



Miontuairiscí / Meeting Minutes

Ratoath Municipal District

Ordinary Meeting

9:30 a.m., 5th October 2022, Dunshaughlin Civic Offices

An Cathaoirleach, **Councillor Gillian Toole**, presided.

Councillors Present: Brian Fitzgerald, Nick Killian, Maria Murphy, Gerry O'Connor, Damien O'Reilly.

Councillors Present via Zoom: Councillor Deirdre Geraghty-Smith.

Officials in Attendance:

Director of Service: Dara McGowan

Executive Engineer: Philip Traynor

Meetings Administrator: Claire King

Staff Officer: Triona Keating

1 Confirmation of Minutes

1.1 Confirmation of minutes of Ordinary Meeting held on 7th September 2022.

The minutes of the Ordinary Meeting held on 7th September 2022 were confirmed on the proposal of **Councillor Maria Murphy** and seconded by **Councillor Gerry O'Connor**.

2 Matters arising from the Minutes

There were no matters arising from the minutes.

3 Expressions of Sympathy and Congratulations

Sympathy was extended to:



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- The family of the late Rory Mason, Larchfield, Dunboyne, who died in the Ukraine, whilst fighting on behalf of the International Legion for the Defence of Ukraine;
- Seán Joyce and family on the death of their mother, Teresa of Loughlinstown, Ratoath.

Congratulations were extended to:

- Dunshaughlin Youths Soccer Club, Dunshaughlin AC and Meath County Council on the opening of the excellent facility;
- The Dunshaughlin Harvest Festival Committee on an excellent event held this year and to the council and Gardaí for their assistance.

4 Statutory Business

4.1 Community

- 4.1.1 To receive an update on the preparation of the Meath Local Economic and Community Plan and the upcoming public consultation.

Fiona Fallon, Senior Executive Officer, Community delivered a presentation which set out the process for preparing the plan, which it is intended to have complete by April/May 2023. The consultation approach was outlined and councillors were urged to assist in increasing awareness of the plan being prepared and encourage community involvement in the consultation phases. The draft plan will be brought to the municipal district for comment prior to being presented to the LCDC and full Council for approval.

4.2 Planning

- 4.2.1 To receive an update on the preparation of the Maynooth Joint Urban Plan and proposed timelines.

Seán Clarke, Senior Executive Officer, Planning Department confirmed that the pre-draft public consultation process in respect of the Maynooth and Environs



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Joint Local Area Plan 2024-2030 had commenced last Friday, for a period of 6 weeks to 11th November, with a dedicated portal available for submissions. The draft Local Area Plan would be brought first to the municipal district before being brought to the full council. If the Memorandum of Understanding is signed prior to November, the joint Chief Executive's Report will be outlined at a joint meeting of Ratoath and Maynooth municipal districts.

Matters raised by councillors included:

- Suggested that such a meeting take place in the St. Patrick's College, Maynooth.
 - Queried whether the new road at Carton in Maynooth Environs is included.
 - Referred to the future development strategy of the university campus, regarding the location of science & technology and research & technology, and whether this will determine what can be established in Meath, e.g. if a company wishes to establish outside the defined boundary – this is a high level document and it is not intended to be overly prescriptive. However, the councils work well together and a variation can be undertaken, if required.
 - Referred to the indicative Maynooth ring road, which has not been delivered.
 - Referred to a potential site for a community centre in Maynooth, in which there is a lot of interest.
- 4.2.2 To receive a presentation on the Strategic Housing Development application, reference no APB-314548-33 (Sky Castle Ltd) in accordance with 4(c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016. 9

Billy Joe Padden, Senior Executive Planner and Frank O'Donnell, Executive Planner provided details of the application, the consultation process, the development description, including the proposed site layout, residential typology



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and facilities, the phasing place, Part V and the next steps, including the submission of the Chief Executive's report by 1st November 2022, which will include a copy of today's meeting minutes. The closing date for receipt of submissions by An Bord Pleanála is 10th October.

Matters raised by councillors included:

- Queried why the other planning applications, relating to the road realignment, do not form part of this SHD application – the SHD legislation limits the application to housing only. There are four planning applications relating to the road and, whilst it will be hard to secure the delivery of the entire road, it is hoped to avoid a situation where only part of the road is delivered.
- Queried whether the timing of the applications relating to the road will impact on the Board's decision on this SHD as the road is a key element and must be delivered first.
- Queried whether the road changes, contained in the original Part 8 application, are still included and whether that Part 8 is no longer valid, as the concerns expressed then still remain – the in-depth assessment has not yet been undertaken and the proposed realignment will be looked at to ensure that it complements the previous Part 8. The Transportation Department will assess all traffic requirements, including the best facilities for pedestrians and cyclists.
- Welcomed the reduced density, the parking to be provided in front of houses, and the proposed amenities including the green space, playground, scouts den and creche.
- Queried whether the proposed density was appropriate for a rural location.
- Expressed concerns that the road is currently narrow and dangerous.



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- Referred to the housing pressure in Dunboyne and the need for such a housing development to meet local need.
- Queried whether any of these units could be acquired as affordable units and whether there was a requirement for a 10% or 20% Part V allocation – consultation has taken place with the applicant regarding housing numbers, based on the local need identified by the Housing Department. The legislation, requiring Part V allocations, is based on when the applicant had control of the lands.
- Queried the extent of involvement by Kildare County Council – consultation has taken place with Kildare County Council, who attended the tripartite meeting and have been involved in terms of the water and community infrastructure. They can also make a submission.
- Queried whether the open space allocation is comparable to other SHDs and includes balconies and terraces – this excludes balconies and terraces, with a 15% allocation within the site boundary to include parkland with walkways.
- Referred to the importance of progressing the LIHAF road from Blacklion to the M4 – the Transportation Department will look at all links and consider these as part of their assessment.
- Referred to the distance from the railway station and university and suggested that a transport hub is needed in the area, as well as an integrated transport plan.
- Queried the impact of the application on the Carton wall – this has been queried.
- Referred to the need for passive surveillance for the park.

It was agreed on the proposal of **Councillor Gerry O'Connor** and seconded by **Councillor Maria Murphy** that a separate letter of submission would be made on behalf of Ratoath Municipal District. It was also agreed that the following



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submission would be made on behalf of Ratoath Municipal District to the Planning Authority in respect of Planning Application 221250:

“We call on Meath County Council to take into consideration the comments made by this municipal district in relation to the now withdrawn Part 8 process P816003, Maynooth Outer Orbital Route Mariaville to the R157 Moygaddy Junction, when assessing the current planning application 221250”.

4.3 Transportation

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

The report had been circulated in advance and matters raised by councillors included:

- Referred to the €50,000 budget allocated for estates – it was pointed out that additional funding has been allocated for footpaths.
- Welcomed the resurfacing of the roundabout at the water tower, the progress on the footpath on the Drumree Road and on the LIS on the Bog Road.
- Queried who is responsible for the provision of a footpath at the roundabout on the Drumree Road if one house has been omitted – further details were requested.
- Queried whether the roundabout on the Drumree Road is to be resurfaced – this, along with two roundabouts in Dunboyne, is due to be done.
- Queried whether the footpath on Main Street, Dunshaughlin would be done this year – that is the intention.
- Queried the balance that remains from the €100,000 allocation for roadworks in estates.



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- Requested a timeframe for resurfacing works in College Park – this is planned for October.
- Queried whether a yellow box can be provided across the road at the Old Mill, due to the traffic volumes on the road.
- Referred to repeated traffic light outages at the Cemetery Cross junction.
- Queried if additional solar compacting bins are to be provided this year.
- Queried if the traffic lights at the pedestrian crossing at the Bank of Ireland in Dunshaughlin can be synchronised with the lights at Lidl/Aldi to avoid traffic building up.
- Complemented all involved in progressing works at St. John’s Well – the ducting and pipe is in and the power and pumped water should be available in approximately 3 weeks.

4.4 Corporate Affairs & Governance

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

The list of allocations, circulated in advance, was noted and councillors thanked Triona Keating for the amount of work undertaken on administering the scheme.

It was agreed on the proposal of **Councillor Gillian Toole** and seconded by **Councillor Gerry O’Connor** to extend the meeting by fifteen minutes to 11.45am.

5 Notice of Question

5.1 Submitted by Councillor Damien O’Reilly

“I request Meath County Council to provide an update on the development of the Part 8 application for the new link road between Dunboyne Industrial Estate and the R157.”



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Response:

O'Connor Sutton Cronin & Associates Consulting Engineers were appointed earlier this year to progress the proposed Dunboyne Business Park Connection to the R157. To date environmental studies, technical surveys and options assessment have been carried out. The project team has also met with relevant stakeholders and landowners to discuss the scheme. Currently, the consultants are undertaking detailed drainage and junction design, in addition to confirming the required land-take for the scheme.

A Road Safety Audit will be undertaken shortly, prior to commencement of the Part 8 process, which is now expected to commence in Q4 2022.

The response was noted.

6 Notice of Motion

6.1 Submitted by Councillor Damien O'Reilly

"I call on Meath County Council, to request the NTA and Go Ahead Ireland to attend, as a matter of extreme urgency, the next Ratoath Municipal District meeting regarding the deteriorating No.270 bus service from and to Blanchardstown Shopping centre."

Councillor Damien O'Reilly introduced the motion by referring to the impacts that the issues are having on students, commuters and older people, who are left at bus stops and/or having to get taxis, due to buses not arriving. This was previously linked to staff shortages due to Covid but no responses have recently been received to queries raised. Councillor Maria Murphy spoke in support of the motion, whilst also referring to related safety issues, as people are left waiting at bus stops in the dark.

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

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

7.1 To note the Corporate Policy Group Meeting Minutes of 2nd September 2022.



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The minutes were noted.

8 Correspondence

There was no correspondence.

9 Any Other Business

9.1 Councillor Gerry O'Connor raised the following issues:

9.1.1 Referred to delays regarding the affordable housing scheme at Lagore and requested that the S183s be progressed as soon as possible – it was agreed to seek an update from the Housing Department.

9.1.2 Requested that the lights in the Chamber gallery be fitted with sensors.

9.2 Councillor Nick Killian raised the following issue:

9.2.1 Requested an update on the affordable housing scheme in Drumree – there is a substantial cost in bringing the services to the site, with any potential funding arising from the sale of sites still leading to a shortfall.

9.3 Councillor Damien O'Reilly raised the following issue:

9.3.1 Referred to traffic management issues at the MSD works in Kilbride, particularly as a result of the machinery and traffic relating to the solar farm development.

9.4 Councillor Maria Murphy raised the following issue:

9.4.1 Referred to the road closures between Bracetown and Kilbride with Bus Éireann failing to adapt its school transport routes.

9.5 Councillor Gillian Toole raised the following issues:

9.5.1 Requested that Planning Enforcement review the conditions of the solar farm



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development in Kilbride in terms of road conditions and hedge boundaries.

9.5.2 Requested that a letter issue to the IAA and DAA regarding the revised flight path over Ratoath Municipal District.

9.6 To receive an update on Dunshaughlin Enterprise Hub.

9.6.1 Gary O'Meara met with councillors to provide an update on the enterprise hub and a tour of the facility.

This concluded the business of the meeting.

Signed:

Cathaoirleach