



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

### ***Ashbourne Municipal District***

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

***10:00 a.m., 4<sup>th</sup> October 2022, Ashbourne Civic Offices***

An Cathaoirleach, **Councillor Amanda Smith**, presided.

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

**Officials in Attendance:**

**Director of Service:** Fiona Lawless

**Executive Engineer:** Mel Cronin

**Meetings Administrator:** Claire King

**Staff Officer:** Triona Keating

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

##### **1.1 Confirmation of minutes of Ordinary Meeting held on 6<sup>th</sup> September 2022.**

The minutes of the Ordinary Meeting held on 6<sup>th</sup> September 2022 were confirmed on the proposal of **Councillor Joe Bonner** 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**

Congratulations were extended to:



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- The winners of the Municipal District Pride of Place Awards, the participants and the council staff on organising such a successful event. It was suggested that the Community SPC be requested to review the award categories, with consideration to be given to the number and type of groups that are active in each municipal district, to facilitate more groups receiving awards.

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

#### **4.1 Agreement in principle to dispose of land 0.5370Ha at Wotton Ashbourne Co. Meath.**

Councillor Conor Tormey wished to have a potential conflict of interest noted due to his role as an estate agent – this was noted.

Una McNamara, Administrative Officer, Asset Management outlined the background to the disposal.

This was agreed on the proposal of **Councillor Aisling O'Neill** and seconded by **Councillor Amanda Smith**.

### **5 Statutory Business**

#### **5.1 Community**

- 5.1.1 To receive an update on the preparation of the Meath Local Economic and Community Plan 2023-2028 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.

#### **5.2 Planning**



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- 5.2.1 To receive a presentation on the Strategic Housing Development application, reference no APB-314550-33 (Arnub Ltd & Aspect Homes (ADC) Ltd) in accordance with 4(c)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Wendy Bagnall, Senior Executive Planner provided an overview of the application, the development description, including the proposed site layout, residential typology and facilities, and the next steps.

Matters raised by councillors included:

- Queried whether councillors can make submissions to An Bord Pleanála – this was confirmed.
- Referred to concerns of residents in Alderbrook that the boundary wall and trees between the two developments might be removed, with the wall having been built and trees planted when Alderbrook was initially developed – the full masterplan for the site includes boundary drawings for each section and these will be reviewed with recommendations to be made regarding same in the CE report. The CE report will refer to the boundary treatment requirements contained in the County Development Plan.
- Referred to possible impacts on privacy on Hickey's Lane –the Transportation Department will submit a report on all related transport issues which will form part of the CE report.
- Queried the planned access from Alderbrook to the new retail units.
- Queried whether it is possible to include affordable housing in addition to the 10% requirement for social housing.
- Referred to specific details contained within the application that cannot be served by the existing road network, e.g. Cherry Lane, Hickey's Lane and the Briars.



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- Referred to the existing traffic volumes in the area, particularly at school times, in addition to concerns around the junction at the schools and the capacity of the Nine Mile Stone roundabout.
- Referred to the insufficient capacity of the public transport network.
- Queried the reference to the new pumping station in Ashbourne.
- Underlined the need to provide all service roads in Phase I, should the development proceed.
- Queried the ownership of the land, including that indicated as the access road – two developers have indicated ownership; development cannot be carried out on land that is not in their ownership.
- Queried whether the open space meets the requirements and expressed dissatisfaction that it is spread out in small parcels.
- Expressed concern that the construction phase would go on for many years, given the extent of the proposed development.
- Queried the proposed delivery of the different elements of the scheme, such as the creche – each phase should be self-sufficient in terms of access, open space, etc.
- Queried the number of SHDs that are actually proceeding, given the number of Judicial Reviews taking place – delivery of SHDs has not been successful.
- Requested that the entry road be reviewed to minimise the impact on the park – the Transportation Department will submit a report on all related transport issues which will form part of the CE report.
- Queried the proposed density, including the proposed six-storey building – the density levels are outlined in the County Development Plan although a decision by An Bord Pleanála can result in a material contravention of the plan.



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- Queried whether the Department of Education had given a commitment to the site – no commitment has yet been given, with the land zoned for community use. A school and playing pitch have been illustrated on this part of the lands. However, these uses do not form part of this planning application.

### **5.1 Transportation**

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

Brian Murray, Executive Engineer, Transportation attended the meeting to provide an update on the bus stop at Greenogue. Following a number of representations made and liaison with the NTA, a concept design has recently been prepared. A bus stop quality report is to be undertaken, indicating any shortcomings. The preliminary concept design indicated that a section of land would be needed for construction and, once the amount of land required is known, consultation will take place with the relevant landowners.

Matters raised by councillors included:

- Queried whether NTA funding will be sought – it is intended to liaise with the landowner to see if agreement can be reached to transfer the land for free. The indication is that NTA funding may be available. Once the NTA approval is received, a detailed design will be prepared, taking into account a number of issues, such as the road designation, location, etc.
- Queried the possible timeline for the provision of a bus stop – the process to follow includes liaison with the landowners, the funding application to the NTA, NTA approval, the procurement process, required surveys, taking into account that an off-line bus stop is needed.
- Suggested that, as there is a bus bay on the left hand side towards Swords, a stop is needed on one side only – a set back area is on the Dublin bound side but this element also needs review, including pedestrian crossing, surface, public lighting, etc. This is not an authorised bus stop and a formal bus stop must meet with design standards.



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- Referred to the need to progress this quickly as the winter approaches.

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

Matters raised by councillors included:

- Thanked Mel and his team for all the work undertaken, particularly the assistance given in advance of the Tidy Towns judging and the fencing at Balrath Woods.
- Queried when the footpath works to Huntsgrove will commence – it is intended to continue the section of footpath and widen it slightly with the council crew to start work this week. The Housing Estates Resurfacing Contractor is due to start in Ashbourne MD from 26<sup>th</sup> of October with Hunts Grove due to be resurfaced by the end of October. The ramp and pedestrian crossing at the Millennium Garden area will be progressed and should be completed in Q1 of 2023. Minor safety improvement works are planned at St. Mary's school in Tudor Grove. Works will continue over a number of months.
- Requested an update on Oberstown Cross, following a number of recent accidents – this is at tender stage, with a contractor due to start works soon. A further update will be provided following this meeting.
- Requested that lighting be provided on the path through Mill Park to Tudor Grove, as it is very dark for users, including those using the bus service.
- Requested that additional solar compacting bins replace older bins and requested an update on the new bin for Stamullen – orders for bins are handled centrally, to ensure value for money across the county.
- Requested new bins for Daybreak and the school in Ashbourne.



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- Requested that the walkway to the rear of the school in Ashbourne be finished, to include lighting.
- Queried if it would be possible to deploy a school warden to St. Pat's in Stamullen – it is the policy to first provide traffic calming measures, with a capital programme allocation for schools.
- Queried whether there is a formal process involved in erecting convex mirrors – there are no specific guidelines; however, if it is considered to be causing an issue, the council will ask for it to be removed.
- Referred to potholes at the Pudden Hill junction – it was agreed to check this.
- Referred to the road surface following the works associated with the solar farm in Crew Lane – the road will have to be reinstated to the council standards, as part of the Road Opening Licence conditions.
- It was requested that contact be made with the Gardaí asking that they review the parking on the roundabout at Ashbourne Community national school and undertake enforcement of parking regulations for a day. It was also requested that the Road Safety Officer attend on that day. He also requested that a letter issue to the school principal confirming that it was the responsibility of parents to park legally and responsibly.

### **5.2 Corporate Affairs & Governance**

- 5.2.1 To receive a proposal for the naming of the road from the Thomas Ashe roundabout to Millbourne.

A proposal had been circulated in advance of the meeting. Councillor Aisling O'Neill expressed her opposition to the proposed name, for reasons outlined. It was agreed that this would be deferred to a future meeting.

- 5.2.2 To seek replacement nomination to the Knockharley Community Liaison Committee following the resignation of Cllr Aisling O'Neill.



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Councillor Amanda Smith was appointed on the proposal of Councillor Conor Tormey and seconded by Councillor Alan Tobin.

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

The list of allocations, circulated in advance, was noted. Councillors expressed their thanks to Triona Keating for the significant work undertaken in administering the scheme.

### 6 Notice of Question

There were no Notices of Question.

### 7 Notice of Motion

#### 7.1 Submitted by Councillor Alan Tobin (Deferred from the September meeting)

"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*





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*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 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.*

The supporting information and motion, proposed by Councillor Alan Tobin and seconded by Councillor Suzanne Jamal, was noted.

### **7.2 Submitted by Councillor Amanda Smith**

“In the interest of public safety, I call on Meath County Council to install a public light in Mountain View Stamullen, between houses number 6 and 14.”

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

*Preparations for installation of public lighting at this location are at an advanced stage with works due to commence early November.*

The supporting information and motion, proposed by Councillor Amanda Smith and seconded by Councillor Suzanne Jamal, was noted.

### **7.3 Submitted by Councillor Alan Tobin**

“To facilitate better traffic flow at Deerpark/Alderbrook junction on R135, can we remove the triggering loop giving the red light priority when a vehicle is travelling north or south on the R135. This is causing unnecessary delays at peak times.”

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



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*Following receipt of this Notice of Motion, the Transportation Department met with Elmore's Traffic Light Engineer at the Deerpark junction. The inbound green time in the pm peak plan was increased from 50 to 75 secs. For information, the PM peak plan runs from 16.30 to 19.30, Monday to Friday. This has been tested and there are no issues on site. Further investigations will take place into the resting on red function with a view to solving this issue.*

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

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

- 8.1 To note the Corporate Policy Group Meeting Minutes of 2<sup>nd</sup> September 2022.

The minutes were noted.

### **9 Correspondence**

There was no correspondence.

### **10 Any Other Business**

- 10.1 Wendy Bagnall raised the following issue:

10.1.1 Confirmed that the Hill of Tara Conservation Management Plan had now been completed, with copies to be circulated, and that representatives from the Department would attend the December meeting of Meath County Council to provide a briefing. Councillor Suzanne Jamal thanked Wendy, her colleagues and the National Monument Service on their work on the plan.

- 10.2 Councillor Joe Bonner raised the following issue:

10.2.1 Requested an update on the skatepark – it is hoped to proceed to procurement in Q1 2023.



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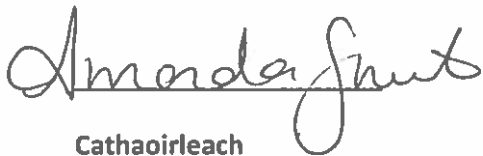
10.3 Councillor Alan Tobin raised the following issue:

10.3.1 Referred to the ongoing noise issues for residents as a result of the new runway at Dublin Airport and suggested that correspondence be issued to the IAA, highlighting possible solutions.

10.3.2 Thanked the Library staff for all the work they had done during Biodiversity week.

This concluded the business of the meeting.

Signed:

  
Cathaoirleach

