



Miontuairiscí/Meeting Minutes

Ordinary Meeting 6th July 2009, Council Chamber

An Cathaoirleach, Councillor William Carey, presided.

Members Present:

Councillors Joseph Bonner, Ray Butler, Sirena Campbell, Shane Cassells, Eugene Cassidy, Francis Deane, Anne Dillon Gallagher, Regina Doherty, John V Farrelly, Jimmy Fegan, Brian Fitzgerald, Oliver Fox, Wayne Harding, Jim Holloway, Eoin Holmes, Suzanne Jamal, Nick Killian, Noel Leonard, Tracy McElhinney, Niamh McGowan, Jenny McHugh, Maria Murphy, Seamus O'Neill, Bryan Reilly, Joe Reilly, Tommy Reilly, Catherine Yore.

Officials in Attendance:

County Manager: Tom Dowling

Head of Finance: Fiona Lawless,

Directors of Service: Kevin Stewart, Eugene Cummins, Michael Killeen, Brendan McGrath, Liam Henry

Meetings Administrator Bill Sweeney

Senior Planners: Pat Gallagher, Wendy Bagnall (A)

Senior Executive Officers: Martin Rogers, Larry Whelan

Administrative Officers: Olive Falsey

Apologies: Jimmy Cudden

1.0 Confirmation of Minutes

1.1 Confirmation of Minutes of Special Planning Meeting held on 28th April 2009.

The Minutes of Special Planning Meeting held on 28th April 2009 were confirmed on the proposition of **Councillor Tommy Reilly and seconded by Councillor John V. Farrelly**

1.2 Confirmation of Minutes of Monthly Meeting held on 5th May 2009

The Minutes of Special Planning Meeting held on 5th May 2009 were confirmed on the proposition of **Councillor John V. Farrelly and seconded by Councillor Ann Dillon-Gallagher**

1.3 Confirmation of Minutes of Annual Meeting held on 19th June 2009

The Minutes of the Annual Meeting held on 19th June 2009 were confirmed on the proposition of **Councillor Ann Dillon-Gallagher and seconded by Councillor Tommy Reilly.**

2.0 Matters arising from the minutes

There were no matters arising.

The Meetings' Administrator reminded party whips to submit in writing their SPC nominations.



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3.0 Expressions of Sympathy and Congratulations

The following expressions of sympathy were extended to:

- 3.1 Alan Rogers, Finance Department, on the death of his father-in-law, Manus Evans.
- 3.2 Desmond Johnston, Environmental Enforcement Officer, NTC, on the death of his mother, Margaret Johnson.
- 3.3 Councillor Tommy Reilly, on the death of his mother, Maureen Reilly.
- 3.4 Rosemary Coogan, Motor Tax, on the death of her father, Ronnie Coogan.

Congratulations were extended to:

- 3.5 Dunboyne GAA on their recent successes.

4.0 Correspondence

The following correspondence was noted:

- 4.1 Correspondence from Southern & Eastern Regional Assembly re Appointment of Members to the Southern & Eastern Regional Assembly.
- 4.2 Circular Letter LG (P) 08/09 re Allocations under the National Disability Strategy 2009.
- 4.3 Circulars F33/09 and 19/09 re Submissions of Statements and Declarations - Election Spending and Donations. View these documents on the Extranet under the Publications link.

5.0 EU Correspondence

- 5.1 EU News Bulletin No. 59 – April 2009
- 5.2 EU Policy Review Number 3/09 April/May 2009
- 5.3 EU News Bulletin No. 60 – May 2009

6.0 Report from Protocol Committee

Pending a review of Standing Orders, it was agreed to impose a speaking time of three minutes in the Chamber and that a maximum of five motions would be dealt with on any agenda.



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7.0

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

8.0 Other Statutory Business

8.1 Planning

8.1.1 To consider taking in charge the following estates as recommended by the Kells Area Members at the May monthly meeting on Tuesday 19th May 2009. (Extract from Minutes Attached)

- Headfort Glebe, Kells
- Butterfield View, Athboy
- Headfort Wood, Kells

Approved on the proposal of **Councillor John V. Farrelly and seconded by Councillor Bryan Reilly.**

8.1.2 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Carlanstown** in accordance with Section 20 (3) (f) (i) of the Planning & Development Act 2000 as amended.

8.1.3 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan **Carnaross** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.

8.1.4 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Crossakiel** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.

8.1.5 To received the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Moynalty** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.

8.1.6 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Nobber** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.

8.1.7 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Oldcastle** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.



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- 8.1.8 To receive the Managers report on submissions and observations received as a result of the display of proposed amendments to the Draft Local Area Plan for **Ratoath** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000 as amended.

The above reports were received on the **proposal of Councillor John V. Farrelly and seconded by Councillor Tommy Reilly.**

- 8.1.9 Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Donore**, if thought fit in accordance with Section 20 (3) (d) of the Planning and Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report. Wendy Bagnol outlined the process to date
- Draft LAP on public display from 16th March 2009 – 27th April 2009
 - 12 submissions received
 - Managers Report presented to Elected Members 25th May 2009
 - Slane Area Committee met on 24th June 2009 to discuss report
 - In accordance with Section 20 (3) (h) (i) of the Planning and Development Act 2000-2002, the Elected Members are restricted to considering the following:
 - Proper planning and sustainable development of the area;
 - Statutory obligations and any relevant policies or objectives of the Government or of any Minister of the Government.

Submission 1 - Department of Communications, Energy & Natural Resources

Submission comments on need to maintain water quality & fishery status
Wastewater treatment capacity should be sufficient to accommodate development

Impact of any increased abstraction from River Boyne

Manager's Recommendation – No Change

Slane Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Eoin Holmes.**

Submission 2 - Environmental Protection Agency

Notes preparation of SEA screening

Lists environmental issues to be considered during LAP preparation

Manager's Recommendation – Insert additional objective relating to Mobility Management Plans

Slane Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Seamus O' Neill.**

Submission 3 - National Roads Authority



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Submission states that the NRA welcomes the aim consolidation of towns and villages in County Meath through the prep of LAPs

Manager's Recommendation - No change

Slane Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Seamus O' Neill.**

Submission 4 - National Roads Authority

Submission states that the NRA have no further comments

Manager's Recommendation – Noted

Slane Area Committee Recommendation – Noted

Noted on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Sirena Campbell.**

Submission 5 - Department of Environment, Heritage and Local Government- Dev Applications Unit

Reference to Brú na Bóinne & sites proximity to Donore village

Influence of village on World Heritage Site

Impact of LAP on architectural heritage of locality

SEA

Manager's Recommendation – No change

Slane Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Seamus O' Neill.**

Submission 6 - Department of Communications, Energy & Natural Resources

No further comments at this time

Manager's Recommendation – Noted

Slane Area Committee Recommendation – Noted

Noted on the proposal of **Councillor Eoin Holmes and seconded by Councillor Sirena Campbell.**

Submission 7 - Department of Environment, Heritage and Local Government- Spatial Policy

Submission notes obligations under Habitats Directive regarding

Appropriate Assessment screening

States that AA screening report not completed

Manager's Recommendation – No change, report was completed & forwarded.

Slane Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Eoin Holmes and seconded by Councillor Wayne Harding.**

Submission 8 - Department of Education & Science

Submission relates to requirements for primary facilities in the village based on likely potential population based on zoned lands.

Wishes to ensure land requirements fully considered



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Manager's Recommendation – No change

Slane Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Eoin Holmes and seconded by Councillor Wayne Harding.**

Submission 9 - Michael Cummings on behalf of Seamus Lappin

Submission refers to lands of 47 acres to the east of the village outside LAP boundary,

Seeks that 32 acres of lands be zoned residential remaining 15 acres would provide a parkland area,

Submission provides planning rationale for proposal.

Manager's Recommendation – No change

Slane Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager, subject to it being examined again in terms of Community gain, on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Eoin Holmes.**

Submission 10 - Satellite Architects Ltd

Refers to a green field site of 12 acres located to the south east of the village within the village development boundary

Currently zoned C1 & A5

Seeking residential land use zoning on all of land to deliver 178 dwelling units

Manager's Recommendation – No change

Slane Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Eoin Holmes and seconded by Councillor Ann Dillon-Gallagher.**

Submission 11 - Malena Mc Loone, Vice Chair Parents Council Donore

Submission sets out the requirements of the village school .

Manager's Recommendation – No change required

Slane Area Committee Recommendation – Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Sirena Campbell and seconded by Councillor Wayne Harding.**

Submission 12 - Health & Safety Authority

Submission refers to major accident hazard sites. None relevant to Donore LAP.

Manager's Recommendation – No change required

Slane Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Seamus O'Neill.**



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As there were no material amendments the Local Area Plan for Donore was adopted on the proposal of **Councillor Ann Dillon-Gallagher and seconded by Councillor Wayne Harding.**

- 8.1.10 Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Dunbooyne/Clonee/Pace**, if thought fit in accordance with Section 20 (3) (d) of the Planning and Development Act 2000, as amended, to resolve to accept the Managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Managers report.

68 submissions received
Prescribed Bodies - 7 Submissions
Dunbooyne - 38 Submissions
Pace - 12 Submissions
Clonee - 11 Submissions

Prescribed Bodies

Submission 37 - Department of Environment, Heritage & Local Government- Spatial Policy

LAP provides sound overall framework for guiding development in the corridor

Zoning of land at Pace rail station is considered premature

Sufficient land for residential & business use in Dunbooyne for 6 year plan period

Timing of dev at Pace needs to be considered in wider regional context & when various studies are complete

Manager's Recommendation – Insert new objective and policy as follows:

Insert new Objective RET OBJ 1 as follows:

' A unitary framework plan for the designated level 2 centre at Pace will proceed in a timely fashion and will address land use, transportation, connectivity, urban design, recreation, implementation issues. Delivery of the centre shall be time lined and co-ordinated in tandem with infrastructural provision across the Corridor Area. In order to achieve the future target of 15,000 population within the life time of this LAP, it shall be a grounding objective of this plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.'

Amend RET POL 5 as follows (amended text in italics):

Framework Plan for the emerging preferred location for future Level 2 Centre:

To facilitate development in accordance with an approved Framework Plan whose objectives will be the phased provision of the following:

retail floorspace and associated facilities to include some high density *and other appropriate* residential development commensurate with population growth in the Local Area Plan period having regard to the commitment in the Regional Planning Strategy for Dunbooyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 – 20 year timeframe;



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high end office based employment uses at levels commensurate with its location and proximate to a *multi modal* public transport interchange; provision of a pedestrian and cycle route over the M3 to lands to the east subject to the agreement of the National Roads Authority.

The Framework Plan and final selection of the preferred location for future Level 2 Centre will also be subject to the ongoing IFPLUT, the 2007 – 2013 County Development Plan (as may be varied), the 2013 – 2019 County Development Plan, the Regional Planning Guidelines Review and the 2008 – 2016 GDA Retail Strategy.

(corresponding amendment in Section 9.3.7 for consistency)

Dunshaughlin Area Committee Recommendation - Accepted Managers Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Nick Killian.**

Submission 4 - National Roads Authority

Submission states that the NRA have no comments

Manager's Recommendation – Noted

Dunshaughlin Area Committee Recommendation – Noted

Noted on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

Submission 7 - National Roads Authority

Nature & Extent of development at Pace will have serious impacts on the efficiency, safety & carrying capacity of the M/N3;

Final adjudication on this matter awaits further studies;

Active promotion of integrated land use & transportation required.

Manager's Recommendation – As per submission 37

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 32 - Department of Education & Science

Submission relates to requirements for Primary & Post facilities in the LAP area based on likely potential population based on zoned lands;

Wishes to ensure their requirements fully considered;

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 6 - Iarnrod Eireann

Sets out the strategic objectives & development programme of IE;

Refers to investment that has taken place under Transport 21;

Includes Phase 1 Clonsilla to Pace.

Manager's Recommendation – No change



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Dunshauhglin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 59 - Dublin Transportation Office

Refers to ongoing IFPLUT in this area;

Growth provided for in LAP considered ambitious in current economic climate;

However submission recognises that growth provided for in draft LAP could be seen as consistent with RPGs as it proposes consolidation of pop within Metropolitan area;

Future dev locations should focus on accessibility to public transport.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 68 - Health & Safety Authority

Submission refers to major accident hazard sites. None in LAP area, however 4 sites in North Blanchardstown/Damastown whose consultation zones may lie within the LAP area.

Manager's Recommendation – Amend Map No 3 to include consultation distances

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Dunboyne Submissions

Submission 1 - Damien O'Reilly, Woodview, Dunboyne

Seeks to have provision for low cost sites included within the LAP

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation – Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 2 - Damien O'Reilly, Woodview, Dunboyne

Seeks to have provision for a new graveyard included within the LAP

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**



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Submission 5 - Owen Cooke on behalf of Back Road Sewage Committee

Represents 24 households who are seeking to have their dwellings connected to the main sewer.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Nick Killian.**

Submission 10 - Mc Cabe Durney Barnes on behalf of Sean & Tina Boylan

Seeks the rezoning of small section of land south of R156 for residential purposes;

Zoned area would then be consistent with field boundary

Manager's Recommendation – Amend LAP to zone these lands

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 12 - Mc Cabe Durney Barnes on behalf of RENAR LTD

Seeks the attachment of a specific objective to lands north west of the junction of the R156 & N3 east of Dunboyne;

Objective to accommodate science technology, medical & veterinary facilities in landmark buildings on these lands

Manager's Recommendation – Amend LAP as follows:

1. Insert Veterinary Surgery as a specific land use category in Table 9.2: Zoning Matrix
2. Amend the Draft LAP section 4.3.2 to include objective EMP OBJ 6 as follows: *'To provide a single landmark building of significant architectural merit at a specific location to replace the existing Herbal Medicine facilities in Dunboyne. This building shall be accommodated on lands at the location identified on the land use zoning map outside the designated Flood Plain lands.'*
3. Denote EMP OBJ 6 on land use map No 2

Dunshaughlin Area Committee Recommendation - Accept Managers Recommendation 1 & 3

2. Amend the proposed objective as follows: *'To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne. This building shall be accommodated on lands outside the designated Flood Plain lands identified on the land use zoning map.'*

Nos 1 & 3 - Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

No. 2 Agreed as recommended by Dunshaughlin Area Committee, to insert new wording, on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

Submission 13 - Stephen Little on behalf of Murray, Earle & Doolin

Refers to 4.8 ha circa 1.2 km from town centre east of Rooske Road,



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Draft LAP rezones 0.56 ha to A4 residential use,

Submission is seeking the rezoning of the remainder of the lands

Manager's Recommendation – Amend LAP to rezone remainder of lands to A4 use

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Nick Killian.**

Submission 14, 15, 17, 18,19, 25, 57 & 58

14- Barry Kelly, 15 Willow Park, Millfarm, Dunboyne

15- Eileen and Willie Hargadon, 14 Willow Park, Millfarm,

17- Walter & Mary Kilcullen, 1 Willow Park, Millfarm,

18- John Doyle, 7 Willow Park, Millfarm,

19- David & Roslyn Garrett, 3 Willow Park, Millfarm,

25- Joseph and Bernadette Kearney, 2 Willow Park, Millfarm,

57-Rose Byrne, 8 Willow Park, Millfarm,

58- Geraldine and Anthony McCrossan, Willow Park, Millfarm, Dunboyne

All submissions seek the omission of one of the proposed pedestrian connections over the rail line between the lands east of rail & existing Dunboyne

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation with modification to

Mov Pol 5 to incorporate phase implementation of these routes incorporating protection of residential amenity of existing residents.

Agreed as recommended by Co. Manager, subject to modification, on the proposal of **Councillor Maria Murphy and seconded by Councillor Brian Fitzgerald.**

Submission 16 - Christopher & Bernadette Monahan Bracetown

Property located opposite entrance to Dunboyne Business park;

Concerned about impacts of traffic from new distributor road;

High density development will erode rural character of the area.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 20 - Declan Brassil & Company on behalf of Michael Deegan & Tony Murray

This submission seeks the rezoning of two parcels of currently unzoned land to the north of Dunboyne to objective 'A2' The first site is accessed from the Dunshaughlin Road; and the second, larger site, which is bisected by the railway line has no road frontage.

The rezoned lands would effectively be an extension to the IAAP lands in a northerly direction.

Manager's Recommendation – No change



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Dunshaughlin Area Committee Recommendation - Did not Accept Manager's Recommendation, amend LAP to include lands for residential dev.

Agreed as recommended by Dunshaughlin Area Committee on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy**

Submission 21 - Eamon Walsh, Court Hill Dunboyne

This submission proposes that additional land between the proposed new distributor road and the Dunboyne by-pass be zoned objective 'E1' Clarification is sought as to the accuracy of the Flood Mapping indicated in the Draft Plan, and the purpose of a thin strip of land zoned objective 'G1' adjacent to Court Hill.

Manager's Recommendation – No change in respect of zoning additional lands for industrial and related uses.

Amend the notation used to indicate the extent of available flood mapping on Maps 1 and 2 to avoid any confusion with lands proposed to be zoned objective 'G1'

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation to amend the notation used to indicate the extent of available flood mapping on Maps 1 and 2 to avoid any confusion with lands proposed to be zoned objective 'G1'

Did not accept Manager's recommendation in respect of zoning additional lands for industrial and related uses, recommended to amend LAP to include lands for industrial development.

Agreed as recommended by Co. Manager, to amend the notation used and agreed as recommended by Dunshaughlin Area Committee, to amend LAP to include lands for industrial development on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 23 - Billy Clarke on behalf of Warrenstown & District Residents' Association

This submission raises issues regarding access & traffic in Dunboyne generally;

Access to industrial estate should be via distributor road;

Density of future development at Pace;

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accept Managers Recommendation with modification to amend LAP to include access point for industrial dev off the distributor road.

Agreed as recommended by Co. Manager, subject to modification, on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 24 - Billy Clarke Paceland Dunboyne

General Issues raised:

Preservation of trees & hedgerows important

Density of future development at Pace

Traffic issues

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.



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Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 30 - Harry Lawlor on behalf of Mary & Stanley Boylan

This submission seeks the rezoning of two parcels of currently unzoned land. Seeks the zoning of a 22 ha site for residential uses. Lands are located on the southern fringes of Dunboyne.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Brian Fitzgerald.**

Submission 33 - Stephen Little on behalf of St Finan's Diocesan Trust

Refers to 8.9 ha in the centre of Dunboyne;

Seeking that a portion of the land be rezoned to B1 town centre uses.

Manager's Recommendation – Amend the draft LAP to rezone the lands identified in the

submission from objective 'G1' to objective 'B1' – "to protect and enhance the special physical and social character of the existing town centres and to provide for new and improved town centre facilities and uses"

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Nick Killian.**

Submission 35 - Dunboyne Combined Residents Association

Seeks the omission of 2 areas rezoned in the draft LAP,

Seeks the deletion of a number of pedestrian routes included in the plan;

Tree removal;

Rail station parking provision

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation with modification as per submission No.15

Agreed as recommended by Co. Manager with modification as agreed on submission 15 on the proposal of **Councillor Joe Bonner and seconded by Councillor Maria Murphy.**

Submission 36 - Declan Brassil on behalf of Lord, Gregan & Malone

Refers to a land holding of 25.9 ha south west of Dunboyne

Seeks that 19.8 ha be rezoned for residential development

Proposal also includes school, site, public open space, neighbourhood centre & creche

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Regina Doherty and seconded by Councillor Maria Murphy.**

Submission 39 - Declan Brassil on behalf of Patrick Kelly & Terence McGovern



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Seeks the rezoning of 2 sites of 22.14 ha north west of Dunboyne for appropriate uses

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 40 - RPS on behalf of John Connaughton

Refers to 40.48 ha located between the rail line & River Tolka; Western portion included in the IAAP area, seeks the extension of land use zoning to 30m from the River Tolka Flood Plain

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Brian Fitzgerald.**

Submission 42 - Peter O'Carroll 17 Congress Hall, Dunboyne

Requests that the lands located to the rear of the Church are not rezoned

Manager's Recommendation – Refer to response to submission number 33

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Brian Fitzgerald.**

Submission 43 - ILTP on behalf of Laurence & Marion Kelly

Seeks that the land the subject of the submission which are located 300m from Dunboyne train station be rezoned for residential use.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Maria Murphy.**

Submission 44 - ILTP on behalf of An Foras Pátrúnachta na Scoileanna LAN- Gaelige Teo

Seeks that provision be made in the LAP for an all Irish Secondary/post primary school

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Nick Killian.**



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Submission 46 - Declan Brassil on behalf of Brian Reilly, Ballymagillin

Seeks the rezoning of 3 parcels of land for appropriate uses;
The lands are located at Bennetstown (4.047ha), east of Ballymagillin
(4.047ha), north of Ballymagillin (14.17 ha)

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 47 - Paul O'Dwyer, Chairman Millfarm Residents Assoc.

Outlines the opposition of the residents to proposed pedestrian walkways/cycleways over the rail line at Willow Park & The Meadows, Refers to car parking at rail station

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation refer to modification in submission 15

Agreed as recommended by Co. Manager with modification as agreed on submission 15 on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 48 - ILTP on behalf of St Peters National School

Articulates the need for a permanent site for the school.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 51 - Douglas Hyde on behalf of Menolly Devs

Refers to Dunboyne Castle site, seeking the changing of 1.5 ha from G1 to C1.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 56 - Robert Keogh on behalf of Mrs Drennan Spring Wells Dunboyne

Refers to 1.31 ha adjacent to the IAAP lands and Dunboyne Ind Est., Seeks the rezoning of the lands to low density residential development.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**



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Submission 62 - Janet O'Keefe, Capstan, Warrenstown

Expresses objection to location of high rise development on the outskirts of Dunboyne

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

Submission 63 - Janet O'Keefe, Capstan, Warrenstown

Seeking speed limit on Kennedy Rd reduced.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

Submission 64 - Janet O'Keefe, Capstan, Warrenstown

Refers to issues regarding surface water drainage on Kennedy Rd.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Brian Fitzgerald.**

Submission 67 - Betty Galway Greer

Submission is seeking the removal of zoning in the Draft LAP of a section of land for community, recreational and educational facilities. The land is identified solely by means of an asterisk on accompanying map and boundaries are not demarcated.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Noel Leonard.**

Pace Submissions

Submission 3 - MCC Pride of Place

Requests the provision of 2 bring bank facilities per town/village

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 11 - McCabe Durney Barnes on behalf of RGDATA

Lengthy submission which primarily refers to development at Pace and appropriateness of the site for retail.

Manager's Recommendation – Refer to submission 37



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Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager, with reference to submission 37, on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy**.

Submission 26 - Brian Meehan on behalf of Michael J Brennan

Seeks to have 66 ha north of the M3 zoned for a number of uses including employment, residential uses.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 41 - RPS on behalf Kildangan Stud Unlimited

Refers to 47.25 ha at Woodpark stud and seeks to have these lands included within the framework plan designation at Pace

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Nick Killian.**

Submission 45 - ILTP on behalf of Francis Kelly & Mary Jackson

Lands are located within 400 m of Pace rail station, seeking that the lands be zoned for employment generating uses.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

Submission 49 - Murray O'Laoire on behalf of Mc Garrell Reilly

Refers to lands within Framework Plan area at Pace and seeks:

Rezoning of the lands at the Dunboyne North area

The omission of the requirement under Section 9.3.7 that requires that a separate Framework Plan is to be prepared to consider the linkages between the established urban area and the Dunboyne North area

Manager's Recommendation – Amendments as follows:

Insert new Objective RET OBJ 1 as follows:

' A unitary framework plan for the designated level 2 centre at Pace will proceed in a timely fashion and will address land use, transportation, connectivity, urban design, recreation, implementation issues. Delivery of the centre shall be time lined and co-ordinated in tandem with infrastructural provision across the Corridor Area. In order to achieve the future target of 15,000 population within the life time of this LAP, it shall be a grounding objective of this plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.'

Amend RET POL 5 as follows (amended text in italics):



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Framework Plan for the emerging preferred location for future Level 2 Centre:

To facilitate development in accordance with an approved Framework Plan whose objectives will be the phased provision of the following:
retail floorspace and associated facilities to include some high density *and other appropriate* residential development commensurate with population growth in the Local Area Plan period having regard to the commitment in the Regional Planning Strategy for Dunboyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 – 20 year timeframe;
high end office based employment uses at levels commensurate with its location and proximate to a *multi modal* public transport interchange;
provision of a pedestrian and cycle route over the M3 to lands to the east subject to the agreement of the National Roads Authority.

The Framework Plan and final selection of the preferred location for future Level 2 Centre will also be subject to the ongoing IFPLUT, the 2007 – 2013 County Development Plan (as may be varied), the 2013 – 2019 County Development Plan, the Regional Planning Guidelines Review and the 2008 – 2016 GDA Retail Strategy.

(corresponding amendment in Section 9.3.7 for consistency)

Amend land use zoning map no 1 to identify these lands as white lands for strategic employment use predominantly for high end office development, to be developed on a phased basis within the plan period.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Noel Leonard.**

Submission 50 - SIAC Construction

Refers to a site of 7.7 ha with frontage onto the N3 & M3,
Seeks to have the lands zoned for industrial uses.

Manager's Recommendation – Amend land use zoning map no 1 to zone these lands for E2 industrial development

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 52 - Douglas Hyde on behalf of Royal Gateway Holdings Ltd

Requests that the lands at Piercetown zoned E1 in the draft LAP be rezoned E2.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation – Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Nick Killian.**

Submission 53 - Jim Brogan on behalf of Pdraig Tierney

Refers to lands of 4.25 ha north west of the Pace Interchange,
Requests that the lands are included within the framework plan designation at Pace or alternatively requests that the lands be zoned E2.

Manager's Recommendation – Amend land use zoning map no 1 to identify these lands as white lands for strategic employment use



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predominantly for high end office development, to be developed on a phased basis within the plan period.

Amend text of the plan to include an objective for the provision of a landmark building of high architectural merit

Denote above objective on land use map no 1.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Noel Leonard.**

Submission 54 - Laurence Ward, Normans Grove Clonee

Refers to a 10 ha land holding north of the M3 to the south east of Bracetown, seeks to have an E2 land use zoning objective attached to the lands

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Maria Murphy.**

Submission 55 - Laurence Ward, Normans Grove, Clonee

Refers to two parcels of land of 14.53 ha located around the northern side of the Pace Interchange, seeks to have an E2 land use zoning objective attached to the lands

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Maria Murphy.**

Submission 60 - Declan Brassil on behalf of Hickwell Ltd & Hickcastle Ltd

Refers to 40 ha adjoining Bracetown Business Park,
Seeks the zoning of additional lands at the rear of the existing business park for E2 use.

Manager's Recommendation – Amend land use zoning map No 1 of the draft LAP to rezone the subject lands to Objective E2 – “To provide for light industrial and industrial office type employment in a high quality campus environment subject to the provision of necessary physical infrastructure.”

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Joe Bonner.**

Submission 61 - Anthony Goldsbury, Swords Co Dublin

Refers to Framework Plan designation at Pace
Specifically retail development Pace



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Manager's Recommendation – As per submission 37

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald** and seconded by **Councillor Maria Murphy**.

Clonee Submissions

Submission 8 - Alan Prendergast, Summerseat House, Clonee

Seeks the re zoning of a 2.27 ha site from agricultural use to G1 community facilities.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard** and seconded by **Councillor Brian Fitzgerald**.

Submission 9 - Alan Prendergast, Summerseat House, Clonee

Seeks the re zoning of 13 ha around Summerseat House from agricultural use for residential purposes.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy** and seconded by **Councillor Brian Fitzgerald**.

Submission 22 - Declan Brassil on behalf of the Keating Group, Clonee

Refers to lands to the north of the Royal Gateway lands at Piercetown and seeks their rezoning on a phased basis for E1 uses.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard** and seconded by **Councillor Brian Fitzgerald**.

Submission 27 - Brian Meehan on behalf of Hilltown Partnership

Refers to lands of 93 ha, 1.5 km south of Clonee,

Seeks to have lands rezoned for residential use including provision of neighbourhood facilities.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard** and seconded by **Councillor Brian Fitzgerald**.

Submission 28 - Declan Brassil on behalf of St Paul's GFC Clonee

Seeks the zoning of a 4.9 ha site for sports and recreational uses west of Clonee

Manager's Recommendation – No change



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Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Nick Killian.**

Submission 29- Declan Brassil on behalf of Meath VEC

Seeks the zoning of a 0.8 ha site for a Post Leaving Certificate College, lands are located west of Clonee.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Nick Killian.**

Submission 31 - Declan Brassil on behalf of Matt Brady Stirling House Clonee

Seeks the zoning of 34 ha at Sterling House Clonee for sustainable residential communities.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

Submission 34 - Declan Brassil on behalf of the Keating Family Clonee

Submission refers to lands of 86 acres at locations around Clonee, rezoning for a variety of uses is sought including:

8.2 ha employment uses (expansion of industrial lands at Clonee)

1.8 ha for town centre expansion to the west

6.8 ha riverside park

4.9 ha sports/community uses

0.8 ha PLC college

1.4 ha primary school

10.5 ha residential development

0.2 ha neighbourhood uses

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Brian Fitzgerald.**

Submission 38 - Declan Brassil on behalf of John & Julie Creagh and Louis Scully

Seeks to have two sites of 3.07 ha and 11.3 ha north of the E2 land bank north of Clonee zoned for either E1 or E2 use.

Manager's Recommendation – No change

Dunshaughlin Area Committee - Did not Accept Manager's Recommendation, extend LAP boundary to include the lands

Agreed as recommended by **Dunshaughlin Area Committee** to extend LAP boundary to include the lands on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Niamh McGowan.**



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Submission 65 - John Spain on behalf of Mark Elliot

Seeks the rezoning of lands to the south of Summerseat House, south west of Clonee to either A2 or A4 use.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Brian Fitzgerald.**

Submission 66 - John Spain on behalf of Bennett Developments Limited & Kilsaran Group

Refers to land bank of 92 ha of E2 zoned lands at Portan Clonee.

Submission seeks a number of amendments to the LAP including:

- Amendments to the E2 objective,
- Inclusion of E1 zoning,
- Inclusion of a specific objective to provide for an upgrade of the N3 Clonee interchange,
- Incorporation of the recommendation of report regarding delivery of inter county road connections

Manager's Recommendation – Amend LAP as per Managers report to zone northern portion of lands E1, insert a number of additional movement and road objectives

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Nick Killian.**

Next step to place the proposed amendments on public display for a period of 4 weeks – proposed by **Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

- 8.1.11 Following consideration of the Manager's report on submissions and observations received in respect of the Draft Local Area Plan for **Kilcock Environs**, if thought fit in accordance with Section 20 (3) (d) of the Planning and Development Act 2000, as amended, to resolve to accept the Managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Managers Report.

12 submissions received

Submission 1 - National Roads Authority

States that the Authority supports the overall aim of consolidating towns and villages in the County.

Acknowledges identification of Kilcock as a Moderate Growth Town in the Meath County Development Plan.

Refers to NRA policy on development management and access to national roads.

Advises of feasibility study and draft route corridor protection study for the Leinster Orbital Route.



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Supports inclusion of policy KT POL5 (refers to the requirement for Traffic and Transport Assessments).

Commends the Council's approach to the integration of transportation and land use planning in the draft Local Area Plan.

Manager's Recommendation – No change recommended.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Nick Killian and seconded by Councillor Brian Fitzgerald.**

Submission 2 - Environmental Protection Agency

Provides guidance to the Planning Authority in meeting its environmental obligations in the land use planning sector.

Comments on the SEA screening process and potential interactions with other local area plans being prepared in the County.

Manager's Recommendation – No change recommended

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor John V. Farrelly.**

Submission 3 - Department of Education and Science

Notes the inclusion in the Draft LAP of a site for community and educational uses and the education policies outlined in the draft Plan.

Manager's Recommendation – No change recommended

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Maria Murphy.**

Submission 4 - Fenton Simons Associates on behalf of Maplewood Developments

Relates to lands of c. 28 hectares at Balfeagan, part zoned for light industrial and open space in the draft LAP.

Requests that the lands are zoned for a mix of uses including industrial (E1)(12 ha) and light industrial (E2)(10 ha) and an objective catering for ancillary mixed uses (6 ha).

Zoning proposal also includes a link road from the R148 to the R158.

Manager's Recommendation – No change

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Maria Murphy and seconded by Councillor Noel Leonard.**

Submission 5 - Stephen Little and Associates on behalf of Dorville Homes

Refers to general issues and to lands of 8.77 ha zoned residential and open space in the draft LAP.

States that a micro order of priority should not be implemented for the LAP lands.



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Requests that:

Objective KSD OBJ1 relating to energy conservation should be omitted or alternatively reworded.

A buffer zone be incorporated in E2 zoned lands to protect residential amenities.

The location of open space in character area 2 be altered to include an existing stream.

The building line illustrated in character area 2 be amended as per the developer's design.

An area of A4 zoning be provided in character area 2.

Manager's Recommendation – Include objective KED OBJ 4: In the case of the development of industrial sites adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate. Amend the location of the open space zoning to take into account the presence of the stream in this part of the LAP area

Dunshauhglin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor John V. Farrelly.**

Submission 6 - Declan Brassil & Company Ltd. on behalf of McGarrell Reilly Group

Refers to landholding of 42 ha, part of which is included in LAP area. Seeks redistribution of open space area from along the Rye Water River to within the site.

States that open space requirement for residential areas should include public open space along the Rye Water River.

Requests clarification and amendments to potential access points and road layout in LAP maps.

States that objective KSO OBJ2 (micro order of priority) should be implemented across landholdings rather than the plan area.

Requests amendment to the description of G1 (community, recreational and educational) uses shown on LAP maps.

Requests that the remainder of the landholding is designated as a future urban expansion area.

Manager's Recommendation – Remove text from G1 zoned lands on movement strategy and transport objectives maps.

Amend text of maps to state that layout and access points are indicative.

Dunshaughlin Area Committee Recommendation - Accepted Manager's recommendation and include additional amendment to text regarding open space requirements on P. 31 of the LAP to read: "It should be noted that the provision of the Rye Water River amenity area may not be included in the calculation of public open space within a given development. In considering open space requirements, the priority shall be the delivery of the linear park."

Agreed as recommended by Co. Manager subject to the inclusion of amendment on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 7 - John Spain Associates on behalf of Czar Construction Limited



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Refers to general issues and a landholding of 12 ha zoned in the draft LAP. Requests that the size of the G1 zoned lands in character area 4 be reduced from 7.63 acres to 4 acres and the location be moved further south.

Seeks omission of requirement to provide a strong urban edge along the proposed distributor road.

Seeks reduction in targets for energy efficiency proposed in the draft LAP.

Manager's Recommendation – Reduce the area of lands zoned for G1 from 7.63 acres to 4 acres.

Amend the zoning map to reflect the configuration of the G1 lands as illustrated in the submission.

Insert a specific objective: 'To provide a site for school/ community facilities on lands zoned G1 or alternatively provide an equivalent area within the lands to accommodate school/community uses'.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 8 - Douglas Hyde and Associates on behalf of Menolly Developments

Refers to lands of 23 ha at Dolanstown.

Seeks the zoning of the lands for industrial use.

Manager's Recommendation – No change recommended.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor John V. Farelly and seconded by Councillor Brian Fitzgerald.**

Submission 9 - Spatial Policy Section, Department of the Environment, Heritage and Local Government

States that the draft LAP generally accords with the RPGs and County Development Plan.

Notes that consideration should be given to including a micro order of priority in the LAP, which should consider the entire town of Kilcock.

Welcomes recognition in the draft Plan of the need to integrate with Kildare County Council regarding infrastructure.

Provides detailed comments in respect of SEA and AA screening and potential for impacts on the Rye Water Valley/Carton SAC site downstream of the LAP lands

Manager's Recommendation – Amend Section 4.15 of the draft Plan to include additional text in respect of the Rye Water Valley/Carton SAC site and the following policies:

KH POL 7: To ensure that development within the Kilcock Environs area will not negatively impact upon the Rye Water Valley/Carton Special Area of Conservation.

KH OBJ 5: To require the submission of an ecological impact assessment with the Water Services Provision Strategic Framework Plan and for any proposals for development of the amenity walkway along the Rye Water.

The ecological impact assessment shall demonstrate that there will be no negative impact on the Rye Water Valley/Carton SAC. Proposals for the amenity walkway and other works along the Rye Water shall also be subject



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to appropriate assessment screening and a stage 2 appropriate assessment if necessary. The Ecological Impact Assessments and appropriate assessment screening will be forwarded to the National Parks & Wildlife Section of the Department of the Environment, Heritage & Local Government for their comments and the Planning Authority shall have regard to their comments in the making of a decision.

KH OBJ 6: To prohibit any development that would be harmful to or that would result in a significant deterioration of habitats and / or disturbance of species.

Amend section 4.11.3 to insert the following text:

Surface water management proposals shall also take due cognisance of the presence of the Rye Water Valley/Carton Special Area of Conservation downstream of the Environs Area. In particular, it shall be demonstrated that the proposals would not have any undue impact on this protected site. This shall be evident in the documentation of the Water Services Provision Strategic Framework Plan and through the submission of an ecological impact assessment with the Framework Plan (see Section 4.15).

Include additional policy KI POL 10: To ensure that the provision of water services and surface water management proposals in the Environs area of Kilcock will not result in any undue impact on the Rye Water Valley/Carton SAC site.

Amend objective KI OBJ 1 to include additional point: Demonstrate that the water services and surface water management proposals will not lead to undue impact on the Rye Water Valley/Carton SAC.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 10 - Health and Safety Authority

Provides a list of current Seveso sites in Meath and adjoining counties. Outlines relevant policies and issues to be addressed in the LAP regarding Seveso sites.

Manager's Recommendation – No change recommended.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Submission 11 - Department of the Environment, Heritage and Local Government

Provides comments in respect of conservation and architectural heritage. Notes potential for impacts from LAP on Rye Water Valley/Carton SAC site and associated requirement for appropriate assessment including assessment of cumulative and combination impacts with the LAP for Kilcock town.

Notes possible impacts on habitats and species within and adjoining the LAP area.

Advises on protection of architectural heritage in the LAP area and promotion of appropriate design forms in new development.

Manager's Recommendation – As per submission no. 9.



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Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager on the proposal of **Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.**

Submission 12 - An Taisce

States that there is a history of flooding along the Rye Water River and that the LAP lands are not suitable for urban development.

Refers to the contents of the Flood Risk Management Guidelines (DoEHLG).

States that SEA should be carried out for the subject lands.

Refers to recent decision of An Bord Pleanála on a development in this area which referenced potential downstream impacts on the Rye Water Valley/Carton SAC.

Manager's Recommendation – See response to submission no. 9.

Dunshaughlin Area Committee Recommendation - Accepted Manager's Recommendation.

Agreed as recommended by Co. Manager subject to amendment to reflect the findings of recent report on flooding, on the proposal of **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

Next step to place the proposed amendments on public display for a period of 4 weeks – proposed by **Councillor Noel Leonard and seconded by Councillor Brian Fitzgerald.**

- 8.1.12 'In accordance with Section 15 (2) of the Planning and Development Act 2000, to receive the report on progress achieved in securing the objectives of the Meath County Development Plan 2007-2013.'
Wendy Bagnal, A/SP, made a presentation on the report with comments to be made at September meeting of the Council.
The report was received on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Eugene Cassidy**
- 8.1.13 To receive the Manager's report on College Proteins, Nobber Biomass CHP Plant (Ref 17.PA0013) and if appropriate to resolve to attach to that report, the recommendations of the members on the proposed development, as recorded by the meetings administrator in accordance with Section 37E (6) of the Planning & Development (Strategic Infrastructure) Act 2006.
A detailed discussion took place with significant contributions from Councillor Eugene Cassidy and Councillor Ann Dillon –Gallagher regarding the issues associated with the proposed development. Some issues were raised regarding the content of the report. It was explained that the Act only allowed for Members' views to be appended to the Report and did not provide for amendments to the Report by Elected Members.
- Issues raised by members of Meath Co Council in consideration of the Manager's report on the Strategic Infrastructure Development proposal by College Proteins at Nobber included:



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- Members expressed their disappointment that the applicant should see fit to resubmit an application broadly similar in content to that made in 2008.
- Noted the circumstances whereby the applicant had to withdraw their first SID application on the site.
- Questioned the veracity of the traffic movement projections outlined in the EIS.
- Questioned the Planning Authority's consistency of approach when considering the capacity of its local road network to service such traffic intensive developments.
- Cited an application where the Planning Authority had questioned the suitability of a 5m wide road to serve a proposed waste recovery facility on traffic grounds and noted that similar concerns had not be raised in the SID application from College Proteins.
- Queried if the reason for the difference in the disposition of the Planning Authority was related to the fact that a plant already existed in the College Proteins application.
- Requested clarification as to whether the Planning Authority had sought information on a) the potential impact of the development on the local environment, b) its impact on ground waters, c) the origin and destination of waste materials imported and residues exported from the plant.
- Requested that the Planning Authority consider that Meat and Bone Meal (MBM) is not being generated at historic levels due to the reduction in the annual cattle kill in Ireland.
- Cited the existence of capacity in the cement producing sector to treat the current levels of MBM being generated in Ireland.
- Stated that where MBM is treated in a cement kiln that the amount of toxic fly ash produced would be reduced.
- Questioned the acceptance of the proximity principle where only 30% of the plants intake is produced on site.
- Cited the potential for MBM to be used in certain food stocks in future based on current statements by experts in the EU food monitoring sector.
- Questioned the proposed development's compliance with County Development Plan policies on the expansion of existing commercial/ industrial development in rural areas.
- Enquired as to the ability of the regulatory sector to monitor compliance with any planning conditions imposed on the development.
- Stated that the road network was unfit to cater for the projected levels of construction and subsequently operational traffic.
- Directed that the Planning Authority should have regard to the expert medical advice in this area which questioned the safety of the technology proposed.
- Stated that there are no safe levels of dioxin and that locals did not want to reside beside a toxic ash landfill.
- Raised concerns that the movement of fly ash will result in health risks to the population of Co Meath.



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- Stated that existing capacity within the waste recovery and cement producing sectors obviated the need for this proposed facility.
- Noted the impact of existing offal transport operations on settlements in North Meath and the nuisance caused by such truck movements.
- Requested that the applicant supply details of the concrete producers who may accept the ash residue as a raw material in the manufacture of concrete products so that the Council could adequately consider the impact of such movements on its road network.
- Queried if the Manager's report had been evaluated against the objectives of the Water Framework Directives river basin management plans.
- Queried if the relevant authorities had adequate contingency plans in place in the event of spillage of such ash residues on the public road.
- Cited poor compliance with existing regulatory controls.
- Expressed concerns that toxic fly ash is deemed to be highly dangerous substance and noted the requirement for it to be stored deep underground in some EU countries.
- Stated their view that the Planning report as presented to Council was inadequate and did not address issues raised by the Members.
- Stated that Co Meath had accommodated an above average number of waste recovery installations.
- Stated that the Manager's report did not adequately reflect the views of the Members or the concerns of the people of Meath.
- Requested that the Manager revisit factual inaccuracies in his report prior to its submission to An Bord Pleanála.

The Members of Meath Co Council unanimously resolved to recommend that An Bord Pleanála refuse the Heat and Power Plant proposed by College Proteins at Nobber on the proposition of **Councillor Eugene Cassidy seconded by Councillor Nick Killian.**

- 8.1.14 To receive a presentation on the preparation of a new Development Contribution Scheme 2010-2015.
It was agreed that a further discussion would take place at meeting on 24th July.

8.2 Infrastructure

- 8.2.1 To consider the Manager's Report in accordance with Part VIII of the Planning & Development Regulations 2001 and 2006, to commence work on Oldcastle Sewerage Scheme proposed Wastewater Treatment Works and Access Road, Upgrade of Cavan Street Pump Station and Demolition of Existing Wastewater Treatment Works.

Agreed on the proposal of Councillor Oliver Fox and seconded by Councillor John V. Farrelly.



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- 8.2.2 “To resolve to enter into an Agreement in the terms set out with Longford County Council pursuant to Section 85 of the Local Government Act 2001 whereby Longford County Council will exercise the statutory powers, functions and duties of Meath County Council in relation to the carrying out of the planning, design and construction/repair of a partially collapsed masonry arch culvert (on N3 Navan/Dublin road) at Cabragh County Meath (as described in the Schedule to the Agreement) and to affix the seal of the Council to the said Agreement”(copy of draft Section 85 Agreement attached)

Agreed on the proposal of Councillor John V. Farrelly and seconded by Councillor Francis Deane

- 8.2.3 To receive update on Slane Traffic Management. (Report to follow)

Eugene Cummins, Director of Services Infrastructure presented a report and recommendations to the Council. The views and suggestions of Members were noted and Eugene Cummins committed to keep Members updated on the matter.

8.3 Environment

- 8.3.1 To consider and approve the Amenity and Lawnmower Grants 2009 as agreed by the Navan, Slane, Kells, Dunshaughlin and Trim electoral area members.

Approved on the proposition of Councillor John V. Farrelly and seconded by Councillor Jimmy Fegan.

8.4 Housing, Social Community & Cultural

- 8.4.1 To receive the results of the Pride of Place for Schools 2009.

Received on the proposition of Councillor John V. Farrelly and seconded by Councillor Jimmy Fegan.

- 8.4.2 To consider and, if thought fit, to adopt the Meath County Council / Knockharley Landfill Community Liaison Committee Small Grants Scheme as recommended by the Navan Electoral Area and the Knockharley Landfill Community Liaison Committee (report to follow)

Adopted on the proposition of Councillor Joe Reilly and seconded by Councillor Francis Deane.

8.5 Finance

- 8.5.1 To receive a financial update based on May Management Accounts



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Fiona Lawless, Head of Finance, made a presentation and it was agreed that the matter of Council Finances should be debated at a special meeting, date to be agreed.

8.6 CS

8.6.1 To appoint one Member to the North Eastern Regional Drug Task Force.
Councillor Maria Murphy was appointed on the proposition of Councillor John V. Farrelly and seconded by Councillor Sirena Campbell.

8.6.2 To agree a date for Special Planning Meeting
It was agreed to hold Special Planning Meeting on 24th. July 2009

8.6.3 To appoint 9 Members to the VEC

The following members were agreed:

FG – Councillors Maria Murphy, Ray Butler, Catherine Yore, Regina Doherty

LAB – Councillors Jenny McHugh, Tracy McElhinney

FF - Councillors Bryan Reilly, Wayne Harding

NP – Councillors Francis Deane,

9.0 Notice of Motion

9.1 Submitted by Councillor John V Farrelly:

“In the interest of road safety I ask members of Meath County Council to immediately engage with the Department of Environment and any other bodies who have a vested interest so as to allow cutting of the roadside verges by the landowners throughout the county so they can avoid prosecution for doing so”.

Proposed by Councillor John V. Farrelly and seconded by Councillor Catherine Yore.

Eugene Cummins, Director of Infrastructure, provided clarification regarding the restrictions in place under the Wildlife Act. Cllr.

Farrelly welcomed the clarification and the motion was noted. .

10.0 Schedule of Manager’s Orders

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



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11.0 Any Other Business

NB Please ensure Mobile phones are switched off during council meeting.