



## ***Miontuairiscí / Meeting Minutes***

### ***Ratoath Municipal District***

#### ***Ordinary Meeting***

***9:45 a.m., 21<sup>st</sup> June 2022, Dunshaughlin Civic Offices***

An Cathaoirleach, Councillor Gillian Toole, presided.

**Councillors Present:** Brian Fitzgerald, Deirdre Geraghty-Smith, Nick Killian, Maria Murphy, Gerry O'Connor, Damien O'Reilly.

**Officials in Attendance:**

**Director of Service:** Dara McGowan

**Meetings Administrator:** Claire King

**Staff Officer:** Triona Keating

**Apologies:** Philip Traynor, Executive Engineer

#### **1 Confirmation of Minutes**

##### **1.1 Confirmation of minutes of Ordinary Meeting held on 11<sup>th</sup> May 2022.**

The minutes of the Ordinary Meeting held on 11<sup>th</sup> May 2022 were confirmed on the proposal of Councillor Damien O'Reilly and seconded by Councillor Nick Killian.

#### **2 Matters arising from the Minutes**

Councillor Brian Fitzgerald queried whether there was any further update in relation to the unauthorised development at Bracetown – it was pointed out that an update had been circulated on 16<sup>th</sup> May but a further update would be sought.

Councillor Gillian Toole requested updates on the following:

- The request to the NTA regarding the link bus – it was confirmed that a response had been received and would be circulated following the meeting;



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- The request to meet with the Acting Garda Superintendent – it was confirmed that this had been arranged to follow the July meeting but, as the meeting date may now change, this would need to be re-confirmed.

### **3 Expressions of Sympathy and Congratulations**

Sympathy was extended to:

- The family of the late Ray Coyle, Largo Foods and Tayto Park, to whom tributes were paid in terms of his contribution to local business and tourism and also to local employment, particularly for younger people;
- The family of the late John Maguire, Dunboyne, former council employee;
- The family and colleagues of the late Tony Kinsella, Executive Engineer, Transportation Department, to whom tributes were paid;
- The family of the late Liam Cahill, RTE journalist, author and trade unionist.

### **4 Statutory Business**

#### **4.1 Planning**

- 4.1.1 To receive the Chief Executive's Report in accordance with Part XI of the Planning & Development Act 2000–2021 and Part VIII of the Planning & Development Regulations 2001–2022 on the proposed development which will consist of - The proposed works will be carried out within existing roadway boundaries, with some minor relocation/setting back of some private boundaries. Construction works along the route will involve the following elements; - Construction of new kerb lines for new footpaths and cycle lanes/tracks - Provision of new footpaths and/or upgrading of existing surfaces on footpaths - Provision of controlled crossings points for pedestrians - Provision of raised tables to control/regulate vehicular speeds - Provision of segregated and shared cycling facilities - Provision for shared road space for cycling - Provision of a River Walk route adjacent to the Broadmeadow River - Earthworks / excavations of existing roadways and verges,



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of existing roadway/footpaths, for service ducts and road crossings, etc. - All associated civil works with the above i.e., ducting, drainage, concreting, macadam works, tree felling, Hedge Removal etc. The proposed works above will take place in the Townlands of Ratoath, Commons, Newtown, Doghtog, Jamestown (ED Ratoath), and Brownstown (ED Ratoath), Co. Meath. Location: Commons, Newtown, Doghtog, Jamestown & Brownstown, Ratoath, Co. Meath. (P822006).

Pat Shore, Executive Engineer, Transportation Department provided a scheme overview and a summary of the submissions received during the Part 8 public consultation period. He confirmed that the report had now been completed and must be considered by councillors.

### **Matters raised by councillors included:**

- Thanked Pat for his work on the project and for achieving a satisfactory compromise.
- Underlined the need to prioritise works in the village centre.
- Requested an update on the number of trees to be removed – a total of 5 trees are to be removed from the woodland section, to improve sightlines for the crossing and due to the space being required.
- Requested an update on the Part 8 process – the tender for consultants to prepare the detailed design is being undertaken whilst waiting for the outcome of the Part 8 process. There is a six week statutory period for the consideration of the Chief Executive's Report, during which time it can be accepted, amended or rejected.
- Queried whether cost inflation was likely to impact on progressing the scheme – whilst a commitment cannot be made on behalf of the NTA, they have committed to bringing the scheme through to detailed design and, generally, will see a project through to completion.



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- Queried whether the footpath could be extended if the junction changes as a result of the SHD receiving planning permission – it will be a matter of which receives permission first, with the subsequent development to take account of what is permitted/in place.
- Requested that the detailed design take into account the possible provision of a footpath at Ratoath Manor.
- Queried whether there was sufficient space for a turning point, as the bypass is not complete and due to the amount of HGV traffic on the regional roads – the junction design will include a simulation of traffic movements.

- 4.1.2 To receive a presentation on the Strategic Housing Development application, reference no. ABP-313658-22 Beo Properties Limited in accordance with Section 8 (4) (c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Philip Maguire, Executive Planner provided details of the application, the consultations that had taken place, the development description, including the proposed site layout, residential typology and facilities, and the next steps, including the submission of the Chief Executive's report by 21<sup>st</sup> July 2022, which will include a copy of today's meeting minutes. The closing date for receipt of submissions by An Bord Pleanála is 30<sup>th</sup> June.

Councillor Nick Killian declared a potential conflict of interest and withdrew from the meeting whilst this item was being discussed.

Matters raised by councillors included:

- Expressed reservations at the proposed density of the development and, in particular, the proposed six storey buildings, which are considered inappropriate development, and also the lack of four bed units.
- Referred to the aspects of the proposed development that would constitute a material contravention of the County Development Plan,



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including the boundary treatment, which would create a security issue, the deviation of the proposed road from that included in the County Development Plan and whether it would be possible to get a map with both roads outlined to indicate the extent of the deviation, and the proposed zoning/density –the boundary treatment would not constitute a material contravention.

- Queried whether the balcony space was being included as part of the overall green space allocation.
- Pointed out that the extinguishment of the public right of way on Glascarn Lane, by turning it into a cul-de-sac, was a reserved function.
- Expressed reservations at the proposed retrofitting of a pedestrian access, due to security concerns and as there already is a pedestrian access onto Fairyhouse Road.
- Expressed reservations at the proposal to provide the creche in Phase 3 and also at the proposed capacity.
- Referred to the need for the number of car parking spaces to be realistic and the need for an underground car park to make the plan feasible.
- Referred to the lack of a park in Ratoath and queried whether the proposed public open space was 2.25 acres would satisfy local needs.
- Referred to the inadequate local public transport available to serve such a population increase.
- Referred to the need to complete the road to access the zoned employment lands.
- Referred to national policy on permeability, density and parking, resulting in negative impacts on communities, such as security concerns associated with pedestrian accesses, discouragement of car ownership and minimum play areas for children.



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- Referred to the absence of key letters of consent on the planning file.
- Suggested that the proposed development was premature until such time as all water infrastructure upgrades, associated social infrastructure and the Ratoath Outer Relief Road are complete – conditions relating to infrastructure will be recommended as part of the council's submission.
- Queried the next steps – An Bord Pleanála will make its decision and, if refused, it may return as a large scale planning application.

Councillor Nick Killian re-joined the meeting.

It was agreed on the proposal of Councillor Gerry O'Connor and seconded by Councillor Damien O'Reilly to extend the meeting by thirty minutes to 12.15pm.

- 4.1.3 To receive a presentation from the MSc students in Planning & Development from Queens University Belfast on the proposed Public Realm Plan for Ratoath.

Alan Russell, Senior Executive Planner introduced Laura Michael, Lecturer and students Claire Millar and Alice Murdock, whom he thanked for undertaking a detailed analysis for Ratoath and for presenting a summary of their main findings. A copy of the detailed report will be circulated to councillors and the next steps are to be determined, with updates to be provided at future meetings.

A presentation was delivered, which included information on planning policy, historic context, legibility map, land use survey and a vision for Ratoath. An overview of six individual projects was also provided, in addition to movement and transportation.

Matters raised by councillors included:

- Thanked the Planning Department, Queens University, the lecturer and students for the approach being taken and for the information presented, which highlighted a number of possible opportunities that could be explored.



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- Suggested that some of the ideas could be implemented quite quickly whilst others, particularly if dependent on private landowners, may take longer to realise.
- Suggested that some of the ideas proposed could be incorporated into the Local Area Plan.

On behalf of the university, Laura Michael thanked Meath County Council for the opportunity in providing students with a meaningful experience which offered real engagement.

The Cathaoirleach thanked the students involved in the project and wished them well for the remainder of their studies and into the future.

### **4.2 Transportation**

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

The report, circulated in advance, was noted.

### **4.3 Corporate Affairs & Governance**

- 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.

## **5 Notice of Question**

### **5.1 Submitted by Councillor Damien O'Reilly**

"I request the Meath County Council transport department to provide an update on the following items.



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- 1) Progress report on the Part 8 from Dunboyne Business Park to the R157
- 2) Pathway from Newtown Roundabout Dunboyne to Dunboyne AFC, A86 KT68.”

### Response:

- 1) *O’Connor Sutton Cronin & Associates Consulting Engineers were appointed on the 13<sup>th</sup> January 2022 to progress the proposed Dunboyne Business Park Connection to the R157. To date environmental studies have been carried out and essential technical surveys are being procured and progressed on-site. The project team has also met with relevant stakeholders and landowners to discuss the scheme and are currently undertaking the optioneering process. It is currently expected that the Part 8 process will commence in Q3 2022.*
- 2) *There are no immediate plans for this footpath. However, in the 2022 Grant Funding, Meath County Council received an allocation from the National Transport Authority to look at a Transport Plan for Dunboyne Village and we have agreed to include a footpath link at this location within the study. Consultants are being engaged to progress this plan, and once it is complete, Meath County Council will be approaching the relevant funding authorities with a view to securing grants to progress measures identified in the plan, including the footpath in question. The National Transport Authority in particular are committed to supporting Sustainable Transport measures such as footpaths/walkways, to encourage people to walk to various amenities around our towns and villages.*

The response was noted.

## 6 Notice of Motion

### 6.1 Submitted by Councillor Damien O’Reilly

“I call on Meath County Council to consider installing dog runs in Dunboyne and Dunshaughlin parks.”

**Supporting information subject to the motion being proposed, seconded and considered:**





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*The Councils Park Bye Laws 2014 make provision for the control of dogs in parks under the control of the Council. These provisions cover responsibilities placed on dog owners. While the Council is involved in regular education and awareness initiatives promoting responsible dog ownership our limited resources are devoted to ensuring compliance with these provisions. In this regard the Council is not in a position to enforce any additional provisions at this time. In relation to future public park developments the Council will consider the financial, compliance, education and enforcement requirements of designed dog areas in the context of funding and resourcing of such schemes and initiatives.*

It was confirmed that a delegation of engineers were to visit similar type facilities in Dublin to determine what is involved, costs, etc.

The supporting information and motion, proposed by Councillor Damien O'Reilly and seconded by Councillor Maria Murphy, was agreed.

### **6.2 Submitted by Councillor Damien O'Reilly**

"I call on Meath County Council to provide Clonee village with "Big Belly" bins and to develop an action plan to regenerate the village, Meath's gateway village."

**Supporting information subject to the motion being proposed, seconded and considered:**

*Currently there is no action plan for the regeneration of Clonee village. The Municipal District will consider big belly bins subject to the needs and funding availability.*

The supporting information and motion, proposed by Councillor Damien O'Reilly and seconded by Councillor Gerry O'Connor, was agreed.

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

### **7.1 To note the Corporate Policy Group Meeting Minutes of 6<sup>th</sup> May 2022.**

The minutes were noted.



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### **8 Correspondence**

- 8.1 Correspondence received from the HSE in response to the invitation to meet with Ratoath Municipal District.

The correspondence was noted and it was agreed to liaise via email to identify a suitable date for the proposed meeting.

### **9 Any Other Business**

- 9.1 Councillor Brian Fitzgerald raised the following issue:

- 9.1.1 Requested an update on the masterplans for Dunboyne North and Moygaddy.

- 9.2 Environment - Update on Dunboyne Burial Ground

Larry Whelan, Senior Executive Officer, and Declan Grimes, Executive Engineer, Environment Department attended the meeting and provided an update on progress on the extension of Dunboyne Burial Ground. It was confirmed that the car parking area would be open on Friday, in advance of the Blessing of the Graves on Sunday, with the fencing to be removed this week. It has been extended by 7 additional rows, providing 500 single plots, and 32 car parking spaces have been provided, including accessible and age friendly spaces. In addition, benches and a columbarium wall has been installed, which can be extended further if required, and surfacing and road marking is to be undertaken. The foundation and services for the caretaker building has been installed and the entrance is to be completed along with planting, footpath and pedestrian access. Public lighting and CCTV have been installed. A Part 8 planning application is required to provide a burial garden for ashes and the ground can be further extended to provide a total of 1,200 single plots. Meath County Council will be responsible for the allocation of and charging for plots. No grave surrounds are permitted. A caretaker, possibly shared with Derrockstown, will be appointed. It is intended to close the burial ground in the evenings, subject to agreement with the municipal district engineer.



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This concluded the business of the meeting.

Signed:

*Gillian Toole*

Cathaoirleach

