



## *Miontuairiscí/Meeting Minutes*

### *Special Planning Meeting 22<sup>nd</sup> September 2009, Council Chamber*

An Cathaoirleach, Councillor William Carey, presided.

#### **Members Present:**

Councillors Joseph Bonner, Ray Butler, Sirena Campbell, Shane Cassells, Eugene Cassidy, Jimmy Cudden, 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.

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

**County Manager:** Tom Dowling

**Directors of Service:** Eugene Cummins, Liam Henry, Kevin Stewart, Tadhg McDonnell, Fiona Lawless, Larry Whelan (Acting)

**Meetings Administrator** Olive Falsey

**Senior Planners:** Wendy Bagnall (A) Pat Gallagher

**Senior Executive Officers:** Michael Griffin, Martin Rogers.

#### **Apologies:**

Councillor Catherine Yore.

1. Confirmation of Minutes of Special Planning Meeting held on 20<sup>th</sup> August 2009.

The draft minutes of Minutes of Special Planning Meeting held on 20<sup>th</sup> August 2009 were adopted on the proposition of **Councillor John V. Farrelly** and seconded by **Councillor Shane Cassells**.

2. To receive the Manager's report in respect of submissions and observations received as a result of the display of the Bettystown Framework Plan for lands south of Bettystown Town Centre, designated with the BET 10 Objective in the East Meath Local Area Plan.

The report was received on the proposition of **Councillor John V. Farrelly** and seconded by **Councillor Ann Dillon-Gallagher**.

3. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for **Ashbourne**, to resolve to make the Local Area Plan:
  1. as amended,
  2. or with variation or modification as recommended in the Manager's report,
  3. or other than as recommended in the Manager's 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.

#### **Submission 1 - Thomas Byrne TD**



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Outlines the need for adequate community and recreation facilities, transport infrastructure and full broadband service.

States that no future residential or commercial development should be permitted without such facilities being available.

States that future development should take account of the village's capacity to grow sustainably without causing unacceptable impact on the surrounding environment.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

### **Submission 2 - Charles Bobbett**

Refers to previous submission no. 72 to Draft Local Area Plan.

Requests that the lands referred to in the submission are zoned for E1 and E2 purposes (industrial use).

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

### **Submission 3 - EPA**

Refers to obligations and responsibilities under the Habitats Directive and all national and EU environmental legislation.

Notes that the River Broadmeadow and River Skane are identified as 'being at risk of not achieving good status by 2015'

Advises that specific objectives and measures set out in the Eastern River Basin Management Plan and associated Programme of Measures are incorporated into the Plan.

Addresses issues relating to water supply/drinking water and waste water treatment.

Advises of requirement to prepare an SEA statement for the Environmental Report.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Joe Bonner**.

### **Submission 4 - Dept of Environment, Heritage & Local Government- Dev Appls**

Contains the archaeological recommendations of the Department.

States that the decision as to whether to conduct an SEA is a matter for the local authority.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Joe Bonner**.

### **Submission 5- NRA**

Refers to their previous submission which commends the Council's approach to the integration of transportation and land use planning in the draft Local Area Plan.

Supports inclusion of objectives in relation to the requirement for TTA and noise mitigation.

Refers to previously outlined concerns regarding the protection of the capacity and safety of national roads and associated junctions, including the potential impact the inclusion of objective ECONDEV OBJ 11 could have on the Rath Interchange.

Recommends that FP4, FP5 and FP6 would have regard to environmental noise regulations and policy INF POL10 of the LAP.

**Manager's Recommendation** - The lands proposed for E2 use as part of FP 6 (proposed material amendment no. 6) revert to agricultural use



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**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Proposed to retain zoning of land in FP6.

Councillor Doherty having supported the proposal of the Dunshaughlin Area Committee informed the Council that she was now supporting the Manager's recommendation. A roll call vote was taken on the Manager's proposal i.e. **that the lands proposed for E2 use as part of FP 6 (proposed material amendment no. 6) revert to agricultural use.**

Councillor	Vote
Cllr. Joseph Bonner	Yes
Cllr Ray Butler	No
Cllr. Sirena Campbell	Abstain
Cllr. William Carey	Yes
Cllr. Shane Cassells	Yes
Cllr. Eugene Cassidy	No
Cllr. Jimmy Cudden	No
Cllr. Francis Deane	No
Cllr. Anne Dillon-Gallagher	No
Cllr. Regina Doherty	Yes
Cllr. John Farrelly	No
Cllr. Jimmy Fegan	Yes
Cllr. Brian Fitzgerald	No
Cllr. Oliver Fox	Yes
Cllr. Wayne Harding	Yes
Cllr. James Holloway	Yes
Cllr. Eoin Holmes	Yes
Cllr. Suzanne Jamal	Yes
Cllr. Nick Killian	No
Cllr. Noel Leonard	No
Cllr. Tracy McElhinney	Abstain
Cllr. Niamh McGowan	Yes
Cllr. Jenny McHugh	Abstain
Cllr. Maria Murphy	Yes
Cllr. Seamus O' Neill	Yes
Cllr. Joe Reilly	Yes
Cllr. Bryan Reilly	Yes
Cllr. Tommy Reilly	Yes
Cllr. Catherine Yore	Absent

Result = 16 FOR, 9 AGAINST, 3 ABSTENTIONS, 1 ABSENT

**Submission 6 - Thomas Walsh, Nine Mile Stone, Ashbourne.**

Opposes the zoning of lands located at Nine Mile Stone for a commercial land use.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Regina Doherty** seconded by **Councillor Nick Killian**.



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**Submission 7 - Charles & Breda Barry, Nine Mile Stone, Ashbourne.**

Opposes the zoning of lands located at Nine Mile Stone for a commercial land use.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

**Submission 8- Michael Ryan, Milestone House, Nine Mile Stone, Freenstown Little, Ashbourne.**

Opposes the proposed zoning of 8.23 acres at Fleenstown Little.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

**Submission 9- Una O' Reilly, Nine Mile Stone, Ashbourne**

Opposes the zoning of lands located at Nine Mile Stone for a commercial land use.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Noel Leonard** seconded by **Councillor Regina Doherty**.

**Submission 10 - Sonny Cody, Rathcross, Ashbourne.**

Refers to the proposed amendment to the draft LAP to zone lands at Rath Cross for E1 use.

Requests that the lands be zoned for D1 use (visitor and tourist facilities and associated uses) as opposed to E1 use.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

**Submission 11 - Charles & Breda Barry, Nine Mile Stone, Ashbourne.**

Seeks amendment to FP 3 and FP 4 to permit access off the Rath Roundabout.

Seeks alteration to text of amendments to allow for cooperation with Fingal County Council with regard to the provision of road links and services.

Seeks amendment to objective INF OBJ11 to facilitate exploration of road links and services with Fingal County Council.

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

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Proposed amendment to text relating to FP3 and FP4 to state "Access via the existing entrance off the L5018 or utilising existing access points onto the national road network. Access arrangements shall be determined as part of the framework plan."

Agreed as recommended by Dunshaughlin Area Committee on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

**Submission 12 - Department of Education & Science**

No comment to make regarding the proposed amendments.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

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

**Submission 13 - Dept. of Communications, Energy & Natural Resources**

States that the DoEHLG is the key consultee in relation to appropriate assessment.



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States that the comments the Department gave as part of the SEA scoping process are still relevant.

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

**Dunshaughlin Area Committee** - Accepted Manager's recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Nick Killian** seconded by **Councillor Regina Doherty**.

### **Submission 14 - An Taisce**

**Considers that proposed amendments are contrary to proper land use planning and** sustainable development, national and regional policy guidance and the provisions of the CDP.

Raises issues regarding the SEA & AA processes

Seeks removal of zoning amendments

Seeks insertion of green belt policy zoning objective

Full network of pedestrian and cycle routes is required

Existing residential zoned land should be reallocated to mixed use

A detailed phasing programme should be implemented for the sequential release of zoned land.

Ashbourne should be designated as a 'Transition Town' with a policy objective to prepare a mandatory action plan and timetable to move towards energy descent and the retrofitting of Ashbourne as a locally resilient sustainable community.

Framework plan areas should be designated across the town with plans prepared by a locally community consultative forum in accordance with the Sustainable Housing for Urban Areas Guidelines and accompanying best practice guidelines.

SUDS, rain water harvesting & water conservation should be a requirement throughout the LAP area.

**Manager's Recommendation** - Return lands proposed for residential use as part of the proposed amendments to their status in the draft plan i.e. unzoned.

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Proposed to retain residential zonings which were displayed as amendments.

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

### **Submission 15 - Spatial Policy Section, Dept. of Environment, Heritage & Local Government.**

Expresses concerns regarding the extent and location of proposed residential and industrial zonings.

#### Industrial Zoning

States that "there can be no justification" for the additional industrial zoning.

Notes that the RPGs indicate that Moderate Growth Towns such as Ashbourne should have "modest" growth. States that the proposed industrial zonings would have potential to undermine the RPGs in this regard.

Expresses concern that the industrial zoning may direct growth away from Navan.

Expresses concerns regarding the extent and location of proposed residential and industrial zonings.

#### Framework Plan 4

States that FP4 would create the need for additional busy access points onto the N2, would increase traffic hazard and congestion in this area, would entail a linear extension of the town away from the main town area and would be contrary to SS OBJ 1 of the LAP 'To promote a more compact urban form in Ashbourne and to prevent urban sprawl'.

The Department consider that the proposed zoning should not be incorporated into the adopted LAP  
Framework Plan 6

States that FP6 is inappropriately located and the additional lands are not required.

Notes the negative appraisal of this amendment in the SEA.

Considers that the adoption of the amendment in light of this appraisal and the lack of mitigation measures may be seen as a breach of proper planning and sustainable development.

States that the Department strongly recommends that this amendment is not incorporated into the adopted LAP.



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### Residential Zoning

Considers that there is no justification for the additional residential zoning particularly in terms of Table 6 of the CDP

Considers that the additional zoning represents a breach of the CDP requirement that LAPs are prepared in accordance with Table 6

Considers that this zoning should be omitted from the adopted LAP

**Manager's Recommendation** - Return the E2 zoned lands in FP6 and all proposed residential lands in the amendments to their status in the draft Plan, i.e. unzoned/agricultural.

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Proposed to retain the industrial and residential zonings that were display as amendments.

The Members had dealt with the substantive issues in the context of earlier submissions and resolved to accept the Manager's recommendation re Framework plan 6 (ref Sub.5) and accept the recommendation of the Dunshaughlin Area Committee re Framework Plans 3 & 4 (Ref. Sub. 14) on the proposal of **Councillor Nick Killian and seconded by Councillor Maria Murphy.**

### **Submission 16 - Cllr. Nick Killian**

Refers to access arrangements to FP3 and FP4 areas.

Concern is expressed regarding the use of the county road L-5018 as access to these lands.

States that it would be possible to access FP4 lands directly from the Rath roundabout with the M2.

**Manager's Recommendation** - Retain requirement to access the lands from the county road.

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation.

Proposed change to text relating to FP3 and FP4 to state "Access shall be facilitated via the existing entrance off the L5018 or alternatively utilising existing access points onto the national road network. Access arrangements shall be examined as part of the framework plan."

Agreed as recommended by Dunshaughlin Area Committee on the proposal of **Councillor Maria Murphy** and seconded by **Councillor Regina Doherty.**

### **Submission 17 - Stop Bungalow Chaos Team**

Raises concern with regard to the proposed amendment to zone an individual site on the Ratoath Road for residential use.

States that trends in rural housing in the county are unsustainable

Refers to provisions of proposed Planning and Development Bill 2009 which refers to the promotion of sustainable settlement

Discusses the economic costs of rural housing including public and private services, transport and infrastructure and postal costs.

References development contributions applied to rural housing, the cost of providing broadband provision and public transport services in rural areas.

Notes the social costs/issues associated with one off rural housing.

Argues that a dispersed rural population is contributing to rural village decline.

Notes the impact rural housing has on water quality

Requests that consideration be given to development of robust and implementable policies which attract population to Ashbourne.

Considers that local housing needs should be met at serviced locations.

States that isolated new housing in the rural hinterland of Ashbourne must be strictly controlled with a strong presumption against development.

Argues that the assessment of alternatives under the SEA/AA process should include rural housing policy

**Manager's Recommendation** - Return the proposed residential lands in the amendments to their status in the draft Plan, i.e. unzoned.

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Proposed to retain residential zoning as per the proposed amendments

Agreed as recommended by Dunshaughlin Area Committee on the proposal of **Councillor xx and seconded by Councillor xx**





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### **Submission 18 - Cllr. Nick Killian on behalf of Desmond Doherty**

Submission consists of maps which relate to proposed amendment no. 8 concerning residential zoned lands.

**Manager's Recommendation** - No change recommended.

**Dunshaughlin Area Committee** - Did not accept Manager's recommendation. Members raised issues in relation to accuracy of mapping of amendment. Proposed to correct a minor mapping error so that the entire parcel of land is zoned A2

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

**As there were no further material amendments, the Local Area Plan for Ashbourne was adopted on the proposal of Councillor Nick Killian and seconded by Councillor Regina Doherty.**

4. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for **Dunboyne/Clonee/Pace**, to resolve to make the Local Area Plan:
  1. as amended,
  2. or with variation or modification as recommended in the Manager's report,
  3. or other than as recommended in the Manager's 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.

### **Submission 9 - Dept of Environment, Heritage & Local Government- Spatial Policy**

Principal issues raised:

Proposals for Pace are considered premature

Timing of dev at Pace needs to be considered in the context of various relevant studies

Concerned at additional 40 ha proposed for industrial use, (amendment 12 Bracetown)

Concerned at LAP boundary extension ( Amendment 13)

Considers that LAP will not set out a development framework consistent with proper planning and sustainable development as required under the Act

**Manager's Response:** Detailed response to concerns raised by DoEHLG

Manager welcomes the further submission from the Department.

Dunboyne currently is a Level 3 Centre Sub County Town Centre within the Metropolitan Area in the 2007 – 2013 County Development Plan and is designated as a Level 3 Sub County Town Centre within the Metropolitan Area in the GDA Retail Strategy. The GDA Retail Strategy (Table 6.1) specifies that Dunboyne will develop over the next 15 - 20 years to a Level 2 centre. The following factors have influenced the development strategy of this LAP:

- The provision of new predominantly convenience retail facilities in the existing town centre to serve the population growth base in the town centre thus maintaining the town's position as a Level 3 centre;
- Facilitating the future provision of predominantly retail and employment facilities at Pace and its ultimate growth to a Level 2 centre over a 15 to 20 year timeframe.

It should be noted that the draft Local Area Plan does not attach a land use zoning to the framework plan lands at Pace as referred to in this submission, but rather a specific objective to develop a major town centre subject to a number of essential pre-requisites i.e. an approved Framework Plan, a detailed retail capacity assessment, the conclusions of the IFPLUT, the requirements of the current County



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Development Plan (as may be varied) and subsequent County Development Plans, the review of the Regional Planning Guidelines for the Greater Dublin Area and the Retail Strategy for the Greater Dublin Area 2008 – 2016.

The location and scale of retail development proposed within the Local Area Plan area was based on an assessment of the capacity of the existing land bank in Dunboyne and the wider Corridor to accommodate the anticipated retail provision. The lands currently available in the centre of Dunboyne or in close proximity to the railway station are inadequate in terms of scale or location to allow for the growth from Level 3 to Level 2 status. The urban structure of Dunboyne is not conducive to significant expansion of the retail core. Lands to the north and south of Dunboyne comprise significant residential development. The western and eastern sides of Dunboyne are committed in the form of residential lands or green belt and flood plain. Lands to the north of Dunboyne at Pace were therefore identified as the most viable location for the required expansion of employment and retailing in the Corridor over the medium and long term being available, readily accessible via high capacity rail and road links and are furthest from Blanchardstown compared to Dunboyne or Clonee.

The evolution of Dunboyne to Level 2 status in accordance with the GDA retail strategy will take place over the 15-20 year time frame as specified in the aforementioned document.

With regard to the specific need for employment generation in County Meath the Regional Planning Guidelines in 2004 identified the significant under performance of the County. In particular the RPGs focused on the County's jobs to labour force ratio which is the weakest in the Greater Dublin area. The Guidelines introduced future ratio targets for all the constituent counties which are more ambitious in the case of Meath and would involve growing the County's labour force significantly. This outcome has not been achieved and with the economic downturn the County's relative performance has deteriorated rather than improved.

This historic economic under performance and the consequent need to grow the employment base of the County is an issue of major concern to the Council and has been articulated already in the key principles underpinning Meath County Council's suite of Corporate documents including the Corporate Plan, the County Development Plan and the County Development Strategy.

In particular it is a specific policy of the Meath County Development Plan 2007, in recognition of the identified regional employment disparity, to identify specifically targeted measures to redress this imbalance. In this context it is a policy of the plan to develop the corridor as a dynamic cluster thus reflecting its economic and employment generating potential based on its locational advantages on a multi modal corridor within the Metropolitan Area of the National Gateway with key access to public transport thus facilitating sustainable future patterns of development.

The draft Local Area Plan acknowledges this key role and articulates a balanced approach to economic development in the corridor as a whole, consistent with the policies of the County Development Plan. In particular the employment strategy identifies specifically targeted quality locations for various types of employment uses thus maximising the multi modal opportunities presented by the location of the corridor.

A key focus of the plan is thus to optimise the corridor's locational advantages for the development of high density employment land uses proximate and accessible to public transport facilities together with low density logistic type land uses maximising proximity to the national road network. It is considered that the identification of the 'White Land' objective at Pace will perform a key role in this overall economic strategy by prioritising the plan led delivery of strategically significant intensive employment generating capacity proximate to the public transport node in the consolidating Metropolitan area and thereby reducing the potential for encroachment by less sustainable land uses. On the basis of the foregoing it is contended that the zoning in question is fully reflective of and in accordance with national and regional planning policy and guidance.

With regard to the proposed additional employment lands to be zoned at Bracetown, it is recognised in Section 3.1.9 of the County Development Plan that there are a limited number of existing industrial estate type developments in the County outside of designated zoned industrial lands including Bracetown Business Park that have been established for a considerable period of time and offer employment opportunities for their rural catchments. It is the intention of the County Council to subsume those locations immediately adjoining Development or Local Area Plan boundaries where





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possible through the relevant Development Plan or Local Area Plan process. For other locations removed from Development or Local Area Plan boundaries, proposed expansions will be considered on their merits having regard to the other policies contained in the Development Plan and the proposed planning and sustainable development of the area. It is considered that acceptable development will be facilitated in this regard which is of a size, scale and character which would not negatively impact on the character and amenity of the surrounding area and is in accordance with the policies, requirements and guidance contained in the Development Plan. On this basis, inclusion of the lands proposed within the boundary of the Draft Local Area Plan and their rezoning for the required uses is considered appropriate.

**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** seconded by **Councillor Maria Murphy**.

### **Submission 3 - National Roads Authority**

Amendments do not provide adequate protection for national roads infrastructure in the area  
Remain of the opinion that the nature & extent of development at Pace will have serious impacts on the efficiency, safety & carrying capacity of the M/N3

Submission expresses concern at the inclusion of the framework plan and white land areas at Pace

Outcome of further studies is awaited which have relevance for future development of this area

Considers that the additional traffic associated with the lands proposed to be rezoned as amendments

10 and 12 has not been adequately assessed

**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** seconded by **Councillor Maria Murphy**

### **Submission 6 - Dublin Transportation Office**

Growth provided for in LAP considered ambitious in current economic climate

Preferred dev scenario under the IFPLUT has not yet emerged

Concern expressed at pattern, quantum and type of development envisaged at Pace

Rationale for phased development of employment uses surrounding Pace unclear

Unclear as to the role of Pace in the retail and settlement hierarchy

Industrial lands identified east of M3/N3 not directly served by rail

Additional lands zoned at Bracetown would result in piecemeal pattern of development

**Manager's Recommendation** - With reference to the IFPLUT, in the interests of consistency, insert a footnote into the LAP text where Draft IFPLUT is referenced, the footnote should state as follows: 'ongoing work in progress'.

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 11 - An Taisce**

Draft plan is considered to be contrary to national policy on sustainable settlement patterns

Designation of lands at Pace for major town centre and strategic employment uses is considered inappropriate

Flood zone incorrectly illustrated on maps

Development lands should not be identified in the absence of infrastructure

Approach taken to appropriate assessment considered to be incorrect

SEA does not consider alternatives

The identification of additional lands for development is premature pending the completion of the thematic spatial strategy for enterprise and employment

**Manager's Recommendation** - No change



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**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 2 - Environmental Protection Agency**

Very detailed submission

Comments & suggestions put forward which mainly relate to the SEA process and environmental report

**Manager's Recommendation** - Amend Section 1.2.3 of the LAP to include a summary of the Environmental Report as follows:

Table 1.1 SEA Baseline information

Table 1.3 Proposed Environmental Monitoring

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 10 - Department of Education & Science**

Submission seeks changes to the text of the LAP as follows:

1. Dept assumes at any given time 12% of pop is of Primary school age- not 13.5 % as stated in Draft LAP
2. Unclear why LAP states Dept has no plans for the area beyond 2011-2013
3. LAP refers to a 12 classroom school west of Clonee, unusual for Dept to build a 12 classroom school

**Manager's Recommendation** - Amend LAP as follows:

1. Section 4.4 Educational Provision  
Delete reference to 13.5% and insert 12%
2. Section 4.4 Educational Provision  
Delete the statement 'It has no formal plans beyond this timeframe'  
Amend LAP as follows:  
3. Section 4.4 Educational Provision- Future Provision  
Delete 'in the context of the lack of plans from' and insert 'Pending the Dept of Educations detailed enrollment projections for the period'
4. Section 4.4 Educational Provision- Clonee  
Delete reference to '12 classroom'

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 1 - Declan Brassil on behalf of Hickwell Ltd & Hickcastle Ltd**

Lands at Bracetown Business Park refer, 2 issues raised:

1. Omission of 8 ha, which was to be zoned E2, from amendments map
2. Change zoning objective of the lands from E2 to E1 use

**Manager's Recommendation** - No change

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

Agreed as recommended by County Manager on the proposal of **Councillor Brian Fitzgerald** seconded by **Councillor Maria Murphy**. **Ref. to lands being re-examined**

### **Submission 4 - RPS on behalf of John Connaughton**

Refers to 40.48 ha located between the rail line & River Tolka

Approx. 50% zoned

Seeks the extension of land use zoning to 30m from the River Tolka Flood Plain of remainder



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**Manager's Recommendation** - Not the subject of an amendment, No change  
**Dunshaughlin Area Committee** - Accept Managers Recommendation  
Agreed as recommended by County Manager on the proposal of **Councillor Brian Fitzgerald** seconded by **Councillor Maria Murphy**.

### **Submission 5 - Declan Brassil on behalf of Mc Garrell Reilly**

Four main issues raised and seeks further refinements to amendments as follows:

1. Inclusion of white lands at Pace within Framework Plan area
2. Amendments/deletions (in bold) to the third paragraph of section 3.4 (page 45) to amended as follows:  
'The strategy of the Draft IFPLUT is to couple the future development of the Corridor with the railway line and retain the M3 Motorway for inter-regional vehicular traffic. This is manifested in the (delete: initial) consolidation of development within 1 kilometre of Dunboyne railway station (delete: with the majority of later development to be consolidated within 1 km of the) and Pace (delete: Interchange) , (insert: Railway Station). In this way, the future character of the Corridor will be that of a series of rail based settlements.'
3. The submission is seeking the replacement of the fourth paragraph of Section 3.4 of the draft Local Area Plan as follows:  
'The expanded town of Dunboyne will be centred on the delivery of key infrastructure and the principles of sustainable land use management. Development is encouraged where it is concentrated on sources of public infrastructure and transport.'
4. The submission is seeking the amendment of Section 9.3.7 of the draft Local Area Plan to be to incorporate the amendment recommended in the Manager's Report relating to the preparation of a 'Unitary Framework Plan' for the Specific Objective 'F' lands rather than two separate Framework Plans as is stated in this section.

**Manager's Recommendation** - To ensure consistency with the recommendation in the Manager's Report on the submissions to the draft Local Area Plan, correct the minor typographical error in the seventh paragraph of section 9.3.7 of the draft Local Area Plan (page 98) as follows deletion and addition in bold): -

**(delete: a separate) (insert: the) Framework Plan**

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation  
Agreed as recommended by County Manager on the proposal of **Councillor Joe Bonner** seconded by **Councillor Maria Murphy**.

### **Submission 7 - Mc Cabe Durney Barnes on behalf of Sean & Tina Boylan**

Seeks the reinstatement of residential zoning of small section of land (Amendment No 8)

**Manager's Recommendation** - That the lands revert back to their status in the draft LAP

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 8 - RPS on behalf Kildangan Stud Unlimited**

Seeks to have their lands included within the white land area identified adjacent to the framework plan designation at Pace.

**Manager's Recommendation** - Lands not the subject of an amendment, No change

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 12 - John Spain on behalf of Bennett Developments ltd & Kilsaran Group**

Refers to land bank of 92 ha of E2 zoned lands at Portan Clonee, generally welcomes amendments  
Submission seeks a number of further amendments to those published:



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1. Illustrate MOV OBJ 3 on map 3 in accordance with text amendment published,
2. Alter land use zoning matrix viz a viz uses permissible in areas with E2 zoning objective
3. Increase area of land with E1 zoning objective

**Manager's Recommendation** - Correct minor mapping error and insert indicative Local roads layout onto lands at Portan, Clonee in Accordance with MOV OBJ 3 in text amendment

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 13 - SIAC Construction**

Expresses full support for amendment number 10

**Manager's Recommendation** – No change

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 14 - Betty Galway Greer**

Objects to the zoning of 4.24 ha to the east of the Rooske road to A4 residential

**Manager's Recommendation** – No change

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

5. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for **Dunshaughlin** to resolve to make the Local Area Plan:
  1. as amended,
  2. or with variation or modification as recommended in the Manager's report,
  3. or other than as recommended in the Manager's 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.

### **Submission 1 - Thomas Byrne, TD**

This submission highlights the need for balanced and sustainable development in the area Plan needs to take account of the town's capacity to grow and to provide infrastructure, including broadband and transport infrastructure

**Manager's Recommendation** – No Change required

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 2 - Evan Newell**

Submission relates to land to the west of the town which had been zoned H1 in the draft plan

An amendment removed the H1 designation

The submission is endorsing the amendment

**Manager's Recommendation** – that the lands revert back to their status in the Draft LAP, ie H1

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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



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### **Submission 3 - EPA**

Detailed submission which makes following points:

Findings of SEA should be incorporated into the Plan

The likely significant effects of the amendments on the environment should be fully considered

Appropriate assessment (AA) of Natura 2000 sites

Consultation is required with relevant statutory bodies

Need to assess the cumulative impact of this and other plans in the area

Water Framework Directive

Drinking water supply capacity in the area

Adequate waste water treatment facilities

SEA statement must be prepared.

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 4 - National Roads Authority**

Restates position that no new access should be provided off N3 until M3 is open, particularly to Framework plan area to the north of the town

Refers to employment lands to south east of town and seeks an amendment to Policy R1 11 to state that no access is provided off N3 pending its reclassification

**Manager's Recommendation** – Amend LAP Objective R1-11 as follows:

‘To provide an access point from the N3 to employment lands to the south east of the town when the M3 is completed and this section of the N3 is reclassified.’

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 5 - Department of Environment, Heritage & Local Government – Dev apps**

States that assessment of archaeological impacts can be addressed through the development management process

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 6 - ERFB**

Welcomes amendments to the draft plan

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 7 - David Mulcahy on behalf of Paul Morrin**

Refers to amendment which removed H1 designation to the west of the town and queries why this did not happen with the remainder of the lands between M3 and N3

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 8 - An Taisce**



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Reiterates the content of their draft submission and makes the following points:

All additional zoning should be deleted.

Green belt zoning should apply around the town.

Existing residential lands should be reallocated to mixed use.

Areas identified for development should be the subject of framework plans

Network of pedestrian and cycle links required

Lands should be specifically identified for community uses

Suds should be a requirement throughout the LAP

1. **Manager's Recommendation** – 'Correction of minor mapping error whereby amendments map did not delineate boundary of the framework plan of industrial and associated open space/buffer land uses'
2. With reference to the green belt issue raised in the submission, as per response and recommendation in the draft LAP ie H1
1. **Dunshaughlin Area Committee** - Accept Managers Recommendation with respect to points 1 and 2;
2. With reference to the northern framework plan recommend that the following text be added to LAP Objective RES – 1, (at the end of the objective):

Preparation of the framework plan shall commence when/if the Eastern Alignment of the Navan Dublin Rail Line i.e. Route B (inclusive of the aforementioned northern rail station) is selected as the preferred route option by Iarnród Éireann/The Minister for Transport /An Bord Pleanála. Development shall not proceed pending completion of said framework plan and consequent subsequent amendment of the LAP.

Agreed as recommended by County Manager subject to additional text proposed by Dunshaughlin Area Committee on the proposal of **Councillor Noel Leonard** and seconded by **Councillor Nick Killian**.

### **Submission 9 - Department of Communications, Energy & Natural Resources**

No further comments

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 10 - Department of Education & Science**

No further comment

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 11 - Department of Environment, Heritage & Local Government - Spatial Policy Unit**

Submission expresses the view that the plan is over provided for in terms of industrial zoned lands, requests that this be re examined

The submission states that there is no basis for the amendment to remove the H1 designation on part of the lands to the north west of the town

The classification of the town as a moderate growth town is contrary to the RPGs and therefore an extension of the northern framework plan area is not justified

**Manager's Recommendation** – with reference to the H1 designation issue raised, that the lands revert back to their status in the Draft LAP, ie H1

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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



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### **Submission 12 - Douglas Hyde on behalf of Menolly Developments**

Endorses the proposal to extend the area of the framework plan and notes that the amendment will facilitate the provision of recreational facilities

**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 Nick Killian**.

### **Submission 13- Collins Maher Martin on behalf of Bill Murphy**

Refers to rail line route options and queries if route B will continue to be pursued by MCC  
Submission reemphasises the suitability of the Murphy lands at Cooksland for development

**Manager's Recommendation** – No change

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 14 - Dermot Kealy**

Submission refers to the amendment which zoned lands to the south of the new employment lands F1 and seeks to have these lands zoned E2 or low density residential

**Manager's Recommendation** – No change

**Dunshaughlin Area Committee** - Refer to Manager's response in respect of submission 8 which stated the following:

'Correction of minor mapping error whereby amendments map did not delineate boundary of the framework plan of industrial and associated open space/buffer land uses'

Insert the following requirement into LAP PE 5:

'To finalise the framework plan in accordance with the terms of this local area plan, all land uses with the designated area shall be as may be approved by the Planning Authority, in accordance with the principles of proper planning and sustainable development and the land use requirements of this Local Area Plan.'

Agreed as recommended by County Manager (Correction of minor mapping) on the proposal of **Councillor Brian Fitzgerald** and seconded by **Councillor Noel Leonard**.

Agreed as recommended by Dunshaughlin Area Committee (inclusion of text) on the proposal of **Councillor Brian Fitzgerald** and seconded by **Councillor Noel Leonard**.

**As there were no further material amendments, the Local Area Plan for Dunshaughlin was adopted on the proposal of Councillor Noel Leonard and seconded by Councillor Maria Murphy.**

6. Following consideration of the Manager's report on Material Amendments to the Draft Local Area Plan for the **Environs of Kilcock**, to resolve to make the Local Area Plan:
  1. as amended,
  2. or with variation or modification as recommended in the Manager's report,
  3. or other than as recommended in the Manager's 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



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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.

### **Submission 1- NRA**

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

Supports inclusion of objectives in relation to the requirement for TTA and noise mitigation

Welcomes that none of the proposed amendments involve zoning land within the potential route corridors for the Leinster Orbital Route

Has no further comment regarding the proposed amendments

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 2- Department of Education & Science**

Notes the proposed amendments, particularly new objective KSC OBJ3 which relates to the provision of a site for school/community facilities.

Has no further comment to make.

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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

### **Submission 3- EPA**

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

States that the LAP should promote the protection of ground and surface water resources and their associated habitats and species.

Provision should be made in the Plan for incorporating policies of the Eastern River Basin Management Plan and Programme of Measures.

The LAP should be mindful of development in highly vulnerable ground water areas.

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

**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.**

### **Submission 4- An Taisce**

General submission regarding LAP

Refers to a history of flooding along the Rye Water River and considers that lands may not be suitable for urban development.

Refers to the Flood Risk Management Guidelines and considers that the LAP may not be compatible with same.

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.

Considers that a full SEA should be carried out for the LAP.

Considers that proposed replacement of G1 land use zoning with residential zoning may make the LAP non compliant with Table 6 & Variation No. 2 of the CDP.

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

**Dunshaughlin Area Committee** - Accepted Manager's Recommendation

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



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**As there were no further material amendments, the Local Area Plan for Kilcock was adopted on the proposal of Councillor Nick Killian and seconded by Councillor Brian Fitzgerald.**