



Miontuairiscí / Meeting Minutes

Laytown-Bettystown Municipal District

Ordinary Meeting

9.00am, 8th October 2020, County Hall, Navan

An Cathaoirleach, **Councillor Tom Behan**, presided.

Councillors Present: Wayne Harding, Geraldine Keogan, Elaine McGinty, 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 10th September 2020.

The minutes of the Ordinary Meeting held on 10th September 2020 were confirmed on the proposal of **Councillor Sharon Tolan** and seconded by **Councillor Elaine McGinty**.

2 Matters arising from the Minutes

Councillor Paddy Meade referred to the ongoing issues with graffiti in Lobinstown and the response from the Environment Section to his request that CCTV be installed.

3 Expressions of Sympathy and Congratulations

Congratulations were extended to:

- Syddan GFC on their win at the weekend.



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4 Statutory Business

4.1 Planning

- 4.1.1 To receive a presentation on the Strategic Housing Development application, reference no. ABP-308116-20 Shannon Homes Drogheda Ltd in accordance with Section 8 (4) (c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Terence Loane, 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 2nd November 2020, which will include a copy of today's meeting minutes. A previous SHD application for the same site had been refused permission in February 2020. The decision due date is 6th January 2021.

Matters raised by councillors included:

- Queried how the current application differs from that previously submitted and pointed out that some of the reasons for the previous refusal remain unchanged, e.g. the impact on the River Boyne/proximity to Boyne Estuary.
- The limited capacity of local schools to facilitate an increased population and the absence of a footpath to Donacarnev N.S.
- Expressed concerns at the capacity of services, including water supply, and the lack of local infrastructure, including a bypass of Julianstown, footpaths and cycleways.
- Underlined the need for a Joint Urban Area Plan for Drogheda (between Meath County Council and Louth County Council) before such developments are considered to ensure a coordinated approach and the development of sustainable communities.
- Queried whether the application contravened the current County Development Plan and, specifically, its objective relating to compact urban settlements.



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- The need for legal clarification to determine responsibility for the management and maintenance of the green area between Grange Rath and the proposed development.
- Acknowledged the need for a local housing supply and the merits of some of the proposals being made, e.g. footpaths and cycleways, the opportunity to link to the Boyne Greenway and the road reconfiguration.
- The need to provide adequate playground facilities and open space as part of the development.
- The need for a definitive timeline for completion, i.e. 5 years.
- The concerns of residents in Grange Rath with regard to the proposed pedestrian bridge and the potential impacts on their privacy and potential increase in anti-social behaviour in the woodland area.
- The need for traffic calming measures on the proposed road infrastructure.
- The need for secure and accessible bicycle parking facilities.
- The proposed building height is excessive & out of character in the area/county.
- Queried how further bat and bird surveys were carried out in the period since the last application was submitted and whether these took account of migratory birds.
- Expressed concerns at the proposal to locate apartments over a childcare facility and the related potential risks.
- The need for developers to consider communities as a whole when submitting such applications.
- The impact of reduced road width on parking and the related issues for the safety of children accessing green areas.



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It was confirmed that the minutes of the meeting will be attached to the Chief Executive's report. In addition, submissions to An Bord Pleanála, along with internal and external referrals, will be considered and assessed in preparation of the Chief Executive's report. Councillors were advised that they can also make submissions to the Board by the deadline of 12th October.

4.2 Corporate Services

- 4.2.1 To receive the Chief Executive's Report in accordance with Part XI of the Planning & Development Act 2000 (as amended) and Part 8 of the Planning & Development Regulations 2001 (as amended) on the proposed new development of Bettystown Library & Community Building, included in the building is a Public Library, 3 No. Community rooms, 1 large event space, Life guard Facilities, Public Toilet & External Shower Facilities & a Boat Shed at the Beach Front at Seaview Terrace, Bettystown, Co. Meath in the townland of Mornington. (P8/20001)

Dara McGowan, Senior Executive Officer, Asset Management outlined the key points in the report, including a summary of the submissions received and responses from internal and external stakeholders. The key planning considerations and four conditions were also outlined. The next steps in relation to the Part 8 process were explained and the tender process could potentially start in February. The decision regarding the grant application is due in December and construction could commence next summer, once funding is secured. The detailed design has already commenced and it was pointed out that the project had been well advanced in a short timeframe.

The Cathaoirleach thanked Dara and Fiona for their efforts in bringing the project to this stage so quickly and acknowledged the significant benefits the project will bring to the community.

Matters raised by councillors included:

- Paid tribute to the council in putting forward a building project to include the library and other facilities for the benefit of young people and students, the culture/arts sector and the wider community.



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- Welcomed the capital programme allocation to address the parking deficit in the area.
- Referred to the age and mobility profile of some library users who would require parking in close proximity to the building and the possibility of hiring parking spaces for customers – parking is not always provided for library facilities.
- The possibility of including a business hub to facilitate remote working – the study hubs for students will not generally be in use during school hours and could potentially be used for remote working, although this will be an operational issue to be investigated at a later date.

4.2.2 To discuss the 2020 Arts, Festivals, Festive Decoration & MD Renewal Budgets.

Audrey Norris, Corporate Services outlined a proposal that the remaining budget be used towards investment in an asset that can be reused throughout the year to support various events and initiatives, i.e. a projector for which the colour and design of the projection can be changed as required and for use in public areas. It was suggested that for Christmas 2020, the projector be used at Duleek Civic Offices, with the locations being rotated in subsequent years. It was pointed out that a decision can be taken in respect of the remaining budget and supporting local groups in providing festive lighting. It was pointed out that the lighting is most effective when used for taller buildings and open spaces, with a power supply required, and councillors were requested to submit suggestions for locations where the projector might be used.

Councillors welcomed this proposal.

4.2.3 To note Municipal District Allocations submitted by Councillors on behalf of Laytown-Bettystown Municipal District.

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

4.3 Transportation

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



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The report, circulated in advance, was noted.

Matters raised by councillors included a query as to whether bus shelters will be provided at the new bus stops and requested a list of the new bus stops to be provided.

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 Housing, Community & Cultural Development SPC meeting of 16th September 2020.

The report was noted.

- 7.2 To note the report from the Transportation SPC meeting of 24th September 2020.

The report was noted.

- 7.3 To note the report from the Climate Action, Environment & Emergency Services SPC meeting of 24th September 2020.

The report was noted.

- 7.4 To note the report from the Planning Economic Development, Enterprise and European Affairs of 25th September 2020.

The report was noted.



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8 Other Matters Arising

8.1 Dara McGowan raised the following matters relating to capital projects:

8.1.1 An allocation has been made to carry out a high level feasibility study to determine the need for a bypass of Julianstown, which is the first step in the grant application process. This will be submitted to TII who will decide whether to bring it to the next stage. The government's Capital Development Plan has identified certain projects, which are reviewed every 2/3 years. Whilst there is a large pool of projects for selection, the feasibility study can allow for additional projects to be selected for inclusion. The cost is estimated to be €100,000 and will be carried out over 2020/2021.

8.1.2 The Julianstown Traffic Management has been delayed due to the requirement for a NIS, which must now be submitted to An Bord Pleanála. The need for a NIS arises due to the potential implications of construction on the River Nanny, with plans to submit the NIS in 2021 and commencing works in 2022.

8.1.3 With regard to the Bryanstown Road and the c. 4kms stretch from Colpe Cross to the M1, the estimated cost is €16-20 million for road construction and with a 7-12 year timeframe, with the commitment in place. The road contribution associated with the Bryanstown planning permission will facilitate the commencement of the planning application process, with the phased road delivery to be developer led, given the zoned lands along the route. The design costs alone are estimated to be €2 million. The nature of the delivery and route selection will determine the appropriate planning process and required land acquisition.

8.2 Councillor Paddy Meade raised the following issue:

8.2.1 The decision not to expand the winter gritting programme to include all regional roads and the possibility of using private contractors to meet this commitment – the intention had been to include all regional roads but with the challenging budgetary process and key budgetary priorities, this was not currently possible and there are no plans to outsource services.

9 Correspondence



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- 9.1 Correspondence received from An Bord Pleanála re Planning Application for the construction of the Boyne Greenway Drogheda to Mornington.

The correspondence was noted.

10 Any Other Business

- 10.1 Councillor Paddy Meade raised the following issue:

10.1.1 Requested that the Part 8 documentation on display in Buvinda in relation to the Grange to Clontail road be made available on display in the windows of three named pubs in Lobinstown, as a small section affects Castletown and Lobinstown.

10.1.2 Referred to the increased schools population in Lobinstown and the need to address the congestion issues on the footpaths – it was agreed to check this.

- 10.2 Councillor Elaine McGinty raised the following issue:

10.2.1 Requested that Louth County Council be asked to provide improved communication with regard to water outages affecting areas in Meath, e.g. the Beamore area that experienced supply disruption without any advance notification.

This concluded the business of the meeting.

Signed:

Cathaoirleach