



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

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

#### ***Special Meeting***

***09.30 a.m. 23<sup>rd</sup> August 2022, Swift Meeting Room & Via Zoom***

An Cathaoirleach, Councillor Gillian Toole, presided.

**Councillors Present:** Nick Killian.

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

**Officials in Attendance:**

**Director of Service:** Dara McGowan

**Meetings Administrator:** Claire King

**Clerical Officer:** Edita Asaciova

#### **1 Disposal of Land pursuant to the provisions of Section 183 of the Local Government Act, 2001**

##### **1.1 Agreement in principle to disposal of 0.4233 hectares at Bracetown, Co. Meath.**

The Cathaoirleach opened the meeting by referring to the related correspondence circulated on Thursday 18<sup>th</sup> August and drew the attention of councillors to the following options:

- a) That the disposal shall be carried out in accordance with the terms specified in this notice, or
- b) That the disposal shall be carried out in accordance with terms specified in a Resolution, or
- c) That the disposal shall not be carried out.



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In response to a query raised by Councillor Maria Murphy in relation to the current status of the site, Dara McGowan provided a brief background to the site, which has been overgrown for approximately 20 years.

Councillor Gillian Toole requested information on the valuation process and whether the site would be of a higher value if sold subject to planning permission. It was confirmed that one valuation was received and that, due to the nature of the site, planning permission was unlikely to be granted for a one-off house.

Councillor Deirdre Geraghty-Smith queried why the land was originally purchased – reference was made to a court case many years ago, with no activity on the land since and it was confirmed that there were no plans for the site. Councillor Geraghty-Smith thanked Dara for his work on the project and acknowledged the positive aspects of the proposals.

Councillor Gerry O'Connor referred to the potential gain for the community in Ratoath in terms of the related acquisition of the site in the village centre. Dara McGowan outlined the challenges in identifying and acquiring alternative sites for the provision of community facilities in close proximity to the village centre. He also referred to the proposed arrangements relating to the acquisition of this site.

Councillor Damien O'Reilly thanked Dara and his team for their work on this, confirmed his support for the proposed disposal and acknowledged the projects planned for Ratoath, which will result in significant benefits for the local community.

Councillor Maria Murphy confirmed her support for the proposed disposal and acknowledged the constraints that exist on the site, which would limit its potential and therefore its value.

Councillor Gillian Toole expressed the view that the expense should be minimised and the maximum value of the asset achieved. She also referred to other lands in the area such as the HSE lands and the lands opposite the council yard. Councillor Toole went on to query as to whether public consultation was planned for the other site and whether a derelict site levy was to be included. She also enquired as to whether this would be discussed as part of the budgetary process.



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Dara McGowan informed the Members that consideration had been given to other sites in Ratoath, but the chosen site, was the last site of scale available in the town centre and unfortunately, the Council would have to pay development prices to secure the lands for community use. If the Council did not proceed with the purchase of the Ratoath site, there would be no more greenfield sites available for development in the town centre. Public consultation will take place on future development. A derelict site levy applies to one of the three sites, which originated with a previous owner, but it was noted that this will transfer to the Council after the purchase and then be cancelled as it will be the Council's intention to develop the site. The future development of the Ratoath site will be considered as part of the capital plan, which is to be reviewed and brought to the October full council meeting.

Councillor Nick Killian pointed out that, whilst be appreciated Councillor Tooles' concerns, he supported the proposal and thanked Dara and his team for their work.

Councillor Brian Fitzgerald referred to the condition of the site and suggested that the proposed disposal be agreed without further debate.

Councillor Gillian Toole wished that her concerns regarding the valuation of the Bracetown site, the cost of the overall purchase in Ratoath, the need for consultation of future development in Ratoath and budgetary provision are all recorded in these minutes.

The disposal, in accordance with the terms specified in the notice, was proposed by Councillor **Maria Murphy** and seconded by Councillor **Nick Killian** and, following a show of hands vote with six councillors in favour and one against, was agreed.

This concluded the business of the meeting.

Signed:



Cathaoirleach

4/9/2020

