



Miontuairiscí / Meeting Minutes

Laytown-Bettystown Municipal District

Ordinary Meeting

9.30 a.m., 14th November, 2019, Duleek Civic Offices

An Cathaoirleach, **Councillor Sharon Keogan**, presided.

Councillors Present: Tom Behan, Wayne Harding, Annie Hoey, Stephen McKee, Paddy Meade, Sharon Tolan.

Officials in Attendance:

Director of Service: Fiona Lawless

Meetings Administrator: Claire King

Executive Engineer: Christy Clarke

Staff Officer: Triona Keating

1 Confirmation of Minutes

1.1 Confirmation of minutes of Ordinary Meeting held on 17th October, 2019.

The minutes of the Ordinary Meeting held on 17th October, 2019 were confirmed on the proposal of **Councillor Sharon Tolan** and seconded by **Councillor Annie Hoey**.

1.2 Confirmation of minutes of Special Finance Meeting held on 6th November, 2019.

The minutes of the Special Finance Meeting held on 6th November, 2019 were confirmed on the proposal of **Councillor Sharon Tolan** and seconded by **Councillor Annie Hoey**.

2 Matters arising from the Minutes

Councillor Sharon Tolan requested that the minutes be amended under Item 6.2 – Notice of Motion, noting that she was not in support of the motion and this was agreed.

3 Expressions of Sympathy and Congratulations



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4 Statutory Business

4.1 Transportation

- 4.1.1 To receive a Progress Report on works undertaken/planned for Laytown-Bettystown Municipal District.

The report had been circulated in advance and matters raised by councillors included:

- Queried whether additional resources would be deployed to the municipal district to deal with road damage caused by flooding – it was confirmed that sufficient resources were available to undertake remedial works.
- Referred to locations that recently flooded despite no history of previous flooding, e.g. the Maples, Eastham Road, etc.
- Reported a pothole at Bettystown Cross towards Donacarney N.S.
- Thanked staff for their work in dealing with the recent flooding incidents.

- 4.1.2 To receive an update on N2 Slane ByPass.

Maurice Kelly, Senior Executive Engineer, Transportation attended the meeting with Michael Noonan and Conrad Wilson, RPS and outlined the background to the scheme, the consultation undertaken, the environmental constraints, the options assessment and emerging preferred option. The next steps including the public display of the emerging preferred option and finalising the option selection process, based on feedback received.

Matters raised by councillors included:

- Commended the work that has gone into the process to date

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- Queried whether any assurances can be given that this option will proceed – the efforts undertaken to deal with potential issues were outlined.
- The need for the N2 to be upgraded and future proofed due to increased population projections and traffic levels, e.g. Ardee, Primatestown, etc.
- The need for a business case to be made to the department – all national road schemes require a business case to be made, with the preliminary business case having been accepted by TII.
- The planned timeframe of the public consultation – it was pointed out that submissions would be accepted beyond the two week timeframe, as it is a non-statutory public consultation.

- 4.1.3 To receive an update on proposed Traffic Calming at Castlemartin Green and Millmount Abbey estates in the Laytown Bettystown Municipal District.

Paul Phelan, Senior Executive Engineer, Transportation outlined the report circulated, including reference to the 19 submissions received in respect of Millmount Abbey. Approval was sought to proceed with the proposed works.

A short discussion followed, with councillors pointing out that, whilst residents in Millmount Abbey were in favour of traffic calming measures due to speeding issues in the estate, they had a preference for speed ramps over chicanes. It was pointed out that the proposed works were in compliance with the national guidelines, which only allow for ramps if all other measures were ineffective. Any alternative proposal would not form part of this scheme. Councillors agreed to discuss this further with residents and it was agreed that the works go to tender, with the aim of commencing in early 2020, and subject to agreement by the affected residents.

4.2 Planning

- 4.2.1 To receive a presentation on the Strategic Housing Development application, reference no. ABP-305552-19 (Trailford Ltd) in accordance with Section 4(c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.



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Philip Maguire, Executive Planner provided details of the application, the consultations that had taken place, the proposed site layout, residential typology and facilities, and the next steps, including the submission of the Chief Executive's report by 27th November, which will include a copy of today's meeting minutes.

Matters raised by councillors included:

- Expressed serious concern at the capacity of the local road network to accommodate the additional traffic volumes arising from such a development and queried whether the transport assessment accounted for the traffic volumes and flows from various directions, including schools, etc.
- Referred to the nature of the road onto which the development would access, requested the proposed timeframe for the widening of the Rathmullen Road at Marley's Lane and highlighted the dangerous junction at the Bridge of Peace, entering Drogheda, which the resulting traffic would inevitably use. If such a proposal were to proceed, significant and extensive infrastructure investment would be required to upgrade roads, junctions, footpaths, cycle lanes and pedestrian facilities in the immediate and surrounding areas – it was pointed out that there were infrastructural improvements included, the delivery of which would likely be phased alongside the delivery of the units.
- Queried whether the significant historical importance of the area, being so close to the Battle of the Boyne site, was duly considered, including local architectural heritage.
- Expressed concerns at the capacity of local primary and post-primary schools to accommodate the potential number of students arising from this development.
- Expressed serious concern at the proposed scale of the development, the appropriateness of its location and the absence of any links to public transport, services or facilities.
- Queried the proposed green space provision at the boundary of the development, enabling no supervised play, and the lack of cycle lanes.



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- Queried the phasing of the development, given its scale, and the impact for any residents of the initial phases – it was pointed out that there were 5 phases proposed over the ten year permission.
- Queried the flooding potential of the site and its implications.
- Queried the capacity of the local water and wastewater infrastructure to serve such developments.
- The proposed development and adjoining lands to date comprise almost exclusively residential development and is devoid of Mixed Use development, and as such it is contrary to Section 28 Published Guidelines which have Statutory Effect.
- The proposed development fails to meet the criteria set out in “Quality Housing for Sustainable Communities”, i.e. strengthening the fabric of urban centres, regenerating rundown areas, bringing back a mixture of uses to urban centres, locating people where services are available and developing new areas of mixed use carefully integrated into existing patterns. Essentially this development should be redirected to a more compact footprint which is accommodated into higher rise buildings.
- The proposals for compliance with the Near Zero Energy Buildings Directive are inadequate. Use of low COP Air Source Heat Pumps will lock in substantial emissions to 2050 when we are supposed to have become CO2 Neutral. The Layout does not facilitate any feasible roof mounted PV Panels with many roof slopes facing east and west. Houses are not laid out for maximum solar gain. There are too many semi-detached houses which are much less resource efficient than terraced blocks. The links to local transport bus and train are not adequate, and there is too much dependence on cars for transport with two car parking spaces per dwelling. Even if cars are electric they have significant CO2 emissions as all electricity cannot be renewable with high penetration of intermittent wind power. Proposals for CHP are vague and are not a path to a CO2 Neutral Ireland.
- Any planning grant of a ten-year duration would be inappropriate as it would leave the development buildable to 2035 if any extension under Section 42 were granted again, allowing obsolete design to be locked in half way to 2050.

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- The issue of sustainability has not been addressed sufficiently in the EIS and the combined effects of this development with other developments have not adequately been considered in the EIS.
- It was suggested that an Oral Hearing should be arranged to enable the proposals to be examined more closely, particularly in the areas of transport, road safety, heritage and landscape, sustainability, generation of vehicle traffic, air quality and affordability of proposed units.

In conclusion, councillors wished to have their opposition to this proposed development noted.

- 4.2.2 To receive a presentation on the Strategic Housing Development application, reference no. ABP-305703-19 (Shannon Homes Drogheda Ltd) in accordance with Section 4(c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Billy Joe Padden, Executive Planner provided details of the application, the consultations that had taken place, the proposed site layout, residential typology and facilities, and the next steps, including the submission of the Chief Executive's report by 3rd December, which will include a copy of today's meeting minutes.

Matters raised by councillors included:

- Acknowledged the housing need that exists in the area.
- Acknowledged the merits of some of the proposed works including the road widening and roundabout on the Colpe Road but suggested that the entire road to Southgate should be upgraded and cycle lanes provided.
- The need for a timeline for these road improvements to be provided to the local community.
- Expressed concerns at the capacity of local primary and post-primary schools to accommodate the potential number of students arising from this development – it was pointed out that there is a temporary secondary school adjacent to the site, with plans to provide a



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permanent facility. As part of the application, a schools assessment report is prepared.

- Expressed concerns at the impact of the development on the local road network and queried the amount of levies generated to address the likely transport infrastructure deficit and damage. It was pointed out that the local road network was not fit for purpose for current traffic volumes, e.g. Colpe Road and Julianstown, and pointed out that such developments were premature until such time as the road network was improved and Julianstown bypassed.
- Underlined the need to improve public transport options to accommodate such developments, including the need to increase the capacity of the local rail station.
- Queried the capacity of the local water and wastewater infrastructure to serve such developments.
- Queried the adequacy of the proposed open spaces in the development, including the linear park – it was pointed out that the proposed open space provision would be assessed by both Meath County Council and the Board in terms of its adequacy and compliance with the County Development Plan.
- Expressed concerns at the proposed scale and density of the proposed development, particularly the plans for six storey buildings – it was pointed out that the current advice being given was for higher density developments to maximise land use.
- Expressed concerns that there was no proposal to include a playground, with no such facility in the south Drogheda environs – it was agreed to consider this in assessing the landscape strategy.
- Referred to the need to provide a community facility that will accommodate teenagers also.
- Underlined the importance of the phasing of the development, to prioritise the creation of employment opportunities to minimise the need for commuting.



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- Referred to the SHD application in Louth, to the rear of the Marsh Road, and queried how these would be linked.
- Queried the proposed social housing provision – it was confirmed that this had been subject to discussion with the Council’s Housing Department with a report prepared indicating the required Part V requirements.
- Queried the amount of car parking spaces being provided.
- Queried the timing of such applications, prior to the new County Development Plan being in place, which will include restrictions due to the RSES, and the need to consider the impact of such large scale developments on small communities.
- Expressed disappointment that such proposals no longer come before the local authority for decision.

5 Notice of Question

There were no Notices of Question.

6 Notice of Motion

There were no Notices of Motion.

7 Strategic Policy Committee & Corporate Policy Group Reports – For Information Purposes

7.1 To note the report from the Transportation SPC meeting of 23rd October, 2019.

The report was noted.

7.2 To note the report from the Climate Change, Environment and Emergency Services SPC meeting of 31st October, 2019.

The report was noted.



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8 Other Matters Arising

8.1 Councillor Sharon Tolan raised the following issues:

8.1.1 Flooding in Mornington and Eastham Road.

8.1.2 Referred to issues caused by construction traffic in Donacarney beside the school, with trucks parking on the footpath at peak school times – it was confirmed that discussions had taken place this morning.

8.2 Councillor Annie Hoey raised the following issues:

8.2.1 Requested a timeline for the works at the junction at Marley's Lane, following the meeting with Louth County Council – no update is available as it will depend on the type of scheme to be provided.

8.2.2 Referred to the concerns of residents due to the heavy machinery arising from the development at Beamore and the plans for traffic calming measures.

8.2.3 Queried whether double yellow lines can be provided outside the entrance to Beach Park, Laytown – if funding is available, this will be resurfaced and it will be considered. It was agreed to discuss this with the Gardaí.

8.3 Councillor Paddy Meade raised the following issue:

8.3.1 Referred to the temporary two week road closure proposed for the Navan/Slane road in December and the likely impact on businesses in Slane and requested that an email issue to the Transportation Department on behalf of municipal district councillors highlighting this concern and requesting that funding be sought for remedial works to address any road damage caused to the L1601. This was agreed, following a show of hands vote with three in favour and one against.

8.4 Councillor Sharon Keogan raised the following issues:

8.4.1 The need to undertake a pre-storm season survey of the coastline to assist in preparing for protection and reclamation works.

8.4.2 Queried whether additional department funding was available to deal with



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flooding – the works being undertaken, in terms of gully cleaning, identifying and repairing pipeline defects and assessing flood locations were outlined.

9 Correspondence

- 9.1 Correspondence received from Irish Water in response to the notice of item 7.1 – Notice of Motion as adopted at the September meeting.

The correspondence was noted. It was requested that further information be sought as to whether the latest available technology is being used to deal with the increasingly heavy rainfalls and also further information on the capacity of the plant.

- 9.2 Correspondence received from Louth County Council in response to the notice of item 9.3.2 from the October meeting re the Ardee By Pass.

The correspondence was noted. It was requested that further information be sought from Louth County Council as to whether there were any proposed changes to the sections in Meath and also what the timeline is for the Part 8 to be presented in Meath.

10 Any Other Business

There was no other business.

This concluded the business of the meeting.

Signed:

Cathaoirleach