



## *Miontuairiscí / Meeting Minutes*

### *Ordinary Meeting 9<sup>th</sup> January 2012, Council Chamber*

An Cathaoirleach, Councillor Eoin Holmes presided.

#### **Members Present:**

Councillors Sirena Campbell, William Carey, 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, Suzanne Jamal, Nick Killian, 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:** Councillor Joseph Bonner

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

**County Manager** Tom Dowling

**Directors of Service:** Kevin Stewart, Fiona Lawless, Tadhg McDonnell, Brendan McGrath, Des Foley.

**Meetings Administrator** Ger Murphy

**Senior Executive Officers:** Larry Whelan, Michael Griffin

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

**Administrative Officer:** Olive Falsey

#### **1.0 Confirmation of Minutes**

- 1.1 Confirmation of minutes of monthly meeting held on 5<sup>th</sup> December 2011.  
The Minutes of monthly meeting held on 5<sup>th</sup> December 2011 were confirmed on the proposal of **Councillor Willie Carey** and seconded by **Councillor Tommy Reilly**.
- 1.2 Confirmation of minutes of Preliminary Budget meeting held on 12<sup>th</sup> December 2011.  
The minutes of Preliminary Budget meeting held on 12<sup>th</sup> December were confirmed on the proposal of **Councillor Tommy Reilly** and seconded by **Councillor Willie Carey**.
- 1.3 Confirmation of minutes of Statutory Budget meeting held on 19<sup>th</sup> December 2011.  
The minutes of Statutory Budget meeting held on 19<sup>th</sup> December 2011 were confirmed on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Tommy Reilly**.

#### **2.0 Matters arising from the Minutes**

- Councillor Campbell referred to the presentation by Meath Tourism at the December Meeting and wished it be noted that the mapping of walks in East Meath should be prioritised.
- Councillor Killian raised the issue that the protocol in relation to the Cathaoirleach is not being observed by certain bodies.



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### **3.0 Expressions of Sympathy and Congratulations**

Sympathy was extended to:

- Bernie O' Reilly, Transportation on the death of her mother-in-law.
- Fiona Smith, Trim Library, on the death of her mother.
- Con Murnane, Transportation, on the death of his father (former employee) Con Murnane.
- The family of the late Peter Keelaghan, former County Engineer.
- The family of the late Tom Dempsey (former Councillor)

Congratulations were extended to:

- Trim on winning the IBAL competition and congratulations were extended to the staff and all those involved in achieving this award.
- Comhairle na nÓg on securing funding for forthcoming youth exchange visit.
- The staff and all those involved in road safety planning resulting in the significant reduction in deaths on the roads of Co. Meath.

### **4.0 Disposal of Land in accordance with Statutory Notices circulated pursuant to the provisions of Section 183 of the Local Government Act, 2001.**

### **5.0 Statutory Business**

#### **5.1 Planning**

##### **Proposed Variation No. 12 to incorporate a Core Strategy into the Meath County Development Plan 2007-2013**

To consider the proposed variation and the Manager's Report on submissions received in respect of proposed material alterations and to resolve to make the variation, to further modify the variation or to refuse to make the variation, in accordance with Section 13 of the Planning & Development Acts 2000-2011.

Michael Griffin, SEO, Planning Department outlined the process to date and informed the Councillors of their role in the making of the Variation. Fiona Redmond, Senior Executive Planner, presented the 12 submissions received and the Manager's decision on each, as follows:

##### ***Submission 1 - Environmental Protection Agency***

**Summary:** Make a number of comments in relation to the Strategic Environmental Assessment of the proposed variation.

Suggests changes to amendments 4 (M1 Dublin-Belfast Economic Corridor), 5 (development at motorway interchanges) and 19 (text in relation to Trim & Kells).

Queries whether appropriate assessment screening has been carried out for the proposed amendments.

**Manager's Recommendation** – The following changes are recommended (proposed additional text in bold font & underlined):

1. Amendment No. 4: "...The policy for Small Towns as articulated in the core strategy and the Regional Planning Guidelines for the Greater Dublin Area includes that "relatively small and locally financed businesses are expected to locate in Small Towns; however, other economic investment opportunities should be considered and

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supported where sustainable and in keeping with the size and services of the town.” **This should be subject to adequate and appropriate critical service infrastructure being progressed prior to development being permitted...**”

2. Amendment No. 5: “Development in the multimodal growth corridors identified in the core strategy and illustrated on Core Strategy Map 2 shall be concentrated within and/or in the environs of the designated settlement centres in the corridors. Meath County Council supports the policy for industrial development at interchanges adjacent to our motorways for the provision of employment in accordance with our **existing** local area plans.”
3. Amendment No. 19: Kells and Trim – Heritage Towns “Protection of the intrinsic built (and natural) heritage of **Kells and Trim** and their promotion as a basis for tourism is a major force in the development options to be considered in these towns.”

### ***Submission 2 - Stephen Little & Associates on behalf of the Adroit Company***

**Summary:** Submission is primarily concerned with amendments 13 & 14 (release of residential zoned land).

Argues that the amendments are not in accordance with the guidance note from the Department of the Environment or legislation on core strategies. States that in the absence of a consistent local area plan, proposed developments should be considered on their merits in the context of the County Development Plan.

Impact of amendments 13 & 14 will be to eliminate housing growth in all settlements in Meath until such time as those Local Area Plans have been varied.

The only housing that would occur in Meath would be in the form of one-off housing which is contrary to national & regional policy.

States that the previous wording in the draft core strategy should be reinstated to allow for proposed developments to be considered on their merits.

**Manager’s Recommendation** – No change recommended

### ***Submission 3 - Stephen Little & Associates on behalf of Granbrind***

**Summary:** Submission is primarily concerned with amendments 13 & 14 (release of residential zoned land).

Argues that the amendments are not in accordance with the guidance note from the Department of the Environment or legislation on core strategies. States that in the absence of a consistent local area plan, proposed developments should be considered on their merits in the context of the County Development Plan.

Impact of amendments 13 & 14 will be to eliminate housing growth in all settlements in Meath until such time as those Local Area Plans have been varied.

The only housing that would occur in Meath would be in the form of one-off housing which is contrary to national & regional policy.

States that the previous wording in the draft core strategy should be reinstated to allow for proposed developments to be considered on their merits.

**Manager’s Recommendation** – No change recommended

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### ***Submission 4 - Stephen Little & Associates on behalf of Grandbrind (Athlumney)***

**Summary:** Submission is primarily concerned with amendments 13 & 14 (release of residential zoned land).

Argues that the amendments are not in accordance with the guidance note from the Department of the Environment or legislation on core strategies. States that in the absence of a consistent local area plan, proposed developments should be considered on their merits in the context of the County Development Plan.

Impact of amendments 13 & 14 will be to eliminate housing growth in all settlements in Meath until such time as those Local Area Plans have been varied.

The only housing that would occur in Meath would be in the form of one-off housing which is contrary to national & regional policy.

States that the previous wording in the draft core strategy should be reinstated to allow for proposed developments to be considered on their merits.

**Manager's Recommendation** – No change recommended

### ***Submission 5 - Maguire & Associates on behalf of High Degree Developments Ltd.***

**Summary:** Refers to original core strategy variation text which refers to a shortage of car parking at the railway station in Enfield.

Submission states that there is spare capacity in the station car park.

Notes that there is adequate land zoned for E3 use in the Enfield Local Area Plan to provide for future expansion of the car park.

Requests that the text in question is omitted.

**Manager's Recommendation** – No change recommended

### ***Submission 6 - National Roads Authority***

**Summary:** States that the National Roads Authority wishes to ensure consistency between the core strategy & national policy in relation to roads and transport & that it addresses the protection of the safety, carrying capacity & efficiency of the existing and future road network.

Refers to Regional Planning Guidelines for the Greater Dublin Area policy in relation to strategic road network & development on strategic corridors.

Argues that amendment 5 (multi-modal corridors) is not in accordance with policy objectives to protect the safety, carrying capacity & efficiency of the existing & future national roads network & does not advocate an integrated approach to land use & transport.

Considers it essential that the variation is amended to ensure a framework of appropriate plan-led development in Meath which respects the role of the national road network for strategic traffic for the country.

**Manager's Recommendation** – The following change is recommended (proposed additional text in bold font & underlined):

1. Amendment No. 5: "Development in the multimodal growth corridors identified in the core strategy and illustrated on Core Strategy Map 2 shall be concentrated within and/or in the environs of the designated settlement centres in the corridors. Meath County Council supports the policy for industrial development at interchanges adjacent to our motorways for the provision of employment in accordance with our **existing** local area plans."

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### ***Submission 7 - Stephen Little & Associates on behalf of Palladrone Development Partnership***

**Summary:** Submission is primarily concerned with amendments 13 & 14 (release of residential zoned land).

Argues that the amendments are not in accordance with the guidance note from the Department of the Environment or legislation on core strategies. States that in the absence of a consistent local area plan, proposed developments should be considered on their merits in the context of the County Development Plan.

Impact of amendments 13 & 14 will be to eliminate housing growth in all settlements in Meath until such time as those Local Area Plans have been varied.

The only housing that would occur in Meath would be in the form of one-off housing which is contrary to national & regional policy.

States that the previous wording in the draft core strategy should be reinstated to allow for proposed developments to be considered on their merits.

**Manager's Recommendation** – No change recommended

### ***Submission 8 - National Transport Authority***

**Summary:** Welcomes the amendments in relation to the pattern of development within multi modal growth corridors & the clarification of Stamullen's economic role.

Refers to amendment No. 5 & states that the provision of large scale employment development on lands adjacent to strategic road interchanges & outside of the development boundaries of RPG designated growth towns is not consistent with the draft Transport Strategy.

Recommends that amendment No. 5 is modified to address this.

**Manager's Recommendation** – It is recommended to make the following change (proposed new text in bold font & underlined):

1. Amendment No. 5: "Development in the multimodal growth corridors identified in the core strategy and illustrated on Core Strategy Map 2 shall be concentrated within and/or in the environs of the designated settlement centres in the corridors. Meath County Council supports the policy for industrial development at interchanges adjacent to our motorways for the provision of employment in accordance with our **existing** local area plans."

### ***Submission 9 - Castlethorn Construction***

**Summary:** Relates to amendments 13 & 14 (release of residential zoned land).

Considers that amendments would effectively result in a moratorium on residential development until 2013 which would not be lifted until 2015. Submits that Table 6 in the draft core strategy needs to be readjusted with a greater emphasis on Large Growth Towns & Moderate Sustainable Growth Towns at the expense of Small Towns, Villages & rural housing. Refers to submissions received on the draft core strategy from the Department of the Environment, Community & Local Government, National Transport Authority & the Regional Authorities.

Argues that amendments go further than what was sought in those submissions.

States that proposed amendments would prove damaging to any potential residential investment into the county & would be counterproductive to the



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realisation of population & housing targets assigned to Meath in the Regional Planning Guidelines for the Greater Dublin Area.

Requests that the proposed amendments are omitted.

If they are retained, requests that the Planning Authority identify their priorities & specific timeframes for updating all Local Area Plans & Town Development Plans.

States that this process should start at the top of the settlement hierarchy & should take into account availability of infrastructure & the physical capacity of a settlement to accommodate development in the short term.

Submits that any potential revisions to existing planning permissions, involving no increase in permitted units, should not be affected or considered premature should amendments 13 & 14 be adopted.

**Manager's Recommendation** – No change recommended

### *Submission 10-- Stephen Ward Consultants on behalf of the Mill Road Consortium*

**Summary:** Submission concerns amendments 13 and 14 (release of residential zoned land).

Submits that the amendments would stifle residential development opportunities on appropriately zoned lands in designated growth & neighbourhood centres for at least twelve months.

Argues that a blanket ban on any residential development taking place in these areas is contrary to current national & regional planning policy provision.

States that the core strategy should place a strong emphasis on prioritising lands zoned for neighbourhood uses (B) & residential zoned lands (A) located in Large Growth Towns I & economic growth towns, particularly lands in proximity & accessible to public transport hubs where there is an opportunity to link land use and transport.

**Manager's Recommendation** – No change recommended

### *Submission 11-- Declan Brassil on behalf of McGarrell Reilly*

**Summary:** Refers to a number of amendments:

Amendments 3 and 6 (retail status of Dunboyne): Requests the deletion of these amendments. Argues that it would be appropriate to consider the timeframe for development in retail status during the County Development Plan review. States that the amendments may inappropriately undermine national economic development & capital investment objectives.

Amendment No. 4 (M1 Corridor & the role of Stamullen): Requests that text is amended to allow for the roll out of investment & employment creation at established business & employment hubs. Proposes the inclusion of text in core strategy stating that it would be an objective of the Council to seek the enhancement of the status of Stamullen as a Secondary or Primary Economic Development Centre in the next review of the RPGs.

Amendment 5 (development at interchanges): States that wording should be changed to refer to supporting the policy for employment generating uses at interchanges rather than industrial development as stated in the amendment.

Amendments 13 & 14 (release of residential zoned land): States that the amendments have potentially significant implications for live planning permissions which are currently being considered by the Council or the

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Board. Refers to development proposals in the Kilcock environs & outlines details of the joint implementation strategy for the area. Argues that the amendments would undermine this strategy.

Proposes revisions to the amendments which would state that the procedure for dealing with planning applications prior to the review of Local Area Plans would not apply to applications for residential development in the Kilcock Environs area which are the subject of the joint implementation strategy.

**Manager's Recommendation** – No change recommended

### ***Submission 12-- John Spain Associates on behalf of M&M Construction***

**Summary:** Submission relates to amendments 13 & 14 (release of residential zoned land) & the Kilcock environs area.

Submits that the amendments are overly restrictive, do not take into account the fact that the core strategy includes a designation of 100 units for the Kilcock environs up to 2013, the considerable time & money that has been invested by the joint landowners in the Kilcock environs in the planning framework which the Kilcock Environs Local Area Plan (LAP) complies with & the fact that this LAP has a lifespan up to 2015.

Argues that the amendments will put an unacceptable moratorium on residential development in County Meath for an unspecified period of time.

Questions that there is sufficient resources available in Meath County Council to complete the review of town development plans and LAPs within the timeframe proposed.

States that a more flexible approach to the assessment of residential applications should be allowed for having regard to the fact that settlements have an allocation of housing units up to 2013 & that the draft County Development Plan 2013-2019 will allocate additional units to each settlement.

Proposes alternative wording for the amendments.

Outlines development approach to lands in the Kilcock environs & current planning applications in the area.

**Manager's Recommendation** – No change recommended

Following the presentation, Tadhg McDonnell DoS outlined that under S.10 of the Planning and Development Act the Local Authority is required to prepare a Core Strategy and it is a statutory obligation to bring it to the Council for a decision.

The Councillors raised a number of issues summarised as follows:

- Members are being asked to do something that may not be of any benefit to the County and therefore should not be adopted. Clarification needed on whether the Manager's Report can be amended.
- The language, which refers to the development of small towns is welcomed. Housing development should be in tandem with business development.
- Because of timeframe the Council should meet earlier than the 24<sup>th</sup> January in order to discuss this matter. Clarification required from the DoECLG re changes in 2010 legislation.
- Can allocations in Table 6 be moved to allow possible development in small towns and villages?
- Council should not be exposed regarding planning permissions already granted. Clarification and further information needed before adopting the variation.



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- It was suggested that there are developments ready to proceed as part of the County Development Plan.
- Consideration should be given to how this matter fits in with government policy on job creation.

### **Responses**

Michael Griffin SEO outlined the position regarding amending the Manager's Report as provided for under S. 13 of the Planning and Development Act.

The County Manager outlined that further clarification and information will be provided to the Councillors and advised that a Draft County Development Plan will be presented to the Council in the coming months.

The Cathaoirleach summarised and advised that the Planning Department will consider the matter and following further discussion it was agreed that a special meeting would be arranged for Friday 20<sup>th</sup> January at 2.00pm in order to further discuss the proposed Variation.

## **5.2 Environment**

- 5.2.1 To receive update on North East Region Waste Management Plan. Brendan McGrath, Director of Services, made the presentation.
- 5.2.2 To receive update on Source Water Protection. Gerry Lynn, A/Senior Engineer, made the presentation.
- 5.2.3 To receive update on River Basin Management Planning. David Byrne, A/Senior Executive Scientist made the presentation.

Following the presentations Councillors raised a number of issues summarised as follows:

- The importance of education programmes particularly in schools re waste management.
- What will be the effect on Carranstown (Waste to Energy facility) of Co. Meath being part of the Dublin Region?
- Has there been any debate re waste management for the whole country?
- Recognition of the achievements to date re the protection of water quality, recycling and flood alleviation.

In response Brendan McGrath DoS explained that Co. Meath being part of the Dublin Region would most likely have an effect on the Carranstown Waste to Energy facility. He outlined that there is debate ongoing in relation to the future structure of Waste Management Regions. He also outlined that the nature of the Source Protection and River Basin Management Plan work is particularly resource intensive and that the Council is in the process of making a submission to the DoECLG for additional technical staff resources in order to meet 2015 targets.

## **6.0 Report from Protocol Committee**





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The Meetings' Administrator advised that there were no matters arising from the protocol meeting. The issue of the book of staff contacts was raised and the meeting was advised that it would be circulated at the earliest opportunity.

### **7.0 Correspondence**

7.1 Correspondence from Helen Carney, Private Secretary to the President confirming the former President's agreement to the Council seeking to have the River Boyne bridge named the 'Mary McAleese Bridge' in her honour.

Cllr. Campbell sought clarification as to whether the decision had been made by the NRA to name the bridge and proposed that the word 'Boyne' should also be included. It was noted that a decision had already been made by the NRA. Cllr. McElhinney wished it to be noted that she received correspondence from a constituent who felt that the naming of the bridge should be decided by the people.

7.2 Correspondence from Office of the Secretary General, Department of Social Protection.  
Noted

- Cllr. Killian referred to correspondence circulated from People with Disabilities in Ireland (PWDI) and suggested that there should be a review of the disability organisations in the country.
- A briefing note on the household charge was circulated and Councillors were informed that the charge may now be paid at Council offices across the County. It was noted that there is no provision to accept instalments at the offices.
- It was noted that the meeting with the Oireachtas Members in relation to the Regional Hospital for the North East will take place on Monday 16<sup>th</sup> January at 10.00am and that it is open to all Councillors.

### **8.0 Notice of Question**

8.1 Submitted by Councillor Francis Deane:

*"What is the estimated number of households with septic tanks in the County of Meath seeing as the proposed septic tank registration fee is €50 for 2012 and this is to be followed by an inspection fee?"*

A written response was provided to the Councillors by Ger Murphy, A/Senior Executive Officer, Environment, Water and Emergency Services.

8.2 Submitted by Councillor Tommy Reilly:

*"Can the Manager give me an update from the Forward Planning Section regarding the work done so far in assisting Educate Together to acquire a site at Duffslands, the Commons, Navan so that they can provide a proper campus before their lease expires on their current premises?"*

A written response was provided to the Councillors by Michael Griffin, Senior Executive Officer, Planning Department.

### **9.0 Notice of Motion**

9.1 Submitted by Councillor Francis Deane:



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*“I call on Meath County Council to write to Mr Alan Shatter, TD, Minister for Justice, Equality and Defence asking for clarification in relation to upward-only rent reviews (UORR’s) in commercial rental long-term leases”.*

The Motion, as proposed by **Councillor Francis Deane** and seconded by **Councillor Brian Fitzgerald**, was adopted. It was agreed that the letter should also be sent to Mr. Michael Noonan, T.D. Minister for Finance.

9.2 Submitted by Councillor John V Farrelly:

*“That we the Members of Meath County Council call upon the present Government to immediately review the policy of the Fianna Fáil led Government of 2002-2007 when they established hubs and gateway towns across Ireland, including Drogheda and Dundalk.”*

Following a lengthy discussion the motion, proposed by **Councillor J.V. Farrelly** and seconded by **Councillor Willie Carey**, was adopted.

9.3 Submitted by Councillor Tommy Reilly:

*“I am calling on this Council to request Minister Jimmy Deenihan to reverse the ban on Stag Hunting with immediate effect as promised by both Fine Gael and Labour prior to the General Election”.*

The motion was proposed by **Councillor Tommy Reilly** and seconded by **Councillor Wayne Harding**. A lengthy debate followed and the motion was adopted following a ‘show of hands’ vote, the result being 16 For, and 7 Against.

### **10.0 Schedule of Manager’s & Approved Orders (For Information Only)**

- 10.1 Schedule of Manager’s Orders - Infrastructure
- 10.2 Schedule of Manager’s Orders – Environment
- 10.3 Schedule of Manager’s Orders – Housing Construction
- 10.4 Schedule of Manager’s Orders – Community & Enterprise

Noted

### **11.0 Presentations**

No presentations.

### **12.0 Any Other Business**

The following items were raised:

- The current road closure for essential repairs at Kentstown and the effect of this on local businesses. It was agreed that Transportation would contact the businesses concerned.



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- Flooding of the Hurley River and the need for this to be addressed.
- Update sought on the closure by Fáilte Ireland of the tourism information point at Brú na Bóinne site. Kevin Stewart, DoS informed the meeting that due to a resource issue the decision by Fáilte Ireland will not be reversed. The OPW will be going to tender for the retail element of the service and Meath Tourism will examine the possibilities of providing tourism information.