



Miontuairiscí / Meeting Minutes

Ratoath Municipal District

Ordinary Meeting

9: 30 a.m., 12th February 2020, Dunshaughlin Community Centre

An Cathaoirleach, **Councillor Brian Fitzgerald**, presided.

Councillors Present: Deirdre Geraghty-Smith, Nick Killian, Maria Murphy, Gerry O'Connor, Damien O'Reilly, Gillian Toole.

Officials in Attendance:

Director of Service: Des Foley

Meetings Administrator: Claire King

Executive Engineer: Philip Traynor

Staff Officer: Triona Keating

1 Confirmation of Minutes

1.1 Confirmation of minutes of Ordinary Meeting held on 15th January 2020.

The minutes of the Ordinary Meeting held on 15th January 2020 were confirmed on the proposal of **Councillor Nick Killian** and seconded by **Councillor Maria Murphy**.

2 Matters arising from the Minutes

Councillor Gillian Toole requested an update on the traffic issues relating to Kilsaran – certain works, e.g. signage, have been carried out with further works planned. Whilst the quarry opened earlier than anticipated, activity has been relatively quiet. It is intended to organise a meeting with residents in the near future.

3 Expressions of Sympathy and Congratulations

Sympathy was extended to:



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- David Jones, Housing Department on the death of his father, Gerry;
- Paul McNulty, Transportation Department on the death of his father, Christy;
- The family of the late Catherine McElroy, Navan Road, Dunboyne, former pharmacist.

Congratulations were extended to:

- Councillor Deirdre Geraghty-Smith and the other candidates who had recently stood for election in the Meath East and Meath West constituencies and those who had been successful. It was agreed to issue letters of congratulation to the six TDs now representing Meath and letters of gratitude to former TDs Regina Doherty and Shane Cassells.

4 Statutory Business

4.1 Transportation

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

The report, which had been circulated in advance, was noted.

4.2 Planning

- 4.2.1 To receive a presentation on the Strategic Housing Development Application (575 units at Newtownmoyaghy, Kilcock), Reference No. ABP-306309-20 (Mc Garrell Reilly) in accordance with Section 4(c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Billy Joe Padden and Alan Russell, Executive Planners 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 25th February 2020, which will include a copy of today's meeting minutes.

Matters raised by councillors included:



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- The need to build the creche in the early stages of the development and then seek a provider to avoid issues experienced in other developments.
- The need to provide seating areas, play facilities, e.g. a number of small play areas throughout the development, and fitness equipment to benefit older people – this would be considered as part of the landscaping strategy.
- Welcomed the proposed fewer number of apartments, relative to other proposed developments.
- Requested that a condition be included to open the road onto the Newtown junction to provide an additional exit – each department, including the Transportation Department, would respond in detail by way of technical reports.
- Referred to concerns regarding school capacity in Kilcock – a schools assessment must be carried out as part of the SHD process.
- Underlined the need for adequate parking spaces to accommodate homeowners and to ensure access by emergency vehicles is not obstructed. Disabled parking spaces should also be provided in close proximity to the apartments – Transportation Department will consider this in its report in line with relevant guidelines.
- Referred to general concerns in the area regarding traffic.
- Queried whether the Part V provision included accessible units for those with a disability and older people – the Part V provision is agreed with the Housing Department.
- Expressed dissatisfaction at the SHD legislation taking no account of the need for additional community infrastructure, such as schools and step-down facilities for older people, when granting permission for such large developments.
- The need for the rail line to be extended from Maynooth to Kilcock.



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4.3 Corporate Services

4.3.1 To note Municipal District Allocations submitted by Councillors on behalf of Ratoath Municipal District.

The list of allocations, circulated in advance, was noted.

4.4 To consider and adopt the 2020 Schedule of Municipal District Works.

David Jones, Senior Executive Officer, Housing Section outlined the schedule of works as they relate to housing, including the service categories, funding allocations per municipal district, the centralised budgets and updates on the previous year.

Matters raised by councillors included:

- Acknowledged the extent of the work being undertaken, e.g. energy upgrades.
- Queried whether the funding allocated for preventative maintenance is ringfenced for each municipal district – the budget for preventative maintenance, which is centralised, is sufficient to meet demand throughout the county. Adaptation works, for example, are demand based and are subject to applications being received. All pre-let repairs are carried out, as required.
- Queried whether there was a backlog for the allocation of adaptation grants in Ratoath Municipal District – the Schedule of Municipal District Works refers to adaptation works to local authority housing stock. In 2019, there were 355 applications, 38 of which were in Ratoath Municipal District. There is currently no backlog, with the historic backlog having been cleared, and current applications being dealt with.
- Queried the plans to address maintenance works required in older housing stock with long-term tenants - a pilot programme of planned maintenance to re-let standard is being undertaken in Navan for units with existing tenants, with the learning to inform a wider programme. Funding has been allocated as part of the capital programme, with the possibility of national funding becoming available.



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- The increase in local authority stock as units become available from Part V arrangements – it is anticipated that as the stock increases, so too will the available budget.
- The need for additional funding for energy upgrades – the Phase I energy upgrade programme, which is centrally funded, is substantially complete. Phase II works, representing more significant works, e.g. on older properties, can now commence.
- The delay in occupying the 17 new houses and the impact on the new tenants – payment has been made based on certified works completed. Further certification of works is awaited and it is hoped that this can be resolved soon.
- The need to oversee the quality of works being undertaken – details on any examples where works were not considered of standard should be submitted to the Housing Department.
- The possibility of leaving solid fuel appliances in place to facilitate those who cannot afford the alternative heating costs.

Des Foley, Director of Service, Transportation referred to the discussions that had previously taken place with the district engineer. It was pointed out that the information presented today refers to the revenue programme, with the capital programme, being separate, dealing with works such as footpaths, public lighting, etc. The increase in funding does have implications on the available resources, with the programme of works being implemented late into the year. It was noted that tender prices have also increased.

John McGrath, Senior Engineer, Transportation Section responded to a number of specific queries relating to proposed works and locations.

Other matters raised by councillors included:

- The need to include the R125 Trim to Kilcock Road on the winter gritting programme – it was pointed out that, currently, over 80% of the regional road network is gritted, with the intention being to increase this to 100% over two years.



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- The need to include the Kilbride Road on the winter gritting programme, which, whilst not a regional road, carries significant traffic volumes. It was suggested that a 2kms section, which is shaded, be gritted – It was pointed out gritting a road section rather than the entire road can mislead road users and create a false sense of security.
- The possibility of erecting signage warning road users that a road is not gritted from a certain point onwards.
- Queried the use of retained contractors with appropriate equipment to assist with snow clearance – a framework of contractors is in place for extreme adverse weather events but not regular gritting operations.
- The possibility of providing a winter gritting depot in south east Meath – if the network is expanded, the preference is to extend the salt storage facilities in Navan.
- Requested that, if additional funding were to become available, that the old road in Kiltale, off the Trim Road, be brought forward and added to this year's programme of works.
- The need for public lighting in Jamestown for pedestrians crossing Molden Bridge from the Ashbourne Road, where the developer will provide all necessary ducting – it was agreed to look at this.
- The need for a footpath on the Curragha Road from Foxhall to the rugby pitch, for which residents have paid a contribution – Transportation will review the status of the development contribution and incorporate works into the work programmes.
- The need to inspect works being undertaken on behalf of Irish Water on the pipe replacement from Windmill Hill to Ratoath – a forum to discuss issues such as reinstatement quality with utility providers is being arranged.
- The need to ringfence development levies to ensure that the required infrastructure is provided for each relevant development and consider this when reviewing the capital programme.



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- The possibility of using the levies to provide the distributor road in Dunshaughlin to relieve traffic on the R147 and open up lands and also realign the road from Mullagh Cross to Jenkinstown Bridge – the capital programme will come before the full council in May.

The Schedule of Municipal District Works was unanimously adopted on the proposal of **Councillor Maria Murphy** and seconded by **Councillor Nick Killian**.

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 Planning Economic Development, Enterprise and European Affairs SPC meeting of 19th December 2019.

The report was noted.

- 7.2 To note the report from the Housing, Community and Cultural Development SPC meeting of 22nd January 2020.

The report was noted.

8 Correspondence

- 8.1 Correspondence received from An Garda Síochána in response to the Notice of Item 4.1.1 from the October meeting re Garda presence on the roads.

The correspondence was noted.



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9 Any Other Business

9.1 Councillor Nick Killian raised the following issues:

9.1.1 Requested that the three Meath East TDs be invited to meet with Ratoath Municipal District councillors to highlight issues of concern – it was agreed to arrange this following the new government being formed.

9.1.2 Referred to the need to find a buyer for the Takeda plant in Dunboyne.

9.2 Councillor Gerry O'Connor raised the following issue:

9.2.1 Referred to a number of objectives in the draft County Development Plan, one of which affected a private residence without any prior consultation and requested the support of other councillors in having this objective removed.

9.3 Councillor Maria Murphy raised the following issue:

9.3.1 Queried the reference to Whitelands in the draft County Development Plan – it was pointed out that a submission had been made with regard to possible future development.

This concluded the business of the meeting.

Signed:

Cathaoirleach