



Miontuairiscí / Meeting Minutes

Ashbourne Municipal District

Ordinary Meeting

10:00 a.m., 6th September 2022, Ashbourne Civic Offices

An Cathaoirleach, Councillor Amanda Smith, presided.

Councillors Present: Joe Bonner, Suzanne Jamal, Aisling O'Neill and Conor Tormey.

Councillors Present via Zoom: Councillor Alan Tobin.

Officials in Attendance:

Director of Service: Dara McGowan

Executive Engineer: Mel Cronin

Meetings Administrator: Claire King

Staff Officer: Triona Keating

Apologies: Fiona Lawless, Director of Service

1 Confirmation of Minutes

1.1 Confirmation of minutes of Ordinary Meeting held on 12th July 2022.

The minutes of the Ordinary Meeting held on 12th July 2022 were confirmed on the proposal of Councillor Conor Tormey and seconded by Councillor Aisling O'Neill.

2 Matters arising from the Minutes

There were no matters arising from the minutes.

3 Expressions of Sympathy and Congratulations



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There were no expressions of sympathy or congratulations.

4 Statutory Business

4.1 Community

- 4.1.1 To receive details of the proposed grant allocations under the Community Amenity Project Scheme 2022 and, if deemed appropriate, forward to the Full Council of Meath County Council for approval.

Fiona Fallon, Senior Executive Officer, Community Department outlined the assessment criteria, the number of applications received and eligible, and the requirement that the funding be drawn down by 31st December 2023. The recommended grant allocations, totalling €93,750 of the available €100,000 budget, and the rationale for these, were outlined. The balance can be transferred to the next round of the scheme. The recommended grant allocations, once agreed, will be brought to the October meeting of Meath County Council for approval.

Following a short discussion, the recommended grant allocations were amended and the following were unanimously agreed on the proposal of **Councillor Joe Bonner** and seconded by **Councillor Suzanne Jamal**:

- Ashbourne Utd - €10,250
- Garden City & Crestwood Residents Association - €10,000
- Skryne GFC & Rathfeigh Skryne Tara Community Group - €27,500
- St. Vincent's GFC (Ardcath) - €40,600
- Skryne Pitch and Putt Club - €11,650

Councillors welcomed this significant support towards the work of local groups and thanked Fiona Fallon and her team in the Community Department for their work on the scheme.

- 4.1.2 To update Members on progress on the National Broadband Plan and



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Telecommunications Developments within Ashbourne Municipal District.

Cormac McCann, Broadband Officer, Community Department delivered a presentation, which provided an update on broadband in Ashbourne Municipal District including NBI works, commercial operators, WIFI4EU and hubs.

Matters raised by councillors included:

- Queried whether the timeframe for NBI works in Dunshaughlin would be brought forward from 2025 due to the number of new housing developments – this was raised prior to the plan being finalised but the timeframe remains. The National Broadband Plan covers intervention areas only, i.e. those areas outside of the urban centre, which is already covered by service providers such as SIRO, Eir, Virgin, etc.
- Queried whether a hub could be set up in St. Vincent's Ardcaith - Rathfeigh Skryne Tara Community Group are interested in setting up a hub and are looking at how it could be managed.
- Queried the size of the pole referred to under the S254 – it is a standard pole, which is not very intrusive and public consultation is not required.

The Cathaoirleach and councillors thanked Cormac for the information provided.

4.2 Transportation

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

The report had been circulated in advance and a further update provided at the meeting.

Matters raised by the councillors included:



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- Thanked Mel and his team for all the work being carried out and progress made.
- Referred to the height of the temporary ramp outside Tudor and turning right towards the Pillo Hotel, which causes issues regardless of speed – it was agreed to raise this with the contractor.
- Requested that a metal strip be installed along the new path from Supervalu to facilitate grass cutting – it was agreed to check this.
- Queried the timeline for the safety measures in Skryne – these are at tender stage with a contractor to be appointed for kerbing, public lighting and ramps. An update on the timeline can be provided when the contractor start date is confirmed.
- Referred to the issue of cigarette litter, particularly outside businesses at the weekends, and queried if additional cigarette bins can be provided on buildings – this will be referred to Environment with a request that these be provided to businesses if they are willing to erect them on their premises.
- Requested that the road sweeper schedule be reviewed to ensure estate entrances are being included.
- Referred to the issue of noise pollution arising from air traffic using the new runway at Dublin Airport. It was agreed on the proposal of **Councillor Joe Bonner** and seconded by **Councillor Conor Tormey** that a letter issue to Fingal County Council requesting that the relevant planning conditions be enforced and to write to the Minister for Transport outlining how this issue is affecting people's health.

4.3 Corporate Affairs & Governance

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



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The list of allocations, circulated in advance, were noted and councillors were reminded of the deadline for the receipt of completed application and deferral forms.

5 Notice of Question

5.1 Submitted by Councillor Conor Tormey

“The question is about a recently reported land transaction involving Meath County Council plus some possible related zoning decisions taken in context of the recently enacted County Development Plan 2021-2027.

The zoning in question relates to reports connecting the recent residential zoning of the 5.4 acres at Ashwood with the removal of residential zoning from lands belonging to the Ashbourne and District Community Council.

Was that de-zoning in anyway connected to the removal of the residential zoning from ADCC lands? If so, is there any documentation to support this?”

Response:

The formal review process of the Meath County Development Plan commenced on 14 December 2016 with the publication of the Strategic Issues Paper (Phase 1). Between this period and the publication of the Draft Plan (Phase 2) on 18 December 2019, lands were assessed in each settlement in line with Table 1 below and lands identified had to comply with the requirements set out in the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) and the Core Strategy.

Circa 300 hectares were de-zoned or rezoned as part of the 2021-2027 Plan. The factors set out in Table 1, national and regional strategy, core strategy allocations, submissions from statutory and non-statutory bodies, the statutory function of the elected members and a Section 31 Direction from the Minister ultimately decided the zoning of all lands currently zoned in the Meath County Development Plan.



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The Chief Executive responded to this matter as part of a number of submissions made on these lands. One such response is included in the CE Report November 2019 on foot of the elected member’s consideration of the draft plan which stated;

Motion No. 309 – Cllr. Joe Bonner

That 60% of the existing A2 ‘New Residential’ zoning on the lands at the Ashbourne Community Centre are retained to enable the delivery of an enhanced and expanded community facility.

Chief Executive’s Response

The zoning of c.3.2 ha of lands at Ashbourne Community Centre was changed from A2 ‘New Residential’ to G1 ‘Community Infrastructure’ to reflect its current uses as a sports ground and baseball pitch. This change of zoning was an important part of the residential analysis for the town as it identified what lands are likely to be developed during the life of the Plan. Taking account of the current use on these lands it is unlikely that they would be developed for residential use during the life of this Plan. Any changes to these circumstances can be reviewed as part of the Ashbourne Local Area Plan.

Chief Executive’s Recommendation

No change recommended

Table 1

Need	<i>Quantity must be clearly based on, and justified by, a realistic assessment of need</i>
Policy Context	<i>Amount of land zoned for development and the proposed location is influenced by other plans and strategies</i>

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Capacity of Water, Drainage and Roads Infrastructure	<i>Regard must be had to the existing and future availability of, or the capacity to provide, infrastructure</i>
Supporting Infrastructure and Facilities	<i>Supporting infrastructure, such as community facilities, health-care, schools, public open space, retail and other service provision and public transport</i>
Physical Suitability	<i>Lands capacity for development and the physical suitability of lands for development (eg. Flood risk)</i>
Sequential Approach	<i>Zoning should extend outwards from the centre of an urban area, infill development encouraged</i>
Environmental/Heritage	<i>Zoning should take account of built and natural heritage designations (Natura 2000, Protected Structures)</i>

The response was noted.

6 Notice of Motion

6.1 Submitted by Councillor Amanda Smith

“Under Meath County Council’s Development plan 2021/2027 for Stamullen Settlement, it is an objective of the Council “To facilitate the delivery of a town playground on land identified east of Stadalt House or alternatively on land zoned as open space along the Delvin River” OBJ 16

I call on Meath County Council to work with developers of the Silver Banks estate in Stamullen with the objective of providing a public playground inclusive of disability play equipment on land zoned open space on the Linear Park along the Delvin River.



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The land in question is part of a 10-year planning permission granted in 2009, a condition of this planning was the delivery of public open space along the Delvin River on completion of the Glenview and Silver Banks estates. I would also ask that Meath County Council commence works with the developers immediately."

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

Planning permission AA170505 does not require the provision of a playground as part of the development. The lands are now owned by Glenveagh and, as part of the permission, Glenveagh is to develop a linear park of open space adjacent to the River Delvin which amounts to 1.4 hectares (3.5 acres). This open space is sufficient in size and could also be used to develop a playground.

Please note that this open space will be transferred to the Council upon completion in addition to a potential playground.

Councillor Amanda Smith introduced the motion by referring to the previous plan whereby the park was to be delivered in Phase I of the development of Glenview Estate but that the amendment to the plan in 2017 removed the timeline for the delivery of the park. Phase II is currently being built. As there is no other site available for a playground and the council has allocated funding for its provision, this should be progressed. It was pointed out that, once the Linear Park is more or less complete, the council can engage with the developer to take it over on a phased basis, if agreed, and if it is up to standard, the park can be opened, as the Part 8 process for a playground will take several months. If, however, the developer has concerns regarding access to the site, they may decide not to transfer it. It was agreed to provide an update, when available.

The supporting information and motion, proposed by Councillor Amanda Smith and seconded by Councillor Joe Bonner, was noted.

6.2 Submitted by Councillor Conor Tormey

"That Meath County Council put down yellow lines from the top of the road junction at Corks Restaurant into the Milltown Council Estate."



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

A letter and map in this regard, issued to the Garda Commissioner in June of this year from the Ashbourne MD Engineer, in line with the procedures of The Road Traffic Act - Section 95. A response had not yet been received, likely due to the holiday period, and so a follow-up letter has issued.

Once the response is received, the Members will be provided with a further update.

The supporting information and motion, proposed by Councillor Conor Tormey and seconded by Councillor Aisling O'Neill, was agreed.

6.3 Submitted by Councillor Alan Tobin

"I call on Meath County Council to designate the two specific housing developments below as affordable housing schemes and ensure that funding is secured to make these homes affordable should these schemes be successful after future potential planning applications are lodged and if they are successful following the planning process. Cork County Council have been very proactive on the funding of same.

1. owned by Meath County Council north of Ashewood;
2. the proposed SHD development where the 10% designated housing units can be deemed affordable south of Alderbrook."

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

Section 96 of the Planning and Development Acts sets out provision for social and affordable housing on applications for residential development on zoned lands. There is no provision in the Acts to designate specific housing developments as affordable housing schemes.

The Council have held discussions with developers on the potential delivery of affordable house across the county and while are no concrete proposals at present, the Council will



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continue to seek appropriate options for affordable housing delivery. In readiness for future delivery, the Draft Scheme of Priority for Affordable Dwelling Purchase Arrangements was on the Agenda for the September Council Meeting.

This was deferred to the October meeting.

6.4 Submitted by Councillor Alan Tobin

"I call on Meath County Council to engage and begin negotiations with the owner(s) of the open space zoned lands in Ashbourne and to seek the purchase of lands for a public park."

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

Meath County Council will contact the owner(s) of suitably zoned lands, with the intention of acquiring lands for a public park.

The supporting information and motion, proposed by Councillor Suzanne Jamal and seconded by Councillor Aisling O'Neill, was agreed.

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

7.1 To note the report from the Transportation SPC of 30th June 2022.

The report was noted.

7.2 To note the Corporate Policy Group Meeting Minutes of 4th July 2022.

The minutes were noted.

7.3 To note the report from the Planning, Economic Development, Enterprise and European Affairs SPC of 13th July 2022.

The report was noted.



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- 7.4 To note the report from the Housing, Community and Cultural Development SPC of 23rd August 2022.

The report was noted.

8 Correspondence

There was no correspondence.

9 Any Other Business

- 9.1 Councillor Conor Tormey raised the following issue:

9.1.1 Expressed disappointment that there was no report available on the provision of bus stops at Greenogue, particularly since the schools have returned – it was agreed to request an update from Transportation.

- 9.2 Councillor Aisling O'Neill raised the following issue:

9.2.1 Requested an update on the traffic survey related to the provision of a slip road from the motorway to Stamullen.

- 9.3 Councillor Amanda Smith raised the following issue:

9.3.1 Referred to Ukrainian refugees being accommodated in Gormanston and the lack of a footpath to the train station and bus stop and of public lighting on the road to the beach. She also referred to pedestrians and cyclists using the slip road onto the motorway – the hedge cutting contractor is due to cut back the overgrowth to improve sight lines at the junction and expose the hard shoulder. The Road Safety Officer can also visit groups to promote road safety.

This concluded the business of the meeting.



comhairle chontae na mí
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Signed:

Cathaoirleach