



Miontuairiscí / Meeting Minutes

Special Council Meeting (Planning) 24th July 2009, Council Chamber

An Cathaoirleach, Councillor William Carey, presided.

Members Present:

Councillors Ray Butler, Sirena Campbell, Shane Cassells, Eugene Cassidy, Jimmy Cudden, Francis Deane, Anne Dillon Gallagher, Regina Doherty, John V Farrelly, Brian Fitzgerald, Oliver Fox, Wayne Harding, Jim Holloway, Eoin Holmes, Suzanne Jamal, 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: Brendan McGrath (A)

Directors of Service: Eugene Cummins, Fiona Lawless.

Meetings Administrator Bill Sweeney

Senior Planners: Pat Gallagher, Wendy Bagnall (A)

Orla O'Brien A/Senior Executive Planner, Mairead Maguire, Graduate Planner

Senior Executive Officers:

Administrative Officer: Olive Falsey

Apologies:

Councillor Joseph Bonner, Jimmy Fegan, Nick Killian

The Cathaoirleach Councillor William Carey opened the meeting.

1. Confirmation of Minutes of Special Planning Meeting 25th May 2009.
Adopted on the proposition of Councillor John V Farrelly and seconded by Councillor Noel Leonard.
2. Confirmation of Minutes of Special Planning Meeting 8th June 2009.
Adopted on the proposition of Councillor John V Farrelly and seconded by Councillor Noel Leonard.
3. To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Athboy** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'
4. To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Clonard** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'
5. 'To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Duleek** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'
6. 'To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Gibbstown** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'



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7. 'To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Kentstown** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'
8. 'To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Kildalkey** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'
9. 'To receive the Managers report in respect of submissions and observations received as a result of the display of Amendments to the Draft Local Area Plan for **Slane** in accordance with Section 20 (3) (f) (i) of the Planning and Development Act 2000, as amended.'

Items 3 - 9

Reports received on the proposition of Councillor John V. Farrelly and seconded by Councillor Noel Leonard

10. Following consideration of the Draft Navan Development Plan, 2009– 2015 and the Manager's report in respect of the Draft Navan Development Plan, in accordance with Section 12 (5) of the Planning and Development Act 2000 as amended, to, by resolution in accordance with Section 12 (6) of the Planning and Development Act 2000, accept or amend the Draft Navan Development Plan 2009– 2015.

69 submissions received.

21 relate to both NTC & MCC

6 relate to MCC only

42 relate to NTC only

Submission 2 - Donal Mulcahy, 36 St Brigids Villas

Highlights the existing dissatisfaction regarding the current provision of Taxi Rank spaces in Navan.

Requests that in the review of the Plan and all future Retail Developments and Transport Terminals (e.g. PAC) consideration be given to Public Transport needs and in particular to the need for adequate Taxi Rank spaces.

States that the current provision of spaces needs to be more than doubled.

Manager's Recommendation - No change required

Navan Area Committee - Accepted Manager's Recommendation

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

Submission 5 - Olivia Walsh, Health and Safety Authority

Requests that the plan contains planning policy in relation to sites which pose a major accident hazard.

Notes that the Plan is incorrect when it states that there is no Seveso sites in County Meath.

Reference is made to Grassland Fertilizers Limited, Pound Road, Slane which has a consultation distance of 700m.

Manager's Recommendation - It is recommended that Section 4.6 of the Development Plan be amended and that the following line is deleted "*There are currently no Seveso II sites in Co. Meath.*"

The following line should be inserted in its place; "*There are currently no Seveso II sites within the Navan Development Plan boundary.*"

Navan Area Committee - Accepted Manager's Recommendation



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

Submission 6 - Declan Sheridan, Navan Boxing Club

Requests that the LA assists the club in securing new premises.

The Club currently operates from the CYWS Hall two nights a week and these premises are not adequate to cater for the existing and future needs of the club.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's recommendation with modification to wording of ED OBJ 13.

Agreed as recommended by the Co. Manager, subject to modification to wording, on the proposal of **Councillor Shane Cassells and seconded by Councillor John V. Farrelly.**

Submission 7 - Teresa Halloran, DOEHLG

Reference is made to the SEA screening and scoping report.

Requests that an AA screening, and if necessary a full AA, is included as a separate section within the SEA Environmental Report or produced as a separate document.

Requests that the Draft Plan, SEA Environmental Report and AA documents are forwarded when complete.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

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

Submission 13 - Gerald Honan, Chairperson, Bord of Management, St. Joseph's Mercy Primary School

Notes the increase in pupils attending the school from 1997 to 2008 & highlights the constrained size of the site c. 2.5 acres.

States that the Patron of the school has instructed the Board of Management to pursue the option of relocating to an alternative site.

Requests that a suitable site, 5 acres in area, is reserved in the plan, preferably in the Trim Road Area.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, subject to modification to wording, on the proposal of **Councillor Shane Cassells and seconded by Councillor John V. Farrelly.**

Submission 15 - Peadar Toibin, Senior Consultant, Realt Consulting

Requests that all new housing development to be built in the town would have an Irish name only i.e. they would not be accompanied by English translation.

Manager's Recommendation - No change recommended

Navan Area Committee - Accepted Manager's Recommendation with following modification to Section 8.2.5 of the written statement:

'The names of residential developments and roads shall be in Irish (**and if appropriate** be accompanied by English translation) and reflect local place names, particularly townlands or local names which reflect the landscape, its features, culture and / or history, within which developments are located, including names of historical persons who have some association with the area.'

An amendment to the wording was proposed by **Councillor Brian Fitzgerald** and seconded by **Councillor John v. Farrelly.**

Agreed on the recommendation of the Co. Manager, with following amended wording to Section 8.2.5 of the written statement:

'The names of residential developments and roads shall be in Irish (and be accompanied by English translation as agreed by Navan Area Committee) and reflect local place names, particularly townlands or local names which reflect the landscape, its features, culture and / or



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history, within which developments are located, including names of historical persons who have some association with the area'.

Submission 18 - James Egan, Stephen Little & Assoc. on behalf of Granbrind

Submission relates to lands zoned for residential development and public open space amenity which form part of LAP 1 lands.

Requests that the LAP designation is replaced with a Framework Plan designation.

It is requested that the phasing arrangements and associated wording be revised whereby 'no residential development shall be occupied (as opposed to 'be provided') on the lands.

It is requested that the requirement for the delivery of the area of public open space prior to residential use is revised, as the majority of the F1 open space lands are not within the landowners control.

Manager's Recommendation - Amend the Draft Plan whereby the designation to prepare a Local Area Plan on the subject lands is replaced with a Framework Plan objective.

Amend the following objective relating to the subject lands:

'The development of these lands shall be on a phased basis. No residential development shall be **occupied** on these lands prior to the delivery of the following:

- a) The primary school and the special school.
- b) The area of public open space.
- c) Provision of adequate public lighting and footpaths throughout the lands and along the R153 to the north of the site and the L5050 to the east of the site.
- e) Provision of improvement works to the County Road L5050 to include its realignment, traffic calming measures, public footpaths and lighting.'

Navan Area Committee - Did not accept Manager's Recommendation regarding replacing LAP designation with Framework Plan designation.

Accepted Manager's recommendation regarding the revised phasing arrangements.

Agreed as recommended by the Navan Area Committee, regarding replacing LAP designation with Framework Plan designation on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**

Agreed as recommended by Co. Manager regarding the revised phasing arrangements on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**

Submission 22 - Henrik W. van der Kamp, on behalf of Catriona Cleary

Submission relates to lands at Athlumney which form part of LAP 1.

Requests that the LAP designation is replaced with a Framework Plan designation.

The following zoning requests are put forward:

- The zoning objective pertaining to St. Marta's college is changed from G1 Community to C2'
- The G1 zoned lands to the north of the tree lined avenue to St. Martha's complex is revised from G1 to A4 to provide for new residential communities.
- That the lands currently zoned for F1 are rezoned for A4' to provide for new residential communities and that a similar amount of land to the east of the Johnstown Road is zoned F1 to accommodate the need for recreational facilities of both residents and the educational campus.

Manager's Recommendation - Amend the Draft Plan whereby the designation to prepare a Local Area Plan on the subject lands is replaced with a Framework Plan objective.

Navan Area Committee - Did not accept Manager's Recommendation

Agreed as recommended by the Navan Area Committee, on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**



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Submission 23 - Brian Wylie, Iarnrod Eireann

Iarnrod Eireann requests that the lands along the 2 possible routes for the extension of the Navan railway line is reserved.

Highlights that in the latter stages of the Navan Railway Line Feasibility Study a proposal to stop the railway line with a station at Trim Road has been investigated and would result in capital savings. States that this would require further investigation and consideration.

Manager's Recommendation - No change recommended

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**

Submission 25 - Dept. of Communications, Energy & Natural Resources

States that the Draft Navan Development Plan and Environmental Report appear to be satisfactory. However, refers to the Navan WWTP and its capacity. States that as per the Draft Development Plan and Environmental Report the treatment plant has a capacity of 60,000 PE, but as per the SEA scoping Report a capacity of 40,000 was stated.

Manager's Recommendation - No change

Navan Area Committee - Accept Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**

Submission 33 - David Copeland, OBK Architects, on behalf of Tadhg Donnelly

Submission relates to unzoned lands (33.98ha) in the townland of Clonmagadden. (north of the Clonmagadden SDZ lands)

Requests that the lands be zoned for a mix of uses primarily residential uses with ancillary community, commercial and amenity uses and be designated for the purposes of a Framework Plan.

Manager's Recommendation - No change recommended

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Jim Holloway and seconded by Councillor Francis Shane.**

Submission 39 - GVA Planning & Regeneration Ltd on behalf of Tesco Ireland

Submission highlights Navan's strategic role as set out in the RPGs.

Welcomes the proposed FP 1 lands which aim 'to provide for major new town centre activities. Requests that the town centre expansion area could possible extend further south-east along the Trim Road.

Requests that the plan make provision for a District Centre Designation in addition to the town centre and neighbourhood centre designations to reduce the pressure on the Town Centre.

Manager's Recommendation - No change recommended

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Joe Reilly.**

Submission 42 - Spatial Policy Section, Dept. of the Environment, Heritage & Local Government

The Department welcomes the draft plan as 'a very comprehensive document covering the topic areas in sufficient detail while also remaining comprehensive from the point of view of facilitating its practical use by third parties'.

Requests that a specific policy or objective be included in Chapter 3: Settlement Strategy & Housing indicating alignment and implementation of Table 6 throughout the period of the draft plan.



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Notes that there is a substantial amount of over zoning in Navan for the draft plan period and suggests that consideration be given to implementing a sequential approach to the residential development of the overall town and environs.

Refers to the large tract of land to the west of the town centre zoned for community, recreational and educational facilities and, specifically, for regional hospital purposes. Suggests that further consideration should also be given to the quantity of land proposed to be zoned at this location. An appendix is attached to the submission which sets out the department's comments relating to Architectural Heritage. It is considered that some of the text in the draft plan relating to the protection of architectural heritage should be clarified and strengthened. Revised wording is put forward.

Manager's Recommendation - To amend the text of the Plan which relates to the protection of architectural heritage as set out in the submission.

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Jim Holloway and seconded by Councillor Shane Cassells.**

Submission 43 - Andrea Molloy, Kyron Energy & Power

Submission contains a detailed overview of their product.

Claims that their product would provide a solution to Litter Management in Navan.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Jim Holloway and seconded by Councillor Joe Reilly.**

Submission 44 - Dublin Transportation Office

A detailed submission received from the DTO.

States that the DTO supports many of the settlement and transport policies and objectives within the Draft Plan.

However, requests that more details of the implementation of this policy and on the policy related to the phasing and prioritisation of zoned development land should be included in the Draft Plan. Recommends that further policies and objectives should be included in the Draft Plan that link the future growth of the town to existing and future public transport accessibility & proximity to the town centre.

The DTO welcome the policies within the Draft Plan that seek to ensure that the location of employment intensive land uses are proximate to existing and planned strategic transport corridors, where public transport is viable.

Request more detail on how this is being implemented in the Draft Plan and how employment zoned lands can be served by public transport.

Requests that the Plan should include more detailed policies in relation to walking.

Manager's Recommendation - To amend the written statement of the Draft Development Plan to include more comprehensive policy provisions with regard to walking and cycling and make reference to the National Cycle Policy Framework

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Francis Deane and seconded by Councillor Joe Reilly.**

Submission 46 - Michael McCormack, NRA

Detailed submission received from the NRA.

Expresses concern regarding the impact that ST1, ST2 & ST3 will have on the carrying capacity, efficiency and safety of both the N51 and the M3.

Expresses concern in relation to the proposed distributor road link to connect the Ratholdren Road with the N51 Slane Road.

Notes the designation of FP5, and states that the Council may wish to review this zoning objective.



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Requests the inclusion of a phased policy, outlining the Councils position with reference to access to national roads, whereby access to national roads, outside areas where a 50kph speed limit applies will be restricted.

Manager's Recommendation - To include a policy whereby there is a presumption against new accesses to national roads outside of appropriate speed limited zones in accordance with NRA guidance.

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Joe Reilly and seconded by Councillor Francis Deane.**

Submission 51 - Executives of Navan O' Mahony's G.A.A. Club, Navan

Submission relates to 4.57ha of unzoned land off the Athboy Road, abutting the existing Development Plan boundary.

Requests the zoning of the subject lands for Community and Recreation use (G1) to develop training pitches and ancillary facilities for club members

Manager's Recommendation - No change

Navan Area Committee - Did not accept Managers Recommendation.

Propose to zone the lands for G1 use.

Agreed as recommended by the Navan Area Committee, on the proposal of **Councillor Shane Cassells and seconded by Councillor Jim Holloway.**

Submission 55 - Gaffney & Cullivan on behalf of Mr Paddy Stafford

Submission relates to lands in Johnstown zoned for B5 use.

Submission raises concerns about the uses permitted under the B5 zoning which are more restrictive than the previous B4 zoning.

Expresses opposition to the reservation of 1.5 acres in LAP 1 lands for the provision of a Primary Health Care Unit.

Requests the inclusion of 10ha of land adjoining the current development boundary for G1 use to facilitate the development of an education campus and the provision of a nursing home and a retirement village with extensive public open space.

Manager's Recommendation - It is recommended to alter the matrix of uses for the B5 zoning category to the uses set out for the B4 zoning in the current Navan Development Plan.

Navan Area Committee - Accepted Manager's Recommendation with the following amendment:

Zone the adjoining 10ha for G1 'Community Use' with the following specific objective:

'to provide a retirement complex to include associated housing which shall comprise of assisted living units, nursing home and associated medical facilities.'

Any planning application for the development of this site shall deliver the following:

- Design Concept for the overall layout of the proposal
- Assisted living units
- Dedicated area of public open space
- Details on the access arrangements and parking arrangements
- Pedestrian linkages throughout the site
- Provision of footpaths and lighting linking the development site to Johnstown Village
- Careful consideration of the neighbouring residential units should be addressed in the layout of the proposed development.

Agreed as recommended by the Co. Manager, subject to amendment, on the proposal of **Councillor Shane Cassells and seconded by Councillor Jim Holloway.**

Submission 60 - Douglas Hyde & Associates on behalf of Boliden/Tara Mines and the Menolly Group



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This submission supports the Draft Plan, the inclusion of the lands within the development boundary of Navan and the decision to select the subject site as the No. 1 Preferred Site for the new Regional Hospital for the North East.

Currently the lands are entirely zoned for G1 use. It is requested to amend this so that the northeast part of the lands retain the G1 zoning with the remainder zone for white lands to:

‘provide for a strategic land reserve to ensure the consolidation of future development in Navan; such future development (subject to phasing) is to provide for an appropriate mix of residential, commercial, employment generating, retail, and community and recreational uses in accordance with approved framework plans’.

Manager’s Recommendation - Amend Map no. 1 ‘Land Use Zoning Map Objectives’ and Map no. 2 ‘Development Objectives’ to accommodate the Strategic Land Reserve (WL) with the specific objective-

‘To provide a Strategic Land Reserve to ensure the consolidation of the future development of Navan and to provide for supporting employment, community and recreational development in association with the Regional Hospital, on a phased basis within the plan period’.

The remainder of the land in FP 6 (c.36.6ha) shall be retained for G1 use.

Navan Area Committee - Accepted Manager’s Recommendation.

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Francis Deane and seconded by Councillor Shane Cassells.**

Submission 65 - Tadhg O’ Mahony, EPA

States that the Planning Authority is required to include an SEA statement and requests that this is sent to the environmental authority consulted during the SEA process.

Sets out specific additional policies/objectives and amendments to existing policies and objectives in relation to Heritage and Infrastructure.

Manager’s Recommendation - To amend the text of the Plan to include the proposed additional policies/objectives and revised wording of existing policies and objectives

Navan Area Committee - Accepted Manager’s Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Francis Deane.**

Submission 69 - Department of Environment, Heritage and Local Government.

Submission details the nature conservation recommendations of the DoEHLG.

Reference is made to the objectives in the Draft Plan to create linear parks and footpaths and cycle ways along and across the rivers Boyne and Blackwater.

It is stated that such developments have the potential to negatively impact on the River Boyne and River Blackwater candidates cSAC. It is recommended that such objectives be reworded to ensure that they can only be implemented in such a way as to have no significant negative impact on the cSAC.

Specific recommendations are made in relation to the SEA Environmental Report.

Reference is also made to the AA Screening. It is stated that there are a number of statements in the AA that need to be expanded upon and clarified.

Manager’s Recommendation - To amend the text of the Plan (including AA and SEA Environmental Report) as requested.

Navan Area Committee - Accepted Manager’s Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Joe Reilly.**

Submission 17 - Neil Durcan, Johnstown Way

Submission expresses concern regarding the current rezoning proposals put forward for the surrounding areas.

Manager’s Recommendation - No change required

Navan Area Committee - Accepted Manager’s Recommendation



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Agreed as recommended by the Co. Manager, on the proposal of **Councillor Joe Reilly and seconded by Councillor Francis Deane.**

Submission 32 - OBK Architects on behalf of the Nolan Family

Submission relates to lands extending to 2.2 acres at Casey's Cross Roads, Navan.

Seeks the zoning of the lands to A2 residential.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Joe Reilly and seconded by Councillor Francis Deane.**

Submission 38 - Aidan Bracken Building Design Ltd, Tullamore Offaly on behalf of James Carey

Submission relates to lands outside the current Development Plan boundary at Gainstown, approximately 3 km from the town centre.

Requests that the lands be given a land use zoning objective which permits the development of a nursing home facility.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Francis Deane and seconded by Councillor Eugene Cassidy.**

Submission 52 - Sean Keogan, Liscarton, Navan

Submission requests the zoning of 48 acres of land at Liscarton for Industrial/Economic land use to facilitate local economic development.

Manager's Recommendation - No change

Navan Area Committee - Accepted Manager's Recommendation

Agreed as recommended by the Co. Manager, on the proposal of **Councillor Shane Cassells and seconded by Councillor Joe Reilly.**

Submission 54 - John and Stella Malone and Malone's Garage Ltd

Submission relates to approx. 2ha of unzoned lands off the Kells Road.

Requests that lands be zoned for industrial/commercial use.

Manager's Recommendation - No change recommended

Navan Area Committee - Did not accept Managers Recommendation

Propose to zone the lands for E1 'Industrial' Use.

Agreed as recommended by the Navan Area Committee, on the proposal of **Councillor Francis Deane and seconded by Councillor Tommy Reilly.**

Submission 67 - Fergus Faherty and Gerry Butler

Submission relates to lands 0.22ha in area at Liscarton.

It is stated that this land has been used for the purposes of car repair, service and sales for the past 50 years.

Requests that the subject lands are zoned for commercial use.

Manager's Recommendation - No change

Navan Area Committee - Did not accept Managers Recommendation.

Propose to zone the lands for E1 use.

Agreed as recommended by the Navan Area Committee, on the proposal of **Councillor Tommy Reilly and seconded by Councillor Shane Cassells.**



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Next steps to place the proposed Amendments on public display for a period of 4 weeks. – proposed by **Councillor Shane Cassells** and seconded by **Councillor Francis Deane**.

11. Following consideration of the Managers report on Material Amendments to the Draft Local Area Plan for **Carlanstown**, to resolve to make the Local Area Plan:

1. as amended,
 2. or with variation or modification as recommended in the Managers report,
 3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).
- In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

Process to date:

- Draft LAP on public display from
19th January 2009 – 2nd March 2009
- 11 submissions received
- Managers Report presented to Elected Members 6th April 2009
- Kells Area Committee met on 14th April 2009 to discuss report
- MCC resolved to place Amendments on public display on 28th April
- Amendments to Draft LAP on public display from
11th May 2009 – 8th June 2009
- 4 submissions received
- Managers Report presented to Elected Members 6th July 2009

- Kells Area Committee met on 22nd July to discuss report

4 submissions received

Submission 1 - Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Eugene Cassidy**

Submission 2 - National Roads Authority

Supports consolidation of towns & villages

Supports containing the village within the 50kph speed limit zone

Refers to guidelines for sustainable rural housing with reference to access provision

Reminder of need for TTA & Road Safety audits

Indicative line of bypass should not be compromised

Manager's Recommendation - No change recommended

Kells Area Committee - Agreed with Manager's Recommendation

Agreed as recommended by County Manager on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Suzanne Jamal**.

Submission 3 - Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA

Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - No change recommended

Kells Area Committee - Agreed with Manager's Recommendation



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

Submission 4 - Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

As there were no further material amendments the Local Area Plan for Carlanstown was adopted on the proposal of Councillor John V. Farrelly and seconded by Councillor Eugene Cassidy.

12. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for **Carnaross**, to resolve to make the Local Area Plan:

1. as amended,
2. or with variation or modification as recommended in the Managers report,
3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).

In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

Process to date:

- Draft LAP on public display from 19th January 2009 – 2nd March 2009
- 9 submissions received.
- Manager's Report presented to Elected Members 6th April 2009.
- Kells Area Committee met on 14th April 2009 to discuss report.
- MCC resolved to place Amendments on public display on 28th April
- Amendments to Draft LAP on public display from 11th May 2009 – 8th June 2009
- 4 submissions received.
- Manager's Report presented to Elected Members 6th July 2009.
- Kells Area Committee met on 22nd July to discuss report.

4 submissions received

Submission 1 - National Roads Authority

Submission refers to extension of speed limits

Considers that extension proposed to boundary in amendment is premature pending downgrading of existing N3/ opening of M3.

Manager's Recommendation - No change required

Kells Area Committee - Accepted Manager's Recommendation

Agreed as recommended by County Manager, on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Bryan Reilly**.

Submission 2- Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA

Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - Noted

Kells Area Committee - Noted



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

Submission 3 - Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

Submission 4 - Department of Environment, Heritage & Local Government- Dev Applications Unit

Outlines nature conservation recommendations of the Dept

Refers to alterations which the Dept considers to be necessary to the Appropriate Assessment screening report, for example to allow for cumulative impact.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

As there were no further material amendments the Local Area Plan for Carnaross was adopted on the proposal of Councillor John V. Farrelly and seconded by Councillor Bryan Reilly.

13. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for **Crossakiel**, to resolve to make the Local Area Plan:

1. as amended,
2. or with variation or modification as recommended in the Managers report,
3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).

In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended. Process to date:

- Draft LAP on public display from 19th January 2009 – 2nd March 2009
- 6 submissions received – Addendum to MR
- Managers Report presented to Elected Members 6th April 2009
- Kells Area Committee met on 14th April 2009 to discuss report
- MCC resolved to place Amendments on public display on 28th April
- Amendments to Draft LAP on public display from 11th May 2009 – 8th June 2009
- 4 submissions received.
- Managers Report presented to Elected Members 6th July 2009.
- Kells Area Committee met on 22nd July to discuss report.

Submission 1- National Roads Authority

No further comments.

Manager's Recommendation - No change required

Kells Area Committee - Agreed with Managers Recommendation

Agreed as recommended by County Manager, on the proposal of **Councillor Bryan Reilly** and seconded by **Councillor Oliver Fox**.

Submission 2 - Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA



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Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - Noted

Kells Area Committee - Noted.

Noted on the proposal of **Councillor Bryan Reilly** and seconded by **Councillor Oliver Fox**.

Submission 3- Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

Submission 4- Department of Environment, Heritage & Local Government- Dev Applications Unit

Outlines nature conservation recommendations of the Dept

Refers to alterations which the Dept considers to be necessary to the Appropriate Assessment screening report, for example the addition of a section on resource requirements

Manager's Recommendation - No change

Kells Area Committee - Accepted Manager's Recommendation

Agreed as recommended by County Manager on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Oliver Fox**.

As there were no further material amendments the Local Area Plan for Crossakiel was adopted on the proposal of Councillor John V. Farrelly and seconded by Councillor Oliver Fox.

14. Following consideration of the Managers report on Material Amendments to the Draft Local Area Plan for **Moynalty**, to resolve to make the Local Area Plan:

1. as amended,
2. or with variation or modification as recommended in the Managers report,
3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).

In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

- Draft LAP on public display from 19th January 2009 – 2nd March 2009.
- 10 submissions received.
- Managers Report presented to Elected Members 6th April 2009
- Kells Area Committee met on 14th April 2009 to discuss report
- MCC resolved to place Amendments on public display on 28th April
- Amendments to Draft LAP on public display from 11th May 2009 – 8th June 2009
- 5 submissions received.
- Managers Report presented to Elected Members 6th July 2009
- Kells Area Committee met on 22nd July to discuss report

Submission 1 - National Roads Authority

No further comments at this time

Manager's Recommendation - Noted

Kells Area Committee - Noted



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

Submission 2 - Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA
Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - No change recommended

Kells Area Committee - Accepted Manager's recommendation.

Agreed as recommended by County Manager on the proposal of **Councillor Bryan Reilly** and seconded by **Councillor Oliver Fox**.

Submission 3- Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

Submission 4- Department of Environment, Heritage & Local Government- Spatial Policy

Considerable concern expressed regarding proposal to zone an additional 6 ha of land for residential purposes, separate from the village, location inappropriate, provision exceeds housing allocation of the village

Manager's Recommendation - Lands revert back to their un-zoned status in the draft LAP

Kells Area Committee - Did not agree with the Manager and recommended that the lands be zoned in accordance with the amendment which was on public display.

Proposed to adopt the recommendation of the **Kells Area Committee**, to zone the lands in accordance with the amendment, which was on public display on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Bryan Reilly**.

Councillor Catherine Yore proposed an amendment to agree with decision of Manager, seconded by **Councillor Suzanne Jamal**. After much debate it was proposed by **Councillor Brian Fitzgerald** and seconded by **Councillor Niamh McGowan** to take a "show of hands" vote. The result of this was a majority of Members in favour of the recommendation of Kells Area Committee to zone the lands.

Submission 5 - Patrick Mc Cabe Moynalty Community Council

Seeking the retention of the 'high' stone wall around Avondale House on the Carlanstown road be retained

Manager's Recommendation - No change required

Kells Area Committee - Accepted Manager's recommendation.

Agreed as recommended by County Manager on the proposal of **Councillor Bryan Reilly** and seconded by **Councillor Oliver Fox**.

As there were no further material amendments, the Local Area Plan for Moynalty was adopted on the proposal of Councillor John V. Farrelly and seconded by Councillor Oliver Fox.

15. Following consideration of the Managers report on Material Amendments to the Draft Local Area Plan for **Nobber**, to resolve to make the Local Area Plan:
1. as amended,
 2. or with variation or modification as recommended in the Managers report,
 3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).



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In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

- Draft LAP on public display from 19th January 2009 – 2nd March 2009
- 10 submissions received.
- Managers Report presented to Elected Members 6th April 2009
- Kells Area Committee met on 14th April 2009 to discuss report
- MCC resolved to place Amendments on public display on 28th April
- Amendments to Draft LAP on public display from 11th May 2009 – 8th June 2009
- 4 submissions received.
- Managers Report presented to Elected Members 6th July 2009
- Kells Area Committee met on 22nd July to discuss report.

4 Submissions received

Submission 1 - Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted

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

Submission 2 - National Roads Authority

No additional comments at this time

Manager's Recommendation - Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Oliver Fox**.

Submission 3- Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA

Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - No change recommended

Kells Area Committee - Accepted Manager's Recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Oliver Fox**.

Submission 4- Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation - Noted

Kells Area Committee - Noted.

Noted on the proposal of **Councillor Eugene Cassidy** and seconded by **Councillor Oliver Fox**.

As there were no further material amendments, the Local Area Plan for Nobber was adopted on the proposal of Councillor Eugene Cassidy and seconded by Councillor John V. Farrelly.

- 16.** Following consideration of the Managers report on Material Amendments to the Draft Local Area Plan for **Oldcastle**, to resolve to make the Local Area Plan:
1. as amended,
 2. or with variation or modification as recommended in the Managers report,
 3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).



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In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

- Draft LAP on public display from 2nd February 2009 – 16th March 2009
- 10 submissions received
- MCC resolved to place Amendments on public display on 28th April

- Amendments to Draft LAP on public display from 11th May 2009 – 8th June 2009
- 5 submissions received.
- Manager's Report presented to Elected Members 6th July 2009
- Kells Area Committee met on 22nd July to discuss report.
- Manager's Report presented to Elected Members 6th April 2009
- Kells Area Committee met on 14th April 2009 to discuss report.

Submission 1 - Oliver Fox, Cavan St, Oldcastle

Refers to proposed car parking plan for Oldcastle

Manager's Recommendation – Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor Bryan Reilly** and seconded by **Councillor Ann Dillon-Gallagher**.

Submission 2 - National Roads Authority

No further comments at this time

Manager's Recommendation – Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor Oliver Fox** and seconded by **Councillor Ann Dillon-Gallagher**.

Submission 3- Environmental Protection Agency

General Submission which refers to requirements regarding SEA & AA

Details responsibilities and obligations in accordance with all National and EU Legislation

Manager's Recommendation - Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor Oliver Fox** and seconded by **Councillor Ann Dillon-Gallagher**.

Submission 4- Department of Communications, Energy & Natural Resources

DCENR have no further comments from those submitted as part of SEA screening process.

Manager's Recommendation – Noted

Kells Area Committee - Noted

Noted on the proposal of **Councillor Ann Dillon-Gallagher** and seconded by **Councillor Oliver Fox**.

Submission 5 - Allen & Sheils on behalf of Peter Caffrey

Submission relates to 1.04 ha land parcel proposed to be zoned as an amendment to the draft LAP, Submission supports this zoning,

Seeks the zoning of the whole field of circa 3.64 ha

Seeks that the lands be accessed through Cluain Loinn housing estate

Manager's Recommendation – That the lands revert back to their un-zoned status as in the draft LAP

Kells Area Committee - Did not accept Manager's recommendation, recommended that the lands be zoned in accordance with the amendment with the



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following modification:

Access arrow to be shown through the existing housing estate to serve the lands.

A written objective to be inserted which requires that any future lands would be developed via the proposed distributor road to the west of the lands.

Agreed as recommended by **Kells Area Committee** on the proposal of **Councillor John V. Farrelly** and seconded by **Councillor Oliver Fox**.

As there were no further material amendments, the Local Area Plan for Oldcastle was adopted on the proposal of Councillor John V. Farrelly and seconded by Councillor Oliver Fox.

17. Following consideration of the Managers report on Material Amendments to the Draft Local Area Plan for **Ratoath**, to resolve to make the Local Area Plan:

1. as amended,
2. or with variation or modification as recommended in the Managers report,
3. or other than as recommended in the Managers report subject to modifications considered appropriate, (and the variation or modification the members of the authority so decide upon shall be the original variation or modification proposed by them, subject to such amendment of it as they consider appropriate).

In accordance with Section 20 (3) (g) (ii) of the Planning & Development Act 2000 as amended.

- Proposed Amendments on public display from 6th May -8th June 2009.
- Managers Reports distributed to Elected Members at July meeting (6th July).
- Dunshaughlin Area Committee met to discuss report on Tuesday 14th of July.
- 7 Submissions received.

Submission1 - National Roads Authority

Submission advises that the Authority has no comments to make with regard to the proposed amendments.

Manager's Recommendation - No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation

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

Submission 2 - Environmental Protection Agency

Submission notes the responsibility of MCC to determine whether or not the implementation of the proposed amendments would be likely to have significant effects on the environment.

Reference is also made to the requirement to screen the proposed amendments for AA.

Manager's Recommendation - No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation

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

Submission3 - Department of Communications, Energy and Natural Resources

Submissions states that the Dept. have nothing further to add to the comments they have forwarded previously.

Manager's Recommendation - No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation.

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

Submission 4-Aidan Gleeson, Ardillgan, Raystown, Ashbourne



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Submission relates to the proposed amendment to zone lands at Raystown for industrial use.

Argues that the lands are unsuitable for industrial zoning as:

- they are too far removed from Ratoath village
- they are unserved
- would represent a traffic hazard
- be contrary to the sequential approach
- injurious to the rural character of the area

States that any development of this nature should be supported by an EIS.

Manager's Recommendation – No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation.

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

Submission 5-Eugene Gleeson, Raystown, Ashbourne

As per sub no. 4

Submission objects to the proposed amendment to zone lands at Raystown for industrial use.

Argues that the lands are unsuitable for industrial zoning.

States that any development of this nature should be supported by an EIS.

Manager's Recommendation – No Change

Dunshaughlin Area Committee - Accepted Manager's Recommendation

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

Submission 6-Michael Gleeson, Cloonmore, Raystown, Ashbourne

As per submissions no. 4 & 5

Submission objects to the proposed amendment to zone lands at Raystown for industrial use.

Argues that the lands are unsuitable for industrial zoning.

States that any development of this nature should be supported by an EIS.

Manager's Recommendation - No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation

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

Submission 7 - Cunnane Stratton Reynolds on behalf of Paul O'Brien, Joe McNamara and Robert Butler.

Submission relates to lands on the Fairyhouse Road which are included within FP3.

It is stated that the original masterplan has been revised on foot of the proposed amendments to include an office and business park, leisure complex but also incorporates a stand alone supermarket.

It is stated that the provision of the public swimming pool and leisure complex is dependent on the site being eligible for the commercial elements, as the site will not be developed in accordance with its zoning in the absence of the convenience retail element.

Manager's Recommendation - No change

Dunshaughlin Area Committee - Accepted Manager's Recommendation

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

As there were no further material amendments, the Local Area Plan for Ratoath was adopted on the proposal of Councillor Brian Fitzgerald and seconded by Councillor Noel Leonard.

18. To receive a progress update on the preparation of a new Development Contribution Scheme 2010-2015.



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Nicholas Whyatt, Senior Engineer, made a presentation on the preparation of a new Development Contribution scheme, which was followed by a question and answer session on a number of issues including collection of levies and projects.

The Draft Scheme will go on public display from 26th. August.

This concluded the business of the meeting.