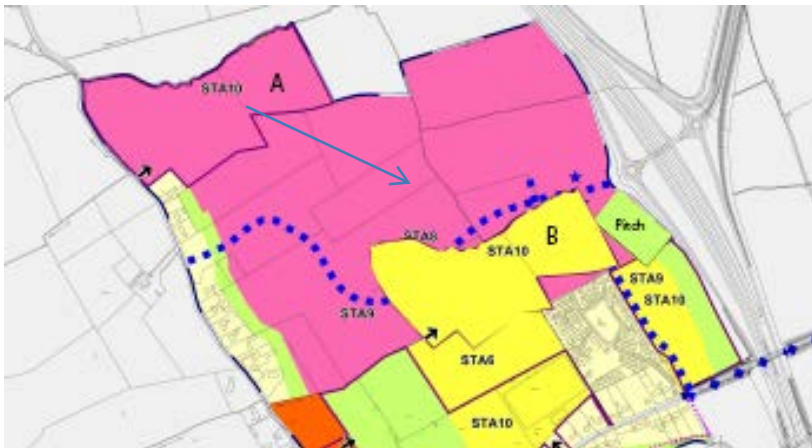
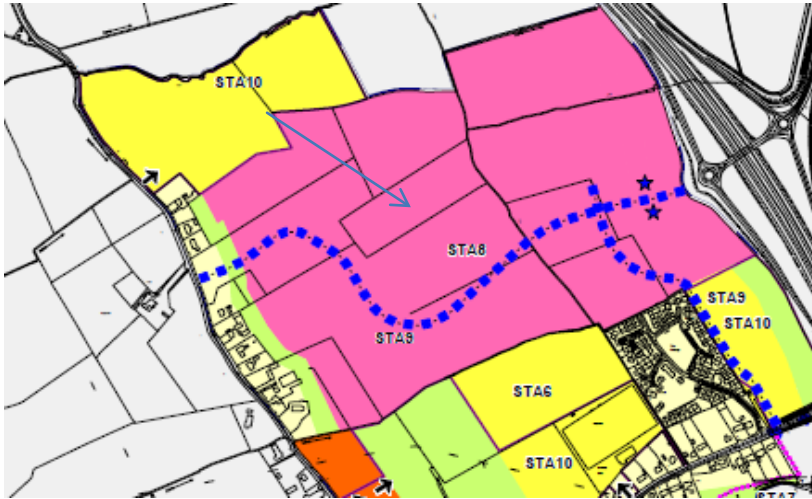
At the moment, there is land zoned for residential use which is totally detached from the town and all amenities, by the industrial land, and there is industrial land directly adjoining residential land.

I would ask that Stamullen be looked at as a matter of urgency and resolve some very solvable issues and allow the town which has a lot of assets going for it including employment, proximity to the motorway, public transport and planned port to develop.

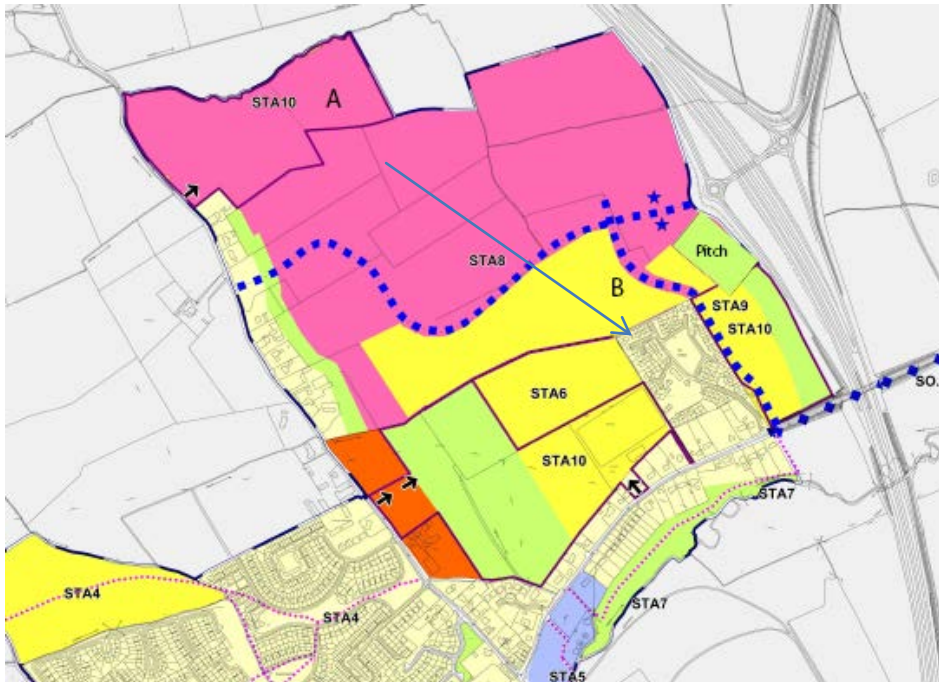
3. To reallocate residential land at A below to area B, and to facilitate a soccer pitch facility at B as part of deliverable open space. To reallocate industrial land at B to A.



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4. To put forward the strategic justification for Stamullen (as called for by An Board Pleanála) in order to make connections (linkages) in order to let businesses and people have access to public transport, connection to motor way and work in a more sustainable way.

Manager's Response to Notice of Motion 10045 – 10049 inclusive & 10052 – 10056 inclusive

The same submission has been received on behalf of Cllr. Dillon Gallagher and Cllr. Cudden. It is not considered necessary to reply to the identified individual notices of motion contained therein but to prepare a collective response. The County Development Plan has, in Section 2.9.4 proposed a new suite of land use zoning objectives which shall apply to the review of all statutory land use plans. This would include the East Meath Local Area Plan 2005 when reviewed by the Planning Authority. It is not appropriate for a County Development Plan to specifically remedy perceived “irregularities in the current land uses” affecting the lands within the City North Business Campus at Stamullen as outlined in the notice of motions. The text provided in Section 2.9.4 is quite clear in this regard

In the absence of a review of the existing land use zoning objectives contained in individual Town Development Plans or Local Area Plans, the existing land use zoning shall continue to apply for the purposes of determining the suitability or otherwise of a proposed use.

The thrust of the notice of motion is not therefore relevant in the context of a County Development Plan but rather a review of the East Meath Local Area Plan 2005. It is not considered appropriate to comment further on the content in this regard other than to note that the development of sports facilities on E2 lands is “open for consideration” in the existing the East Meath Local Area Plan 2005 and a planning application for such a use would be considered on its merits.

However, in light of the decision by An Bord Pleanála to refuse planning permission to allow the construction of the North – South Distributor Road linking the Gormonston Road with the M1 Interchange and the east – west Distributor Road linking the existing / permitted road network within the “E2” zoned lands adjacent to the M1 Interchange with the Cockhill Road, this is a matter which requires attention in the County Development Plan. The reasons and considerations contained in the An Bord Pleanála decision (ref. PL237144 refers) stated that no strategic justification was presented linking this settlement (Stamullen) which is not specifically referred to in



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Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 to the M1 Motorway and that the roads proposed would lead to an increase of local traffic at the Motorway junction and would adversely affect the carrying capacity and use of the motorway by traffic. It was concluded that such a connection “*would undermine the carrying capacity and efficiency of the M1 national route and diminish the level of service available to motorway users and diminish the investment in the national roads infrastructure by generating inappropriate additional local traffic on the M1 motorway*”.

This decision was contrary to the provisions of the East Meath Local Area Plan 2005; Objective STA 9 refers which seeks to “*facilitate possible vehicular access (non HGV) to / from the village to commercial and employment uses on E2 zoned lands which would serve, inter alia, Stamullen village and access to the M1 interchange*”. This is reinforced in the agreed Framework Plan for the E2 lands agreed in 2007 with the Planning Authority in accordance with objective STA 8. It is considered necessary to underpin the stated policy position of Meath County Council as determined in the East Meath Local Area Plan in the new draft County Development Plan. It is considered that amending the text contained in TRAN OBJ 16 referring to M1 Junction 7 is the most appropriate format in which to include same. This will allow the NRA, NTA and others an opportunity to comment on the provision of such a link road network connecting Stamullen to the M1 Motorway through the City North Business Campus. It is considered that the concerns of the Bord relating to capacity and efficiency of the M1 Motorway can be addressed in the advancement of such a major road improvement scheme and is consistent with the identification of this junction in TRANS POL 33

Recommendation

To amend reference to M1 Junction 7 in TRAN OBJ 16 to read as follows (insert text in bold):

Possible upgrading of this junction to improve capacity **inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.**

The report and recommendation of the Manager was AGREED.

Motion No. 10096	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“In recognition of this increased importance afforded bus transportation in the hierarchy of this chapter dealing with public transport – in particular to the town of Navan – that lands be identified for a central bus station which would serve as a public transportation hub for Meath to deal with national, commuter, regional and local services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann to realise this objective within the lifetime of this plan.”

Manager’s Response to Notice of Motion no. 10096

The Manager accepts the main thrust of this Notice of Motion. The Planning Authority proposed that Navan be considered as a location for a pilot Public Transport Hub following a request for proposals by the National Transport Authority. The submission indicated that Meath Local Authorities accepts that the bus will now become the fulcrum of the transport strategy for Navan which is being prepared for the short to medium term. This presents a challenge for all stakeholders, including the National Transport Authority, in making Navan an exemplar of a bus based public transport system supported by walking and cycling and appropriate travel demand management and thus compensating for the lack of a heavy rail service serving the town. The development of a public transport hub was considered an integral part of the strategy being developed by the Planning & Transportation Directorate for Navan. It is not considered necessary to specifically refer to a



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physical bus station in the objective as there may be other urban forms which a public transport hub could take other than a bus station. It is also noted that the inclusion of this Notice of Motion is considered to have a potential positive impact from a SEA perspective.

Manager's Recommendation

To include the following text on Page 110 at the end of Section 6.8.2 Bus (insert text in bold):

In recognition of this increased importance afforded bus transportation in the hierarchy of this chapter dealing with public transport, in particular to the town of Navan, lands shall be identified which would serve as a public transportation hub for Meath to accommodate national, commuter, regional and local bus services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann / private operators to realise such an objective within the lifetime of this plan.

Include additional objective at end of Section 6.8 (insert text in bold):

To identify and reserve lands centrally in Navan for the provision of a public transportation hub for Meath to accommodate national, commuter, regional and local bus services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann / private operators to realise this objective within the lifetime of this County Development Plan.

The report and recommendation of the Manager was AGREED.

Motion No. 10097	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“The plan refers to the ‘vital element’ of accessible taxi services. However, Navan remains the only town in Meath with taxi ranks that makes this form of transport truly accessible and convenient to all. In order to address this imbalance the following text to be inserted in this section (6.8.4) and a POL set out to reflect this goal:

Meath County Council in conjunction with the NTA would seek to have properly designated taxi ranks rolled out in all of the main urban centres and to have further improvements made to the service in Navan where ranks currently exist. It would be considered of the utmost importance that ranks be provided in Kells, Trim and Ashbourne.”

Manager's Response to Notice of Motion no. 10097

The Manager's Draft County Development Plan contains the following policy and objective in relation to taxis:

- TRAN POL 7 To provide public transport interchange facilities, including facilities for taxis, at appropriate points on the public transport network in co-operation with the NTA.
- TRAN OBJ 6 To facilitate the development of an accessible taxi and hackney service within the County

Meath County consider that the above policy and objective reflect the general thrust of the Notice of Motion, but that they could be amended to emphasize the particular importance of the main urban centres. Having regard to the Manager's response to Motion No. 10096 in relation to a bus focused public transport hub in Navan, it is



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acknowledged that existing taxi facilities in Navan may require to be enhanced and incorporated into the proposed hub layout.

SEA finding: N/A - matter for town plans / LAPs.

Manager's Recommendation

Amend TRAN POL 7 and Tran OBJ 6 as follows (insert text in bold):

TRAN POL 7 To provide public transport interchange facilities, including facilities for taxis, at appropriate points on the public transport network, **particularly in the main urban centres and adjacent to the proposed bus based transport hub in Navan,** in co-operation with the NTA.

TRAN OBJ 6 To facilitate the development of **properly designated taxi ranks** and an assessable taxi and hackney service within the County **particularly in the main urban centres and adjacent to the proposed bus based transport hub in Navan.**

The report and recommendation of the Manager was AGREED.

Motion No. 10098	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“In order to protect against the introduction of charges where proper public investment in the systems has not yet already occurred the following motion be adopted and text included in this section (6.10.3):

However, Meath County Council and all relevant town Councils would not implement any fiscal charge measures where no alternative parking or very high level public transportation facilities have been installed in lieu of loss of parking.”

Manager's Response to Notice of Motion no. 10098

Section 6.10.3 is intended to flag the broad demand management policy position of the National Transport Authority (NTA) as set out in its draft Transportation Strategy for the Greater Dublin Area.

The following policy is included in Chapter 6 of the Manager's Draft County Development Plan in relation to demand management:

TRAN POL 30 To liaise with the NTA and NRA (where appropriate) on appropriate control measures within its remit, designed to better manage the demand for road space to allow the efficient movement of essential traffic.

It is noted that this policy only refers to control measures and is silent on the issue of fiscal measures.

The fiscal measures in relation to demand management discussed in the NTA's draft Transportation Strategy are as follows:

- Taxation of Car Ownership
- Fuel Tax
- Road Tolls and other forms of charging for road use.



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The strategy does not recommend taxation measures to reduce car travel because this would have to be done at a national rather than a regional level. However, it is the stated intention of the NTA to introduce a road charging scheme over a large geographic area of the region prior to 2020 (Measure TDM 3). The NTA acknowledge the challenge faced in achieving public and political acceptance of this concept, and the fact that extensive consultation would be required.

In terms of parking charges, the draft Transportation Strategy states in Measure TDM 2 that the NTA support the introduction and expansion of charging for on street parking where space is scarce and charging contributes to parking turnover. It also supports the introduction of a parking levy on off-street car parking spaces in town, employment centres and out of town retail developments. Councillors will still have a statutory role in the first point i.e. on street car parking charges. However, the second point i.e. the car park levy, will be subject to an evaluation of the benefits and the implementation of any required legislative change. Councillors will recall that the levy that was introduced (but not yet commenced) in 2009 in relation to workplace provided parking facilities in major urban centres, was introduced by the Government by way of the budgetary process and Finance Act.

The Dublin Transport Act 2008, confers the power on the NTA to make a demand management scheme for the GDA. It is envisaged that the main role for the local authority in relation to fiscal demand management measures will be in the context of on street parking charges. As the introduction of these charges is a reserved function through the adoption of bye-laws, it is not considered necessary to set out certain conditions under which fiscal charge measures would be supported in the Draft County Development Plan. The proposed public and stakeholder consultation exercise in relation to road use charging by the NTA, will afford the Council the opportunity to set out their position when detailed proposals are brought forward in due course.

SEA findings: N/A.

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10023	Cllr. Sirena Campbell Cllr. Jimmy Cudden Cllr. Ann Dillon-Gallagher
Proposed:	Councillor Ann Dillon Gallagher
Seconded:	Councillor Jimmy Cudden

Motion

"In the consideration of the County Development Plan we ask that the council to examine the submission made on 31.08.10 by Mountgranville regarding the interchange design on the M1 motorway and the proposed Leinster Orbital Route. These proposals include the bypass of Duleek in the drawings SK27 & SK28 which identified the most appropriate location for the proposed route in relation to Duleek from the M1 motorway. We do accept that this proposed design only deals with the route south west of Duleek."

Manager's Response to Notice of Motion no. 10023

There is no route corridor for the Leinster Orbital Route (LOR) protected in the Manager's Draft County Development Plan. The references to the LOR are intended to support the National Transport Authority's position as laid out in its draft Transportation Strategy for the Greater Dublin Area. This is summarised on page 116 of the Manager's draft. Tran POL 22 and OBJ 20 in Chapter 6 set out Meath County Council's position, which is essentially to co-operate with the relevant agencies during the life of the plan to identify a corridor and



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protect it as necessary at a future time. Nothing in the Manager's Draft County Development Plan precludes the proposal for the LOR as set out in the Mountgranville submission being given due consideration in the future. Notwithstanding this, the Manager accepts that there would be benefit in seeking clarity on the route alignment, particularly at proposed strategic junction locations, and therefore, a minor amendment to OBJ 20 is proposed as follows.

The SEA has found a potential negative impact on landscape, traffic, land use and road infrastructure. The impact is neutral if development proposal is appropriate, well designed and all other environmental parameters within the draft Plan are complied with.

Manager's Recommendation

Amend OBJ 20 as follows (insert text in bold):

TRAN OBJ 20 To co-operate with the NRA, NTA and other Local Authorities **in clarifying and finalising** the route of the Leinster Outer Orbital Route (linking Drogheda, Navan, Trim and Naas) as proposed in the '*Regional Planning Guidelines for the Greater Dublin Area*' and the NTA's draft Transport Strategy. **This is particularly important in the vicinity of proposed major junctions along the route in order** to protect the identified corridor from development intrusion.

The report and recommendation of the Manager was AGREED.



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CHAPTER 7 WATER DRAINAGE AND ENVIRONMENTAL SERVICES

Motion No. 10111	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Jimmy Cudden

Motion

“Shortage of critical water and waste water capacity should not be allowed to impact on the future economic development of County Meath and the Development Plan should address this matter including implementation of positive interim solutions. It is important that Meath should aspire towards being self-sustaining in the provision of this necessary infrastructure.”

Manager’s Response to Notice of Motion no. 10111

The Development Plan includes a number of initiatives that will allow flexibility in the provision of sanitary services where appropriate, in centres that are lacking in adequate treatment facilities. (Section 7.13 of the Plan ‘Interim and permanent water services arrangements refers’). The consideration of permanent solutions will be promoted where they facilitate significant population and / or economic growth in accordance with the objectives of the Plan. Where the scale and location of growth is such that high quality, sustainable, permanent solutions can be feasibly and affordably delivered to the satisfaction of the Council such interim solutions can be facilitated.

SEA Findings: Neutral / potential positive impact subject to appropriate protection of the receiving environment.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10112	Cllr. Brian Fitzgerald
Proposed:	Councillor Brian Fitzgerald
Seconded:	Councillor Jimmy Cudden

Motion

“That this Development Plan includes an objective in relation to examining the possibilities of recycling waste water from the Bellinter Scheme in accordance with latest technology for suitable purposes.”

Manager’s Response to Notice of Motion no. 10112

Wastewater is treated at this facility to the standards required by the applicable EPA Waste Water Discharge Licenses so that it can be discharged to the River Boyne. While there are currently no requirements or immediate plans to recycle water from waste water treatment plants, the Local Authority recognises that there may be value in reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing etc.. As recommended in relation to Motion 10110, the best practice model in this regard that has been developed in Cary, North Carolina can be explored.

SEA findings: Potential positive impact.

Manager’s Recommendation



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Insert the following text at the end of Section 7.11 Foul Drainage and Wastewater Treatment (insert text in bold):

The Council recognises that there may be value in examining the potential of reusing treated water from wastewater treatment plants for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing etc.

The report and recommendation of the Manager was AGREED.

Motion No. 10102	Cllr. Niamh McGowan
Proposed:	Councillor Niamh McGowan
Seconded:	Councillor John V. Farrelly

Motion

“In the light of a previous decision of Meath County Council to provide a Civic Amenity Site to serve South-East Meath that provision is made in the draft CDP 2013-2019 for this development through the inclusion of an objective in support of same.”

Manager’s Response to Notice of Motion no. 10102

Given the commitment of Meath of County Council to support a Recycling Centre to serve the South East Meath area, it is considered appropriate to include an objective promoting the provision of this facility in the Plan.

SEA Findings: Potential positive impact encouraging recycling.

Manager’s Recommendation

Motion is accepted.

Insert the following additional objective in Section 7.17 ‘Waste Management’ and renumber subsequent objectives (insert text in bold).

WM 19: To provide for the development of a Recycling Centre in the South East Meath Area, subject to appropriate funding.

The report and recommendation of the Manager was AGREED.



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CHAPTER 8 ENERGY AND COMMUNICATIONS

Motion No. 10009	Cllr. Seamus O'Neill
Proposed:	Councillor Seamus O'Neill
Seconded:	Councillor Noel Leonard

Motion

“Wind Energy

‘With the shortage of power in some areas, wind energy must be permitted and promoted in County Meath for small domestic uses’.”

Manager’s Response to Notice of Motion no. 10009

Chapter 8 of the Draft County Development Plan supports the role of wind energy along with other renewable energy options in the County and sets down policies and guidance in this regard. Specifically guidance is outlined in section 8.1.5 and associated policies i.e. EC POL 20 and EC POL 21 (detailed below) which support and encourage the development of wind energy.

EC POL 20 To encourage the development of wind energy, in accordance with Government policy and having regard to the Landscape Characterisation Assessment of the County and the Wind Energy Development Guidelines (2006).

EC POL 21 To support the preparation of a study on wind energy potential by local authorities jointly in the GDA.

Notwithstanding the above, it should be noted the Planning and Development Regulations 2007 (S.I. No. 83 of 2007) outline exemptions in relation to micro-renewable energy technologies for domestic houses including wind turbines.

The AA raised no objection to the motion. Wind energy can be promoted subject to existing caveats relating to protection of Natura 2000 sites. The SEA found that the proposed motion had a potential positive impact - subject to other environmental protection provisions in draft Plan.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10010	Cllr. Seamus O'Neill
Proposed:	Councillor Seamus O'Neill
Seconded:	Councillor Noel Leonard

Motion

“Smart Villages

This is a new way to go and would be great for county Meath. Solar panels.”

Manager’s Response to Notice of Motion no. 10010



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The Planning Authority strives to achieve best practice in terms of energy efficiency and conservation including promoting renewable energy technologies such as solar energy. This is reflected in Chapter 8, for example, through EC POL 6, EC POL 7 and EC POL 8:

- EC POL 6 To encourage that development proposals maximise energy efficiency through siting, layout, design or which incorporate best practice in energy technologies, conservation and implementation of smart technology’.
- EC POL 7 To encourage the attainment of high standards of energy efficiency and environmental sustainability in development, including the following:
1. Bio-climatic site design;
 2. Water Conservation;
 3. Ventilation;
 4. Energy efficient strategies;
 5. Daylight analysis,
 6. High insulation standards, and;
 7. Smart technologies.
- EC POL 8 To support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency.

The SEA found that the proposed motion had a potential positive impact - subject to other environmental protection provisions in draft Plan.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10011	Cllr. Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Noel Leonard

Motion

“Broadband

If we want new businesses to locate to county Meath, we need to have a large enough supply to all major towns and industrial estates. Meath has 3 main routes, motorways and cables can be run along these and branched off to various areas.”

Manager’s Response to Notice of Motion no. 10011

As part of the National Broadband Scheme, Metropolitan Area Networks have been provided in Navan, Trim, Kells, Dunshaughlin, Dunboyne and Clonee. This is a network of publicly owned ducting and fibre optic cable which can be used by a variety of businesses and organisations to provide services including broadband.

The critical role of broadband is emphasised in the Draft County Development Plan. EC POL 24 and EC POL 25 outline policies in relation to broadband infrastructure and its delivery. ED POL 30 specifically relates to the provision of open access fibre connections and carrier neutral ducting being installed during significant public infrastructure works. Carrier neutral ducting was installed as part of the M3 and M2.



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- EC POL 24 To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the county.
- EC POL 25 To encourage the further co-ordinated and focused development and extension of telecommunications infrastructure including broadband connectivity in the County as a means of improving economic competitiveness and enabling more flexible work practices e.g. teleworking.
- EC POL 30 To seek to have appropriate modern ICT, including open access fibre connections in all new developments and carrier neutral ducting installed during significant public infrastructure works such as roads, water and sewerage, where feasible.

The SEA found that the proposed motion had a potential positive impact - subject to other environmental protection provisions in draft Plan.

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

The Cathaoirleach requested to continue business to run to 6.30 p.m. on the proposition of Councillor J. V. Farrelly and seconded by Councillor Tommy Reilly.



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CHAPTER 9 CULTURAL AND NATURAL ASSETS

Motion No. 10001	Cllr Seamus O’Neill
Proposed:	Councillor Seamus O’Neill
Seconded:	Councillor Jimmy Cudden

Motion

“ Brú na Bóinne.

That residents of the area living all their lives there, should be granted planning permission for either one-off housing, small businesses or start up businesses, providing the planners are satisfied with size and design of buildings, and not held to ransom to outside agencies.”

Manager’s Response to Notice of Motion no. 10001

This motion is being addressed with reference to the World Heritage Site and Motions No’s 10101 and 10039 also refer:

Brú na Bóinne is designated as a World Heritage Site because of its Outstanding Universal Value. World Heritage Sites may support a variety of ongoing and proposed uses that are ecologically and culturally sustainable and which can contribute to the quality of life of communities concerned. Such sustainable use or any other change should not impact adversely on the Outstanding Universal Value of the World Heritage Site.

The potential for development in the area is controlled because of the potential for adverse impacts on the archaeology, views and prospects, and the landscape.

Ongoing research has identified a considerable number of previously undiscovered archaeological sites, and new layers of significance are being continually revealed, which add to our understanding of the lives and culture of our ancestors.

The reactive monitoring mission by UNESCO in 2004 commented unfavourably on intrusive developments in the area, and an independent assessment by a World Heritage Expert in 2011 remarked that –

“An important issue here, then, is this accretion of intrusive elements, and the point at which the contemporary world is so much in evidence that the experience of viewing the landscape from within the World Heritage Site, which is integral to the outstanding universal value of the site, is compromised to the extent that it becomes less than outstanding.”

Consequently, failure to control the cumulative negative impact of development could endanger the World Heritage Designation of Brú na Bóinne. This loss of World Heritage status would have detrimental economic impacts for County Meath, the region and Ireland.

Development Plan policies facilitate change of use of existing buildings, for the redevelopment of previously developed sites, subject to development assessment criteria.

It is desirable that the limited number of appropriate sites for new houses within Brú na Boinne should be reserved for local people whose primary occupation in agriculture requires them to live close to their employment.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential negative impact on the landscape and cultural heritage of the Brú na Bóinne area.



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Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10002	Cllr Seamus O'Neill
Proposed:	Councillor Seamus O'Neill
Seconded:	Councillor Noel Leonard

Motion

“That the buffer zone be readdressed and reduced in consultation with all residents of the area.”

Manager's Response to Notice of Motion no. 10002

A specialist landscape and planning study published in 1989 defined and mapped the buffer zones, the boundary lines respecting carefully mapped views into and out of the Core area. This formed part of the State's nomination for inclusion on the World Heritage list which was accepted by UNESCO, and cannot be changed by Meath County Council. Section 107 of the World Heritage Operational Guidelines states “any modifications to or creation of buffer zones subsequent to inscription of a property on the World Heritage List should be approved by the World Heritage Committee”

The Brú na Bóinne research Framework (Heritage Council 2009) suggests that there may be a need to re-examine the area of the Core and Buffer zones. It is likely however that any such study would recommend an extension, rather than a reduction of the current boundaries.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential negative impact on the landscape and cultural heritage of the Brú na Bóinne area.

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10031	Cllr Niamh McGowan
Proposed:	Councillor Niamh McGowan
Seconded:	Councillor Jenny McHugh

Motion

“Remove the words “seek to” from policy no. NH POL 8 “

Manager's Response to Notice of Motion no. 10031

NH POL 8 states as follows:

To seek to ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.



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Section 9.7.4 of the Draft County Development Plan relates to protected species and refers to certain plants, animals and bird species which are protected by law. It includes plant species listed in the Flora Protection Order 1999 and birds and animals listed in the Wildlife Act 1976 and Annex IV of the Habitats Directive and Annex I of the Birds Directive. It is a requirement of this Draft Development Plan that proposals for developments, where appropriate, will require an assessment of the presence of bats or other such protected species to ensure that suitable avoidance/mitigation measures are put in place. It is outside the remit of this Development Plan to give an absolute guarantee that any development, including exempted development will not have a significant adverse impact incapable of satisfactory avoidance or mitigation in all circumstances. Consequently, no change is recommended to the terms of this policy.
SEA: Neutral

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10039	Cllr Wayne Harding
Proposed:	Councillor Wayne Harding
Seconded:	Councillor Noel Leonard

Motion

"I propose that CH Pol 2 and CH Pol 4 of chapter 9.6.7 be removed from the County Development Plan as CH Pol 2 discriminates against rural community in relation to one-off housing.

In relation to CH Pol 4 a planning application should be dealt with by this county's planning body and let outside bodies then make appeals in the normal way."

Manager's Response to Notice of Motion no. 10039

CH POL 2 and CH POL 4 provide as follows:

CH POL 2 To permit individual housing within the Brú na Bóinne World Heritage Site, as shown on Map No. 9.1, only to those involved locally in full time agriculture, and who do not own land outside of the Brú na Bóinne World Heritage Site and subject to compliance with all other relevant provisions contained in this Development Plan.

CH POL 4 To refer all planning applications within the Brú na Bóinne World Heritage Site to the Department of Arts, Heritage and the Gaeltacht for comment.

As indicated in the Manager's response to Motion No. 10001, Brú na Bóinne is designated as a World Heritage Site because of its Outstanding Universal Value to humanity. World Heritage Sites may support a variety of ongoing and proposed uses that are ecologically and culturally sustainable and which can contribute to the quality of life of communities concerned. Such sustainable use or any other change should not impact adversely on the Outstanding Universal Value of the property.

The potential for development in the area is limited because of the likelihood of adverse impacts on the archaeology, views and prospects, and the landscape.

Ongoing research has identified a considerable number of previously undiscovered archaeological sites, and new layers of significance are being continually revealed, which add to our understanding of the lives and culture of our ancestors.



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The reactive monitoring mission by UNESCO in 2004 commented unfavourably on intrusive developments in the area, and an independent assessment by a World Heritage Expert in 2011 remarked that –

“An important issue here, then, is this accretion of intrusive elements, and the point at which the contemporary world is so much in evidence that the experience of viewing the landscape from within the World Heritage Site, which is integral to the outstanding universal value of the site, is compromised to the extent that it becomes less than outstanding.”

Consequently, failure to control the cumulative negative impact of development could endanger the World Heritage Designation of Brú na Bóinne. This loss of World Heritage status would have detrimental economic impacts for County Meath, the region and Ireland.

Development plan policies allow for change of use of existing buildings, for the redevelopment of previously developed sites, subject to other development assessment criteria.

It is desirable that the limited number of appropriate sites for new houses within Brú na Boinne should be reserved for local people whose primary occupation in agriculture requires them to live close to their employment.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential negative impact on the landscape and cultural heritage of the Brú na Bóinne area.

Section 28 of the Planning and Development Regulations requires the Planning Authority to refer planning applications which might affect or be unduly close to a site of archaeological, ecological or historical interest, a recorded monument, a historic monument, a national monument, or have significant effects in relation to nature conservation, to the Minister for Arts, Heritage and the Gaeltacht.

Given the concentration of such sites within Brú na Bóinne, and its designation as a World Heritage Site, it is appropriate to refer all applications within the World Heritage Site to the Department.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential negative impact and recommends that there should be no relaxation on policies re Brú na Bóinne.

Manager’s Recommendation

No change recommended.

Following a discussion **the Notice of Motion was WITHDRAWN.**

Motion No. 10101	Cllr Jimmy Cudden
Proposed:	Councillor Jimmy Cudden
Seconded:	Councillor Wayne Harding

Motion

“Delete after “those involved locally in full time agriculture” and replace it with “whose immediate family are residents of the area for 15 years

the amended section to read as follows:



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to permit individual housing within the Brú na Bóinne area, as shown on Map 9.1 only to those whose immediate family are residents of the area for not less than 15 years and who do not own land outside of the Brú na Bóinne World Heritage Site and subject to compliance with all other relevant provisions contained in this Development Plan “

Manager’s Response to Notice of Motion no. 10101

As indicated in the Manager’s response to Motion No. 10001 and 10039, Brú na Bóinne is designated as a World Heritage Site because of its Outstanding Universal Value to humanity. World Heritage Sites may support a variety of ongoing and proposed uses that are ecologically and culturally sustainable and which can contribute to the quality of life of communities concerned. Such sustainable use or any other change should not impact adversely on the Outstanding Universal Value of the property.

The potential for development in the area is limited because of the likelihood of adverse impacts on the archaeology, views and prospects, and the landscape.

Ongoing research has identified a considerable number of previously undiscovered archaeological sites, and new layers of significance are being continually revealed, which add to our understanding of the lives and culture of our ancestors.

The reactive monitoring mission by UNESCO in 2004 commented unfavourably on intrusive developments in the area, and an independent assessment by a World Heritage Expert in 2011 remarked that –

“An important issue here, then, is this accretion of intrusive elements, and the point at which the contemporary world is so much in evidence that the experience of viewing the landscape from within the World Heritage Site, which is integral to the outstanding universal value of the site, is compromised to the extent that it becomes less than outstanding.”

Consequently, failure to control the cumulative negative impact of development could endanger the World Heritage Designation of Brú na Bóinne. This loss of World Heritage status would have detrimental economic impacts for County Meath, the region and Ireland.

Development plan policies allow for change of use of existing buildings, for the redevelopment of previously developed sites, subject to other development assessment criteria.

It is desirable that the limited number of appropriate sites for new houses within Brú na Boinne should be reserved for local people whose primary occupation in agriculture requires them to live close to their employment. Against this background it is not considered that the proposed change in policy can be accepted.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential negative impact and does not recommend any relaxation on policies re Brú na Bóinne.

Manager’s Recommendation

No change recommended.

Following a discussion **the Notice of Motion was WITHDRAWN.**

Motion No. 10012	Cllr. William Carey
Proposed:	Councillor William Carey
Seconded:	Councillor Ann Dillon Gallagher

Motion



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“That the establishment of a Parks Committee be included as an objective in the Co Dev Plan 2013–2019”

Manager’s Response to Notice of Motion No. 10012

The Planning Authority acknowledges the importance of a focused approach to ensure the delivery of the open space strategy and associated policies and objectives. The development, management, maintenance and operation of parks and playgrounds throughout the County is currently managed on an area committee basis. It is also a matter for Meath County Council, the Social, Community and Cultural Development Policy SPC and the budgetary process. The aforementioned are considered to be the appropriate fora to ensure the effective delivery of the Open Space Strategy.

SEA findings: N/A

Manager’s Recommendation

No change recommended.

WITHDRAWN.

Motion No. 10013	Cllr. William Carey
Proposed:	Councillor William Carey
Seconded:	Councillor Joe Fox

Motion

“That over the period of the Plan all Trees be removed along Regional and County Roads in the county in the interest of Health and Safety”

Manager’s Response to Notice of Motion No. 10013

Hedgerows, along with the trees within them, are a characteristic feature of the landscape of Meath. They provide food and shelter to a wealth of wildlife including small mammals, numerous birds and invertebrates. As linear features, hedges provide corridors for wildlife to move across the landscape. Trees produce oxygen, clean the soil and air, control noise pollution, act as carbon sinks thus reducing green house gases, regulate temperature, help to control erosion and flooding and are important for their amenity and aesthetic value. Therefore the widespread removal of trees would have a very negative impact on the environment and landscape character of Meath.

Section 70 (2)(a) of the Roads Act 1993, states that the owner or occupier of land shall take all reasonable steps to ensure that a tree, shrub, hedge or other vegetation on the land is not a hazard or potential hazard to persons using a public road and that it does not obstruct or interfere with the safe use of a public road or the maintenance of a public road. Section 70 (2) (b) states that where a tree, shrub, hedge or other vegetation is a hazard or potential hazard to persons using a public road or where it obstructs or interferes with the safe use of a public road or with the maintenance of a public road, a road authority may serve a notice in writing on the owner or occupier of the land on which such tree, shrub, hedge or other vegetation is situated requiring the preservation, felling, cutting, lopping, trimming or removal of such tree, shrub, hedge or other vegetation within the period stated in the notice. Meath County Council through the Area Offices serves a number of such notices annually in the interest of road safety.

The protection and conservation of plants, animals and wildlife habitats is enshrined in European and national legislation, this extends to trees and hedgerows. It is also government policy as set out in the recently published



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second National Biodiversity Plan 2011-2016 and is an objective of the County Meath Biodiversity Plan 2008-2012. Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of a network of ecologically important sites to protect and conserve species of importance in a European Union context. The Planning and Development Acts 2000-2011 state that each Development Plan shall include, inter alia, objectives for:

- the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites which may be prescribed for the purposes of this paragraph;
- the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species;
- the preservation of the character of the landscape where, and to the extent that, in the opinion of the planning authority, the proper planning and sustainable development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest;

It is therefore considered that the suggested policy would materially contravene the achievement of these mandatory objectives.

Furthermore, the Strategic Environmental Assessment report on the proposed motion has indicated a potential for profound negative environmental impact. The AA found that removal of trees along roads would be a potential negative impact on connections between Natura 2000 sites (Article 10 of EC Habitats Directive).

The SEA assessment of this motion found that it had potential for a profound negative environmental impact.

Manager’s Recommendation

No change recommended.

Following a discussion **the Notice of Motion was WITHDRAWN.**

Motion No’s 10024 and 10089	Cllr Jim Holloway
Proposed:	Councillor Jim Holloway
Seconded:	Councillor J. V. Farrelly

Motion

“I wish to have the following inserted in the Draft Plan, in one, or referred in modified form to both the following chapters:

Chapter 9 Cultural and Natural Assets and Chapter 11 Development Management

Given the importance and uniqueness of the Natural Assets that are the Rivers Boyne and Blackwater, the potential that these waterways have to contribute to the economy within County Meath, the management of change that is involved when assessing proposals for development along or adjacent to the riverbanks within urban areas, especially in the case of multi-unit developments will be such that the input of specialist architectural services on the part of the Local Authority be a requirement of the decision making process”

Manager’s Response to Notice of Motion no’s 10024 and 10089



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This motion has merit and is accommodated in the Draft County Development Plan as set out below:

Chapter 11 sets out development management guidelines and standards to supplement the policies and objectives given in the other chapters regarding the appropriate form of new development and to ensure that such development is of a high quality and satisfactorily relates to the character, scale, layout and form of the area in question.

Proposed developments must also comply with relevant legislative requirements, for example in respect of Environmental Impact Assessment and Appropriate Assessment. Applicants must also separately comply with the Building Regulations and requirements for fire safety certificates.

In relation to the application of specialist architectural services, Meath County Council’s Conservation Officer is a registered architect who provides advice when requested on matters of architectural design, in addition to conservation matters.

The SEA has found a neutral / potential positive impact for motion No. 10024 and a potential positive impact for motion No. 10089.

Manager’s Recommendation

No change recommended

Following a discussion **the Notice of Motion was WITHDRAWN.**

Motion No. 10027	Cllr Oliver Fox
Proposed:	Councillor Oliver Fox
Seconded:	Councillor Tommy Reilly

Motion

“To encourage the restoration of Protected Structures, change of use applications for these structures should be exempt from development contributions including a water and waste water connection charge.”

Manager’s Response to Motion no. 10027

County Meath Development Contribution Schemes 2010-2015 provides for reduction in contributions for Protected Structures – as follows:

“7.2.4 Protected Structures:

Change of Use applications for protected structures shall be exempt except where new services are availed of.

Where a development proposes the bringing back into use of a protected structure that is underutilised or not being used, even where new services are availed of, it is considered that the *planning gain would warrant an exemption from development contributions.*”

It is intended to review these schemes in 2012. Revisions to the exemptions from these contributions may be considered during this review.

Service Connection Fee’s - Contributions payable for water and waste water services under this scheme are distinct from and do not include the costs of making a physical connection, which requires a separate application and fee payable to the Local Authority. Such connection fees are determined with regard to the cost of the works and any other costs deemed appropriate.



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SEA finding: N/A.

Manager's Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Motion No. 10099	Cllr. Shane Cassells
Proposed:	Councillor Shane Cassells
Seconded:	Councillor Tommy Reilly

Motion

“Section 9.11 Landscape Conservation Area(s)

This section deals with the plan for a Landscape Conservation Area at Tara. This plan was suddenly unceremoniously halted and no meetings have been held by the County Council Executive in the past year.

A different study plan has now been set up to deal with the State owned lands at Tara.

It is important however, that this plan would set out its vision for the promotion of Tara and to state this council’s position that the State owned land should be allowed to be accessed by all persons to the monument. This section would include the following text and set out a policy reflecting this position:

“Any plan for Tara would have at its core a policy of supporting the continued access to Tara by ordinary citizens so that the unique interaction between people and the monuments may be maintained and its special status as a living monument protected.”

Manager’s Response to Notice of Motion no. 10099

Tara is of international significance and has aesthetic, historic, archaeological, recreational, economic, educational and environmental values.

Appendix 14 outlines details of Public Rights of Way which give access to seashore, riverbank or other place of natural beauty or recreational utility, identified to date by Meath County Council in accordance with Section 10(2)(o) Planning and Development Acts 2000-2011. Appendix 14 identifies a public right of way over the state owned lands at the Hill of Tara (as indicated on Map 16 (reference ARU 4 - From Local Road L-62001, in the townland of Castletown, Tara, to the Hill of Tara complex and over the entire Hill of Tara complex). Inappropriate uses of the state owned lands at Tara can have a detrimental impact on the Tara complex and such impacts need to be examined as part of the proposed management plan, which should seek to address such issues. Any plan for the state owned lands at Tara will have regard to the policies and objectives of this Draft Development Plan.

Furthermore, it is the policy of Meath County Council:

NH POL 18 To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility as identified in Appendix 14.

The SEA has noted a potential positive impact.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Motion No. 100100	Cllr Eugene Cassidy
Proposed:	Councillor Eugene Cassidy
Seconded:	Councillor J. V. Farrelly

Motion

“To replace map 9.4 and Appendix 12 which describe the views and prospects to be protected, and Map 05 – Visual Amenity, attached to the Landscape Character assessment, which shows locations of views and prospects, with a revised and updated list and map, generally in accordance with the recommendations of the recent appraisal of these view and prospects which was conducted by CAAS.

Reason: The presentation to the council by CAAS when the county manager tabled the draft CDP for discussion suggested that the number of protected views and prospects needs to be clarified and rationalised due to changes in the landscapes since the adoption of the 2007 County Development Plan. It is appropriate to consult the public on this issue through the inclusion of the proposed changes in the draft CDP.”

Manager’s Response to Notice of Motion no. 100100

Meath County Council has engaged the services of high reputable Landscape Consultants to review County Meath’s views and prospects and provide a map at an appropriate scale in a GIS compatible format for inclusion in the Draft Development Plan. A draft map and accompanying narrative comprise the deliverables in regard to this review. It is proposed that same are incorporated into the Draft County Development Plan. The outcome will revise and update the current plan by rationalising the protected views and prospects contained therein while affording the necessary protection as appropriate.

SEA findings: N/A

Manager’s Recommendation

Subject to satisfactory completion within the required timeframe to include a revised map and text for the views and prospects.

Motion accepted.

The report and recommendation of the Manager was AGREED & Map 9.4 to circulate to all Councillors.

The Cathaoirleach requested to continue business to run to 7.00 p.m. on the proposition of Councillor J. V. Farrelly and seconded by Councillor Tommy Reilly.



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CHAPTER 10 – RURAL DEVELOPMENT

Motion No. 10041	Cllr. Tommy Reilly
Proposed:	Councillor Tommy Reilly
Seconded:	Councillor Shane Cassells

Motion

“Section 10.5.1 Development Assessment Criteria

Given the changed financial circumstances that this Country finds itself in that this Council would not bar people from rural areas who have previously been granted permission but had to sell their property due to financial difficulty from applying for permission again in their local area.”

Manager’s Response to Notice of Motion no. 10041

RD POL 8 outlined in Section 10.6 Graigs states that it is the policy of Meath County Council:

‘To ensure that the provision of housing in all Graigs shall be reserved for persons who are an intrinsic part of the rural community and comply with the local housing need criteria and policies set down within the relevant rural area type in this chapter.

The following exceptions may apply:

- (a) Where a person cannot secure an appropriate site in their native rural area consideration will be given to permission for a rural dwelling within a Graig (maximum distance of 10km from the family home);
- (b) Were a person previously owned a dwelling and is no longer in possession of that dwelling due to unavoidable financial circumstances.’

Since Graigs are categorised as part of the rural area, the terms of this motion are deemed to be positively addressed in this Draft Development Plan.

The SEA has noted that this matter is already addressed in the draft Development Plan.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.

Motion No. 10042	Cllr. Tommy Reilly
Proposed:	Councillor Tommy Reilly
Seconded:	Councillor Jimmy Fegan

Motion

“Rural Enterprises

Given the large number of small enterprises operating in rural Meath that during the lifetime of this plan there would be a policy whereby the Director of Economic Development of Meath County Council would work with these enterprises to regularize their activities.”

Manager’s Response to Notice of Motion 10042



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The Proposer is referred to Section 4.4.1 of the draft County Development Plan which deals with Rural Enterprise. ED POL 17 which seeks to “*support rural entrepreneurship and the development of micro businesses (generally less than 5 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers)*”. The review of the Rural Enterprise Section of the County Development Plan has resulted in the reconsideration of the existing policies (ED POL 19 of the 2007 – 2013 County Development Plan) and has generally been welcomed. The inclusion of the suggested policy assisted by the narrative provided in Section 4.4.1 is the policy framework against which all planning applications for enterprises in rural areas will be assessed. There remain development assessment criteria included in ED POL 17 against which all applications for rural enterprise will be assessed and any existing unauthorised development which may seek permission for retention in the future.

The policies and objectives contained in the County Development Plan are the responsibility for the body corporate to implement and realise rather than specifically identifying any individual within the organisation as suggested in the notice of motion. All queries pertaining to planning applications for rural enterprise should be directed to the Planning Directorate.

SEA findings: N/A. The motion will be dealt with through the regular enforcement mechanisms.

Manager’s Recommendation

No change recommended.

The report and recommendation of the Manager was AGREED.



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Not Applicable to any Chapter

Motion No. 10003	Cllr. Seamus O'Neill
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Motion

“Enforcement Section

That a new regime be introduced and more practical. Too many rules and regulations presently. A large number of business’s operating breaking all the rules and council officials are limited to enforce the law.”

Manager’s Response to Notice of Motion no. 10003

Planning enforcement is carried out in accordance with the Planning and Development Acts 2000-2011. The points raised in this motion while noted are not considered relevant to the Development Plan process.

SEA findings: N/A

Manager’s Recommendation

No change recommended.

The Notice of Motion was WITHDRAWN.

Motion No. 10006	Cllr. Seamus O'Neill
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Motion

“Objecting to planning applications.

When a person objects to a planning application, especially from departments, that they must view the site and prove that the application is not appropriate and not give a text book response”

Manager’s Response to Notice of Motion no. 10006

The points raised while noted in this motion relate to Development Management and as such are not considered relevant to the Development Plan process.

SEA findings: N/A

Manager’s Recommendation

No change recommended.

The Notice of Motion was WITHDRAWN.

Brendan McGrath, Director of Services Planning & Transportation thanked all of the staff within the Forward Planning Team for their dedicated work in achieving a Draft County Development Plan 2013-2019.

The Cathaoirleach thanked all present and closed the meeting.