



# Appendix 4



# Meath County Development Plan 2021-2027

## BOOK 4

SETTLEMENTS SUBMISSIONS ON VOLUME 2 (PART 2)



This book contains submissions relating to the following settlements;

Bettystown/Laytown/Mornington/Donacarney, Ratoath, Kentstown, Enfield, Kilbride, Stamullen, Kildalkey, Kilcock, Kilmainhamwood, Duleek, Kilmessan, Athboy, Moynalty, Oldcastle, Rathmoylon, Ballivor, Slane, Longwood, Summerhill, Baile Ghib, Donore, Carlanstown, Gormanston, Julianstown

***Note\* Submissions in each of the above settlements are presented in the number order within which they were received during public consultation on the Draft Plan***

***A full list of all submissions and their corresponding reference number have been listed in Appendix A – Book 5.***

## **Contents**

<a href="#"><u>Bettystown / Laytown /</u></a>	
<a href="#"><u>Mornington East / Donacarney</u></a>	pages 3 - 50
<a href="#"><u>Ratoath</u></a>	pages 51 - 96
<a href="#"><u>Enfield</u></a>	pages 97 - 131
<a href="#"><u>Stamullen</u></a>	pages 132 - 148
<a href="#"><u>Kilcock</u></a>	pages 149 - 158
<a href="#"><u>Duleek</u></a>	pages 159 - 174
<a href="#"><u>Athboy</u></a>	pages 175 - 181
<a href="#"><u>Oldcastle</u></a>	pages 182 – 183
<a href="#"><u>Ballivor</u></a>	pages 184 – 187
<a href="#"><u>Longwood</u></a>	pages 188 – 198
<a href="#"><u>Baile Ghib</u></a>	pages 199 – 202
<a href="#"><u>Donore</u></a>	pages 203 – 205
<a href="#"><u>Carlanstown</u></a>	pages 206 – 211
<a href="#"><u>Clonard</u></a>	pages 212 - 217
<a href="#"><u>Gormanston</u></a>	pages 218 – 230
<a href="#"><u>Julianstown</u></a>	pages 231 – 235
<a href="#"><u>Kentstown</u></a>	pages 236 – 246
<a href="#"><u>Kilbride</u></a>	pages 247 – 252
<a href="#"><u>Kildalkey</u></a>	pages 253 – 258
<a href="#"><u>Kilmainhamwood</u></a>	pages 259
<a href="#"><u>Kilmessan</u></a>	pages 260 – 264
<a href="#"><u>Moynalty</u></a>	pages 265 – 268
<a href="#"><u>Rathmoylon</u></a>	pages 269 - 271
<a href="#"><u>Slane</u></a>	pages 272 - 280
<a href="#"><u>Summerhill</u></a>	pages 281 - 291

## SELF SUSTAINING TOWNS

### BETTYSTOWN / LAYTOWN / MORNINGTON EAST / DONACARNEY

<b>Submission No.:</b>	MH-C5-337
<b>Submitted by:</b>	Hughes Planning & Development Consultants on behalf of Kevin & Rosemary Nolan
<b>Submission Theme(s):</b>	Written Statement - Mornington
<b>Summary of Submission:</b>	
<p>This submission relates to 0.28ha of lands at Former Yacht Club, Crook Road, Mornington. In summary, this submission requests that MCC considers the following:</p> <ul style="list-style-type: none"><li>• That Meath County Council amends Objective BLMD OBJ 3 to give the Planning Authority flexibility to decide on the redevelopment of vacant properties.</li></ul> <p>The submission welcomes the inclusion of the above policy, however, considers the wording of the policy to be restrictive, particularly with regards to derelict sites similar in nature to the subject site.</p> <p>It is requested that MCC amend the wording of BLMD OBJ 3 to include the following: BLMD OBJ 3 To support the re-use, regeneration <b>and redevelopment</b> of any vacant properties and lands through active land management.</p> <p>It is submitted that the amended objective will provide the Planning Authority with greater flexibility in deciding how vacant and derelict buildings can be re-used or redeveloped in the future. It is considered that the proposed amendment will also overcome the refusal reason given for the proposed development at this site under Reg. Ref. LB190972. The submission considers that a residential development at this site would constitute proper and sustainable development of the area while reusing a vacant and derelict site, thus preventing further decay and other issues associated with such sites.</p>	
<b>Chief Executive's Response</b>	
<p>This submission relates to the Former Yacht Club in Mornington which is located within a H1 High Amenity zoning. The lands are also located within the Boyne Coast and Estuary SAC and SPA and adjoining an identified flood Zone. The subject lands are located in a highly sensitive location and the redevelopment of same could significantly impact on the protected habitats and species of the Natura 2000 sites. BLMD OBJ 3 is to support the re-use and regeneration of existing structures and does not provide for the redevelopment of such lands. The redevelopment of sites/structures on H1 High Amenity lands is not considered appropriate as detailed in the reason for refusal LB/190972. The objective allows for the re-use of existing structures for a permitted use as per the land use zoning objective which is considered appropriate and in the interest of proper planning and sustainable development.</p> <p>It is however considered that an addition should be made to the Open for Consideration uses on a H1 High Amenity zoning to facilitate the sensitive re-use of existing structures. The example</p>	

detailed above was refused planning permission due to 'residential' not being a permitted use on a H1 High Amenity zoning. This addition would facilitate same and prevent existing structures from becoming derelict and thereby impacting on the visual character and amenity of an area and from becoming a site for anti-social behaviour.

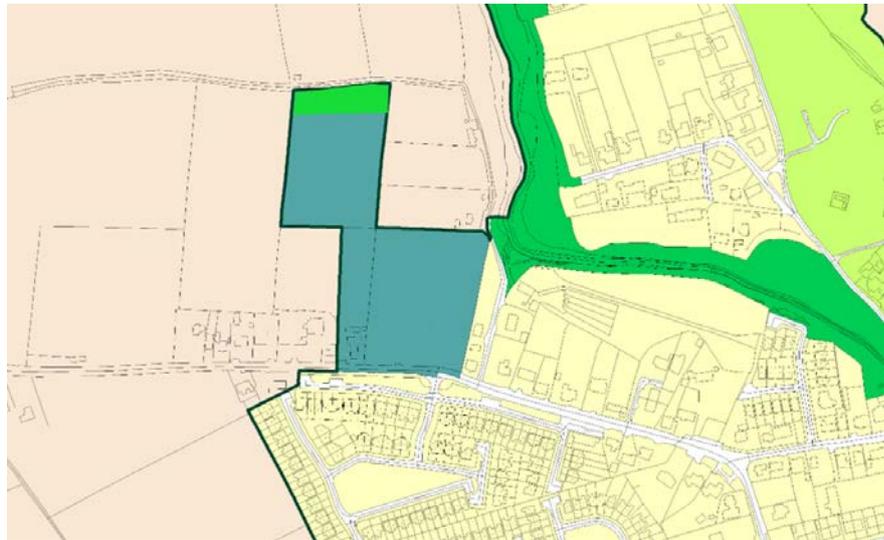
**Chief Executive's Recommendation**

Add 'Sensitive re-use of existing structures' to the Open for Consideration use on a H1 High Amenity zoning.

<b>Submission No.:</b>	MH-C5-30
<b>Submitted by:</b>	Bobby Booth
<b>Submission Theme(s):</b>	Chapter 2 Core Strategy, Chapter 11 Development Management Standards and Zoning
<b>Summary of Submission:</b>	
<p>This submission seeks for the rezoning of a site in Mornington. The submission specifically requests that the subject site which is currently in the rural area along the R151 is included in the settlement boundary for Mornington. It is requested that the site is zoned A2 New Residential and H1 High Amenity. It is noted that the site would act as an 'infill' site as other lands to the east and south of the site are zoned residential and that the high amenity site would provide a public gain by being gifted by the landowner. A number of advantages for zoning the site are outlined including increasing the housing supply, providing open space and parking, additional routes being provided, potential community uses, the site is serviced and there are adequate transport links.</p>	
<b>Chief Executive's Response</b>	
<p>It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.</p> <p>The existing gift shop and café use on the adjoining site to the west are however noted and it is considered that a D1 Tourism zoning would be appropriate to the site and would allow for the development of compatible tourism uses on these lands. There is no tourism zoning within Mornington and the rezoning of these lands and the lands to which submission MH-C5-885 to the immediate west relates would allow for the development of tourism facilities which would be complimentary to the existing gift shop and café onsite. A 25 metre buffer zone should be included between the D1 zoning and the boundary of the SAC/SPA to the north.</p> <p>These lands could be considered as part of a wider tourism zoning at this location which could perhaps include the rear part of submission no. MH-C5-882 in the future.</p>	
<b>Chief Executive's Recommendation</b>	
<p>It is recommended to rezone the lands from R/A to D1 tourism and extend the development boundary to include same.</p>	



Draft Plan Land Use Zoning Map



Proposed amended Land Use Zoning Map detailing lands rezoned from R/A to D1 Tourism with a 25 metre buffer zone between the D1 zoning and the SAC/SPA

<b>Submission No.:</b>	MH-C5-37
<b>Submitted by:</b>	Alan Mullen
<b>Submission Theme(s):</b>	Chapter 2 Core Strategy, Chapter 11 Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submission:</b>	
This submission relates to the rezoning of lands at Mornington on behalf of Alan Mullen and James Mullen. The submission states the following:	
<ol style="list-style-type: none"> <li>1. It is submitted that the subject lands could be zoned to provide the 228 no. units that will</li> </ol>	

be required for the Bettystown/Laytown/ Mornington East/Donacarney/ Mornington area.

2. The lands are currently in the rural area and are submitted as being adjacent to the existing built area and only 5.4km from Drogheda. The site is noted as being adjacent to transport links, schools and has appropriate site access. A number of maps are submitted to support the above. In light of this, it is submitted that the subject lands should be re-zoned for residential development.

#### **Chief Executive's Response**

Similar to submission no. MH-C5-882, these lands provide an important visual break between the extension of ribbon west towards Donacarney. In relation to Bettystown/Laytown/Mornington/Donacarney it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same. This zoning proposal would be contrary to same in that the development of the subject lands would constitute peripheral development and would contribute to the coalescence of Mornington and Donacarney.

Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. The subject lands are also located within Flood Zone A and B and therefore it would not be considered appropriate for a residential zoning which is a highly vulnerable development. The lands are also adjoining the Boyne Estuary SAC and SPA and the impact of a residential development in such proximity to same could potentially be significant to the Natura 2000 protected habitats and species.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-88
<b>Submitted by:</b>	Urban Curve Architecture on behalf of Pexus Ltd
<b>Submission Theme(s):</b>	Land Use Zoning - Bettystown
<b>Summary of Submission:</b>	
<p>This submission relates to lands in Bettystown Town Centre and requests to have the zoning objective for the subject land (Site A, Site B and Site C) changed from 'F1 Open Space' to 'C1 Mixed Use' in the new Meath Plan.</p> <p>Under the Adopted East Meath Local Area Plan of November 2005 (Appendix A) the entire land was zoned B2 "To provide for major town centre activities subject to provision of necessary physical infrastructure". Under the East Meath LAP 2014-2020 the vast majority of the subject site (circa 10.52 hectares) was rezoned to 'F1 Open Space'.</p> <p>The proposed uses are Residential, Leisure/Recreation/ Sports and Car Park. Having regard to the</p>	

recent uplift in the economy, the growth of activity in the development sector, and the acute shortage of housing, the submission states that there is a compelling case for the rezoning of all the subject land to 'C1 Mixed Use'.

The submission is aware of the Objective set out in the section headed "Social" – BLMD OBJ 23 "To support the development of the lands zoned F1 'Open Space' to the south of Bettystown Town Centre as a sporting facility" in the Draft Plan. To secure the implementation of this Objective, it is stated that the submitter is prepared to make an offer for the consideration of the Council which is contingent on the subject land being zoned for mixed use development.

In the event of acceptable planning permissions being granted for planning applications on the requested C1 zoned lands, it is stated that the submitter's are prepared to gift the area, identified as Site B, to Meath County Council for public amenity facilities such as playing fields and recreational lands. These uses are classified as "Open for Consideration Uses" in a 'C1 Mixed Use' zone.

In addition to the above-mentioned lands, it is stated that the submitter's own an undeveloped block of land to the immediate east. The western half of this block of land is subject to 'B1 Commercial and Town Centre' zoning in the East Meath Local Area Plan 2014 - 2020, while the eastern half is subject to 'F1 Open Space' zoning. The submission states that the rezoning of these lands to C1 is welcomed as per the Draft Plan.

With regard to the provision in the Draft Plan, stipulating that the percentage of residential development within development proposals for 'C1 Mixed Use' lands shall not exceed 50%, the submission view is that this should apply to the totality of the planning applications seeking permission for development of their 'C1 Mixed Use' lands.

#### **Chief Executive's Response**

It is recognised in the Draft Plan that the high levels of vacancy and the uncompleted buildings in the Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area.

In addition to the Town Centre, there is a high level of vacancy along the Coast Road. As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under utilised sites in the urban core of the town. It is considered that there are sufficient lands zoned for both B1 and C1 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands. It is also a policy of the draft Plan (BLMD 23 'To support the development of the lands zoned F1 'Open Space' to the south of Bettystown Town Centre as a sporting facility. The priority for East Meath is to focus on improvements in services, facilities, and infrastructure that will meet the needs of the rapidly expanded population and assist in the creation of a more balanced and sustainable community. Residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up in accordance with the requirements as detailed in the NPF and RSES. The proposed re-zoning would result in a significant reduction in the quantum of land remaining for the development of a sports facility at this location which would be contrary to the vision, objectives and policies of the council for East Meath.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-168
<b>Submitted by:</b>	Noel O'Connor
<b>Submission Theme(s):</b>	Written Statement - Donacarney
<b>Summary of Submission:</b>	
<p>This submission relates to BLMD OBJ 12 – ‘To promote more sustainable forms of transport, including the provision of new pedestrian and cycle paths, public lighting and traffic calming measures that would improve connectivity in the East Meath area’.</p> <p>The submission states that physical speed restrictions in the form of rumble strips or speed bumps not only on approach to these pedestrian lights but also on all approaching roads leading into the village (R150 north, Garra road, R150 south and the Colpe road) of Donacarney are required.</p>	
<b>Chief Executive's Response</b>	
<p>‘It is an objective of the Council (BLMD OBJ 9) ‘To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area. It is also an objective of the Council (BLM OBJ 12) ‘To promote more sustainable forms of transport, including the provision of new pedestrian and cycle paths, public lighting and traffic calming measures that would improve connectivity in the East Meath area. The Transport Study will assess the existing road network in East Meath and recommend improvements required. The East Meath LAP will also assess specific movement requirements as part of the LAP preparation process.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.(s):</b>	MH-C5-169
<b>Submission by:</b>	Noel O' Connor
<b>Submission Theme(s):</b>	Chapter 7 Community Building and Volume 2 East Meath Written Statement.
<b>Summary of Submission:</b>	
<p>This submission refers to the following specific objective:</p> <ul style="list-style-type: none"> <li>• BLMD OBJ 19</li> </ul> <p><i>To identify an appropriate site and support the delivery of a community centre, subject to the availability of funding.</i></p> <p>The need for this objective is highlighted given the level of housing in Mornington and Donacarney over the past 20 years and the desire to create a bond and renew the community spirit that previously existed.</p> <p>The submission writer urges Meath County Council to make this objective a priority in their development plans for the area.</p>	
<b>Chief Executive's Response</b>	
<p>The comments made in this submission are noted. However, the implementation of this objective will be resource dependant. The County Development Plan 2 year progress report will</p>	

set out progress with implementation of this objective.

**Chief Executive's Recommendation**

No change required.

**Submission No.:**

MH-C5-178

**Submitted by:**

Noel O'Connor

**Submission Theme(s):**

Written Statement - Donacarney

**Summary of Submission:**

This submission relates to BLMD OBJ 22 – 'To support the delivery of residential and community uses on the MP 1 lands in Donacarney in accordance with the requirements of this Master Plan'.

The submission states that the area should be self sufficient in providing local community facilities for its local population so they feel connected to the area and make society as a whole proud of its area.

It is requested that MCC review the use of these lands and assign 100% use of them for community facilities. The lands close proximity to the local Church could make it a good choice for a local community centre and also a local playground.

**Chief Executive's Response**

The Development Strategy for East Meath is that residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up. The subject lands are subject to a Star Objective which states that the future land use of these lands is to be agreed as part of the Masterplan.

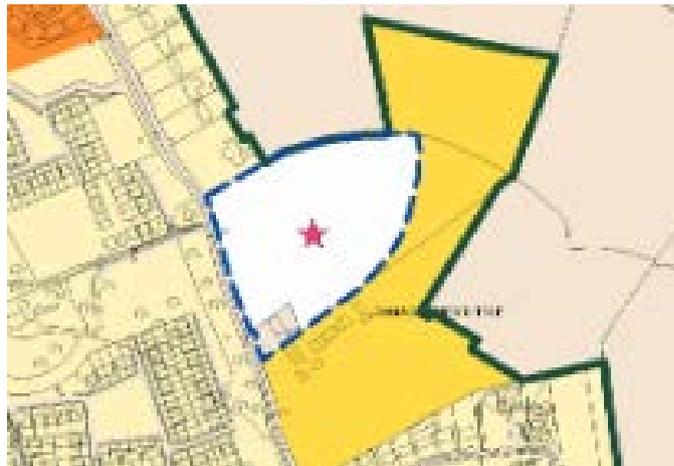
It is anticipated that up to 30 social housing units could be delivered on these lands in addition to a playing field and associated facilities. Owing to the limited size of the subject lands, it is not considered necessary to prepare a masterplan for these lands. Reference to the preparation of a masterplan should be removed from the Written Statement. As detailed in submission no. MH-C5-963 the lands to the south have been developed and the Glen Boann housing development is substantially complete and are recommended to be rezoned from A2 New Residential to A1 Existing Residential. The lands the subject of this submission comprise of an equivalent area and therefore an A2 New Residential zoning for the subject lands would be Core Strategy neutral and would provide for new housing in addition to community facilities. The lands are located centrally within Donacarney and are sequentially preferable for residential and community development, both of which an A2 zoning will provide for.

It is also an objective of the Council to identify an appropriate site and support the delivery of a community centre for East Meath, subject to the availability of funding. The F1 Open Space zoned lands at Bettystown Town Centre are also subject to BLMD OBJ 22 which supports the development of these lands as a sporting facility. The priority for East Meath is to focus on improvements in services, facilities, and infrastructure that will meet the needs of the rapidly expanded population and assist in the creation of a more balanced and sustainable community. Residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up in accordance with the requirements as detailed in the NPF and RSES.

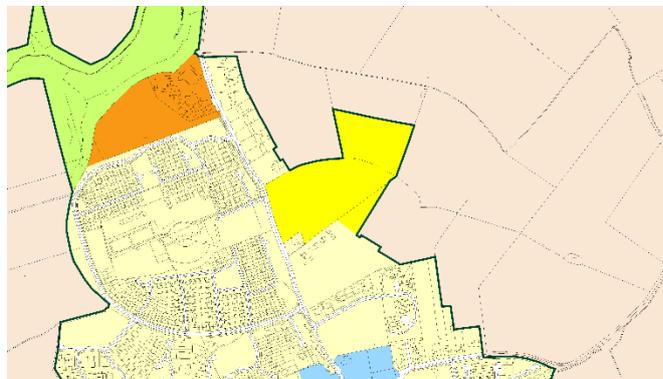
**Chief Executive's Recommendation**

It is recommended that these lands are zoned A2 New Residential. Reference to the preparation

of a masterplan should be removed from the Written Statement and Land Use Zoning Map.



Draft Plan Land Use Zoning



Proposed amended Land Use Zoning

<b>Submission No.:</b>	MH-C5-179
<b>Submitted by:</b>	Michael Stapleton
<b>Submission Theme(s):</b>	Written Statement – Donacarney
<b>Summary of Submission:</b>	
<p>This submission relates to;</p> <ol style="list-style-type: none"> <li>1. proper road network with footpaths and cycle lanes so that motorists and pedestrians can move around the village in safety.</li> <li>2. Traffic calming measures on all approach roads into village of Donacarney with raised junction around the Red brick school house.</li> <li>3. R150 Council owned land on Church Rd, Donacarney to be used to provide community facilities.... Playground, running track, sport pitches and necessary buildings, walk ways, trees, seating etc...</li> <li>4. Bus bays and shelters on bus route. Include this area in ' short hop ' pricing for commuters travelling to Dublin.</li> <li>5. Local jobs required.</li> </ol> <p>The submission states that sorting out these few items would be a great start at meeting the goal</p>	

of providing residents with necessary infrastructure for a balanced, sustainable community life.

#### Chief Executive's Response

- 1 It is an objective of the Council (BLMD OBJ 9) 'To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area. It is also an objective of the Council (BLM OBJ 12) 'To promote more sustainable forms of transport, including the provision of new pedestrian and cycle paths, public lighting and traffic calming measures that would improve connectivity in the East Meath area. The Transport Study will assess the existing road network in East Meath and recommend improvements required. The East Meath LAP will also assess specific movement requirements as part of the LAP preparation process.
- 2 Addressed as per item no. 1 above.
- 3 The Development Strategy for East Meath is that residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up. It is anticipated that up to 30 social housing units could be delivered on these lands in addition to playing fields and associated facilities and a Masterplan will be prepared for the site in this regard. It is also an objective of the Council to identify an appropriate site and support the delivery of a community centre for East Meath, subject to the availability of funding. The F1 Open Space zoned lands at Bettystown Town Centre are also subject to BLMD OBJ 22 which supports the development of these lands as a sporting facility.
- 4 In addition to parking facilities, this Plan recognises the pricing structure of rail fares can influence travel choice and patterns by commuters. This Plan therefore supports a review of the Short Hop Zone pricing structure and advocates the inclusion of Laytown Rail Station in any forthcoming review. The Transport Study as detailed under item no. 1 above will assess the public transport infrastructure in East Meath and recommend improvements required. The Council are committed with working with all relevant stakeholders to improve public transport facilities.
- 5 In relation to the creation of jobs BLMD OBJ 4 provides for the development of a Strategic Development Site adjacent to Laytown Rail Station and BLMD OBJ 5 supports the provision of a co-working facility in East Meath.

#### Chief Executive's Recommendation

No change recommended.

<b>Submission No.:</b>	MH-C5-207
<b>Submitted by:</b>	Colm Devereaux
<b>Submission Theme(s):</b>	Land Use Zoning - Bettystown
<b>Summary of Submission:</b>	
This submission raises concern regarding the potential rezoning of the former diving school (Eircode A92 PA44) on the Narrowways in Bettystown from its current status of Tourism and related to Residential. The submission states that this area is a highly populated habitat of the Native Black Bee, hedgehogs, frogs, birds, and a very large quantity of ever dwindling quantity of trees that was always regarded by locals as being under a preservation order.	
Additional to the natural habits there is a large pond of water and a series of ditches that runs	

throughout the pieces of land where the diving school and the proposed development site of 18 houses are. Examples of this typical historic essential infrastructure has already been compromised throughout the entire area of Bettystown, most recently exhibited in February and previous months where there has been dangerous levels of flood water.

The submission urges MCC to examine this proposed change of use of land due to the fact there already a vast amount of land been sacrificed for the development of private housing that is generally unobtainable by the standard family.

The submission is accompanied by an email which the submitter had previously submitted to MCC regarding safety issues about floodwater existing Pre / Post of last Christmas.

**Chief Executive's Response**

It is not proposed as part of the Draft Plan to rezone any additional lands from D1 Tourism to A2 New Residential on the subject lands. In relation to BLMB it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.

As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. It is considered that there are sufficient lands zoned for A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.

It is noted that permission has been granted under LB/ 191154 for 18 dwelling units adjacent to the south of the requested rezoning. There are a range of permitted and open for consideration uses on D1 Tourism zoned lands which the landowner could pursue as opposed to additional conventional residential development.

In relation to flood impact, any development within an identified Flood Zone is required to carry out a Site Specific Flood Risk Assessment as part of the proposed planning application process which is assessed by both the Council technical staff and the OPW. In relation to potential impact on protected habitats and species any application within an ecological sensitive area is referred to and assessed by the relevant Council and Government Departments.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-235
<b>Submitted by:</b>	Simon Clear & Associates Planning and Development Consultants on behalf of Bushnell Investments Limited
<b>Submission Theme(s):</b>	Land Use Zoning Objective - Donacarney
<b>Summary of Submission:</b>	
<p>This submission relates to lands at Colpe Road, Donacarney which have been de-zoned and excluded from the development boundary. It is stated that the owner of these lands wishes to develop these lands in the short-term. The site zoning as per the current Plan is B1 town/Village Centre. The submission requests an A2 New Residential zoning or alternatively retain the B1 zoning.</p> <p>The submission states that Donacarney has developed over the past 20 years primarily in a northerly direction away from the Core where existing community facilities and school exist and</p>	

where future commercial and retail services will be concentrated and that during the preparation of the East Meath Local Area Plan 2014-2020 all of the undeveloped lands around Donacarney were assessed for suitability for residential development based on sound planning principles. The subject lands scored highest among all sites considered.

It is submitted that there is no justification for de-zoning the subject lands which are located in the centre of the historic village where a new mixed use retail centre will be developed and all of the lands designated in Donacarney as New Residential in the Draft Plan are either under construction or have planning permission. Therefore, under the Draft Plan no further residential development can be granted in Donacarney during the life of the Plan.

The submission concludes that as confirmed by the East Meath Local Area Plan 2014-2020 the subject lands are particularly suitable for residential development due to their proximity to the village, school and public transport.

**Chief Executive’s Response**

It is recognised in the Draft Plan that the high levels of vacancy and the uncompleted buildings in Bettystown Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area.

In addition to the Town Centre, there is a high level of vacancy along the Coast Road. As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under utilised sites in the urban core of the town. It is considered that there are sufficient lands zoned for both B1 and C1 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.

With regard to the residential/town centre use that is sought by this submission, it is considered that there are sufficient lands zoned B1, A1 and A2 as part of the Settlement Plan for Donacarney and this is outlined as part of Land Use Zoning Map Sheet Number 5.1(a). It is considered that there are sufficient lands zoned for both B1, A1 and A2 uses immediately adjacent to the north of the subject lands within Donacarney. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the development envelope.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5- 254
<b>Submission by:</b>	Michael Gibbons
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 East Meath Written Statement
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission refers to the level of population growth and young age cohort in East Meath in recent years.</li> <li>• It is states that basic community amenities have failed to keep pace with this population</li> </ul>	

growth leading many to suggest that it has ‘become a happy hunting ground for developers.’

- The submission highlights resultant capacity constraints in the local schools and the lack of recreational facilities.
- The building of the Spine Road R150 is regarded as an opportunity to catch up and put in place a mixed use sports development that will be used by the school and community alike. This area designated for open space needs to be retained for such use and that the Council have a responsibility to strike a balance and resist efforts by others to have these lands rezoned as C1 ‘Mixed Use’.

#### **Chief Executive’s Response**

The considerable population growth in East Meath is recognised in the Draft Plan. The Draft Plan contains numerous policies supporting the development of community facilities including specific objectives relating to the provision of a library, community centre, open space, beach facilities etc. The Plan also ensures that adequate lands are zoned and reserved in East Meath to cater for the establishment, improvement or expansion of all community facilities where required.

With regard to future housing applications, the Council acknowledges the need for social infrastructure to be provided in tandem with residential and other development. SOC POL’s 4, SOC POL 5 and SOC POL 6 (SIA requirement) will ensure a holistic approach which incorporates the provision of essential and appropriate community facilities, amenities and services, is taken in the design and planning of new residential areas, to ensure that development of viable sustainable communities.

The point raised in relation to the open space lands is noted. It is considered appropriate and necessary to retain the existing F1 ‘open space’ zoning on the subject lands.

#### **Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-261
<b>Submission by:</b>	Cilles Athletics Club
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 East Meath Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission gives a background to Cilles Athletics Club and the growth of the Club in recent years. The submission highlights the expansive sports programme and work of the club.</li> <li>• The club has no permanent base, and without which it is difficult to realise the club’s full potential and growth.</li> <li>• It is the vision of the club to secure lands and develop a state of the art athletics track with associated recreational facilities, changing rooms and amenities as part of a mixed use sports development that is easily accessible to the Laytown/Bettystown community.</li> <li>• Open public access will be a priority to schools and other community groups.</li> </ul>	

- Specific reference is made to lands to the south of Bettystown Town Centre identified as Open Space. It is requested that the club be considered for the use of these lands.

**Chief Executive’s Response**

Meath County Council recognises the important role played by Cilles AC in the community of Laytown and Bettystown. The Draft Plan fully supports the development of community facilities and leisure and recognises its important role when forming sustainable communities.

The Draft Plan contains numerous policies supporting the development of community facilities and ensures that adequate lands and services are zoned and reserved in Laytown and Bettystown to cater for the establishment, improvement or expansion of all community facilities where required. A number of sites are designated for G1 ‘Community’ and F1 ‘Open Space’ use in the town. It is considered that sufficient social and community lands are identified to meet the needs of the population of Laytown and Bettystown during the life of the Plan.

The growth and development of Cilles AC is noted and commended, however, the identification of sites for specific clubs is beyond the scope of the County Development Plan. Furthermore, the acquisition of lands is also outside the strategic land use function of the County Development Plan. However, this issue can be advanced at a local level through the Community Section of the Council and the Laytown/Bettystown MD.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-286
<b>Submitted by:</b>	Liz and Roger Pickett
<b>Submission Theme(s):</b>	Volume 2 – Settlements – East Meath Written Statement and Volume 3 – Book of Maps
<b>Summary of Submission:</b>	
<p>1. Specific Objectives T1 and T2 stated that Trees, Woodlands and hedgerows were to be preserved: T1 Trees in and near the grounds of Laytown Church and T2 Trees and woodlands along Laytown Road. (Please refer to HER OBJ 9(T1) Ref from the EMLAP zoning map 3) It is noted that these objectives are not in your current draft and it is submitted that they be reinstated.</p> <p>Felling of trees at Laytown Church has occurrence in recent months and it is asked that a program of replanting be instigated for the above site and that the trees and hedgerow be preserved at the convent and grounds to the back of the Church and School.</p> <p>2. We would like to point out that again in your adopted East Meath Local Area Plan North and South adopted 7th Nov 2005, Appendix A2 point LAY7 and A3 point BET16, both these points state that the council agree to eliminate vehicular parking on Laytown and Bettystown beach. We understand that this has now been omitted from the Draft Development Plan 2020-2026. We also understand that this was the principle upon which Meath County Council built their Beach Management Plan which was adopted in October 2019. As the removal of vehicular beach parking has been a long-term objective of the council we would like to see both these points reinstated in</p>	

the new draft plan 2020-2026

**Chief Executive's Response**

1. Due to mapping error the trees to be protected were not marked on the Bettystown/Laytown/Mornington East/Donacarney/Mornington Map Sheet No: 5.4 (b) Heritage. It is proposed to amend this map to identify the trees in question.

2. The submission refers to specific information contained in an Appendix an old LAP from 2005. Notwithstanding that the substantive issue raised relates to the removal of vehicular parking on Laytown and Bettystown Beach of which its is submitted they support. it is an objective of the Beach Management Plan to remove vehicular parking from the beach at Bettystown and Laytown on a phased basis, subject to alternative parking being made available in the vicinity. It is an objective of the Draft Plan (Volume 2 – East Meath Written Statement – BLMD OBJ 21) *To support the implementation of the Laytown, Bettystown and Mornington Beach Management Plan and the objectives and recommendations therein.*

Parking restrictions at the Beach were imposed in March at the request of An Gardai in order to facilitate their efforts to monitor and enforce social distancing measures relating to Covid 19. The Environment SPC and Members of Meath County Council agreed to extend these restrictions until the end of the bathing season (31<sup>st</sup> August 2020). Off beach parking was provided at Colaiste na hInse in support of this trial. This will be reviewed in the Autumn to determine the effects of the trial.

**Chief Executive's Recommendation**

1. East Meath Settlements Maps Volume 3 to be amended to mark locations of trees to be protected (which corresponds to Trees identified in HER OBJ 9 T1-T12 - Local Area Plan Bettystown-Laytown-Mornington East -Donacarney-Mornington 2014-2020). Trees identified linked to BLMD OBJ 16 – East Meath Written Statement

2. No change required

<b>Submission No.:</b>	MH-C5-298
<b>Submitted by:</b>	Tom Phillips & Associates on behalf of Kategate Ltd
<b>Submission Theme(s):</b>	Written Statement - Bettystown
<b>Summary of Submission:</b>	
<p>This submission relates to lands at Donacarney Great, Bettystown. The current land use zoning objective for the subject site in the Current Plan is 'White Lands', while under the Draft Plan these lands are shown to be 'RA- Rural Area' . This submission requests that the settlement boundary is extended and the lands should be rezoned as 'A2 –New Residential'.</p> <p>The key reasons identified are as follows:</p> <ol style="list-style-type: none"><li>1) The demographic patterns illustrate a need for additional residentially zoned lands to meet housing demands in Bettystown and to achieve 'headroom';</li><li>2) The subject site represents a logical extension of Bettystown and is suitable for residential development;</li><li>3) There are no physical, environmental, conservation or land capacity constraints that would prevent the subject site from being developed for residential purposes;</li><li>4) There is existing water supply within the area and there is capacity available; and</li></ol>	

5) Rezoning of the subject lands would be consistent with the proper planning and sustainable development of the area.

**Chief Executive's Response**

In relation to Bettystown/Laytown/Mornington/Donacarne it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Furthermore, additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. A large section of these lands are also located in Flood Zone B and to rezone these lands for residential would be considered inappropriate.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-351
<b>Submitted by:</b>	Armstrong Fenton Planning & Development Consultants on behalf of Berwat construction Ltd.
<b>Submission Theme(s):</b>	Written Statement - Bettystown
<b>Summary of Submission:</b>	
<p>This submission relates to lands located within the Dun Eimear residential in Bettystown. The lands are currently zoned A2 New Residential. Since the adoption of the aforementioned LAP, the Dun Eimear residential development has been carried out and the Draft Plan proposes that the lands occupied by Dun Eimear be zoned A1 – Existing Residential.</p> <p>The current Draft Plan also proposes that the remaining parcel of undeveloped land within Dun Eimear be identified as Flood Zone B. The subject piece of land occupies an area of 0.38ha and previously had the benefit of permission for development as part of the overall Dun Eimear development, but the previous permission has withered. The submission requests that the Flood Zone B is removed from the map on these lands.</p> <p>The submission states that the only part the site which should not be identified as Flood Zone C is a portion along the eastern boundary of the site, approximately 25m in width, which is within the flood extents of the Mornington River and the development carried out at Dun Eimear does not extend into this region and beyond same is not in our client's control.</p> <p><b>The merits of proposal are stated as;</b></p> <ul style="list-style-type: none"> <li>• The proposed zoning change from A2 to A1 is welcomed.</li> <li>• It has been clearly demonstrated the flood risk data applied to the subject lands as part of the Draft CDP is not accurate as it is based upon information that is outdated given the permitted development that has been carried out to date at Dun Eimear. Therefore it is critical that in the preparation and adoption of the new Development Plan, that the</li> </ul>	

“flood risk” details set out in this submission be carefully considered and accurately represented in a statutory Development Plan.

- It is requested that MCC remove the flood zone designation from the lands at Dun Eimear, i.e. remove Flood Zone B from the land use zoning map as it inaccurately designates the lands as being at flood risk.
- There remains one undeveloped parcel of land within Dun Eimear, which previously had the benefit of permission for development under Ref. SA/803341 but this has since expired. It is the submitter’s intention to seek permission for development on this land parcel, therefore it is critical that the above accurate information is judiciously considered by MCC and that the Flood Zone B designation be removed from the land use zoning map for Bettystown as part of the adoption of the new CDP 2020-2026, otherwise, it will have the effect of incorrectly sterilizing zoned and serviced land from development.

**Chief Executive’s Response**

Whilst the submission highlights that the land has been raised above the 0.1% AEP flood level, it does not include any detailed hydraulic modelling analysis to present a revised flood outline. Flood Zone B will be impacted by the raised lands and this is not defined. Such findings are flawed and not in accordance with the DEHLG Flood Risk Guidelines. Since the lands are zoned A1, the development area is not sanitised, the Justification Test applies, but there is scope to demonstrate that that it can meet the justification test, if a proper and detailed FRA is conducted. The lands are zoned A1 Existing Residential and a detailed Flood Risk Assessment at DM stage (through a Justification Test) can detail that the lands are defended and not at risk of flooding.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-376
<b>Submitted by:</b>	Future Analytics on behalf of Michael Ryan
<b>Submission Theme(s):</b>	Written Statement - Mornington
<b>Summary of Submission:</b>	
<p>This submission relates to lands at Maydenhayes, Donacarne Little, Mornington. This submission outlines a reasoned justification for the reinstatement of the residential land use zoning onto the subject site based on the following;</p> <ul style="list-style-type: none"> <li>• The clear housing need in Mornington resulting from a socio-economic overview for the area</li> <li>• The established historic approach to residential land delivery in the area which included the residential land use zoning of the subject site, and thus a legitimate expectation and logic which influenced infrastructure delivery at Maydenhayes to date;</li> <li>• The planning policy context focusing on compact growth, noting the location of the subject lands alongside the existing residential core at this settlement;</li> <li>• The NPF requires that future housing growth be focused in those areas that can most sustainably provide for the living requirements of a population, with a focus on proximity to existing infrastructure. This means that future population growth should be focused close to established neighbourhoods which have sufficient infrastructure to support new residents.</li> <li>• Reinstatement of residential use into the subject site would represent a sequentially appropriate response, located alongside the existing settlement area</li> <li>• The planning justification and rationale for housing delivery on the subject site when considering proximity to surrounding services and infrastructure and the original reason</li> </ul>	

- for postponing the construction of houses on the subject site has now been overcome with establishment of sufficient public water infrastructure for the area;
- The unsuitability of the subject site for any other use owing to landlocking

The submission states that the subject site represents a sustainable choice for residential development, located immediately adjacent to existing residential neighbourhoods and adjacent to education, employment and community uses, as well as land zoned for such uses and follows the NPF approach to compact growth.

With regard to core strategy constraints, it is submitted that MCC ensure appropriate flexibility for the housing allocation in the large growth town of Laytown-Bettystown-Mornington-Donacarney to allow for the reinstatement of the zoning on the subject lands.

**Chief Executive’s Response**

In relation to BLMB, it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Furthermore, additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified within the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. The subject lands were previously zoned residential but were subsequently removed in a more recent plan. They were also the subject of a court case.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-527
<b>Submission by:</b>	St. Colmcilles GAA
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 East Meath Written Statement.

**Summary of Submission:**

- This submission request that all lands referred to as Town Centre zoning and Open Space as in the 2013-2019 Meath County Development Plan and in the Bettystown Laytown Local Area Plan be retained as such (Map reference 5.3).
- It is stated that this submission should be read in conjunction with previous submissions made on earlier Development Plans and Local Area Plans as the issues remain valid and are if anything are more urgent.
- Supporting documentation is also submitted which sets out background information on the club, their requirement for additional lands and the resultant requirement to retain the existing Open Space zoning.
- The club’s current facilities at Piltown are inadequate to meet the current and growing needs of the club. Similarly, the lands they lease at Seafield are also unsuitable.
- Reference is made to land to the west of the new Link Road to Laytown (3 fields) - an area of approximately 23 acres. It is stated that the club has the approval to acquire and develop this area into GAA playing facilities if this area can be transferred to the Club.
- It is also stated that the Club also has the support of its local councillors to retain the

areas identified as Open Space and to develop GAA pitches in this area.

#### **Chief Executive's Response**

Meath County Council recognises the important role played by St. Colmcilles GAA Club in East Meath and is committed to future engagement and co-operation with all clubs in the community.

As part of the preparation of the Draft Plan the Planning Authority has engaged with the Community Section of the Council and other organisations including Meath Partnership in identifying the future requirements for facilities in each settlement. Where the need for additional facilities is required, lands for these uses have been identified and zoned accordingly.

The subject lands are zoned F1 'Open Space' in the Draft Development Plan with the following specific objective 'To provide for and improve open spaces for active and passive recreational amenities.' Meath County Council are fully supportive of the development of the subject lands as a sporting facility. This is reflected in the Written Statement and in particular BLMD OBJ 23 as follows:

BLMD OBJ 23

*To support the development of the lands zoned F1 'Open Space' to the south of Bettystown Town Centre as a sporting facility.*

Sports facilities are permitted in principle within the OS zoning. It is not the recommendation of the CE to amend this zoning. Any future development of these lands will be guided by the development plan zoning, the surrounding land use and the relevant planning policies and objectives applicable to the area and are best dealt with through the Development Management process.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-537
<b>Submitted by:</b>	John Spain & Associates on behalf of Davy Hickey Properties
<b>Submission Theme(s):</b>	Land Use Zoning – Bettystown
<b>Summary of Submission:</b>	
<p>This submission relates to lands of 16.9ha located 1.2km south of Bettystown town centre. Under the Draft Plan the lands are designated as 'WL' 'White Lands', 'G1' 'Community Infrastructure' &amp; 'F1' Open Space.</p> <p>The submission states that the adopted Meath CDP should recognise the supporting role that towns such as Bettystown with rail links within the Dublin to Belfast corridor can play in the building of a critical mass of population in the area and it is clear that Bettystown holds significant potential for growth over the period of the next Meath CDP given its accessible location, infrastructure provision and transport links. With regard to the zoning status of the lands from WL to A2 New residential, the submission states that the site possesses the following positive attributes:</p> <ul style="list-style-type: none"><li>• Centrally located within the settlement;</li><li>• Immediately adjacent to three schools;</li></ul>	

- Will contribute to delivery of planned new road infrastructure (MCC on site in relation to advance works)
- Within 500m of nearest bus stop;
- Within 1km of local convenience retail provision;
- Accessible to Bettystown town centre, 1.2km north;
- Existing train station at Laytown 1.2km south;
- Planned train station approximately 1.1km north west;
- Potential contribution to meet needs for communal open space lands and facilities;
- Serviced by all necessary infrastructure;
- Immediately adjacent to existing development to the south and east;
- No flood risk constraint;
- Tier 1 Lands as per the NPF

It is also noted that the lands include Community and Open Space land use zoning objectives and the submission states that the delivery of proposals on the community and open space lands would be in tandem with the residential development of the lands. The effect of the current WL designation is to delay social infrastructure to the settlement.

Having regard to the above, it is respectfully submitted that the adopted Meath CDP should recognise the potential of locations with existing public transport (Bettystown for example), located within the Dublin to Belfast economic corridor to accommodate a higher population growth trajectory during the transitional period, due to its existing capacity for growth, based on existing infrastructure (including social infrastructure) and services.

#### **Chief Executive's Response**

In relation to the White Lands, they are strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of an urban area. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period. It is not considered that a residential zoning would assist with the implementation of the Economic Strategy as significant residential development has taken place in recent years without the benefit of the necessary infrastructure, services and facilities. In relation to BMLD, it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. It is recognised in the Draft Plan that the high levels of vacancy and the uncompleted buildings in Bettystown Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area. Residential development will also form a significant element of the completion of this development and the development of the adjoining C1 Mixed Use zoned lands.

In addition to the Town Centre, there are high level of vacancy along the Coast Road. As part of the Active Land Management Strategy, this plan will support the regeneration of vacant and under utilised sites in the urban core of the town as opposed to New Residential zoning. It is considered that there are sufficient lands zoned for both A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-565
<b>Submitted by:</b>	Brady Hughes Consulting on behalf of Eileen Kelly
<b>Submission Theme(s):</b>	Written Statement - Donacarney
<b>Summary of Submission:</b>	
<p>This submission relates to lands of 8.5ha of land at Donacarney and details the following points;</p> <p><b>Issue 1</b></p> <p>(BLMD) is a census town and has a population of almost 12,000 at 2016. Apart from the county town of Navan, it is Meath's 2<sup>nd</sup> largest settlement. However, the submission states BLMD is ranked with settlements like Enfield and Stamullen as a 'Self-Sustaining Town' and it is contended that at a minimum, it should be grouped higher up in the hierarchy with 'Self Sustaining Growth Towns' stating that BLMD has more or less the same population as Ashbourne, and 1.5 times that of Trim. BLMD is double the size of Kells and Dunboyne and treble the population of Dunshaughlin and it makes no sense that the settlement is set below these on the hierarchy.</p> <p>The submission contends that BLMD is in the wrong place on the settlement hierarchy and that the projected population increases are unreasonably low especially given;</p> <ol style="list-style-type: none"> <li>1. Existing train station at Laytown</li> <li>2. Planned Dart station at Bettystown</li> <li>3. Strategic Employment Sites at Laytown and Colpe</li> <li>4. New Schools in area</li> <li>5. Influence of Drogheda as Regional Growth Centre</li> <li>6. Position on the Dublin Belfast Economic Corridor etc</li> </ol> <p><b>Issue 2</b></p> <p>The draft land use zoning map for Donacarney (5.1) only designates a single site for new residential development which has a nearly complete development.</p> <p>The submission contends that the Glen Boann Site which measures approximately 5 Ha, should be re-zoned primarily A1 Residential, and part of site to the north, should be designated F1 Open Space (this is the site of a planned football pitch as part of the Glen Boann development). Along with this, to ensure that Donacarney has an opportunity for modest growth and to reach its full potential, an equivalent area of A2 land should be provided for within the settlement. It is stated that the submission site is best located to take best advantage of, and to provide permeability and access to Glen Boann's planned playing fields, and the council owned land on which it is proposed to provide social housing and community facilities.</p> <p><b>Issue 3 – Lack of Transport and Roads Objectives for Donacarney and East Meath</b></p> <p>The submission notes that the Land Use Zoning Map 5.1 has dropped the indicative routes for Strategic Roads objectives contained in the current plan and it is suggested that these objectives be re-introduced or a note or policy objective should be included in the Written Statement for East Meath to ensure that these objectives be re-examined as part of the LAP process and that such process .</p> <p>The submission requests that the Planning Authority make the following changes:</p> <ol style="list-style-type: none"> <li>1. Amend the Settlement Hierarchy to designate BLMD as a Self-Sustaining Growth Town and increase the population growth projection to 25% to match Ashbourne and Trim's</li> </ol>	

- more ambitious target.
2. Amend the land use zoning map and zone the submission site A2 New Residential.
  3. Reintroduce the Roads objectives for Donacarney and East Meath, and ensure that the LAP process, includes for review of the Development Boundaries in light of the relevant Roads Objectives.

#### **Chief Executive's Response**

1. The designation and level of growth for each settlement have been considered in the context of Table 4.2 of the EMRA RSES as well as in consultation with statutory consultees such as infrastructure providers. In this regard, it has been considered that BLMD is not consistent with the requirements of a self-sustaining growth town. It should be noted that the jobs ratio of 0.16 results in BLMD being more appropriately designated as a self-sustaining town. Furthermore, the level of population growth is considered consistent with the infrastructure capacity that is available for the area and that is expected to be delivered during the lifetime of the Draft Plan as outlined in the relevant capital infrastructure programmes. As such, it is considered that BLMD is appropriately designated in the settlement hierarchy outlined in the Draft Plan.
2. In relation to BLMB it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Furthermore, additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified within the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.  
As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. There are also infill opportunity sites and the masterplan lands within Donacarney which can facilitate residential development. It is considered that there are sufficient lands zoned for both A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.
3. It is an objective of the Council (BLMD OBJ 9) 'To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area'. This Study and the East Meath LAP will address the specific road requirements for East Meath in greater detail.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-571
<b>Submitted by:</b>	Brady Hughes Consulting on behalf of Eileen Kelly
<b>Submission Theme(s):</b>	Written Statement - Donacarney
<b>Summary of Submission:</b>	This submission relates to lands of 23ha of land at Donacarney and details the following points;

**Issue 1**

Bettystown / Laytown / Mornington / Donacarney (BLMD) is a census town and has a population of almost 12,000 at 2016. Apart from the county town of Navan, it is Meath's 2<sup>nd</sup> largest settlement. However, the submission states BLMD is ranked with settlements like Enfield and Stamullen as a 'Self-Sustaining Town' and it is contended that at a minimum, it should be grouped higher up in the hierarchy with 'Self Sustaining Growth Towns' stating that BLMD has more or less the same population as Ashbourne, and 1.5 times that of Trim. BLMD is double the size of Kells and Dunboyne and treble the population of Dunshaughlin and it makes no sense that the settlement is set below these on the hierarchy.

The submission contends that BLMD is in the wrong place on the settlement hierarchy and that the projected population increases are unreasonably low especially given;

1. Existing train station at Laytown
2. Planned Dart station at Bettystown
3. Strategic Employment Sites at Laytown and Colpe
4. New Schools in area
5. Influence of Drogheda as Regional Growth Centre
6. Position on the Dublin Belfast Economic Corridor etc

**Issue 2 – Development Boundary at Bettystown**

The submission states that the Development Boundary should be extended to include a portion of the subject lands adjoining Bettystown and the Donacarney Celtic FC playing Pitches which would allow for the delivery of limited community facilities, extended sporting facilities, sheltered or social housing and a range of other much needed community infrastructure for the area.

**Issue 3 – Lack of Transport and Roads Objectives for Donacarney and East Meath**

The submission notes that the Land Use Zoning Map 5.1 has dropped the indicative routes for Strategic Roads objectives contained in the current plan and it is suggested that these objectives be re-introduced or a note or policy objective should be included in the Written Statement for East Meath to ensure that these objectives be re-examined as part of the LAP process and that such process .

The submission requests that the Planning Authority make the following changes:

1. Amend the Settlement Hierarchy to designate BLMD as a Self-Sustaining Growth Town and increase the population growth projection to 25% to match Ashbourne and Trim's more ambitious target
2. Amend the land use zoning map and zone the submission site A2 New Residential.
3. Reintroduce the Roads objectives for Donacarney and East Meath, and ensure that the LAP process, includes for review of the Development Boundaries in light of the relevant Roads Objectives.

**Chief Executive's Response**

1. Refer to submission no. MH-C5-565 for response.
2. In response to item no. 2 In relation to Bettystown/Laytown/Mornington/Donacarney it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Furthermore, additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and

would be contrary to principles of sustainable development. The subject site would likely lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.

3. In response to item no. 3 it is an objective of the Council (BLMD OBJ 9) 'To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area'. This Study and the East Meath LAP will address the specific road requirements for East Meath in greater detail.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-601
<b>Submitted by:</b>	Brady Hughes on behalf of Fitzwilliam Real Estate Capital
<b>Submission Theme(s):</b>	Land Use Zoning – Laytown
<b>Summary of Submissions:</b>	
<p>This submission relates to landholding approx. 45 Ha in area in Laytown adjacent to the train station comprising the following;</p> <ul style="list-style-type: none"> <li>• 2 Ha zoned TU in draft CDP for Park &amp; Ride;</li> <li>• 15 Ha zoned E2 in the draft CDP as a Strategic Employment Site' and</li> <li>• 28 Ha unzoned</li> </ul> <p>The submission seeks to deliver high quality people-intensive employment uses as envisaged in the Draft CDP. It is submitted that land use objective E2 is too restrictive in some ways (no retail, community or residential) and too open in other ways (small scale manufacturing, abattoir, waste management etc) all open for consideration. The submissions seeks to rezone the lands to C1 to enable future investment and commitment required.</p> <p>The submissions seeks the establishment of a strategic land reserve on the balance of the remaining lands (28 Ha unzoned lands) to protect these lands from inappropriate uses and to provide clarity and guidance to potential employers that these lands have long term benefits. It is considered that a strategic reserve of 'White Lands' designation will allow the landowner to actively seek large scale strategic developments such as Data Centres on the subject lands.</p> <p>It is further submitted that the development boundary should take in East Meath Utd soccer club and zoned accordingly for same. Furthermore, it is suggested that all the area west of the railway line be provided with a Master Plan objective to ensure that it is developed appropriately.</p>	
<b>Chief Executive's Response</b>	
<p>In relation to BLMD it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same. Additional C1 Mixed Use zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to</p>	

the sequential approach and would be contrary to principles of sustainable development. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate Mixed Use development during the period of the Draft Plan. There are sufficient B1 zoned lands to the east within Laytown and B1 and C1 zoned lands to the north within Bettystown Town Centre to facilitate town centre and mixed use requirements for BLMD over the lifetime of this Plan.

The priority for East Meath is to focus on improvements in services, facilities, and infrastructure that will meet the needs of the rapidly expanded population and assist in the creation of a more balanced and sustainable community. Residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up in accordance with the requirements as detailed in the NPF and RSES.

It is recognised that the high levels of vacancy and the uncompleted buildings in the Bettystown Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area. In addition to the Town Centre, there is a high level of vacancy along the Coast Road. As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town in accordance with the NPF and RSES recommendations.

Due to the proximity of the area to Drogheda and Dublin, it would be challenging to attract a large scale employer however there are opportunities to attract small-medium sized enterprises that could avail of the skilled workforce and the connectivity that the area provides to Dublin and Drogheda. In addition, there are opportunities to provide co-working facilities in the area that would function as an outreach for city based employers. It is recognised that such employment would be vital to improving the jobs ratio and creating a more sustainable settlement and reversing the substantial rates of outbound commuting experienced in this area. To this end the strategic employment site has been identified on the lands adjacent to the rail station in Laytown. Owing to the designation of LBMD as a 'self-sustaining town' it is considered that a sufficient quantum of land has been zoned for the enterprise and employment use and that a White Land zoning is not required or appropriate having regard to the scale of development which is envisaged for these lands.

In relation to the extension of the development boundary to incorporate additional lands, it is not considered appropriate to extend the development boundary outwards as it is considered that sufficient lands have been zoned for this self-sustaining town and a boundary extension would be contrary to the objective of achieving a compact settlement. If the existing zoned lands are successfully developed during the plan period, further consideration may be given to the extension of the development limits to utilise the proposed additional lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-623
<b>Submitted by:</b>	Stephen Ward Town Planning & Development Consultants on behalf of Wonderglade Unlimited Company

<b>Submission Theme(s):</b>	Written Statement - Donacarney
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of c2.2 hectares of lands at Donacarney Co. Meath from 'RA-Rural Area' to 'A2-New Residential' subject to a master plan in conjunction with lands owned by MCC to the north-west of the submission lands. The masterplan would contain phasing and implementation proposals.</p> <p>It is submitted that the lands zoned master plan in Donacarney will not suffice to deliver the Council's objectives and that the two parcels of lands would together result in a much better and comprehensive development for the benefit of the village. This will result in the delivery not only of limited additional housing but also sports facilities and a park area with a village playground at the heart of the village. It is stated that the site is serviced and has ready access routes available and there are no site constraints.</p> <p>It is submitted that the assumptions behind the core strategy are overly optimistic in terms of projected density and also in terms of projected occupancy rates and that more land needs to be zoned if the population targets are to be met. It is stated that the NPF does not seek to cap or limit the potential of places (pg 21).</p> <p>The core strategy has allocated 746 units for the period 2020-2026 for BLMD and this includes 518 dwellings which have planning permission but are not yet built. It is submitted that this inclusion skews the potential availability of dwellings as these unbuilt units may not be constructed. It is submitted that not enough lands are zoned for residential with only Bettystown and Donacarney containing residential zoned lands. Lands of 5.5ha located in Bettystown contain 0.5ha within Flood Zone B and it is stated that these lands should not be zoned. It is submitted that there is a need for further headroom flexibility and the zoning and development of the subject site would not materially alter the core strategy.</p>	
<b>Chief Executive's Response</b>	
<p>In relation to BLMB, it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified within the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.</p> <p>As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. There are also infill opportunity sites and the masterplan lands within Donacarney which can facilitate residential development. It is considered that there are sufficient lands zoned for A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-668
<b>Submitted by:</b>	Councillors from the Laytown/Bettystown LEA
<b>Submission Theme(s):</b>	Land Use Zoning - Bettystown
<b>Summary of Submission:</b>	
<p>This submission is submitted and signed on behalf of Councillor's from the Laytown/Bettystown LEA and requests all lands referred to as town centre zoning and open space as in the 2013 - 2019 Meath County Development Plan and in the Bettystown Laytown Local Area Plan be retained as such (Map Reference 5.3).</p>	
<b>Chief Executive's Response</b>	
<p>While the layout of the zoned Open Space has been altered from the current Plan the quantity has not been reduced while the B1 zoning has been changed to a C1 Mixed use zoning as it is considered that there is a sufficient quantity of B1 zoned lands within Bettystown Town Centre to the north.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-731
<b>Submitted by:</b>	Tony Bamford Planning Consultant on behalf of Lidl Ireland.
<b>Submission Theme(s):</b>	Land Use Zoning - Bettystown
<b>Summary of Submission:</b>	
<p>This submission requests the Planning Authority consider extending the town centre zoned lands in Bettystown or seek another suitable location and zoning that would be suitable for a small supermarket with a net sales area of circa 1400sqms elsewhere in Bettystown.</p> <p>The submission states that Lidl has been focusing on Bettystown for a site for some years and has been unable to date to secure a suitable location. The town centre lands which are currently partially built prevent this area being released for a store.</p>	
<b>Chief Executive's Response</b>	
<p>It is recognised in the Draft Plan that the high levels of vacancy and the uncompleted buildings in the Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area.</p> <p>In addition to the Town Centre, there is a high level of vacancy along the Coast Road. As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under utilised sites in the urban core of the town. It is considered that there are sufficient lands zoned for both B1 and C1 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-735
------------------------	-----------

<b>Submitted by:</b>	Armstrong Fenton Planning & Development Consultants on behalf of Mary Rose Fallon
<b>Submission Theme(s):</b>	Land Use Zoning – Donacarney & Julianstown
<b>Summary of Submission:</b>	
<p><b>Donacarney</b></p> <p>This submission requests the rezoning of 14.7ha of lands from RA Rural Area to A2 New Residential at Donacarney. Given the location of the lands proximate to the settlement boundary, bounded by existing zoned lands, the submission states that the most appropriate and logical approach to these lands is to zone them for residential land use, i.e. objective A2 “New Residential” and outlines the following merits to the proposal;</p> <ul style="list-style-type: none"> <li>• The lands are readily available for development, subject to permission, given that access, roads and services are all available.</li> <li>• The zoning and future development of the subject site will provide for improved road safety, permeability and connectivity to and from surrounding lands via the creation of a widened stretch of road along the southern section of the site, the provision of pedestrian and cycle links to all other routes.</li> <li>• The rezoning of the lands would see the introduction of improved road safety through the widening of the road to the south of the site, provision of footpaths to create a safe environment for pedestrians and cyclists who would be using these roadways. The resulting roadway improvements would enable the creation of safe linkages between the subject site and Grangerath, which has an existing Irish speaking school, Gaelscoil an Bhradáin Feasa.</li> <li>• It is submitted that a logical and rational approach to future planning in Donacarney is to zone the lands for residential land use given their proximity to neighbouring existing residentially zoned lands and existing physical infrastructure and its compliance with proposed policy BMLD OBJ 2</li> <li>• Zoning the subject lands, will allow for the genuine delivery of much need housing within the period of the new County Development Plan, as upon the zoning of same, there are no planning or infrastructural impediments to the delivery of housing, subject to permission, thus delivering the quantum of housing as envisaged by the Core Strategy within the lifetime of the new Development Plan 2020-2026.</li> </ul> <p><b>Julianstown</b></p> <p>This submission requests the rezoning of 14.09ha of lands from RA Rural Area to A2 New Residential at Julianstown. These lands are bordering the existing town boundary as identified on the under the Current Plan and the proposed Draft CDP. Given the location of the lands proximate to the settlement boundary, bounded by existing zoned lands, the submission states that the most appropriate and logical approach to these lands is to zone them for residential land use, i.e. objective A2 “New Residential” and outlines the following merits to the proposal;</p> <ul style="list-style-type: none"> <li>• The lands are readily available for development, subject to permission, given that access, roads and services are all available.</li> <li>• The zoning and future development of the subject site will enable the ceding of land for the provision of traffic management and traffic calming measures complies with proposed objectives JUL OBJ 9, JUL OBJ 10, JUL OBJ 12 and JUL OBJ 15.</li> <li>• It is submitted that a logical and rational approach to future planning in Julianstown is to zone the subject lands for residential land use given their proximity to neighbouring existing residentially zoned lands and existing physical infrastructure</li> </ul>	

- Zoning the subject lands, will allow for the genuine delivery of much need housing within the period of the new County Development Plan, as upon the zoning of same, there are no planning or infrastructural impediments to the delivery of housing, subject to permission, thus delivering the quantum of housing as envisaged by the Core Strategy within the lifetime of the new Development Plan 2020-2026.

### **Chief Executive's Response**

#### **Donacarney**

In relation to BLMB it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified within the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.

As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. There are also infill opportunity sites and the masterplan lands within Donacarney which can facilitate residential development. It is considered that there are sufficient lands zoned for A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands. There are also circa 7 archaeological monuments located along the western boundary of the site which may render that section of the lands unsuitable for development such as that proposed.

#### **Julianstown**

The principal land uses in Julianstown comprises residential development served by limited range of local community facilities residential development has largely taken the form of low-density residential estates with houses being set in single plots with front and rear back gardens.

New residential development has not been accompanied by the provision of the necessary employment, retail and community facilities required to serve a growing community. The land use strategy for Julianstown aims to maintain and appropriately add to a built environment that is both attractive and distinctive to create a unique sense of place for those who live and visit the village.

There is an extant permission for 21 no. units on the site to the east of the village centre. There is infill and redevelopment opportunities on sites such as the Old Mill Hotel where mixed-use development inclusive of a residential component is encouraged.

Given the lack of in-balance / lack of current social and community facilities to cater for the current population it is not considered suitable to provide additional housing lands that will ultimately worsen this imbalance.

Notwithstanding the 21 extant units already permitted, Julianstown has a low housing allocation of only 30 units over the plan period, therefore it is not considered appropriate to identify additional housing lands in the village.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-736
<b>Submitted by:</b>	Fergus O'Dowd TD
<b>Submission Theme(s):</b>	Written Statement – East Meath

**Summary of Submission:**

This submission raises the following points;

**Settlement Strategy**

1. must be an insistence on adequate and appropriate recreational, commercial, transport, employment and community facilities in this plan and the avoidance of huge estates with no proper facilities for residents.
2. progression of a Joint Urban Area Plan for the Drogheda East Meath Municipal councils must be the top priority
3. There is an onus on local authorities nationally to ensure that these designated growth areas develop in a sustainable manner
4. Land zoned for future housing needs must be supported by adequate public transport and be as near as possible to schools, shops, employment, recreational and other facilities
5. Housing for older people should also be considered as near as possible to existing urban centres, shopping, churches, health centres etc. There should also be provision for independent living with appropriate and professional care facilities eg carers, nursing supports

**Rural Development Strategy**

1. Rural Development Strategy may be overly restrictive in terms of what local family members need and greater weight should be given to them provided they presently live or work in the general area

**Movement**

1. Need to look at broader investment in new cycle lanes to link areas of the East Meath settlement
2. more proactive position must be taken on road safety in particular in and around the schools
3. Expansion of Laytown Park & Ride is essential for public transport provision.
4. the importance of Meath County Council putting all supports and resources behind the Julianstown Bypass Project. The council must put a number of measures in place in the interim to deal with the air quality in the village
5. the Council should actively seek lands in the East Meath area that would be suitable for a business park and propose this to the IDA - Large business would view the area favourably in terms of it access to the DART, it's proximity to Dublin and if the Julianstown Bypass was constructed it's ease of access to the M1
6. a detailed assessment and pre-planning report should be funded on the viability of a new road bridge on the Boyne to the East bridge to be built closer to the mouth of the River Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. This would have to be done in agreement with Louth County Council

**Community Infrastructure**

1. a community-based athletics stadium is a must for the area over the next development plan and MCC should actively engage with local Athletic clubs and local sport clubs to look at viability
2. A full review must be undertaken to look at suitable locations for playgrounds on grounds within the council's current footprint

### **Chief Executive's Response**

#### **Settlement Strategy**

1. The Development Strategy for East Meath is that residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up. It is also an objective of the Council to identify an appropriate site and support the delivery of a community centre for East Meath, subject to the availability of funding. The F1 Open Space zoned lands at Bettystown Town Centre are also subject to BLMC OBJ 22 which supports the development of these lands as a sporting facility. The priority for East Meath is to focus on improvements in services, facilities, and infrastructure that will meet the needs of the rapidly expanded population and assist in the creation of a more balanced and sustainable community. Residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up in accordance with the requirements as detailed in the NPF and RSES.
2. Whilst there have been a number of meetings between Senior Officials from Meath and Louth County Councils, at the time of writing the timeframe for the preparation of this Joint Urban Area Plan had not been agreed. However, the preparation of a Joint LAP remains a top priority of the Council.
3. The Development Strategy for East Meath is that residential growth in the entire area will focus on consolidation and the completion of ongoing developments in order to allow the associated social and community infrastructure to catch up. A key principle of the Draft Plan is the creation of sustainable 'live-work' communities and reducing the current level of commuting. The Draft Plan is in compliance with the guidance and requirements as per the NPF and the RSES.
4. The Draft Plan supports the creation of sustainable neighborhoods which have all the required services and facilities within easy walking distance. In consultation with the relevant stakeholders, improving the public transport offer and services available within the county is also a key objective of the Draft Plan.
5. It is an objective of the Draft Plan to provide such living accommodation and sufficient residential and community zoned lands have been provided to facilitate same. It is the policy of the Council that proposals for accommodation for the elderly should be located in existing residential areas well served by social infrastructure and amenities such as footpath networks, public transport (where possible) and local facilities and services to allow for better care in the community, independence and access and ensure that residents are not isolated.

#### **Rural Development Strategy**

1. National and Regional Planning guidance directs Local Authorities to sustainably manage future rural housing development. To this end, proactive measures are set out in the Draft Plan to promote nucleation in rural villages and rural nodes which will ultimately help reduce sprawl and allow for more efficient and sustainable use of resources.

The current policy is not compliant with National and Regional Planning Guidance. Continuation of current levels of rural housing will result in irreversible damage to the rural environment including water quality and landscape character, further promoting

unsustainable travel patterns will continue to have detrimental impacts on the need to reduce carbon emissions.

The Draft Plan seeks to create opportunities for farm families to reside in a rural environment where they can contribute to the social capital of rural areas. The Draft Plan seeks to secure the long term vitality and viability of rural nodes by facilitating the housing needs of non land owning rural dwellers in the extensive network of rural nodes. The Draft Plan offers an opportunity to consider locating in a rural node within a 12km radius of original homestead. In addition the network of nodes has been examined and updated to ensure increased development opportunities at such locations for a range of categories of potential rural applicants as set out in the Rural Development Strategy of the Draft Development Plan.

In conclusion, it is recommended that the rural housing policy as set out in this Draft Development Plan offers the best opportunity to comply with National and Regional policy while addressing the needs of rural communities to greatest possible extent. Further details to the amended rural housing policy can be viewed in Section 3 - bulk/themed submissions

### **Community Infrastructure**

1. Refer to response to item no. 1 of Settlement Strategy as detailed above.
2. SOC POL 37 is an objective of the Council 'To facilitate the development of children's play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible'. Requirement for additional playgrounds has been detailed specifically in the Written Statements for a number of the settlements.

### **Movement**

1. A Walking and Cycling Study Preliminary Scheme Design Report was carried out by ARUP in 2014 on behalf of Meath County Council which was commissioned by the NTA. This report related to the prioritisation of investment by the NTA into the East Meath area and the provision and adequacy of Cycle lanes were assessed as part of this study. Delivery of these schemes is still subject to funding from the NTA. However, an objective should be added to promote and facilitate the delivery of these schemes in conjunction with the NTA. This was raised at the notice of motion stages but was omitted by error from the Draft Plan when published.
2. With regard to road safety, the Draft Plan, Chapter 5 Movement Strategy includes a policy MOV POL 25 which is set down 'to implement the actions of the Meath Road Safety Strategy and promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies'. This applies to the county as a whole.
3. The provision of additional car parking spaces in the Laytown-Bettystown area must serve to strike a balance between providing an adequate number of spaces to cater for likely traffic generation without resulting in making private transport the most attractive option for journeys, particularly short journeys within urban areas which could be done by cycling or walking. This will be assessed as part of the Transport Plan for East Meath and the review of the East Meath Local Area Plan.
4. The provision of a Bypass for Julianstown is supported by Meath County Council and this is reflected in JUL OBJ 12 which aims 'To examine the feasibility and progress the design and delivery of a preferred option for the Julianstown Bypass in conjunction with relevant stakeholders. This project is also identified in Table 5.1 of the Movement Strategy Chapter

5. It is considered that the Draft Plan adequately supports the delivery of this project. Measures to address air quality can also be achieved by implementing national climate change legislation and guidance. Julianstown Written Statement includes the provision for upgrades and improvements to cyclist and pedestrian connectivity (JUL OBJ 10 & JUL OBJ 11) with the aim of reducing car usage where possible. However, many air quality measures are long-term objectives that will be delivered in the life-time of the Plan.

5. The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. As noted, this must be carried out in agreement with Louth County Council. An indicative location will be identified in the Drogheda Map 35a in book of maps. This location has been historically identified as the optimal location but will be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda.

#### Chief Executive's Recommendation

1. Add objective to the East Meath written statement as follows:

**'To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA'.**

2. The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of Drogheda. As noted, this must be carried out in agreement with Louth County Council. An indicative location will be identified in Map 35(a) of the Draft Plan book of maps. This location has been historically identified as the optimal location but will be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda.

<b>Submission No.:</b>	MH-C5-779
<b>Submitted by:</b>	James Gilna
<b>Submission Theme(s):</b>	Land Use Zoning – Bettystown/Laytown/Mornington/Donacarney
<b>Summary of Submission:</b>	
<p>This submission raises the following points under relevant headings;</p> <ol style="list-style-type: none"> <li><b>1. Land Use Zoning</b></li> </ol> <p>The land/site is between the Coast Tavern and the park in Laytown. The land is currently zoned B1 - Commercial/ Town or Village Centre, and is proposed to re-zone this to A1 - Existing Residential in the Draft Plan.</p> <p>It is submitted that the current zoning of B1 be retained. If it is changed to the proposed A1 it will be the only site in the village of Laytown fronting the main road zoned residential, while also being surrounded by B1 zoning.</p> <p>It is requested that the Land Use Zoning for the old Library site in Laytown be changed from B1 - Commercial/ Town or Village Centre to F1 - Open Space in order to protect this space going forward.</p>	

## **2. Proposed Deletions of Protected Structures**

It is proposed to delete LA RPS ID 90157 - Laeg's Mound from the list of Protected Structures. It is submitted that this proposal be reversed.

Laeg's Mound is a burial mound which was excavated in the early 1980's and found to contain two Iron Age human interments. It is widely believed that this is the burial mound of Cu Chulain's charioteer Laeg Mac Riabhra. Allowing this physical piece of history to be deleted from the list of Protected Structures would be akin to allowing an Táin Bó Cúalnge be deleted from the Book of Leinster and Celtic Mythology.

## **3. Social Infrastructure and Environmental Improvements**

It is submitted that this strategy be expanded to include a Community Centre for which there is a huge need in the area.

## **4. Employment**

This strategy must be pursued vigorously in order to create "a more sustainable settlement and reversing the substantial rates of outbound commuting experienced in this area."

## **5. Movement and Connectivity**

If National Government is serious about reducing co2 emissions then the addition of Laytown to the Short Hop Zone pricing structure should be sought.

With the recent introduction of the new Drogheda/Laytown improved bus service the Council should ask for a combined bus/rail fare.

## **Chief Executive's Response**

1. In relation to the Land Use Zoning it is considered that the zoning should be amended from A1 Existing residential as proposed in the Draft Plan to B1 Town Centre as the lands are located within the centre of Laytown adjoining B1 lands. A B1 zoning is considered appropriate owing to the site location and the adjoining land uses.
2. It is proposed to delete LA RPS ID 90157 - Laeg's Mound from the list of Protected Structures. It is submitted that this proposal be reversed. Laeg's mound was partially excavated and restored in 1979 by P.D. Sweetman (RMAHS 1982-3, 58-68) who demonstrated that it was a burial mound of the late Iron Age. The mound is a recorded monument with no architectural expression, and its protection under the National Monuments Acts is considered sufficient.
3. It is an objective of the Draft Plan to identify an appropriate site and support the delivery of a community centre, subject to the availability of funding. The Council will be proactive in working with local community organisations and relevant bodies in this regard.
4. This Plan recognises that there are opportunities to provide co-working facilities in the area that would function as an outreach for city based employers. Such employment would be vital to improving the jobs ratio and creating a more sustainable settlement and reversing the substantial rates of outbound commuting experienced in this area. To this end a strategic employment site has been identified on the lands adjacent to the rail station in Laytown. A park and ride facility will form part of the future development of these lands. The designation of a strategic employment site will enable a significant

marketing strategy to be launched by the Council's Economic Development Team

5. This Plan recognises the pricing structure of rail fares can influence travel choice and patterns by commuters. This Plan therefore supports a review of the Short Hop Zone pricing structure and advocates the inclusion of Laytown Rail Station in any forthcoming review. This is reflected in MOV OBJ 6 of the Draft Plan as follows: *'To encourage and work in conjunction with Irish Rail to review the operation of the Short Hop Zone (SHZ) rail prices with an extension to stations in Laytown, Gormanston and Enfield'*. Though there is currently no facility for a combined bus/rail fare, the author is referred to the TFI Leap Card which will provide substantial savings for bus and commuter rail services should the short Hope Zone extend to Laytown.

#### **Chief Executive's Recommendation**

In relation to the Land Use Zoning it is considered that the zoning should be amended from A1 Existing Residential as proposed in the Draft Plan to B1 Town Centre as the lands are located within the centre of Laytown adjoining B1 lands. A B1 zoning is considered appropriate owing to the site location and the adjoining land uses.



Draft Plan Land Use Zoning Map



Proposed amended zoning from A1 Existing Residential to B1 Town Centre

--

<b>Submission No.:</b>	MH-C5-833
<b>Submitted by:</b>	Corr & Associates Spatial Planning on behalf of Bernard Carroll
<b>Submission Theme(s):</b>	Land Use Zoning - Bettystown

**Summary of Submission:**

This submission relates to a development parcel located to the northwest of the town centre. It is stated that the purpose of this submission is to provide a planning justification on the merits to retain the current A2 Residential zoning at 'Site D' and remove the plans contained in the Draft Plan for the lands to be down-zoned to 'F1 Open Space'.

The submission comprises an assessment of the site and statutory planning policy context, a review of the planning history and a flood analysis in support of retaining the residential use of the subject lands in the Draft Plan.

This submission provides evidence-based justification that the A2 New Residential land-use of Site D should be retained based on its consistency with national, regional and local planning policy objectives, infrastructural capacity, existing residential pattern of development and the planning history for the overall landholding, as follows:

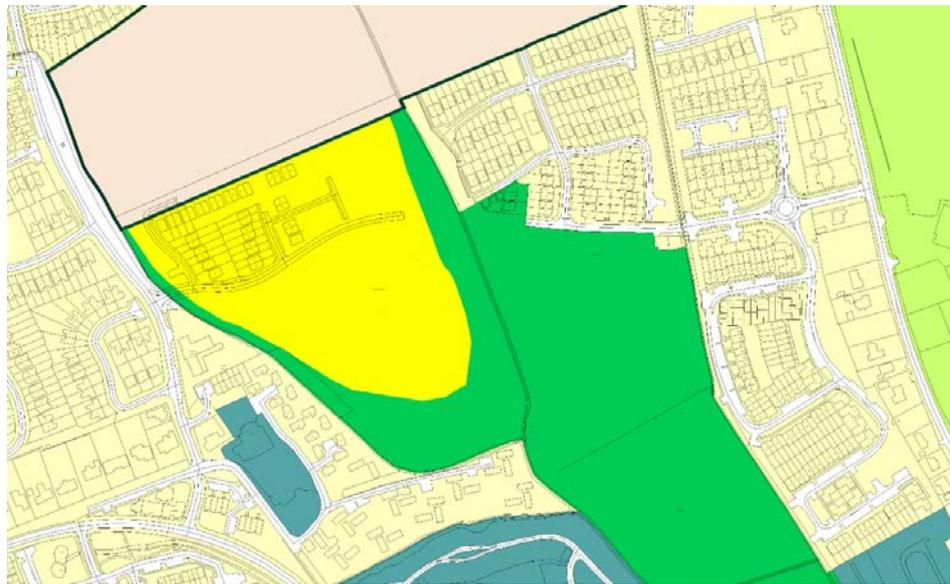
- The existing land-use 'A2 Residential' zoning at Site D will succeed in slowing and preventing urban sprawl and increasing land use densities within the existing built footprint of Bettystown.
- The de-zoning of Site D will represent a missed opportunity for the delivery of much-needed housing provision at lands strategically located within a short distance of Laytown Rail Station.
- To retain the existing land-use 'A2 Residential' zoning will allow for the delivery of a neighbourhood centre comprising a purposely-built creche and two retail units in Site D which will positively enhance residential amenity of the residents and community at large.
- Not only does the Draft Plan fail to state the reasons for the proposed de-zoning of Site D, but the principle of residential development has been consistently permitted at Site D over the course of the various local area and development plans relevant to the site and planning applications MCC Reg. Ref. SA802128, SA130733, SA120620, LB181079, all relevant to the site.
- In terms of flood risk, Hydrocare Environmental Ltd. has issued a professional opinion for the purpose of this Submission in which has confirmed that the only external source of flood risk to the existing site is a residual risk and mitigation measures are proposed, therefore, there is no justification to de-zone the proposed raised area of Site D, as contained in the Draft Meath CDP 2020-2026.
- Site D is currently the subject of a live planning application MCC Reg. Ref. LB191720.
- To de-zone Site D at this stage will only prevent exiting residents from transport access and community facilities, following a financial investment of over €600,000.00, while failing to secure national housing policy objectives and to prioritize land development with availability of infrastructure and services.

**Chief Executive’s Response**

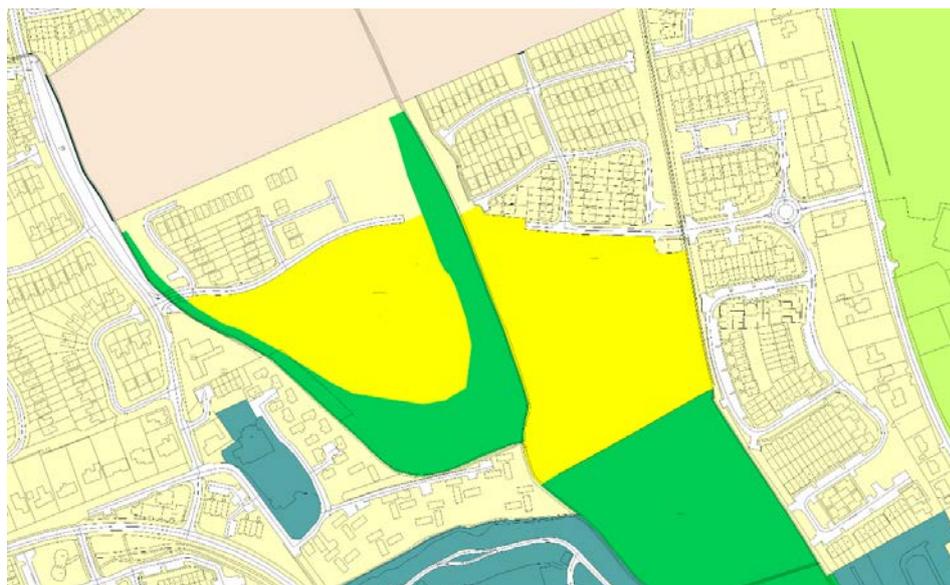
In the current local area plan, the lands are zoned for A2 New Residential purposes. In the Draft Plan the lands were zoned for F1 Open Space as a detailed Flood Risk Assessment had not been carried out for the subject site. Since the publication of the Draft Plan, a planning application for 62 dwelling units has been decided LB/191720 and planning permission granted which included a detailed Flood Risk Assessment and Justification Test. On the basis of this grant of permission, it is considered that the lands should therefore be zoned as per the existing plan, A2 New Residential. It should however be noted that not all of the subject site can be developed for housing as there is a very large attenuation area located to the south and east of the subject lands.

**Chief Executive’s Recommendation**

It is recommended that the zoning be amended from F1 Open Space as detailed in the Draft Plan to A2 New Residential.



Draft Plan Land Use Zoning



Proposed amended Land Use Zoning Map

<b>Submission No:</b>	MH-C5-853
<b>Submitted by:</b>	Clr Sharon Keogan & Amanda Smith
<b>Submission Theme(s):</b>	Land Use Zoning – Bettystown
<b>Summary of Submission:</b>	
<p>It is submitted that MCC will adopt this resolution to support the proposals that lands previously dezoned in the current 2013-2019 CDP be reviewed with regard to inclusion in the 2020-2026 CDP.</p> <p>It is submitted that these should include areas for community gain, playground, outdoor recreational equipment spaces, seating and other public realm facilities.</p>	
<b>Chief Executive's Response</b>	
<p><b>Please see NOM 8</b></p> <p>As part of the preparation of the Core Strategy and Settlement Strategy in the Draft Plan analysis of residential activity and the quantum and location of zoned land in the County has been carried out. This analysis identified a significant excess of residential lands. A significant proportion of these lands were zoned since 2001. The primary reasons for these excess lands can be attributed to 'over zoning' and lack of services. In addition to identifying residential lands, the preparation of the Draft Plan included an assessment of the required social and community infrastructure in each settlement.</p> <p>This involved meeting and liaising with various voluntary groups and organisations and government agencies. Through this process, it is considered that this Plan has identified sufficient social and community lands to meet the needs of the population during the life of this Plan. However, as part of the Local Area Plan process, the requirement for additional facilities will be examined in greater detail.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-860
<b>Submitted by:</b>	Vincent JP Farry & Co. Ltd. on behalf of Dermot Byrne
<b>Submission Theme(s):</b>	Land Use Zoning – Donacarney
<b>Summary of Submission:</b>	
<p>This submission requests that a tract of agricultural land to be re-zoned to allow for residential development to the east of Donacarney.</p> <p>The submission states that as this land was formerly earmarked for housing purposes between 2000 -2014, the Council has clearly concluded that it could and should be developed, rather than simply being used for low-intensity crop production and this report invites the Planning Authority to carry its previous conclusions to this effect forward into the forthcoming New Plan.</p> <p>The Council, when preparing its East Meath Local Area Plan 2014, analysed the advantages and disadvantages of dedicating different tracts within Donacarney for housing development and this site, which achieved a high score in this assessment, was only de-zoned because of a previous</p>	

Board decision to allow a greater number of houses in the village than had been earmarked by the Council.

The factors which prompted the Planning Authority to earmark this land for residential purposes and which underlay its decisions to re-affirm this arrangement continue to support such a development. Indeed, as local facilities in this area are growing, there are arguments to suggest that this settlement can accommodate an increased number of inhabitants and this is especially the case with local primary and secondary schools, which require a constant throughput of new pupils to remain viable.

Critically, the Council's road plans for this area include the provision of a relief road, which is to be developer-led rather than being funded by the public purse. Although part of this route traverses the subject land, progress on this project has been non-existent thus far and it is reasonable to conclude that this project is more likely to be completed if this site is zoned for housing purposes, largely on the basis that the returns from farming activities would be inadequate to fund such a road.

**Chief Executive's Response**

In relation to BLMB, it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified within the development envelope. It is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.

As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. There are also infill opportunity sites and the masterplan lands within Donacarney which can facilitate residential development. It is considered that there are sufficient lands zoned for A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-882
<b>Submitted by:</b>	VCL Consultants on behalf of Boyneside Camping
<b>Submission Theme(s):</b>	Land Use Zoning - Mornington
<b>Summary of Submission:</b>	
This submission relates to lands which comprised of a former golf driving range of 14.2ha which are currently unzoned. A D1 Tourism zoning is requested.	
The submission states that there is no reference to Irelands Ancient East in the Economic Development section and no policies or objectives relating to tourism provision in the main section of the Draft Plan. This lack of focus on the provision of facilities for tourists is further compounded by the fact that the areas zoned in the BLMD section of the plan are lands which are	

currently fully developed holiday villages filled with privately owned mobile homes and no provision for camping for visiting tourists.

There is one Tourism (D1) zoned parcel of land located between Bettystown Wood and The Narrowways which has been similarly zoned for the past number of plans and has not been developed.

The submission states that the subject lands are appropriate for Zoning as D1 Tourism as there is existing permitted recreational use on the lands and the proprietors have proposals for extending this recreational use by the provision of a touring campsite and associated recreational and tourism facilities to serve tourists visiting the region, the Boyne Valley and Irelands Ancient East.

The submission recognises that there are challenges in relation to flood risk and proximity to the SAC however the submitter's are satisfied that all such challenges and risks will be able to be mitigated or eliminated in revised proposals on the site.

The submission states that the draft proposal as indicated, by retaining the golf driving range, would be completely removed and screened from the SAC and the finished levels would be raised to remove any flood risk to the development.

#### **Chief Executive's Response**

Planning permission was granted by MCC under LB/180961 for a change of use from golf driving range to Touring Campsite comprising 75 hardstand pitches and grass space for 24 tents. The MCC decision was however subsequently appealed and sucessfully over-turned by An Bord Pleanala for the reasons relating to flooding and potential impact on the Natura 2000 site.

The site was subject to a previous application which was refused permission by An Bord Pleanala. Historically, the front part of the site used to be a driving range but is now an arable field. This field provides an important visual break between the extension of ribbon west towards Donacarney. There are other lands proximate to the existing built up area that are proposed to be rezoned for tourism zoning (submission MH-C5-30 and MH-C5-885) and it is considered that the rear of this site could also be considered for such purposes in the future but would have to access via the lands proximate to public services i.e. footpath. The subject lands are considered rural and are detached from the settlement centre.

In relation to BLMB, it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable. It is therefore not considered appropriate to rezone the subject lands.

Any potential further development of the lands would have to go through a detailed AA due to the proximity of the Natura 2000 sites to the north.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-885
<b>Submitted by:</b>	VCL Consultants on behalf of Patrick & Margaret Smith
<b>Submission Theme(s):</b>	Land Use Zoning - Mornington
<b>Summary of Submission:</b>	
<p>This submission requests the re-zoning of 2.1ha to B1 Commercial /Town or Village Centre of lands at Tower Road (Coast Road) Mornington. The subject lands contains the Riverside Gift shop and the Flower Yard and are currently un-zoned and are proposed to remain unzoned in the Draft Plan.</p> <p>The submission states there are many advantages to re-zoning the lands including:</p> <ul style="list-style-type: none"> <li>• Strategic rezoning of lands and settlement hierarchy due to the site’s location within existing development.</li> <li>• Contribute to alleviating the coalescence and retaining the history and character of the individual villages making up the settlement of Bettystown/Laytown/Mornington East/Donacarney/Mornington</li> <li>• Expansion and growth would be in a managed way due to the infill nature of the site.</li> <li>• The proposed development is considered sustainable as there is an identified need for a village centre/focus in the area to sustain and grow communities.</li> <li>• The site is serviced by public piped utilities including foul drainage system and public water supply with sufficient capacity for the proposed development.</li> <li>• The site has good transport links with bus and road network linking into the national networks.</li> <li>• Bettystown/Laytown/Mornington East/Donacarney/ Mornington is an expanding settlement with a diverse range of services including schools, childcare, shops, restaurants, educational, cultural and recreational facilities and the development of the subject lands will support and enhance the services and facilities within the community.</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>While the existing retail use onsite is recognised, it is not considered appropriate to rezone the subject lands from R/A to B1. It is recognised in the Draft Plan that the high levels of vacancy and the uncompleted buildings in the Bettystown Town Centre development are detracting from the local landscape and urban environment, which is detrimental to the coastal setting of the settlement. The Council will therefore support the completion of this development by promoting it as the primary location for commercial and retail development in the area.</p> <p>In addition to the Town Centre, there is a high level of vacancy along the Coast Road. As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under utilised sites in the urban core of the town. It is considered that there are sufficient lands zoned for both B1 and C1 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands. In this regard, it would be considered inappropriate to rezone additional lands from R/A to B1 Town Centre.</p> <p>The existing gift shop and café use onsite are however noted and it is considered that a D1 Tourism zoning would be appropriate to the site and would allow for the development of compatible tourism uses onsite. There is no tourism zoning within Mornington and the rezoning of these lands and the lands to which submission MH-C5-30 relates to would allow for the development of tourism facilities which would be complimentary to the existing gift shop and</p>	

café onsite. A 25 metre buffer zone should be included between the d1 zoning and the boundary of the SAC/SPA to the north.

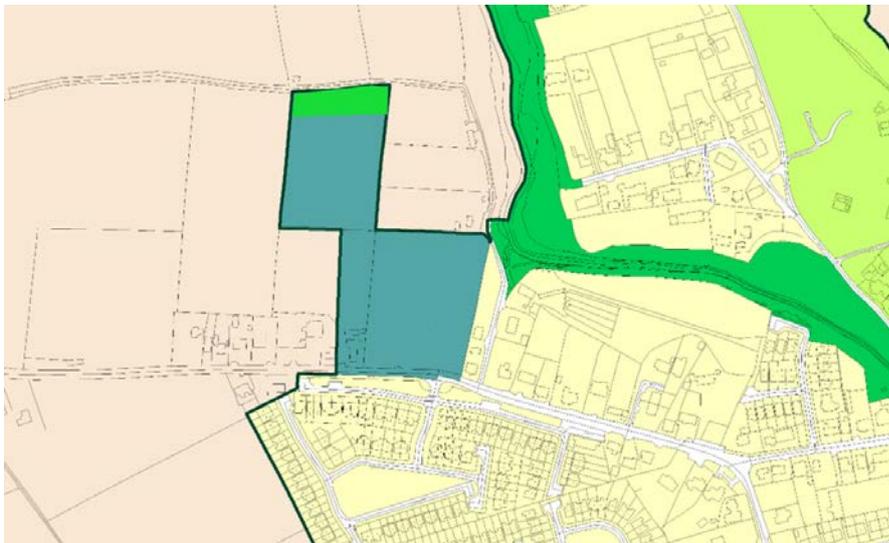
These lands could be considered as part of a wider tourism zoning at this location which could perhaps include the rear part of submission no. MH-C5-882 in the future.

**Chief Executive’s Recommendation**

It is recommended to rezone the lands from R/A to D1 Tourism and extend the development boundary to include same.



Draft Plan Land Use Zoning Map



Proposed amended Land Use Zoning Map detailing lands rezoned from R/A to D1 Tourism with a 25 metre buffer zone between the D1 zoning and the SAC/SPA

<b>Submission No.:</b>	MH-C5-918
<b>Submitted by:</b>	Ged Nash TD
<b>Submission Theme(s):</b>	Written Statement – East Meath
<b>Summary of Submission:</b>	
<p>This submission relates to the following matters;</p> <ol style="list-style-type: none"> <li><b>1. Co-operation between Meath &amp; Louth County Council’s</b> - It is crucial that a Joint LAP is produced, adopted and fast-tracked to govern the future development of Drogheda and the provision of services and infrastructure.</li> <li><b>2. Enterprise Development</b> - Lands must be zoned in the area to provide for FDI investment which is particularly important as all the land available in the IDA Park on the Donore Road will be consumed by the Amazon Data Centre. Lands need to be zoned in proximity to Laytown Rail Station to provide for an enterprise centre/hot desk space.</li> <li><b>3. Transport Policy &amp; Infrastructure</b> - East Meath should be included in the short hop zone and the Development Plan should have a core objective to promote the use of public transport. Need to catch up in the provision of pedestrian and cycling infrastructure and basic connectivity in the East Meath Area</li> <li><b>4. Provision of school places/facilities</b> - The Council must work with the Department of Education to ensure there are adequate school places and facilities in tandem with residential developments. The Plan must provide for a permanent school facility for Drogheda Educate Together Secondary School at Mill Road, Mornington.</li> <li><b>5. Urban Framework for Laytown/Bettystown</b> - Fundamental to the success of the urban design framework is the development of civic space in the area such as a new library or local authority offices. The Council should include an objective in this regard.</li> <li><b>6. Space for arts/creative industries</b> - The new Plan should have as an objective for the creation of a local authority led arts and creative space in Laytown Bettystown.</li> <li><b>7. St Colmcille’s GFC</b> - The submission by St Colmcille’s GFC in relation to the zoning of lands at Bettystown Town Centre is fully supported.</li> </ol>	
<b>Chief Executive’s Response</b>	
<ol style="list-style-type: none"> <li><b>1. Co-operation between Meath &amp; Louth County Council’s</b> – The Council are in full agreement and are available to work with Louth County Council for the preparation of the required Joint Drogheda UAP. Whilst there have been a number of meetings between Senior Officials from Meath and Louth County Councils, at the time of writing the timeframe for the preparation of this Joint Urban Area Plan had not been agreed</li> <li><b>2. Enterprise Development</b> - A strategic employment site has been identified on the lands adjacent to the rail station in Laytown. A park and ride facility will form part of the future development of these lands. The designation of a strategic employment site will enable a significant marketing strategy to be launched by the Council’s Economic Development Team. Enterprise/business start-ups are a permitted use on E2 zoned lands.</li> <li><b>3. Transport Policy &amp; Infrastructure</b> - This Plan recognises the pricing structure of rail fares can influence travel choice and patterns by commuters. This Plan therefore supports a review of the Short Hop Zone pricing structure and advocates the inclusion of Laytown Rail Station in any forthcoming review. This is reflected in MOV OBJ 6 of the Draft Plan as follows: <i>‘To encourage and work in conjunction with Irish Rail to review the operation of the Short Hop Zone (SHZ) rail prices</i></li> </ol>	

*with an extension to stations in Laytown, Gormanston and Enfield’.*

The East Meath area will also be subject to a Transport Study which will evaluate the existing and future requirements for pedestrian and cycling infrastructure. This is supported under BLMD OBJ 9 which is as follows:

*‘To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area.’*

This is further supported by BLMD OBJ 12 and it is intended that this objective and BLMD OBJ 9 will be the vehicles under which improvements to pedestrian and cycling infrastructure in East Meath can be delivered.

**4. Provision of school places/facilities** – during the preparation process for the Draft Plan consultation and meetings occurred between the Council and the department of Education and the Department outlined their educational requirements for the County at this stage. The Department of Education have also made a submission (MH-C5-824) outlining their requirements for the county.

**5. Urban Framework for Laytown/Bettystown** - It is an objective of the council (**BLMD OBJ 17**) to support the design and construction of a beach facilities building of high architectural quality at the entrance to Bettystown beach that will improve the provision of amenities and services available at the beach. It is also an objective of the Council (**BLMD OBJ 18**) to identify and secure a site for the provision of a library to meet the needs of the entire East Meath area, subject to the availability of finance.

**6. Space for arts/creative industries** – It is an objective of the Council (BLMD OBJ 5) to identify a suitable location, and support the provision of a co-working facility in East Meath that functions as an outreach hub for city based employers. This co-working facility could also facilitate local arts/creative industries.

**7. St Colmcille’s GFC** – the support is noted.

#### **Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-945
<b>Submitted by:</b>	Brian and Teresa Stack
<b>Submission Theme(s):</b>	Written Statement – Bettystown/Laytown/Mornington/Donacarney
<b>Summary of Submission:</b>	
This submission relates to the following issues;	
<b>1. Economy</b> - High-end jobs cannot be replicated in Laytown however what may work is a technology park and co-working business centre. It is stated that the Strategic Employment Site at Laytown is too far from the M1, Dublin Port, Dublin Airport and the M50 for warehousing or distribution hubs. It is stated that modern hubs employ few	

people and can result in huge traffic disruption from HGV's and would be of little benefit to reduce commuting and would impact on tourism. The impact on wildlife and habitats of the pNHA and SPA is also a concern. People moved to Laytown for the quality of life and not for jobs and it is stated that LBMD is not a city or large town and development of that nature would be more appropriate to Navan or Drogheda. It is stated that a more suitable location for a warehouse/distribution centre would be within the existing business park at Gormonston which has a direct link to the M1.

2. **Environment** - Concerns in relation to the construction of the Mornington to Drogheda walkway/greenway through the Boyne Estuary SPA/SAC is expressed. An alternative route through beginning at Newtown Lodge on the Dublin Rd and ending at the Garra Rd in Mornington is stated as being a more cost effective route.
3. **Air & Water Quality** - Given the presence of heavy industrial outlets like Indaver, Platin and Premier Pericase the establishment of an Air Quality Monitor is required in addition to the one proposed for Navan.

#### Chief Executive's Response

1. It is an objective of this Plan (BLMD OBJ 4) to provide for the development of industrial, manufacturing, distribution, warehousing, technology, and campus style office based employment on the western side of Laytown rail station. Due to the proximity of the area to Drogheda and Dublin, it is recognised that it would be challenging to attract a large scale employer however the Draft Plan recognises that there are opportunities to attract small-medium sized enterprises that could avail of the skilled workforce and the connectivity that the area provides to Dublin and Drogheda. In addition, there are opportunities to provide co-working facilities in the area that would function as an outreach for city based employers. Such employment would be vital to improving the jobs ratio and creating a more sustainable settlement and reversing the substantial rates of outbound commuting experienced in this area. There are a range of enterprise and employment uses which are permitted and open for consideration on E2 zoned lands and the location of the lands adjoining Laytown Rail Station is considered appropriate. It is an objective of this Plan (BLM OBJ 13) to seek to identify any upgrades to the local road network required as part of the development of the Strategic Employment site in Laytown and the provision of these road upgrades will be subject to the outcome of the Appropriate Assessment process. The development of the Strategic employment site will also be subject to Appropriate Assessment.
2. It is an objective of this Plan (BLMD OBJ 11) to support the development of the Boyne Greenway from Mornington to Drogheda in conjunction with the NTA, Failte Ireland and all relevant stakeholders, subject to obtaining all relevant assessments and consents. The provision of the Boyne Greenway will be subject to the outcome of the Appropriate Assessment process.
3. The establishment of an Air Quality Monitor in East Meath is a matter for the EPA and outside of the remit of the Development Plan.

#### Chief Executive's Recommendation

No change recommended

<b>Submission No.:</b>	MH-C5-963
<b>Submitted by:</b>	Laura Halpin

**Submission Theme(s):**

Land Use Zoning – Donacarney

**Summary of Submission:**

This submission states that the zoning map shows some lands in Donacarney incorrectly zoned. Site 1 is shown as A1 Existing Residential while Site 2 is shown as A2 New Residential.

The submission states that Site 1 is green fields not part of the residential estates and Site 2 is the existing residential estate of Glen Boann.

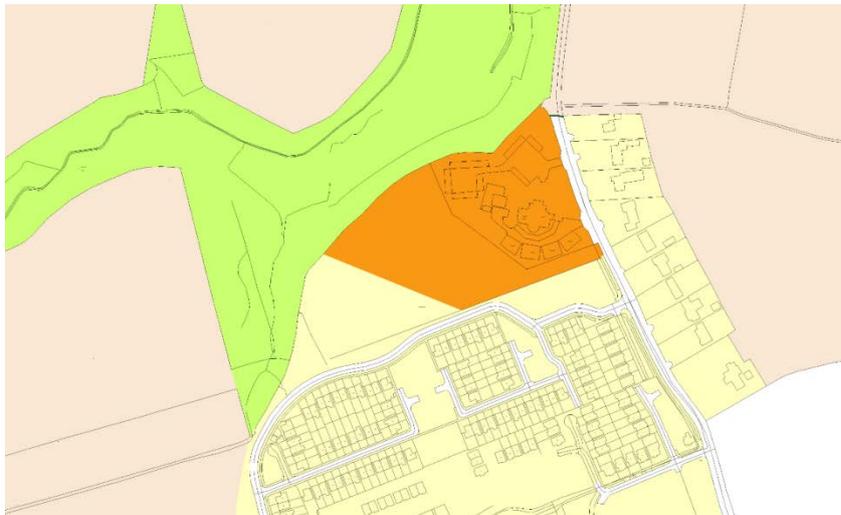
**Chief Executive's Response**

Site 1 is not associated with the residential development to the south and the A1 zoning does not follow any boundary on the ground. It is considered more appropriate to extend the existing G1 community Infrastructure zoning from the site frontage to cover these lands.

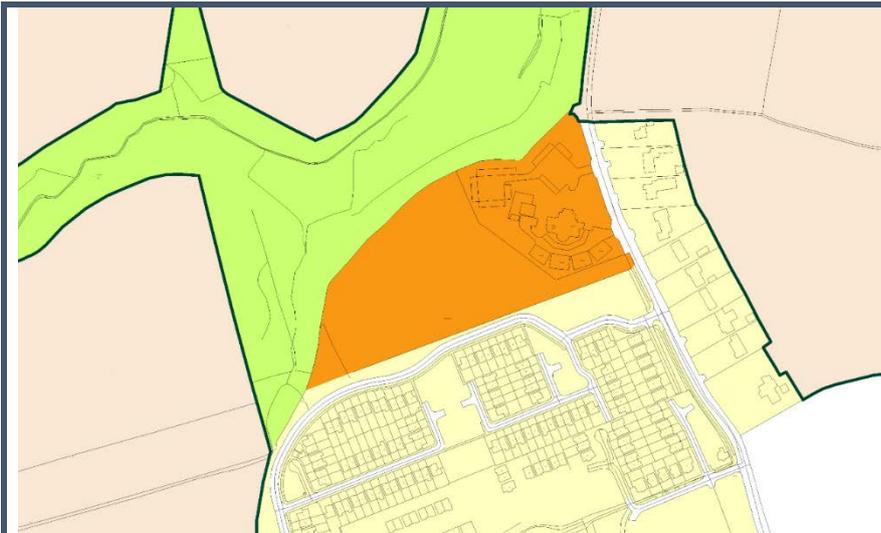
Site no. 2 comprises the residential development of Glen Boann and lands to the immediate north-east. Planning permission was granted on these lands under LB/190812 for the construction of 67 dwelling units. While Phase 1 of Glenn Boann is substantially complete (49 dwelling units) development has yet to commence on the 67 dwelling units. As Phase 1 of the overall development is substantially complete it is considered that this portion of the lands should be rezoned from A2 New Residential to A1 Existing Residential.

**Chief Executive's Recommendation**

Site 1 is not associated with the residential development to the south and the A1 zoning does not follow any boundary on the ground. It is considered more appropriate to extend the existing G1 community Infrastructure zoning from the site frontage to cover these lands.

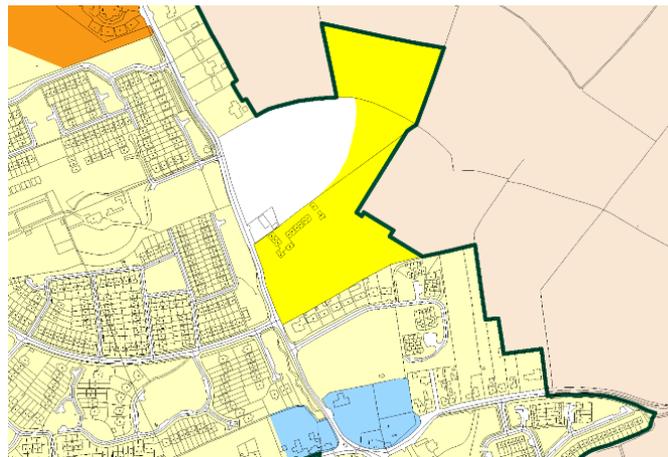


Draft Plan Land Use Zoning Map

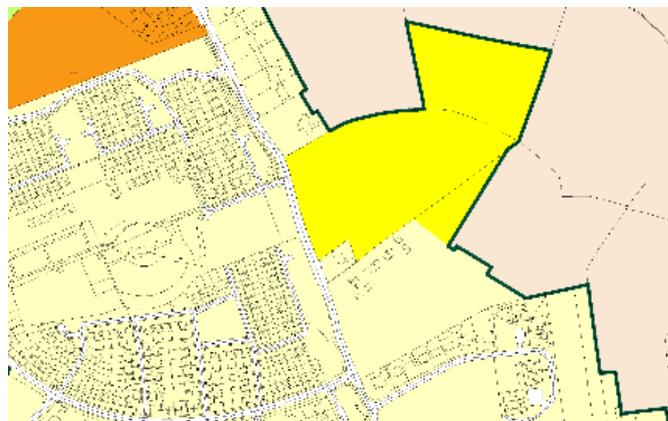


Proposed amended Land Use Zoning Map showing lands rezoned from A1 Existing Residential to G1 Community Infrastructure

Phase 1 of Site no. 2 is substantially complete as per Planning Reference no. SA/900673 (49 dwelling units) and should therefore be rezoned from A2 New Residential to A1 Existing Residential.



Draft Plan Land Use Zoning Map



Proposed amended Land Use Zoning Map showing lands rezoned from A2 New Residential to A1 Existing Residential. The site immediately to the north is proposed to be rezoned from 'future land use of these lands is to be agreed as part of the Masterplan' to A2 New Residential

(submission no. MH-C5-178 refers)

<b>Submission No.:</b>	MH-C5-981
<b>Submitted by:</b>	Curo Developments Limited on behalf of the Allen Family
<b>Submission Theme(s):</b>	Land Use Zoning – Laytown
<b>Summary of Submission:</b>	
<p>This submission requests the rezoning from D1 Tourism to A1 Existing residential of 0.2945 ha and states that the rezoning would make practical, social and economic sense as the land is effectively landlocked and would improve local amenity. It is suggested that the land will eventually become overgrown and may not be the subject of social annoyance and disturbance in the locality as was the adjoining site prior to the grant of permission LB/191154.</p>	
<b>Chief Executive's Response</b>	
<p>Submission no. Mh-C5-207 also refers to these lands. In relation to BLMB it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan.</p> <p>As part of the Active Land Management Strategy this plan will support the regeneration of vacant and under-utilised sites in the urban core of the town as opposed to New Residential zoning. There are also infill opportunity sites and the masterplan lands within Donacarney which can facilitate residential development. It is considered that there are sufficient lands zoned for A2 uses within Bettystown and that completion of the existing development should be prioritised over the zoning of additional lands.</p> <p>It is noted that the landowner in this instance was granted permission under LB/ 191154 for 18 dwelling units adjacent to the south of the requested rezoning. There are a range of permitted and open for consideration uses on D1 Tourism zoned lands which the landowner could pursue as opposed to additional conventional residential development. These include B &amp; B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, Medical &amp; related uses, Craft Centre / Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Restaurant / Café, Water Services / Public Services</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-982
<b>Submitted by:</b>	EHP Services on behalf of Elite Environmental
<b>Submission Theme(s):</b>	Land Use Zoning – Laytown
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of lands to allow for an agricultural bulk storage facility or to identify lands for development as an agricultural bulk storage facility.</p> <p>The subject lands are located in Minnistown to the east of Laytown Co. Meath. The holding comprises several agricultural fields extending approx. 16 Ha in area to the rear of Elite Landscape Services base of operations.</p> <p>The submission seeks developing the property with the construction of bulk storage buildings to</p>	

warehouse local bulk products such as crops (what, barley, potatoes etc.) from the surrounding countryside and products (animal feed, fertilizer) imported from Drogheda Port

The submission refers to the National Planning Framework (NPF) 2040 and the Eastern & Midland Regional Assembly's draft Regional Spatial & Economic Strategy (RSES) which recognises the growing importance of Ireland's limited coastal ports.

The sustainable growth and development of Drogheda Port on its own and as a component of the wider rural economies of Counties Louth and Meath presents an opportunity for the draft Plan to facilitate the provision of appropriately located supporting infrastructure.

The submission emphasises that the proposed rezoning would facilitate a development proposal that would result in job creation as well as secondary employment opportunities in associated supporting businesses.

#### **Chief Executive's Response**

The subject lands are located on a local roadway a significant distance detached from the development boundary of Laytown/Bettystown. The lands are currently zoned R/A owing to their location in the rural area. Owing to the distance of the lands from the development boundary of South Drogheda Environs and LBMD it would not be considered appropriate to zone these lands for such uses.

The local roadway on which the site is located is not considered wide enough to cater for such a large scale development and the site is located a significant distance from Drogheda Port to act as a storage facility for the port.

With regard to the employment use that is sought, it is considered that there are sufficient lands zoned E2 within the Drogheda and LBMD development boundaries. Furthermore, the subject lands are located to the rear of a number of private dwellings fronting onto the local roadway and could result in a significant impact on residential amenity.

In relation to BLMB it is an objective of the Draft Plan to consolidate the settlements and avoid the coalescence of same and this zoning proposal would be contrary to same. Additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. The subject site would lead to urban sprawl and encroachment into the countryside which would not be considered sustainable. It is therefore not considered appropriate to rezone the subject lands.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-13
<b>Submitted by:</b>	Damien O'Reilly
<b>Submission Theme(s):</b>	Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission suggests the introduction of a new objective as follows:</p> <p>'To ease gridlock into and out of the county, provision for the delivery of On and Off ramps at M3 / R155 / R154 flyover bridge (Fairycastle) to decrease commute times of commuters to and from Dunshaughlin, Trim and Ratoath.'</p>	
<b>Chief Executive's Response</b>	
<p>This suggestion was raised as a Notion of Motion and considered at this stage. As per our previous findings, these proposals were considered as part of the Transport Study and was found to be contrary to the findings of the recommendations therein.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-42
<b>Submitted by:</b>	Enda Eiffe
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission has raised concerns relating to the adequacy of existing road infrastructure in Ratoath Village to safely manage the flow of traffic through the town and requests the inclusion of a range of additional traffic calming measures, pedestrian and cycling infrastructure and a reduction in the village speed limit to cater for requirements of a rapidly expanding village.</p>	
<b>Chief Executive's Response</b>	
<p>Meath County Council is supportive of this submission. It should be noted that a Part 8 application known as the Ratoath Pedestrian and Cycling Scheme is currently underway for Ratoath. This will consider all approach roads into and out of Ratoath, addressing shortfalls in pedestrian and cycling infrastructure such as missing or substandard footpaths &amp; cycle lanes and tying these into the existing infrastructure. This includes addressing certain junctions in the town centre to make pedestrian friendly as well as traffic calming measures via speed tables throughout the village road network. It is advised this adequately support the recommendations contained within the submission.</p> <p>The point raised in this submission and the measures required to resolve the above issues are also supported in the Ratoath Written Statement under RA OBJ 7 which states '<i>To facilitate the development of the Ratoath Outer Relief route in tandem with development.</i>' and RA OBJ 8 <i>To further advance public footpath and cycle path upgrades in the town in accordance with the Ratoath Pedestrian and Cycle Scheme.</i> It is expected that the proposed scheme will be delivered within the lifetime of the plan. The completion of phase 2 of the LIHAF funded road are also</p>	

expected to deliver significant improvements to traffic congestion in Ratoath.

**Chief Executive's Recommendation**

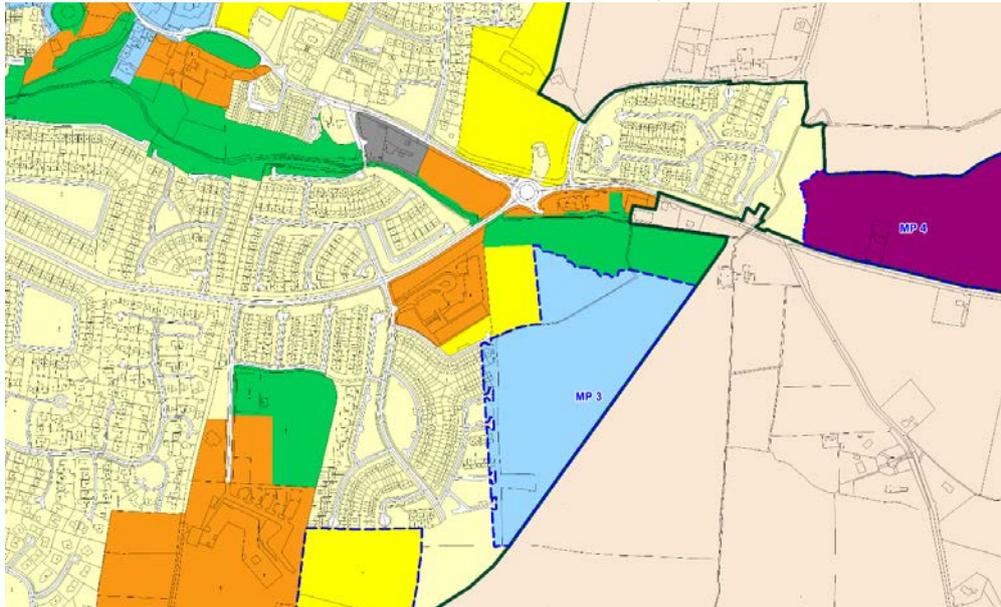
No change recommended.

<b>Submission No.:</b>	MH-C5-43
<b>Submitted by:</b>	Luc Hemeryck
<b>Submission Theme(s):</b>	Chapter 11 Development Management Standards and Land Use Zoning Objectives, Chapter 5 Movement Strategy, Chapter 7 Community Building Strategy
<b>Summary of Submission:</b>	
<p>This submission relates to a change of zoning for a site in Ratoath that is related to the Ratoath Outer Relief Road. A summary of the matters raised is outlined below:</p> <ol style="list-style-type: none"><li>1. The lands as part of the Draft Plan are zoned 'New Residential' and 'Commercial / Town or Village Centre' and there is also a Masterplan Objective assigned to a portion of the site. In essence, the intention of this submission is to relocate the residentially zoned lands in the ownership of Luc Hemeryck in order to provide a playing pitch beside St. Paul's Primary School. The submission then seeks to relocate the commercially zoned lands on the east side of the RORR. Masterplans and maps are attached to address this.</li><li>2. It is submitted that the provision of a playing pitch has been agreed with the relevant primary school.</li><li>3. It is also outlined that the proposed re-zoning will support the provision of the RORR as it will allow for increased access to community facilities and will repay the investment in the subject road as well as the provision of other infrastructure. The lands are noted as being easily accessible to the town centre.</li></ol>	
<b>Chief Executive's Response</b>	
<p>The LIHAF Road demarcates the town boundary and there is currently no development outside of same. The only land zoned to the south of the road is WL in order to protect a strategic landbank to the south of the Ratoath adjacent to Fairyhouse and Tattersalls. The white lands are to protect a strategic land bank and assist in the delivery of phase 2 of the LIHAF road. Providing zoned lands outside of the RORR would be contrary to the compact growth of Ratoath and the sequential approach to the zoning and development of land. It is the policy of the Council (RATH POL 1) 'To ensure Ratoath develops in a consolidated and sustainable manner which facilitates and supports employment opportunities, accommodates local services and reinforces the existing town centre' and the zoning and development of land on the eastern side of the RORR would be contrary to this policy during the Plan period. Funding for the road is in place and the business case has already been established without further development being required to support the road outside of that already provided.</p> <p>An additional playing pitch for the school would be welcome and the need for same is referred to in submission no. MH-C5-785. To the northern end of the lands there are potential flooding issues which will be subject to flood risk assessment. These lands are zoned Open Space due to the potential flooding issues and it is considered that a playing pitch could be facilitated horizontally within the Open Space zoning along with a linear park/walkway as detailed in RATH OBJ 9 'To develop a system of linear parks and waterfront amenity areas with walkways and cycleways,</p>	

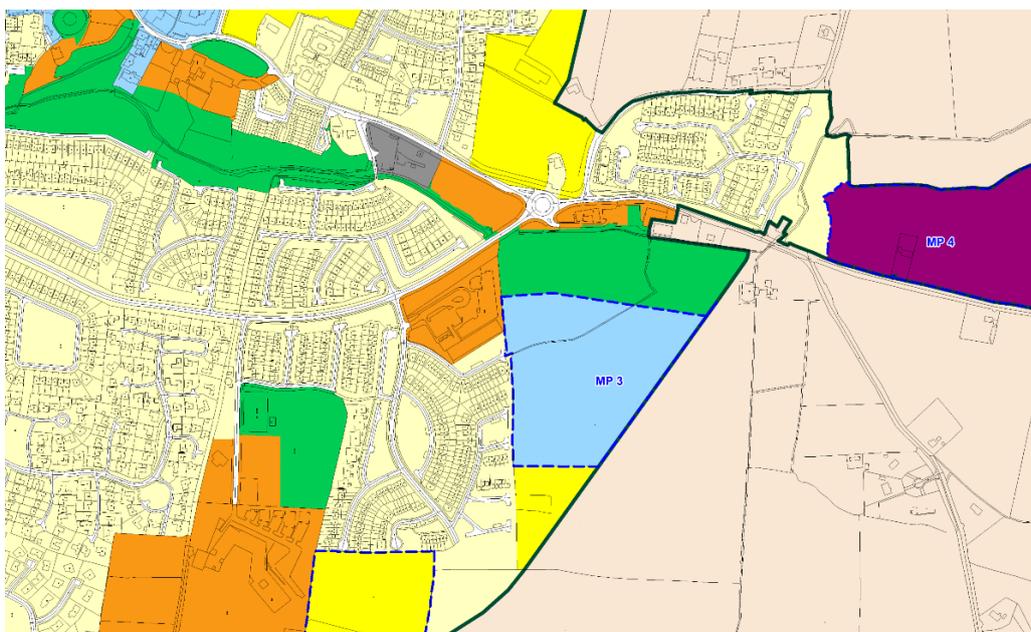
subject to the availability of resources, along the banks of the River Broadmeadow'. A park and playing pitch are compatible and non-vulnerable uses within flood zones and would be an efficient use of the Open Space zoned lands at this location. A small section of additional land will be required to be rezoned Open space so as to facilitate a horizontal playing pitch while the A2 New Residential zoning can be relocated to the southern corner of the subject lands where potential access will be via the adjoining developments to the west.

### Chief Executive's Recommendation

1. Relocate the A2 New Residential zoning to the southern corner of the lands and rezone a small section of the northern corner which will provide for a playing pitch adjoining the school and also facilitate a linear park/walkway.



Draft Plan Zoning Map



Proposed amended Land Use Zoning Map detailing the A2 New Residential relocated to the south of the School and the F1 Open Space zoning extended in a southern direction to provide for a playing pitch and linear walkway along the river

- The portion of land to the rear of the school forms an area of Open Space associated with RA/150993 and has been incorrectly labelled as A2 New Residential. This portion of land should be re-labelled to A1 Existing Residential the same as the remainder of this housing development.



Site layout (RA/150993)

<b>Submission No.:</b>	MH-C5-77
<b>Submitted by:</b>	Liz Rigby
<b>Submission Theme(s):</b>	Chapter 5: Movement Strategy, Chapter 6: Infrastructure Strategy, Chapter 7: Community Building Strategy, Chapter 11: Development Management Standards and land use Zoning Objectives.
<b>Summary of Submission:</b>	
This submission raises a range of issues pertaining to Ratoath Village. The following is a summary of the key points and recommendations:	
<i>Chapter 6 Infrastructure Strategy</i>	
<ol style="list-style-type: none"> <li>Upgrade of water supply and associated issues like hard water in Ratoath and Dunshaughlin to allow for future development</li> </ol>	
<i>Chapter 5 Movement Strategy</i>	
<ol style="list-style-type: none"> <li>Development of a ring road around Ratoath Village to alleviate traffic congestion</li> <li>Highlights lack of reliable public transport and links to nearest train station.</li> <li>Greater availability of affordable public transport links for people who drive across city to work. Addressing the cost of Bus Eireann travel to Dublin which is disproportionately higher than Dublin Suburbs of a similar distance from the City Centre.</li> <li>Unsustainable commuting times are compromising quality of life for inhabitants of commuter towns.</li> </ol>	

6. Incentivise the use of hybrid/electric cars and additional roll out of plug points.

*Chapter 11: Development Management Standards and land use Zoning Objectives*

7. Clarification on the land use of 'White lands' around Fairyhouse racecourse.

*Chapter 7: Community Building Strategy*

8. Lack of planning for the provision of school places to cater for additional numbers.

**Chief Executive's Response**

1. The principal source of water supply to Ratoath is the Staleen Water Treatment Plant (WTP) near Donore. This WTP also supplies Drogheda and most of East Meath. The Council in conjunction with Irish Water is currently undertaking a major refurbishment and upgrade of Staleen WTP.

These extensive works are due for completion later in 2020 and will further improve the resilience and reliability of this water supply, whilst also helping to ensure that the many residents and businesses served continue to receive quality compliant water consistently.

The Council are also working closely with Irish Water to replace the trunk watermain that serves Ratoath and to provide additional water storage capacity at Windmill Hill Reservoir. These works are due for completion in 2023 and will reduce the frequency of bursts which can cause unexpected interruption to water supply in Ratoath.

Meath County Council does not have a statutory function in controlling water supply and associated issues like hard water. Hardness is a natural characteristic of much of Ireland's drinking water supply. Hard water contains high levels of natural minerals absorbed from rock and soil. It is not harmful to your health and has a higher mineral content (such as Calcium and Magnesium) which may confer health benefits above that of soft water. Water hardness levels vary across regions in Ireland and it is the policy of Irish Water not to soften hard water.

2. Meath County Council has obtained funding, through the Local Infrastructure Housing Activation Fund (LIHAF), to deliver a portion of the Ratoath Outer Relief Road which will facilitate the development of lands to the east of the town. Any further phases of development are to include the construction of the adjoining section of the Ratoath Outer Relief Road. This is stated in the Draft Plan Ratoath Town Statement:

*RAT OBJ 7 as follows: 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'. There is an opportunity to secure the completion of this road in this Plan by zoning additional residential lands to the south west. This would complete the link between the R125 and the R155 and would ensure the maximum return on the investment in this piece of infrastructure.*

3. The Council does not have a direct role in the provision of public transport services.

However, it actively promotes and facilitates the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

The Draft Plan includes MOV POL 8 as follows, *'To co-operate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County.*

4. As noted above, the Council is strongly committed to the promotion of sustainable means of travel, including public bus services and the encouragement of modal change from private car to such sustainable means of travel. The Council does not have a direct role in the price structuring of public transport. The Department of Transport and the NTA are the principal agents for delivery of transport policy in conjunction with Other agencies involved in the provision and improvement of public transport include Iarnród Éireann, the Railway Procurement Agency, Bus Éireann etc. Affordability of public transport is determined by these authorities.
5. The County faces a number of challenges, in particular, the unsustainable levels of outbound commuting which is having significant impacts on community building and volunteerism. As outlined earlier, the Council is working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.
6. Section 5.7.5 of the Draft Plan promotes the further installation and expansion of charging points for Electric Vehicles in order to achieve the 2030 targets for full electrification. The following policies and objectives refer to electric vehicle charge infrastructure.

**MOV POL 16:** *To support the provision of electricity charging infrastructure for electrical vehicles both on street and in new developments in accordance with car parking standards and best practice.*

**MOV OBJ 23:** *To facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards and best practice.*

**MOV OBJ 24:** *To liaise and collaborate with relevant agencies to support and encourage the growth of electric vehicles and EBikes with support facilities/infrastructure, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations including retrofit of charging points in existing urban centres and park and ride facilities.*

It is considered that the above policies and objectives is sufficient to support the delivery of Electric Vehicle Plug-In points in Meath.

7. Refer to submission no. MH-C5-386 for clarification on the WL zoning and also the amended Chapter 11 which accompanies the CE Report.
8. Refer to submission no. MH-C5-824 from the Department of Education which addresses the issue of future school requirements for Ratoath.

**Chief Executive's Recommendation**

No change required.

<b>Submission No.:</b>	MH-C5-90
<b>Submitted by:</b>	Damien O'Reilly
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission suggested the introduction of a new objective as follows:</p> <p>'To facilitate and utilise the Fairyhouse Facility along the R155 as a bus terminus and park and ride.'</p>	
<b>Chief Executive's Response</b>	
<p>This proposal was raised as a Notion of Motion Stages where it was assessed. As per the previous finding, the Lands at Fairyhouse are in private ownership and any proposal to use the facility as a park and ride would require landowner agreement. The Draft Plan identifies a tract of land as White Land for employment related uses to the north of Fairyhouse. This area could also accommodate a park and ride facility.</p> <p>The NTA Transport Strategy contains objectives for bus and rail-based park and ride facilities for the region. Consideration of park and ride sites should be considered as part of this overall study for the county/region.</p> <p>This issue will be further examined as part of the review of the Ratoath Local Area Plan.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-100
<b>Submitted by:</b>	Doreen Quirke
<b>Submission Theme(s):</b>	Chapter 5 – Movement Strategy, Chapter 6 – Infrastructure Capacity, Chapter 7 – Community Building Strategy
<b>Summary of Submissions:</b>	
<p>This submission covers multiple topics and relates to Ratoath. The following are the relevant matters:</p> <ol style="list-style-type: none"> <li>1. There is a concern that there is not sufficient water supply despite the advice of Irish Water and that this piece of infrastructure needs to be fixed with storage capacity increased prior to any further development being permitted.</li> <li>2. Reliable and affordable public transport needs to be provided from Ratoath to</li> </ol>	

Ashbourne, the M3 Train Station and Dublin. This is the only approach to reducing car usage as well as reducing CO2 emissions.

3. Congestion in Ratoath needs to be addressed and the outer relief road need to be continued on to the Fairyhouse Road. There should also be an outer relief road on the Dunshaughlin side of Ratoath, creating a circular route around Ratoath. This would remove lorries particularly but also cars with traffic likely to increase if Ashbourne and Dunshaughlin develop as intended.
4. There is no park or swimming pool in Ratoath and without such facilities people are forced to drive to facilities this increasing the number of cars on the road.
5. There is a suggestion that the Town Centre area is to be expanded and this is not preferable given the number of derelict units that are in the town. It is submitted that these should be developed first. There are two large empty sites which should be developed in advance of expanding the town centre area. If these sites are not developed then a financial penalty should be placed on the owner of the privately owned site until the site is developed.
6. The development of any equine centre should be contingent on a ring road being developed, as the additional traffic would not be appropriate on the existing road network.

#### **Chief Executive's Response**

1. The principal source of water supply to Ratoath is the Staleen Water Treatment Plant (WTP) near Donore.

This WTP also supplies Drogheda and most of East Meath. The Council in conjunction with Irish Water is currently undertaking a major refurbishment and upgrade of Staleen WTP.

These extensive works are due for completion later in 2020 and will further improve the resilience and reliability of this water supply, whilst also helping to ensure that the many residents and businesses served continue to receive quality compliant water consistently.

The Council are also working closely with Irish Water to replace the trunk watermain that serves Ratoath and to provide additional water storage capacity at Windmill Hill Reservoir.

These works are due for completion in 2023 and will reduce the frequency of bursts which can cause unexpected interruption to water supply in Ratoath.

2. The Council does not have a direct role in the provision, the frequency or pricing of public transport services. However, Meath County Council actively promotes and facilitates the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

The Draft Plan includes MOV POL 8 as follows, 'To cooperate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County. Frequency of bus services is dealt with and agreed between Bus Service Providers and the NTA

3. The Council obtained funding, through the Local Infrastructure Housing Activation Fund (LIHAF), to deliver a portion of the Ratoath Outer Relief Road which will facilitate the development of lands to the east of the town.  
Any further phases of development are to include the construction of the adjoining section of the Ratoath Outer Relief Road. This is stated in the Draft Plan Ratoath Town Statement:  
*RAT OBJ 7: 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'. There is an opportunity to secure the completion of this road in this Plan by zoning additional residential lands to the south west. This would complete the link between the R125 and the R155 and would ensure the maximum return on the investment in this piece of infrastructure.*
4. It is an objective of the Draft Plan RATH OBJ 9 'To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the banks of the River Broadmeadow' and RATH OBJ 10 'To reserve lands off the Fairyhouse Road for the provision of a swimming pool' this is provided for within RATH OBJ 3 (Masterplan 2) further to the south.
5. The town centre of Ratoath mainly comprises properties fronting onto the Main Street with little backland development. As a result, there is little sense of a town core. In addition to rationalising and consolidating town centre uses, it is also recognised that the town centre must grow in line with existing and projected population growth. In order to allow for town centre expansion, the town centre zoning has been extended to the rear of properties facing onto the R155. This provides a natural extension of the existing town centre and given its central location presents an opportunity to expand town centre services in conjunction with residential development in a highly accessible location close to the existing Main Street. An F1 zoning will be retained on lands within Flood Zones and to allow for a potential recreational walkway along the river. Given that the growth of the existing town centre is significantly restricted, lands to the east of the town centre comprising 12.1 hectares have been identified for primary residential and neighbourhood centre uses.
6. It is an objective of the Draft Plan RATH OBJ 7 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-109
<b>Submitted by:</b>	Paul Deering
<b>Submission Theme(s):</b>	Chp 5 Movement Strategy, Ratoath Written Statement
<b>Summary of Submission:</b>	
This submission asks for provision to be made for the completion of footpaths in Ratoath on the R155 from Foxbroke Estate to Ratoath Rugby Club to reduce vulnerable pedestrians on this route.	
<b>Chief Executive's Response</b>	
There is merit in this proposal and the Draft Plan contains a high-level objective to support this which states the following:	
<b>MOV POL 20:</b> <i>To encourage, where appropriate, the incorporation of safe and efficient cycleways,</i>	

*accessible footpaths and pedestrian routes into the design schemes for town centres/ neighbourhood centres, residential, educational, employment, recreational developments and other uses.*

The Ratoath Cycling and Pedestrian Scheme is currently under preparation and will be subject of a Part 8 Application. It is advised that a submission to this application process would be the appropriate mechanism under which the proposed works could be facilitated.

**Chief Executive’s Recommendation**

No Change Required.

<b>Submission No.:</b>	MH-C5-125
<b>Submission by:</b>	Ratoath Athletics Club
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Ratoath Written Statement.
<b>Summary of Submission:</b>	
<p>Submission outlines the background to Ratoath AC and the growth of the Club in recent years. The submission highlights the expansive sports programme which the club provides .</p> <p>The club currently owns and maintains a grass 400m track in Jamestown, Ratoath. The submission seeks a 10 acre site to develop new athletics facility, to meet the current needs of the community. In this regard, expressions of interest are sought from landowners to provide a site of ten acres, ideally within 1.5km of Ratoath. It is stated that the land may be offered as a gift; on a sports lease; or for purchase.</p>	
<b>Chief Executive’s Response</b>	
<p>Meath County Council recognises the important role played by Ratoath AC in the community of Ratoath. The Draft Plan fully supports the development of community and leisure facilities and recognises its important role when forming sustainable communities.</p> <p>The Draft Plan contains numerous policies supporting the development of community facilities and ensures that adequate lands and services are zoned and reserved in Ratoath to cater for the establishment, improvement or expansion of community facilities where required. A number of sites are designated for G1 ‘community’ and F1 ‘open space’ use in the town. It is considered that sufficient social and community lands are identified to meet the needs of the population of Ratoath during the life of this Plan.</p> <p>The growth and development of Ratoath AC is noted and commended, however, the identification of specific sites or the seeking of expressions of interest as sought is beyond the scope of the County Development Plan. Furthermore, the acquisition of lands is also outside the strategic land use function of the County Development Plan. However, this issue can be advanced at a local level through the Community Section of the Council and the Ratoath MD.</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-136
<b>Submitted by:</b>	Ciaran Buckley
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission makes a recommendation to create successful streets that easily facilitate the needs of vehicles, cyclists and pedestrians in Ratoath.</p> <p>The Bridle Path is an unpaved public roadway from the Raystown Road to Fairyhouse Racecourse which has been significantly degraded as Ratoath has undergone residential development. The submission recommends restoring this as a vehicle-free walkway similar to Lough Lane, a similar roadway on the other side of Ratoath.</p>	
<b>Chief Executive's Response</b>	
<p>Meath County Council notes the comment in relation to the degradation of the referenced path. It should be noted that a Part 8 application for a Pedestrian and Cycling Scheme is currently underway for Ratoath. This will consider all approach roads into and out of Ratoath, addressing shortfalls in pedestrian and cycling infrastructure such as missing or substandard footpaths &amp; cycle lanes and tying these into the existing infrastructure. It also includes for a walking route (upgrade of existing) along the Broadmeadow River. It is advised this adequately support the recommendations contained within the submission.</p>	
<b>Chief Executive's Recommendation</b>	
No Change Required	

<b>Submission No.:</b>	MH-C5-200
<b>Submitted by:</b>	Paul Deering
<b>Submission Theme(s):</b>	Chapter 5: Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission relates to Ratoath Village and recommends the assignment of a corridor for the continuation of the Outer Relief Road (at this stage before further development) to include a Linear Park where appropriate and to link the R155 through road in a full circle to the R125 through road.</p>	
<b>Chief Executive's Response</b>	
<p>As per Mov OBJ 49 of the Draft Plan and RA OBJ 7 of the Ratoath Written Statement, it is an objective of the Draft Plan to complete the Ratoath Outer Relief Road between the R155 Fairyhouse Road and Moulden Bridge. There is no current proposal to extend the relief road between the Fairyhouse Road and the R125 Dunshaughlin Road. However, it is considered prudent to ensure the development of the MP2 lands do not prejudice the potential future expansion of the Outer Relief Road (RORR). It is therefore recommended that RA OBJ 3 is amended to consider the extension of the Ratoath Outer Relief Road in order to protect the long-</p>	

term development of the route.

#### **Chief Executive's Recommendation**

Amend RA OBJ 3 (Master Plan 2) of the Ratoath Written Statement as follows:  
To promote the development of employment uses on E2 zoned lands located to the west of the R155 in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands subject to the provision of necessary physical infrastructure. The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site and include the realignment of the Fairyhouse Road, **the extension of the Ratoath Outer Relief Road** and provision of footpaths, cycleway and public lighting along the road frontage of the site. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposal for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The development of these lands shall be on a phased basis with the reservation of the swimming pool site forming part of the first phase.

<b>Submission No.:</b>	MH-C5-228
<b>Submitted by:</b>	James Toole
<b>Submission Theme(s):</b>	Land Use Zoning Objectives - Ratoath
<b>Summary of Submission:</b>	
<p>This submission requests the zoning to A2 New Residential of agricultural lands. The subject lands are located in Brownstown, Ratoath.</p> <p>The submission states that the lands have not been considered for rezoning in the previous Development Plan, while lands that are further from the centre of the settlement have been considered for rezoning and that there appears to be an imbalance in favour of the rezoning of lands to the to the South and East of the settlement.</p> <p>The submission concludes that the location of the lands merits consideration for rezoning given its proximity to the settlement centre in comparison to other lands that have been considered.</p>	
<b>Chief Executive's Response</b>	
<p>Ratoath is referred to the RSES under the category of Self-sustaining Towns. Self-sustaining Towns are detailed as towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. The RSES states that a number of settlements within the Metropolitan Area, Core and at the eastern fringes of the Gateway Regions have undergone rapid commuter-focused residential expansion over the recent decade, without equivalent increases in jobs (i.e. settlements characterised by a low ratio of jobs to resident workforce) and services and requires that population growth in these towns shall be at a rate that seeks to achieve a balancing effect and shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision, to be set out in the core strategies of county development plans. Towns recording the highest growth rates in the country over the last ten years (&gt;32%), and which have lower levels of employment provision include Ratoath and it goes on to state that Ratoath has the potential to strengthen its employment base and develop as an important centre of employment due to its strategic location, connectivity with surrounding settlements, and the availability of a skilled workforce.</p>	

As per the RSES, Ratoath is designated as a self-sustaining town so apart from infill opportunities the significant portions of new residential development are there to support and accommodate the future development of the remaining part of the LIHAF Road to the southeast of the town.

Ratoath is recognised as a car based commuter settlement with poor model split and new residential other than above will be constrained. Any new zonings will be for employment generating and community infrastructure uses in accordance with the RSES. In the absence of further LIHAF, funding for the completion of the LIHAF Road to access the Fairyhouse Road will be developer led. Apart from infill and development within the urban footprint that no new zonings are warranted or required.

It will be a priority of the Development Strategy for Ratoath to consolidate development with the focus primarily on the build out of existing residential lands and the zoning of a modest quantum of additional lands which are necessary for the timely completion of the remainder of the outer relief road. Additional zoning at the proposed location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. Future development in the town will take a more sequential approach to development with priority given to lands closer to the town centre.

In light of this, the subject lands identified are not considered to be suitable for rezoning given the presumption in favour of development for lands closer to the town centre. The subject site would likely lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the town envelope. The frontage of the subject lands are also located within Flood Zone A and therefore a residential zoning is not considered appropriate.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-238
<b>Submitted by:</b>	Future Analytics on behalf of Aspect Developments Ltd
<b>Submission Theme(s):</b>	Land Use Zoning Objectives - Ratoath
<b>Summary of Submission:</b>	
<p>This submission refers to a proposed sustainable expansion of Ratoath Town Centre with a new Masterplan Objective 'MP 6' to be included in the Draft Plan.</p> <p>The purpose of this submission is stated as being to provide MCC with a clear and evidence-based rationale for the designation of new zoning objectives for Fairgreen, Ratoath. This is designed to be consistent with the Draft Plan Core Strategy and support the Council’s objective to attract jobs and create sustainable communities. The submission states that the expansion of Ratoath town centre, promotion of compact development, enabling of community lands and recreational links and amenities is considered consistent with the town’s designation as a ‘Self-Sustaining Town’ on the edge of the Dublin Metropolitan Area.</p> <p>Aspect Development’s lands are currently zoned to provide development for a portion of the lands with A2 Residential and G1 Community designations. This submission essentially seeks to redistribute land uses in a more logical arrangement to support expansion of the town centre and associated employment uses, re-locate the community, social and education zoned lands and</p>	

extend the residential land bank within this integrated mix of uses in a sustainable masterplan layout that supports mobility choice and ease of movement.

The submission states that the Fairgreen lands provide a distinct opportunity to deliver a sustainable, full life-cycle community, with jobs, family housing, age-friendly housing, commercial uses, amenities and recreation facilities.

This submission requests that the Draft Plan includes an Objective for an Additional Masterplan for the northern edge of the town centre.

#### Chief Executive's Response

It will be a priority of the Development Strategy for Ratoath to consolidate development with the focus primarily on the build out of existing residential lands and the zoning of a modest quantum of additional lands which are necessary for the timely completion of the remainder of the outer relief road. Additional zoning at the proposed location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development.

The lands to the frontage are zoned for A2 New Residential and G1 Community Infrastructure purposes which can provide for housing, age-friendly housing, amenities and recreational facilities as detailed in the submission. As detailed in the CE response to submission no. MH-C5-228 no further residential zoning is warranted or should be permitted with the emphasis for Ratoath being on employment generation and the objective to reduce commuting.

It is noted however that the northern section of the lands contains mature stands of trees and has a flood plain and would be ideally suited to being a public park.

#### Chief Executive's Recommendation

No change recommended.

<b>Submission No.:</b>	MH-C5-241
<b>Submitted by:</b>	Siobhan Sevestre
<b>Submission Theme(s):</b>	Chapter 5 – Movement Strategy, Chapter 6 – Infrastructure Capacity, Chapter 7 – Community Building Strategy

#### Summary of Submissions:

This submission covers multiple topics and relates to Ratoath. The following are the relevant matters:

1. **Public Transport:** A link to the M3 train station is needed, services from the train station need to be improved with direct train services to Dublin. Rat Obj 14 mentions a Park and ride location, this is needed as soon as possible to help free up essential town parking in Ratoath.
2. **Roads network:** The outer relief road to Fairyhouse Road needs to be completed as soon as possible to alleviate traffic from the Ashbourne side of Ratoath to the Fairyhouse Road. Ratoath needs another outer loop road to take the huge volume of traffic that passes through the town coming from Navan, Dunshaughlin, Skyrne, Curragha.
3. **Footpaths and cycle lanes:** Paths and cycle lanes need to be cleaned and maintained by the council. In some areas of the Town the paths are very narrow and not safe for the volume of pedestrians, parents with buggies and wheelchair users. A footpath and cycle

lane needs to be installed on the Curraghera road that leads to the rugby club, the allotments and the new housing estates along this road. The junction at Supervlau, Homeworld needs to be solved with a pedestrian crossing required.

4. **Broadmeadow Riverwalk:** Drainage needs to be installed on the path that leads from the church to the bridge at the base of the path, this area becomes water-logged and very dirty. The railing on the bridge needs to be restored. Is there the potential within the environs of the Broadmeadow Riverwalk to open up some of the large green areas to form a public park, a picnic area, a meadow where biodiversity can thrive.
5. **Benches:** There is a need for additional benches to be installed throughout the town.
6. **Approach roads to Ratoath:** On each of the approach roads to Ratoath new “Welcome to Ratoath” signs need to be installed in appropriate positions.
7. **Speed controls:** Traffic calming measures need to be installed on each approach road to Ratoath.
8. **Swimming Pool:** A swimming pool is needed.
9. **Recycling Facilities:** Ratoath’s nearest large recycling facility is Trim and Navan. There is a small bottle bank based in Raystown. The facility at Raystown would greatly benefit from a cardboard recycling unit and a plastic recycling unit.
10. **Derelict Sites:** There a number of derelict sites within Ratoath, the council needs to put pressure on the landowners to either develop the sites or improve their appearance.

#### Chief Executive’s Response

1. The Council are committed to working with the NTA to identify a suitable location for bus-based Park and Ride facility serving Ratoath and also ‘To support the preparation of a feasibility study exploring the potential of rail connection to Dublin by means of a spur serving Ashbourne and Ratoath from the Navan-Dublin line (ASH OBJ 15).
2. Meath County Council obtained funding, through the Local Infrastructure Housing Activation Fund (LIHAF), to deliver a portion of the Ratoath Outer Relief Road which will facilitate the development of lands to the east of the town. Any further phases of development shall include the construction of the adjoining section of the Ratoath Outer Relief Road however no timeframe for delivery of same can be detailed as it will be developer-led.
3. RA OBJ 8 is an objective of the Council ‘To further advance public footpath and cycle path upgrades in the town in accordance with the Ratoath Pedestrian and Cycle Scheme.
4. Provision is also made as per MP3 for dedicated recreational facilities within the site to include provision of a playground or other recreational facilities with associated car parking. RA OBJ 9 is also for ‘To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the banks of the Broadmeadow River’. The Written Statement also states that additional lands identified to deliver the completion of the R125 and R155 link road amount to 3.8ha and shall include the provision of a public landscaped park of circa 0.7ha with appropriate recreational facilities. It is noted that there are flooding issues along the Broadmeadow River and mitigation measures to alleviate and reduce flooding will be assessed as part of the planning process for the linear walk and public park. An LAP will also be prepared for Ratoath which will identify additional community infrastructure needs in greater detail.
5. RA OBJ 13 is an objective of the Council ‘To prepare a public realm plan for Ratoath during the life of the Plan. The Public Realm Plan will identify requirements for additional pedestrian facilities and improvements for the public enjoyment of the area.
6. This issue is considered to be outside of the remit of the Development Plan however is an objective of the council (RATH OBJ 13) ‘To prepare a public realm plan for Ratoath over the life of the Plan’ and an assessment of such signage will form part of such a plan.

7. This issue will be assessed as part of the Ratoath LAP and Transport study process.
8. RA OBJ 10 is an objective of the Council 'To reserve lands off the Fairyhouse Road for the provision of a swimming pool.
9. RA OBJ 5 (Masterplan 4) provides for the inclusion of a civic amenity site.
10. The Council maintains and updates both a Derelict Sites and a Vacant Sites Register which will be identifying such sites and working with the landowners to make sites safe, improve their appearance and ultimately develop the sites for appropriate uses.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-297
<b>Submission by:</b>	Ratoath BMX
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Ratoath Written Statement.

**Summary of Submission:**

- This submission is made by Ratoath BMX Club.
- The submission gives an overview of the activities of the club and seeks to outline the importance the club plays in the local Ratoath community.
- The current landowners have been Pro-Active in ensuring the club can continue their activities and have a License agreement in place but are unsure of what will occur as part of the Local Development Plan.
- The submission seeks to ensure that future provision is made, in the Plan for the Club and Track facility to have sufficient relevant zoning available. The current landowner has agreed that provision can be made for an allocation of their land, provided the zoning is correct for 'Community/Recreational Usage'.

**Chief Executive's Response**

The subject lands are zoned for G1 Community Use in the Draft Plan and therefore the use of the lands for recreational purposes as a BMX Club is permissible in principle. The Council is also aware of previous temporary planning permissions granted to the club on this land.

The lands on which Ratoath BMX are currently located will retain a G1 community Infrastructure zoning and while it is an objective of the Draft Plan RATH OBJ 10 'To reserve lands off the Fairyhouse Road for the provision of a swimming pool' this is provided for within RATH OBJ 3 (Masterplan 2) further to the south.

This issue can be given further consideration as part of the preparation of the Ratoath Local Area Plan.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-307
<b>Submission by:</b>	CLlr Nick Killian

**Submission Theme(s):**

Written Statement – various chapters

**Summary of Submission:****Ratoath**

1. The development of an outer ring road for the entire village of Ratoath.
2. Ratoath Athletic Club : Identification of amenity lands 10 acres approximately for this growing club servicing the needs of young athletes in the village.
3. Ratoath BMX: to ensure the continuation of land usage for Ratoath BMX at its current location on the Fairyhouse Road or the provision of amenity lands for the further development of BMX activities for Ratoath.
4. To have as an objective the development of Ratoath Manor Lands [ Silver Stream] as a Nursing Home and in addition to have the capacity to provide the following services, Older Person Services, Disability Respite Services/facilities, Step-Down Services, the development of a Primary Care Centre with multi-disciplinary services available.
5. Amendment of the Map for Ratoath GAA Club to appear as in the current County Development Plan.
6. The development of the River Walk as a passive area for the benefit of the entire community of Ratoath,
7. The identification of lands for Social and Affordable Housing for Ratoath Municipal District and in particular for Ratoath Village.
8. To further without delay a Park and Ride Facility at lands belonging to Horse Racing Ireland at Fairyhouse.
9. The continuation of the current outer ring road now under construction through Moulden Bridge onto Ballybin Road to the Rath Cross in Ashbourne, as outlined in previous Development Plans.
10. The removal of proposed strictures for one off rural housing as outlined in the Draft Plan

**Dunshaughlin**

1. The identification of lands for Scouting Activities in Dunshaughlin.

**Chief Executive's Response**

1. The Ratoath Town Statement includes the following objective: RAT OBJ 7 as follows: 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'. Proposals for an outer relief road can be further explored as part of the Ratoath LAP process.
2. There are sufficient zoned G1 Community Infrastructure and F1 Open Space zoned lands within the development boundary to cater for additional athletics facilities. It is not considered appropriate to develop specific objectives for individual groups.
3. The lands on which Ratoath BMX are currently located will retain a G1 community Infrastructure zoning and while it is an objective of the Draft Plan RATH OBJ 10 'To reserve lands off the Fairyhouse Road for the provision of a swimming pool' this is provided for within RATH OBJ 3 (Masterplan 2) further to the south.
4. The existing lands of Ratoath Manor Lands Nursing Home are zoned for G1 community Infrastructure purposes which permits Older Person Services, Disability Respite Services/facilities, Step-Down Services, the development of a Primary Care Centre. It is not considered appropriate to include a specific objective in relation to the development of the nursing home in this regard. Refer to submission no. MH-C5-578 which addresses this item.
5. It is noted that the lands to the south of Ratoath GAA club which contains 2 GAA pitches was excluded from the Draft Plan while the main pitch and clubhouse was included within the development boundary. It is considered that the development boundary should be extended

to include the lands to the south and zone F1 Open space

6. Agreed and provided for as per OBJ RA 9.
7. There are sufficient lands zoned for A2 New Residential and there will be a requirement that 10% of all units developed on these lands are for social housing purposes.
8. The Lands at Fairyhouse are in private ownership, any proposal to use the facility as a park and ride would require landowner agreement. The Draft Plan identifies a tract of land as White Land for employment related uses to the north of Fairyhouse. This area could also accommodate a park and ride facility.

The NTA Transport Strategy contains objectives for bus and rail-based park and ride facilities for the region. Consideration of park and ride sites should be considered as part of this overall study for the county/region. Following this study, a specific site could be identified under the Local Area Plan if appropriate.

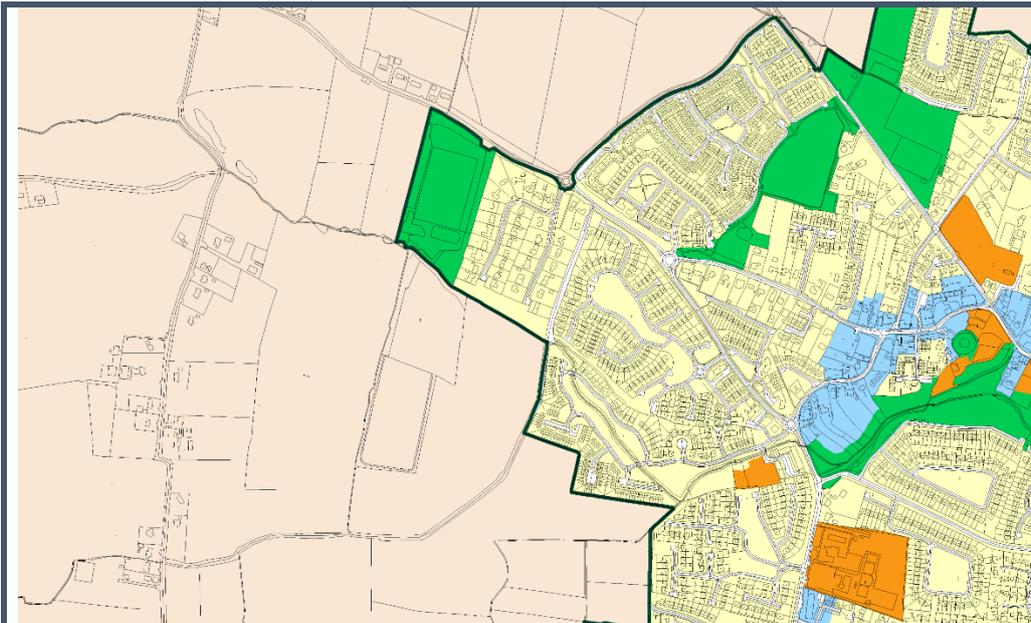
9. It is unlikely that funding would be available for this over the life of the Plan.
10. National and Regional Planning guidance directs Local Authorities to sustainably manage future rural housing development. To this end proactive measures are set out in the Draft Plan to promote nucleation in rural villages and rural nodes which will ultimately help reduce sprawl and allow for more efficient and sustainable use of resources. The current policy is not compliant with National and Regional Planning Guidance. Continuation of current levels of rural housing will result in irreversible damage to the rural environment including water quality and landscape character, further promoting unsustainable travel patterns will continue to have detrimental impacts on the need to reduce carbon emissions. The Draft Plan seeks to create opportunities for farm families to reside in a rural environment where they can contribute to the social capital of rural areas. The Draft Plan seeks to secure the long term vitality and viability of rural nodes by facilitating the housing needs of non land owning rural dwellers in the extensive network of rural nodes. The Draft Plan offers an opportunity to consider locating in a rural node within a 12km radius of original homestead. In addition the network of nodes has been examined and updated to ensure increased development opportunities at such locations for a range of categories of potential rural applicants as set out in the Rural Development Strategy of the Draft Development Plan. In conclusion, it is recommended that the rural housing policy as set out in this Draft Development Plan offers the best opportunity to comply with National and Regional policy while addressing the needs of rural communities to greatest possible extent.

#### **Dunshaughlin**

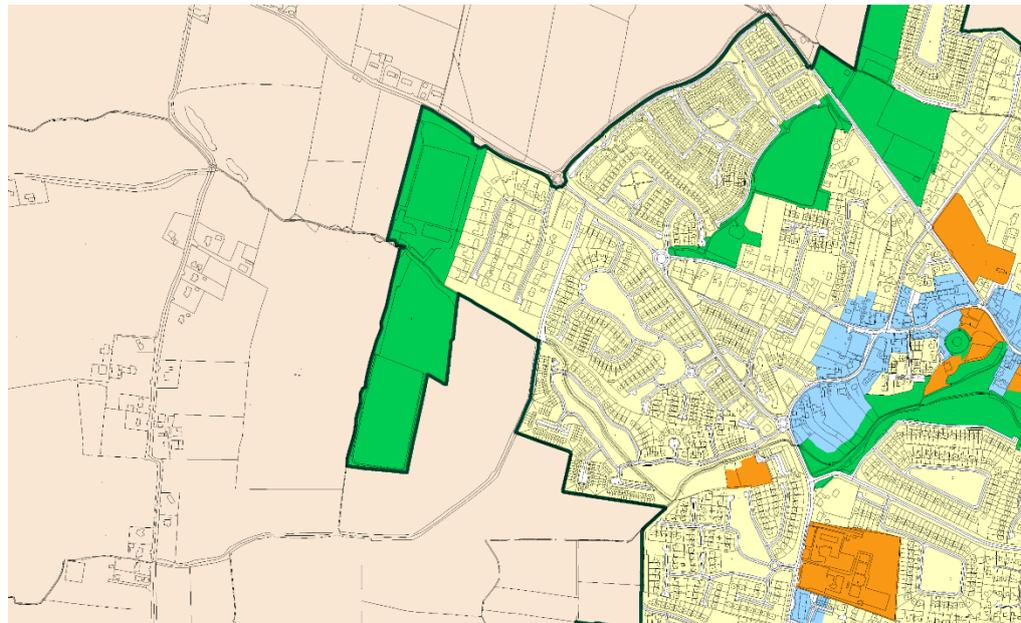
1. Refer to submission MH-C5-289 by Meath Dunshaughlin Scout Group which addresses this item.

#### **Chief Executive's Recommendation**

1. Extend the development boundary to include the lands to the south of the GAA club and zone F1 Open space



Land Use Zoning Map as per the Draft Plan



Proposed amended zoning map showing the lands to the south of the GAA Clubhouse included within the development boundary and zoned F1 Open Space.

<b>Submission No.:</b>	MH-C5-322
<b>Submission by:</b>	David Mulcahy Planning Consultant on behalf of The Everard Family
<b>Submission Theme(s):</b>	Land Use Zoning – Ratoath
<b>Summary of Submission:</b>	
<p>This submission relates to lands measuring c.5.4 hectares at Jamestown, Ratoath which are zoned G1 Community Infrastructure under the Draft Plan. This submission seeks to have c.1.1Ha of the</p>	

G1 lands rezoned to C1 Mixed Use to cater for the daily needs of the large swathes of residential zoned lands in the immediate vicinity, particularly to the south-west and states that there is currently no neighbourhood centre in existence within walking distance. It is stated that there is no reason why a small-scale neighbourhood centre could not co-exist with a larger scale neighbourhood centre to the northeast of the site. It is stated that the mixed-use zoning would increase job opportunities in the town and reduce commuting.

The submission also seeks for a site-specific objective for 1.1Ha of the G1 lands to accommodate a nursing home/retirement village in order to give potential developers confidence that this specific land use is acceptable in principle. In the event that the site-specific objective is not supported, the submission seeks for 'Residential/Sheltered Housing' and 'Retirement Home/Residential Institution/Retirement Village' land uses be included as Permitted Uses under the new Plan as opposed to 'Open for Consideration'. The submission outlines that the site is ideally located for a nursing home or retirement village particularly if the mixed-use zoning is supported.

An Engineering Report prepared by Donnachadh O'Brien Consulting Engineers which addresses foul, water supply, surface water and roads and concludes based on a preliminary assessment that the lands can be developed subject to planned infrastructure being delivered i.e. the outer relief road.

**Chief Executive's Response**

There is a significant C1 Mixed Use zoning to the northeast of the site which will provide for a larger scale neighbourhood centre in close proximity to this proposed rezoning. Given the extent and scale of mixed use zoning in the Draft Plan it is not envisaged that further mixed use lands are required during this Plan period. A community use is considered appropriate to this site and compatible with the adjoining educational use to the north.

It is noted that the Department of Education and Skills has identified a need for an additional primary and post primary school in Ratoath in excess of what could be facilitated at existing schools may be required and subject to a more robust analysis of current or potential capacity at existing schools. In this context the DoES makes reference to the Community Infrastructure zoned land adjacent to Ratoath College.

The proposed rezoning under this submission would result in a loss of 1.1Ha of G1 zoned lands immediately to the south of Ratoath College. The lands of Ratoath College contain the main school building and a playing pitch and the lands the subject of this submission will allow for the future expansion of the building or amenity facilities and therefore a G1 zoning should be retained.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-363
<b>Submission by:</b>	Declan Brassil & Company on behalf of McAleer & Rushe and Corcom Development Partners
<b>Submission Theme(s):</b>	Land Use Zoning – Ratoath
<b>Summary of Submission:</b>	

This submission is supported by reports, analysis and inputs from the following specialist consultants and advisors:

- Declan Brassil, Declan Brassil & Co –Planning Consultant and co-ordinator of the submission.
- Dr. Pat McCloughan, PMCA Economic Consulting –Economic Report (Appendix A).
- Joe Gibbons, Water Moylan Consulting Engineers –Water Services Report including Confirmation of Feasibility for 200 residential units from Irish Water (Appendix B).
- Michael O’Carroll, MOLA Architecture -Masterplan Layout (Appendix C).
- Liam Harvey, Care Solutions – provision of nursing home information and advices.
- Joe Quinn, Hotel, Hospitality and Leisure Consultant–provision of hotel and leisure advices.
- Gar Holohan, Aura Leisure –provision of advices in relation to the development and operation of community leisure facilities

This submission relates to a site of 9.84 ha on Fairyhouse Road, Ratoath and the following amendments are proposed;

#### **Proposed Amendment 1 – Rezoning from E2 to C1**

The submission states that the key challenge for Ratoath is to facilitate a plan led transition from an unsustainable commuter settlement to a sustainable settlement based on the ‘live work’ community model’.

This submission has been informed by an economic development evidence-based assessment By PMCA Economic Consultants. The Report concludes that the Draft Plan requires a more tailored and targeted approach to economic development and employment generation to address the poor self-sufficiency jobs ratio and states that the proposed C2 zoning better aligns employment opportunities in the town with the skills and educational base of the resident population.

The submission states that the attractiveness of the town to specific economic sectors is also established by the interest from third parties for an Enterprise Hub, a 4-Star Hotel, and a Nursing Home. The PMCA Report identifies that these uses will generate approximately 250 full-time equivalent jobs.

The submission states that there is a significant E2 landbank of locationally preferable E2 employment lands in the M3 and M2 motorway corridors and as detailed in the PMCA Report, the proposed C1 objective offers a tailored and targeted approach to employment generation in Ratoath, consistent with the investor interest in the site, and has a significantly greater potential to deliver employment uses in Ratoath than the E2 objective.

#### **Amendment 2 – Allocation of an additional 200 units to Ratoath on Table 2.12**

It has been established that the site could accommodate approximately 200 homes integrated with employment generating uses.

It is stated that this residential element will support the vitality of the integrated mixed-use quarter, and the viability of the commercial uses in terms of initial investment and on-going commercial viability. The proposed residential element requires an increase in the housing allocation for Ratoath from 803 to 1,003 units over the Plan period.

### **Amendment 3 – RA OBJ 3**

- The submission states that the proposed amendments create two separate and distinct development areas defined by the C1 and E2 zoning objectives and that these areas are characterised by different uses and forms of development on lands in separate ownerships.
- Reference to the creation of a sustainable live-work community is also requested.
- The proposed amendment references the area required for the swimming pool, and provides for an alternative community or recreational use on that area in the event that funding is not available for swimming pool facility.
- The amendment also makes provision for such an alternative use in the event that the proposed hotel provides an appropriate swimming pool facility that meets the identified need.
- The submitter has stated that they have sourced interest from operators for a supported living, nursing home and senior independent living facility. This facility requires a site of between 1.2 and 1.5ha and reference to same is requested.
- The development of the site could contribute under a special development contribution pursuant to Section 49(1)(c) of the Planning and Development Act, 2000 (as amended) to ensure the timely delivery of the RORR in its entirety.

### **Chief Executive's Response**

**Amendment 1** – There is a significant C1 Mixed Use zoning to the northeast of the site which will provide for a large scale neighbourhood centre in close proximity to this proposed rezoning. Given the extent and scale of mixed use zoning in the Draft Plan it is not envisaged that further mixed use lands are required during this Plan period. An E2 zoning is considered appropriate to this site which will have enhanced connectivity with the completion of the RORR and is located in proximity to the M3. These lands represent strategic employment lands for Ratoath and should be protected and retained for employment uses. There is a multitude of permitted uses for an E2 zoning which includes Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom, etc.

**Amendment 2** – It will be a priority of the Development Strategy for Ratoath to consolidate development with the focus primarily on the build out of existing residential lands and the zoning of a modest quantum of additional lands which are necessary for the timely completion of the remainder of the outer relief road. Additional mixed use or residential zoning at the proposed location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. As detailed in the CE response to submission no. MH-C5-228 no further residential zoning is warranted or should be permitted with the emphasis for Ratoath being on employment generation and the objective to reduce commuting. The lands the subject of this submission are identified to facilitate such employment opportunities.

### **Amendment 3 –**

The E2 zoning is considered compatible with the employment uses to the east and south. A hotel is a permitted use on the WL and D1 Tourism zoned lands to the south. A nursing home is a permitted use on A2, C1, B1 and G1 zonings which a significant quantum of each zoning currently

exists in Ratoath. The A2 New Residential zoned lands to the east will provide for the creation of 'live-work' communities in conjunction with the E2, WL and D1 zonings adjoining.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-372
<b>Submission by:</b>	Marston Planning on behalf of Tattersalls Ireland
<b>Submission Theme(s):</b>	Land Use Zoning – Ratoath

**Summary of Submission:**

This submission relates to the Tattersalls Ireland lands to the south of Ratoath. Under the Draft County Development Plan the property is zoned as D1 Tourism.

1. The submission notes that the County Development Plan identifies a number of "Strategic Employment Sites" across the County. One of those sites is described as thus within section 1.4 of the Draft Plan: "Ratoath, lands Between the existing built up area of Ratoath and Fairyhouse/Tattersalls Equestrian complexes, for the creation of an equestrian based employment hub (existing employment land, additional lands identified)". The wording of this would seem to suggest that the 'Strategic Employment Site' relates to only the land between Ratoath and the Fairyhouse Racecourse and the Tattersalls complex.

In order to address this it is submitted that the section on the Strategic Employment Zone within Ratoath within section 1.4 of the Draft Plan should be reworded as follows: "Ratoath, lands between the existing built up area of Ratoath and **including the** Fairyhouse/Tattersalls Equestrian complexes, for the creation of an equestrian based employment hub (existing employment land, additional lands identified)".

Objective ED OBJ 58 should be reworded as follows:

"To support the development of an equestrian hub at Ratoath **within the Strategic Development Zone** that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and ensures the County continues to be a leader in the Irish and International sport horse industry, including breeding, racing, competing, and training **as well as facilitating the diversification of these businesses to enable their continued expansion and employment generation.**"

**2. D1 zoning**

The submission questions the correctness of the D1 Tourism zoning given the ancillary nature of the tourism aspect of their business. The Guidance under this zoning states that D1 zones have been identified to provide for tourism type uses such as accommodation, and entertainment. The submission states that it is also clear that the nature of the business does not fall into any of the other Land use zonings under the Draft County Development Plan.

Under the current Meath Plan and to address the somewhat unique nature of the business, the Tattersalls site included a site specific objective (CER OBJ 2) that stated: "To support the Tattersalls complex as a key contributor to the economic sector in Ratoath

and to facilitate and support its continued expansion”. This site specific objective has been removed under the Draft County Development Plan.

The inclusion of the newly zoned lands between Tattersalls and Fairyhouse, and the objective for these lands that they be developed as an equestrian based employment hub, has the potential if not developed in the correct manner, e.g. for non-equine based activities, to reduce the attractiveness of Fairyhouse and Tattersalls for equine based activities. In cognisance of this important role the submission proposes that a specific objective be included on the land use zoning map that states: “Specific objective 1 - To support the Tattersalls complex as a key contributor to the economic sector in Ratoath and to facilitate and support its continued expansion”

### **3. Impact of the extension of Ratoath towards Fairyhouse and Tattersalls**

The Draft County Development Plan has identified additional lands for development to the north of the D1 zoned lands. These are zoned as White Lands (WL).

The submission expresses concern that the sub-division of the White Lands zoning from the wider Strategic Employment Zone that covers the racecourse and Tattersalls has the potential to deflect on the ability of them to expand and further develop in the future. The premise of the White Lands zoning would appear on generating equine based employment. This has the potential to positively impact upon the function of Tattersalls if undertaken in the suggested manner but could also be at the detriment to it if the area were to become a more generic business based office development that would move the focus away from equine based development in this area.

It is requested that the Council insert an objective that outlines that any development within the WL lands should not detract from the functioning and long term potential future expansion of Tattersalls.

### **4. Rezoning of part of the Tattersalls site**

In line with the above point the submission states that it would be logical from a land use perspective that the north-eastern part of the Tattersalls site should be included within the WL zoning which would provide for synergy between the WL zoning on both sides of the R155 with the two main equine business that are currently in situ. The rezoning would not impact upon the ability of Tattersalls to function in terms of its main or secondary businesses.

## **Chief Executive’s Response**

1. The submission notes that the County Development Plan identifies a number of “Strategic Employment Sites” across the County. One of those sites is described as thus within section 1.4 of the Draft Plan: “Ratoath, lands Between the existing built up area of Ratoath and Fairyhouse/Tattersalls Equestrian complexes, for the creation of an equestrian based employment hub (existing employment land, additional lands identified)”. The wording of this would seem to suggest that the ‘Strategic Employment Site’ relates to only the land between Ratoath and the Fairyhouse Racecourse and the Tattersalls complex.

In order to address this it is submitted that the section on the Strategic Employment Zone within Ratoath within Section 1.4 of the Draft Plan should be reworded as follows:

“Ratoath, lands between the existing built up area of Ratoath and **including the** Fairyhouse/Tattersalls Equestrian complexes, for the creation of an equestrian based employment hub (existing employment land, additional lands identified)”. This is agreed and the amended wording can be included.

Objective ED OBJ 58 should be reworded as follows:

“To support the development of an equestrian hub at Ratoath **within the Strategic Development Zone** that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and ensures the County continues to be a leader in the Irish and International sport horse industry, including breeding, racing, competing, and training **as well as facilitating the diversification of these businesses to enable their continued expansion and employment generation.**” This is agreed and the amended wording can be included.

2. The D1 Tourism zoning was applied to the lands under the current Plan and has not impeded the development or expansion of same. The Council recognise the existing commercial/tourism use of both and the importance of Tattersalls and Fairyhouse to the economic sector in Ratoath

Under the current Meath Plan and to address the somewhat unique nature of the business, the Tattersalls site included a site specific objective (CER OBJ 2) that stated: “To support the Tattersalls complex as a key contributor to the economic sector in Ratoath and to facilitate and support its continued expansion”. It is considered that the importance of both Tattersalls and Fairyhouse is recognised in the Section 5.2 Employment and Economy of the Written Statement (Volume 2) for Ratoath and by its inclusion to form part of a Strategic Employment Site and it is not considered necessary to have a site specific objective for same. The expansion of Tattersalls would be supported by a range of policies contained within Chapter 4 Employment & Economic Strategy and would be subject to assessment as part of any planning application.

3. The objective of the WL zoning is ‘To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre’. These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period. The impact of any proposal on adjoining properties/businesses would be assessed in detail as part of any planning application on a WL zoning.
4. A WL zoning would be more restrictive zoning that could inhibit the development of Tattersalls. As stated under item no. 2 above the D1 Tourism zoning was applied to these lands under the current Plan and has not impeded their development/expansion.

#### **Chief Executive’s Recommendation**

In order to address Point no. 1 detailed above it is submitted that the section on the Strategic Employment Site in Ratoath within Section 1.4 of the Draft Plan should be reworded as follows: “Ratoath, lands between the existing built up area of Ratoath and **including the** Fairyhouse/Tattersalls Equestrian complexes, for the creation of an equestrian based employment hub (existing employment land, additional lands identified)”.

Objective ED OBJ 58 to be reworded as follows:

“To support the development of an equestrian hub at Ratoath **within the Strategic Employment Site** that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and ensures the County continues to be a leader in the Irish and International sport horse industry, including breeding, racing, competing, and training **as well as facilitating the diversification of these businesses to enable their continued expansion and employment generation.**” This is agreed and the amended wording can be included.

<b>Submission No.:</b>	MH-C5-386
<b>Submission by:</b>	Future Analytics on behalf of Beo Properties Ltd.
<b>Submission Theme(s):</b>	Land Use Zoning – Ratoath
<b>Summary of Submission:</b>	
<p>This large and detailed submission refers to lands situated to the south of Ratoath town and in the vicinity of Fairyhouse Racecourse. This submission includes the following documents:</p> <ul style="list-style-type: none"> <li>• Transforming Ratoath: A Live Work Community, Submission on Draft Meath County Development Plan 2020-2026, prepared by Future Analytics Consulting (FAC) on behalf of BEO Properties Ltd.</li> <li>• Concept Masterplan –Fairyhouse/Tattersalls Strategic Economic Zone, prepared by Lafferty Architects, as provided as a standalone printed report (Appendix 1).</li> <li>• Ratoath Outer Relief Road (RORR) Constraints Study and Route Options Report, prepared by O’Connor Sutton Cronin Consultant Engineers, as provided as a standalone printed report (Appendix 2).</li> </ul> <p>The submission states that a more diverse employment base that will appeal to and match the educational and skills base of the local labour force is urgently required so that commuting levels can be reversed and lasting improvements in quality of life and the environment can be supported.</p> <p>The development approach proposed adopts the ‘live-work’ model. A major new economic hub with close synergies to the established equine cluster in South Ratoath is envisaged. To secure high quality road, pedestrian and cyclist links to Ratoath town centre, the submission is seeking an extension to the proposed Ratoath Outer Relief Road (RORR) that will allow a direct connection to the new economic hub at Fairyhouse and will provide a greenway link for pedestrians and cyclists. A diverse range of jobs created in sectors such as equine, tourism, specialist retail and commerce is envisaged.</p> <p>As well as creating employment the proposal will be delivered in parallel with a range of infrastructure and recreational/amenity facilities including a swimming pool. A new residential community and childcare facility is proposed for the A2 zoning.</p> <p>In order to deliver its plans for South Ratoath, the submission is seeking the following:</p> <ol style="list-style-type: none"> <li>1. Realignment and extension of the Ratoath Outer Relief Road southwards to provide a direct link to the equine hub at Fairyhouse.</li> </ol>	

2. Zoning of additional 'WL-White Land' to the north and east of Fairyhouse Racecourse. This will allow for the development of a new equine hub and economic centre that has the potential to create in the region of 6,600 new jobs.
3. Adoption of the proposed 'A2 - New Residential' zoning objective adjoining the existing A2 residential lands in South Ratoath. The sensible infill-zoning of the adjoining plot, as proposed in the Draft Plan by zoning it A2 New Residential, is supported. This will allow for a potential housing expansion area and optimise viability of the proposed extended RORR.

#### **Chief Executive's Response**

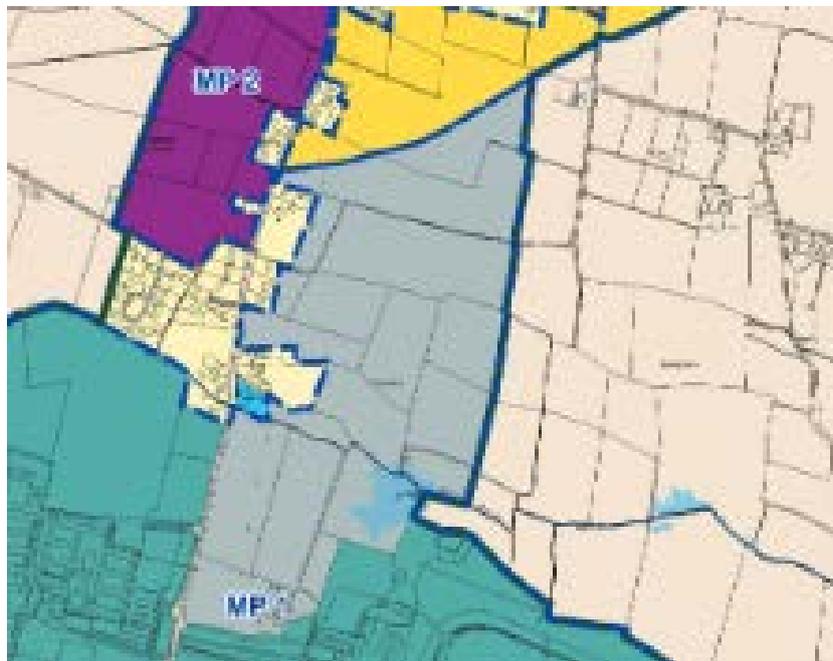
1. It is an objective of this Plan (RATH OBJ 7) 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'. The alignment of this roadway will be given further and more detailed consideration at the LAP stage for Ratoath however, it is recommended that additional lands are zoned as WL White Lands to the east of the proposed WL zoning in the Draft Plan and to the north of Fairyhouse Racecourse in order to protect further strategic lands to the north of Fairyhouse from inappropriate forms of development and also to facilitate a potential options for the future extension of the RORR in a southern direction. The purpose of the additional WL zoning will be to link the new employment lands with the existing assets of Fairyhouse and Tattersalls and to facilitate the completion of the LIHAF Road. The development of phase 2 or extension of the LIHAF road is the single greatest infrastructure priority in Ratoath. In line with the above, rather than identifying one route for phase 2 of the LIHAF road, it is considered appropriate that two further additional indicative routes are identified and outlined on the Land Use Zoning Map. This is important as part of the route identification and options being considered in terms of planning for the delivery of the road. It should however also be noted that not all of the lands sought to be zoned white lands are required for the purposes and delivery of the road. Only those lands potentially required to deliver the options for the road will be included within the additional white lands zoning.
2. The objective of the WL zoning is 'To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre'. These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period. As detailed under item no. 1 and 2 above, some additional lands are recommended to be zoned white lands to the north of Fairyhouse (see map below).
3. It will be a priority of the Development Strategy for Ratoath to consolidate development with the focus primarily on the build out of existing residential lands and the zoning of a modest quantum of additional lands which are necessary for the timely completion of the remainder of the outer relief road. Additional mixed use or residential zoning at the proposed location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development. As detailed in the CE response to submission no. MH-C5-228 no further residential zoning is warranted or should be permitted with the emphasis for Ratoath being on employment generation and the objective to reduce commuting. The lands the subject of this submission are identified to facilitate such employment opportunities. The A2 New Residential zoned lands to the east will provide for the creation of 'live-work' communities in conjunction with the E2, WL and D1 zonings

adjoining.

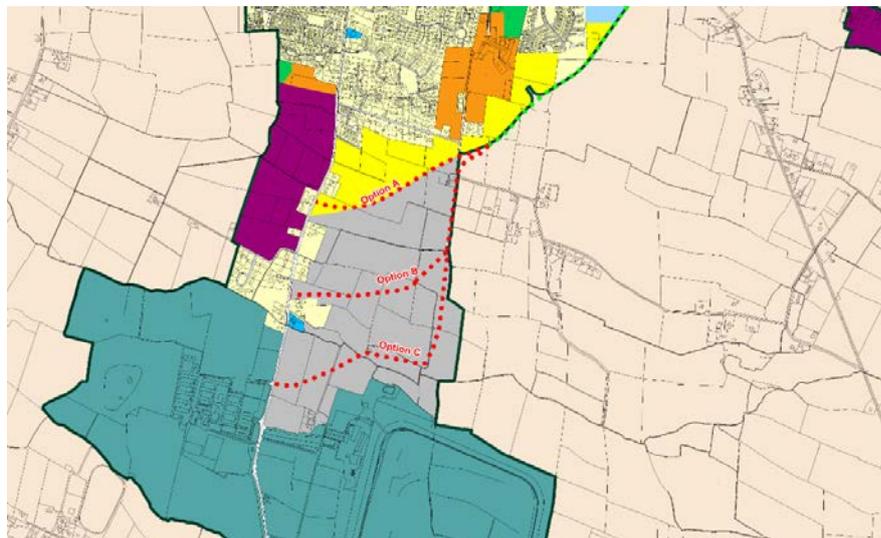
### Chief Executive's Recommendation

It is recommended that additional lands are zoned as WL White Lands to the east of the proposed WL zoning in the Draft Plan and to the north of Fairyhouse Racecourse in order to protect such strategic lands, but more significantly, to provide options for the planning and delivery of phase 2 or the extension of the existing LIHAF road onto the Fairyhouse Road. The further development of this road will also open up the lands within the Strategic Employment Site for employment development within the equine hub. In line with the above, 2 additional indicative routes for the remainder of the RORR will be outlined on the Land Use Zoning Map.

To facilitate the delivery and to protect the potential routes of the remainder of the LIHAF Road, a number of additional fields to the south of the school and existing LIHAF Road may also be required to be rezoned from R/A to WL to facilitate any of the 3 road options being considered.



Draft Plan Land Use Zoning Map



Proposed amended Land Use Zoning Map

<b>Submission No.:</b>	MH-C5-451
<b>Submitted by:</b>	Donie Wiley
<b>Submission Theme(s):</b>	Chapter 2 Core Strategy, Chapter 3 Settlement Strategy, Chapter 5 Movement Strategy
<b>Summary of Submissions:</b>	
<p>This submission highlights a number of concerns in relation to the Draft Plan in relation to Ratoath:</p> <ol style="list-style-type: none"> <li>1. It is submitted that Ratoath is incorrectly designated as a 'self-sustaining town' and that the settlement should be designated as a more important settlement as well as being provided with better infrastructure/services. It is considered that the town has developed in a haphazard manner and its potential is being hindered by the lack of attention/investment from local/national government.</li> <li>2. It is submitted that the centre of the town needs radical attention if it is to meet its potential. It is also intended that the active land management approach as well as the use of the vacant site register will ensure that the town centre is appropriately developed. These matters will also be addressed in further detail as part of a local area plan process as noted in objective SH OBJ 5. The increasing levels of traffic needs to be addressed as part of the Draft Plan. This is particularly relevant given the programme for government that has been outlined which promotes additional investment in public transport.</li> <li>3. This submission is generally critical of the Settlement Strategy and the approach taken to Ratoath in the written statement for the settlement. It is submitted that RATH OBJ 2 (Master Plan 1) should be revised as it appears that this will only facilitate equestrian associated development and this should be reconsidered with an increase in the commercial uses considered appropriate such as light engineering for which the area has a background in. RATH OBJ 4 (Master Plan 3) and RATH OBJ 5 (Master Plan 4) are included in this regard.</li> <li>4. The number of references to cycle paths is considered excessive given the under use of the cycle path on the inner relief road.</li> <li>5. Improved access such as a bus service from Ratoath to the M3 parkway would be preferable rather than a park and ride facility in Ratoath. It would also be helpful if Irish Rail scaled back the use of private contractors in Irish Rail operations and if more effort was placed in getting people that are 5-8km from the station to use it.</li> </ol>	
<b>Chief Executive's Response</b>	
<ol style="list-style-type: none"> <li>1. Based on the criteria outlined in the Project Ireland 2040 – National Planning Framework and the Regional Spatial Economic Strategy for the Eastern and Midland Region 2019-2031 it is considered that Ratoath has been correctly classified as a 'Self-Sustaining Town'. The Draft Plan outlines proposals to improve infrastructure and develop Ratoath into a live-work community as outlined in Section 3.8.7.1 of the Draft Plan.</li> <li>2. It is considered that appropriate lands have been identified in the Town Centre of Ratoath as part of the Volume 3 Sheet No: 33(a) Land Use Zoning Map. Furthermore, the policies in the Draft Plan will seek to develop the town centre whilst reducing the use of private transport.</li> <li>3. As noted in settlement plan for Ratoath in Volume 2 of the Draft Plan <i>"The lands between the existing build up area of Ratoath and Fairyhouse/Tattersalls Equestrian complex, identified for the creation of an equestrian based employment hub, have been designated as strategic employment site to facilitate an approach to the marketing of the sites which was adopted with the original five strategic employment sites designated in the Economic</i></li> </ol>	

*Development Strategy for County Meath. This focus is required to stimulate development on these lands.*” These lands are referred to in the subject submission and it is not considered appropriate at this time to comment on the exact uses that are appropriate on these lands, however, given that the subject site has been identified as a Strategic Employment Site as part of the Economic Development Strategy for County Meath 2014-2022, it is considered that the lands have been adequately considered and designated as part of the Draft Plan.

4. In relation to cycle policy it should be noted that the provision of cycle routes as identified in the Draft Plan will encourage the use of cycling as the safer cycling is made through the use of more cycle paths the greater the potential for increased levels of cycling. This provision of cycling infrastructure will also allow of the reduction of congestion by reducing the number of cars on the road and this will be in the best interests of the development of Ratoath.
5. Meath County Council are not in a position to control how Irish Rail manage their car parks as this is a private operation undertaken on private property, that falls outside of the remit of the Draft Plan. This would be a matter for Irish Rail and possibly the relevant government department to address. Meath County Council is also not in a position to provide a bus service from Ratoath. Whilst Meath County Council do engage with Bus Eireann and Irish Rail in relation to bus and rail connections, it is our understanding that it is not intended at this time to provide such a service.

#### **Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-540
<b>Submission by:</b>	The Planning Partnership on behalf of St Finian’s Diocesan Trust
<b>Submission Theme(s):</b>	Land Use Zoning - Ratoath
<b>Summary of Submission:</b>	
<p>This submission relates to unzoned lands on the Kilbride Road to the east of Ratoath. The submission notes the intention in the current Meath Plan 2013-2019 to create a roundabout to the north of the landholding and to make improvements to the junction of the R125 and the Kilbride Road.</p> <p>It is submitted that these infrastructural improvements will offer a strategic advantage to the landholding and that commercial uses are proposed to the west on lands designated MP 3 and that employment uses are proposed to the north on lands designated MP 4. It is suggested that use be made of the subject landholding in order that full benefit is derived from the local improvements in roads infrastructure with a view to contributing to Ratoath’s status as a Self-Sustaining Town.</p>	
<b>Chief Executive’s Response</b>	
<p>The LIHAF Road demarcates the town boundary and there is currently no development outside of same. The only land zoned to the south of the road is WL in order to protect a strategic landbank to the south of the Ratoath adjacent to Fairyhouse and Tattersalls. Providing zoned lands outside of the RORR would be contrary to the compact growth of Ratoath and the sequential approach to the zoning and development of land. It is the policy of the Council (RATH POL 1) ‘To ensure Ratoath develops in a consolidated and sustainable manner which facilitates and supports employment opportunities, accommodates local services and reinforces the existing town centre’</p>	

and the zoning and development of land on the eastern side of the RORR would be contrary to this policy during the Plan period.

There is sufficient land zoned for residential and mixed use within the proposed Development Plan boundary to accommodate the projected population increase over the lifetime of the Plan. Furthermore, additional zoning of the scale proposed at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-551
<b>Submission by:</b>	St Oliver’s Community Centre CLG
<b>Submission Theme(s):</b>	Written Statement - Ratoath

**Summary of Submission:**

1. The submission considers that the Population Projection 2026 for Ratoath to be grossly under-estimated at 11,033 and ask that it be increased to a suggested 12,930 at minimum based on the average per capita ratio of population to housing units is at least 10% higher in Ratoath than in surrounding towns.
2. As a result of 1 above, it is requested that MCC re-consider Ratoath's position in the Settlement Hierarchy and change it to a Self-Sustaining Growth Town.
3. Whilst the new Outer Relief Road is a welcome addition, the draft strategy fails completely to address the higher levels of in/out traffic coming from Dunshaughlin, Skryne and Curragha and with the 50% growth projected for Dunshaughlin in particular, it becomes almost inevitable that a ring road around Ratoath will become essential in future years.
4. The need for additional parking and community facilities in the town centre.
5. The submission cautions an over-emphasis on the job to labour force ratio in Ratoath. One of the underlying reasons why Ratoath has seen a far higher level of growth than other Meath towns through the century to date is that people actually want to live in Ratoath even if it is a little more expensive. Trying to apply this ratio universally to every town is over-simplistic. Ratoath residents would be working in Co Meath, if not in Ratoath. In such cases, Ratoath should not be penalised even if its Jobs - Workforce ratio has not improved.

**Chief Executive’s Response**

1. Ratoath is referred to the RSES under the category of Self-sustaining Towns. Self-sustaining Towns are detailed as towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. It is considered that there is a sufficient quantum of residential zoned lands to meet the Core Strategy population allocation for Ratoath. The emphasis for Ratoath will be on increasing employment for the existing residents as opposed to significantly increasing the population. Refer to submission MH-C5-228 which identifies Ratoath as being a Self-sustaining town. The new Plan must comply with the RSES.
2. Refer to submission MH-C5-228 which identifies Ratoath as being a Self-sustaining town. The new Plan must comply with the RSES.

3. It is unlikely that funding would be available for this over the life of the Plan.
4. Refer to submission no. Point No. 1 which provides a response to the need for additional community facilities. In relation to parking it is an objective of the Council (RA OBJ 14) 'To work with the NTA to identify a suitable location for bus-based Park and Ride facility serving Ratoath which would provide for parking for commuters whom currently utilise the bus service. Given the growth of the existing town centre is significantly restricted, lands to the east of the town centre comprising 12.1ha have been identified for primary residential and neighbourhood centre uses. This town centre expansion area will provide for additional car parking as the area is developed. The requirement for additional parking will be assessed as part of the more detailed LAP to be prepared for Ratoath.
5. Refer to submission no. MH-C5-228 which addresses the job to labour force ratio in Ratoath.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-578
<b>Submission by:</b>	Downey Planning on behalf of Ratoath Manor Nursing Home
<b>Submission Theme(s):</b>	Land Use Zoning - Ratoath
<b>Summary of Submission:</b>	
<p>The submission relates to Ratoath Manor Nursing Home, located on the former Ratoath Manor lands, which consists of the existing nursing home, their head office building and remaining lands to the south, west and south west which make up a total site area of 5.2ha.</p> <p>The subject site is currently zoned under the existing Meath Plan 2013-2019 and Draft Plan, for G1 and F1. Both the existing plan and the draft plan recognise the former Ratoath Manor as a protected structure.</p> <p><b>Summary: Zoning amendments and policy proposals</b></p> <ol style="list-style-type: none"> <li>1. Area No.1 Shrine &amp; office-building site/North Western: To be rezoned from G1 to B1 Commercial/Town or Village Centre. It is submitted that this portion of land forms part of the physical form of Ratoath town centre.</li> <li>2. Area No.2 North-Eastern Area: To be rezoned from F1 Open Space to G1 Community Infrastructure "To facilitate opportunities for high technology and major campus style office-based employment within high-quality accessible locations" to allow for the future natural extension of the nursing home.</li> <li>3. Area No.3 South-Eastern Terraced Garden Site: To be rezoned from F1 Open Space to A1 Existing Residential "To protect and enhance the amenity and character of existing residential communities.</li> <li>4. Area No.4 South Western Lower Lands: To be rezoned from F1 Open Space to A1 Existing Residential. The utilisation of what is undeveloped infill site areas, for future residential use, in proximity to an existing institution permanent-residential site, has significant synergies as residential is directly compatible and complementary with institutional land use.</li> <li>5. Area No.5 North-Western Area: To be rezoned from F1 Open Space to G1 Community Infrastructure "To facilitate opportunities for high technology and major campus style office-based employment within high-quality accessible locations" to allow for the future</li> </ol>	

natural extension of the nursing home.

#### Chief Executive's Response

1. Area 1 as detailed above contains a shrine and is associated with the Protected Structure onsite and forms an important part of its setting. Maintaining the existing and same zoning to these lands is therefore considered appropriate. The rezoning of this portion of lands to B1 could potentially result in a non-compatible use adjoining the nursing home and a development that could impact on the setting of the shrine and the Protected Structure.
2. Area 2 forms the front grounds which are associated with the Protected Structure on these lands. The Open Space to the frontage of the building forms an important element of the setting and views to and from the Protected Structure which should be protected from inappropriate forms of development. The F1 Open Space zoning is considered the most appropriate zoning to ensure the protection of the setting of the Protected Structure.
3. The F1 zoned Open Space will form part of a potential wider linear park and this zoning should be retained to provide for same. It is an objective of the Council (RATH OBJ 9) 'To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the banks of the River Broadmeadow'. The rezoning of this section of land would be contrary to RATH OBJ 9.
4. Same response as item no. 3 above
5. Same response as per item no. 2 above.

#### Chief Executive's Recommendation

No change recommended.

<b>Submission No.:</b>	MH-C5-637
<b>Submitted by:</b>	Deirdre Geraghty Smith
<b>Submission Theme(s):</b>	Ratoath Written Statement, Chapter 3 Settlement and Housing Strategy Chapter 5 Movement Strategy, Chapter 7 Community Strategy, Chapter 9 Rural development Strategy, Chapter 8 Cultural and Natural Heritage Strategy, Chapter 10 Climate Action, Chapter 11 Development Management Standards and Zoning
<b>Summary of Submission:</b>	
<p>This submission raises a number of points in relation infrastructure, rural development, community facilities and land-use zoning proposals relating particularly to the villages of South-east Meath. A summary of the following points is outlined below:</p> <ol style="list-style-type: none"><li>1. <i>Ratoath Written Statement</i> To insert an additional objective in the Ratoath Written Statement: 'To provide for the completion of a Ratoath Ring Road whether through the provision of reserving lands or otherwise; for a Ring Road joining the Skryne and Curragha Roads, the Curragha Road and the R125 behind lands to the North of Ratoath and to meet at the new LIHAF outer relief road; for the purpose of alleviating traffic congestion in the town centre and to provide</li></ol>	

for reasonable foresight and the opportunity for a planned, thoughtful consolidation of the town centre, and the provision of community and civic facilities as needed.'

2. To give consideration to the development of lands at the North of Ratoath Town extending from the main street (R125) bounding the site of the Corballis Demesne, out to the Broadmeadow River and towards Ratoath Rugby Club to the north, which would lead to the provision of necessary community infrastructure and to facilitate public realm enhancements to the Main Street: to include a Town Square/Plaza and with significant designated parking for the village. These lands should also include a relief road to take traffic from the north of the town through to the Curragha Road, thus preventing traffic going through the centre of the town. These lands have the strong potential to deliver badly needed community facilities for the town. (Zoning Map included in submission)
3. *Chapter 9 Rural Development Strategy*  
With regard to restrictions on one-off rural housing, the submissions proposes the inclusion of an additional category (Category 3) within the current RUR POL 14 and as set out under Chapter 9.5.3 'Rural Housing Policy' which would be defined as 'Persons who are an Intrinsic Part of the Rural Community', and expands the housing need requirements to recognise the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. This includes a range of additional criteria and circumstances under which a person may qualify for rural housing.
4. *Chapter 3 Settlement and Housing Strategy*  
To include as a specific objective in Chapter 3 on Housing Development Policies: 'To require that all new applications for residential developments above 20 units are accompanied by a mandatory Social Infrastructure Assessment with a view to contributing reasonably to the local area's Community infrastructure requirements, including but not limited to, play, outdoor equipment / crèche / educational, infrastructural facilities, as required by those local needs and to the benefit of local communities.
5. *Chapter 5 Movement Strategy*  
To include within the Movement Strategy, a specific objective to provide for the setting aside of adequately sized lands within every town in the County, and within strategic rural areas, for the provision of Park and Ride facilities for commuters; in recognition of the substantial proportion of outbound commuters within Co. Meath and to encourage the use of bus and other sustainable public transport options, where possible, and taking into account interconnectivity between bus and rail services in Co. Meath (which is lacking at present), through the setting aside of lands for Park and Ride purposes in towns and within strategic rural locations, with a specific provision for these locations to become hubs for connectivity between bus and rail services within the county. With specific consideration to be given to Ratoath, Dunshaughlin and Ashbourne, as large towns which are lacking connectivity with the M3 Parkway rail line and which require infrastructure to

facilitate shuttle buses to these rail services.

6. **Land Banks for Community Use:** To include a specific objective for Meath County Council to acquire a land bank for community use within every town in the County and for the development of these lands for community infrastructure; such as outdoor amenities, play areas, biodiversity purposes, dog parks, fitness and wellbeing.
7. **Inclusion of Sustainability Objective:** Increasing MCC Landholding for Sustainability and Biodiversity Purposes
8. *Chapter 10 Climate Change Strategy*  
To include a specific Sustainability objective within this section for the Council to identify and acquire lands of adequate size in every town in the County for biodiversity purposes. These lands would be used for the development of community allotments and for long term community projects on biodiversity and sustainability, including promotion of pollinators (in keeping with the objectives as set out in National Pollinator Strategy which Meath Co. Co. is now committed to) and for developing long term, local sustainability projects within communities, in keeping with MCC's Climate Action objectives.
9. **Economy and Employment Strategy:** To include a specific Objective to develop an appropriately serviced Enterprise Hub within every town in Co. Meath, which would provide high speed broadband access, connectivity and facilities for workers, to facilitate increased 'remote working' for Meath workers to the number of daily outbound commuters leaving Meath to attend their places of work by providing them with the necessary connectivity infrastructure; would reduce the carbon footprint of these commuters, would add to the vibrance of many of the dormitory towns in the County by retaining population within them during the working day; and would greatly enhance the quality of life for a large proportion of Meath residents by allowing them to work closer to home.
10. **Settlement and Housing Strategy:** To include a distinction between family homes and other types of residential units through the creation of an exemption for Section 11.9 units from the overall housing unit provision for the County. This resolution seeks to accept and recognise the uniqueness of accommodation such as residential retirement accommodation specifically and ensures that a distinct policy framework and provision is maintained that is more suitable for this type of accommodation, in keeping with the changing demographic needs of the County and an aging population.
11. Where lands are being proposed for de-zoning within the current Draft County Development Plan, that the zoning on these lands would instead be pushed out to post-2026 for consideration, to facilitate greater flexibility for Meath County Council in planning for its future development needs over the coming years.

#### **Chief Executive's Response**

##### *Ratoath Written Statement*

1. In response to the provision of Outer Ring Road for the town of Ratoath (RORR), the Council obtained funding, through the Local Infrastructure Housing Activation Fund (LIHAF), to deliver a portion of the Ratoath Outer Relief Road which will facilitate the

development of lands to the east of the town.

Any further phases of development are to include the construction of the adjoining section of the Ratoath Outer Relief Road. This is stated in the Draft Plan Ratoath Town Statement as follows:

*RAT OBJ 7: 'To facilitate the development of the Ratoath Outer Relief route in tandem with development'. There is an opportunity to secure the completion of this road in this Plan by zoning additional residential lands to the south west. This would complete the link between the R125 and the R155 and would ensure the maximum return on the investment in this piece of infrastructure.*

2. Provision of employment opportunities to address the very unsustainable historic development model in Ratoath together with completion of the RORR are the priorities of the Council over the life of the Development Plan. No justification exists for a substantial expansion of the town to the north which would be facilitated by this road proposal.
3. Chapter 9 Rural Development Strategy  
Please refer to CE's Response and Recommendation to grouped themed 'Rural Housing Policy Submissions' referred to in Section 3 below.
4. SOC POL 6 requires that that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment. It is considered that this threshold is appropriate to ensure that the provision of essential and appropriate facilities, amenities and services, is taken into account in the design and planning of new residential areas, so as to ensure that viable sustainable communities emerge and grow. The Chief Executive acknowledges however that in certain instances it may be appropriate to request the submission of a SIA to accompany applications for residential developments under the 50 unit threshold. As such SOC POL 6 was updated prior to the publication of the Draft Plan and this matter has been adequately addressed.
5. *Chapter 5 Movement Strategy*  
The requirement for Park and Ride Facilities in towns under pressure from outbound commuting such as Dunshaughlin, Ratoath, Ashbourne and Navan are acknowledged and is supported in the Written Statements under the following objectives:

*DNS OBJ 11: To examine the feasibility of providing Park and Ride facilities in Dunshaughlin located in employment lands in the south western part of the town.*

*ASH OBJ 6: To identify a suitable location for a bus-based Park and Ride facility in Ashbourne.*

*RA OBJ 14: To work with the NTA to identify a suitable location for bus-based Park and Ride facility serving Ratoath.*

*NAV OBJ 20: To identify suitable locations for a bus-based Park and Ride facilities in Navan.*

Given the differing needs of town, a one size fits all approach is not appropriate for such facilities and each town would require an Individual Needs Assessment for this provision.

Therefore, the objectives detailed in the individual Written Statements are considered appropriate. No change recommended.

6. With regard to the provision of community infrastructure, as part of the preparation of the Draft Plan, the Council has engaged with various sections of the Council in addition to external agencies to identify the community infrastructural needs required to assist in the creation of a more balanced and sustainable communities. Through this process, it is considered that this Plan has identified sufficient social and community lands to meet the needs of the population during the life of this Plan. It is considered that the issue re land banking is a laudable suggestion however it is very much resource dependent and could be given further consideration at MD level.
7. Inclusion of Sustainability Objective: Increasing MCC Landholding for Sustainability and Biodiversity Purposes – Linda/Loreto to address

8. Meath County Council already own many plots of land throughout the county. The Climate Action Team has already identified plots of land for potential tree planting. They are also looking into the likes of community gardens, allotments, along with 'people's parklets', to promote biodiversity, a place of community spirit and amenity in line with *Climate Action Strategy, County Biodiversity Plan* and as a partner to the *All Ireland Pollinator Plan*. It would very much be our focus to transform the suitable areas of land we already have before looking into purchasing more areas of land.

9. This matter has been addressed as part of the Draft plan through the inclusion of ED OBJ 4 which seeks *"To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the County that function as outreach hubs for city-based employers and promote flexible working arrangements"*. It is not considered appropriate to commit that each town should be provided with such a hub and it would be important to establish a demand for such services prior to their designation or construction. Furthermore, during the recent Covid-19 pandemic working from home has become a reality for some people and it is considered that this is supported by the approach of Chapter 4, ED OBJ 1 relating to live work communities as well as INF POL 54 which seeks *"To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the County,"* as well as INF POL 55, which seeks *"To seek to have appropriate modern ICT, including open access fibre connections in all new developments and a multiplicity of carrier neutral ducting installed during significant public infrastructure works such as roads, rail, water and sewerage, where feasible."* In this regard it is considered that this matter has been adequately addressed and as such no change is recommended at this time. This matter can also be considered further as part of the preparation of the local area plans noted in CS OBJ 9.

10. It is noted that as part of Section 11.16.7 of Chapter 11 Development Management Standards and Land Use Zoning objectives, that retirement homes are specified as a separate land use category to residential units (i.e. typical family homes.). This approach is reflective of the fact that there are different land use planning impacts related to typical dwellings and retirement homes of other forms of accommodation for the elderly. This is reflected in the fact that such development is noted as part of the Planning and Development Regulations 2001, as amended, that Article 10, Part 4, Exempted development- Classes of Use, Class 9 as a different use class to normal residential dwellings. As such it is considered that the Draft Plan approach is consistent with national planning legislation and as such no change is recommended.

11. In relation to this request it should be noted that c.319 hectares of land have been de-zoned as

part of the Draft Plan process and as such the designation of all of this land as “Post 2027” would leave a significant landbank that would not likely be developed in this plan period or possibly the next plan period either. Furthermore, the designation of land for zoning or for “Post 2027” allocation has been considered in the context of flooding risk and likely supply of essential infrastructure and in this regard, it is considered that the land use zoning outlined as part of the Draft Plan and amended as part of the Chief Executive Report process is consistent with regional and national planning policy as well as the appropriate ministerial guidelines. As such it is not considered appropriate to amend the Draft Plan as requested.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-670
<b>Submission by:</b>	Mc Cutheon Halley Planning consultant on behalf of Paul Doran
<b>Submission Theme(s):</b>	Land Use Zoning Objective - Ratoath
<b>Summary of Submission:</b>	
<p>The submission lands encompass an area of c.14.4 hectares, located northwest of Ratoath town centre. Under the current zoning provisions of the MCDP 2013–2019, the lands are not zoned for development.</p> <p>The submission requests that the lands are zoned as ‘A2–New Residential’. This submission has put forward a rationale for the zoning of the lands as ‘A2–New Residential’, for the reasons summarised below:</p> <ol style="list-style-type: none"> <li>1. It is considered that the scant quantum of residentially zoned lands, including, is unjustified and threatens the delivery of much needed housing in Ratoath. The zoning approach adopted by the Council would require that all the lands zoned will need to be developed fully in order to meet this allocation. Active land management measure should provide for reserves of residential zoned land to facilitate the delivery of much needed housing and achieve growth targets.</li> <li>2. It is considered that the location of these lands is optimal for delivering consolidated residential development at a location contiguous to the existing built up footprint of the town, in alignment with national and regional objectives for compact growth.</li> <li>3. The future development of these lands includes several key elements which will provide benefits not only at site-level and for future residents, but in the wider context of the community in Ratoath with the proposed allocation of land to the Pitch &amp; Putt Club and Soccer Club. This submission requests that the Council have regard to the submitter’s commitment in this regard.</li> </ol>	
<b>Chief Executive’s Response</b>	
Response as per submission no. MH-C5-228.	
<b>Chief Executive’s Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-675
------------------------	-----------

<b>Submission by:</b>	Tom Wallace
<b>Submission Theme(s):</b>	Written Statement - Ratoath
<b>Summary of Submission:</b>	
<p>This submission requests the realignment of the proposed outer relief road so as to better allow for future development needs. The white lands will need to be served by better road links and a straight route would bring traffic from Ratoath Village straight to the main Fairyhouse entrance. The submission requests;</p> <ol style="list-style-type: none"> <li>1. The outer relief route should be realigned to connect the roundabout at Ballybin with the wider area at the front entrance of Fairyhouse.</li> <li>2. The existing residential zoned areas off the Fairyhouse road be extended to meet the realigned outer relief road.</li> <li>3. Displaced white land zonings would move up alongside Fairyhouse racecourse track.</li> </ol>	
<b>Chief Executive's Response</b>	
<ol style="list-style-type: none"> <li>1. The route of the remainder of the RORR will be assessed in greater detail as part of the Ratoath LAP and Transport Study process.</li> </ol>	
<b>Chief Executive's Recommendation</b>	
NO change recommended.	

<b>Submission No.:</b>	MH-C5-696
<b>Submission by:</b>	Future Analytics on behalf of Beo Properties Ltd
<b>Submission Theme(s):</b>	Land Zoning - Ratoath
<b>Summary of Submission:</b>	
<p>This submission refers specifically to the Formal Submission made by Marston Planning Consultancy on behalf of Tattersalls Ireland. The submission states that it is their vision for the equestrian based hub is firmly based on optimising the economic importance of the established equine cluster. In this regard, it is emphasised that the ambition expressed by Tattersalls Ireland is welcomed and the submitter is committed to full engagement and collaboration with both Tattersalls Ireland and Fairyhouse Racecourse in advancing its plans for South Ratoath.</p>	
<b>Chief Executive's Response</b>	
Comments are noted. Refer to submissions MH-C5-386 and 372.	
<b>Chief Executive's Recommendation</b>	
NO change recommended.	

<b>Submission No.:</b>	MH-C5-730
<b>Submitted by:</b>	George Williams
<b>Submission Theme(s):</b>	Land Use Zoning Objectives - Ratoath
<b>Summary of Submission:</b>	
<p>This submission refers to 7.2 hectares of land in Ratoath to the north-east of the town centre and are current not zoned.</p>	

This submission seeks to deliver a sustainable A2 residential development with “age friendly” step-

down housing within walking distance of the town centre along with G1 zoning to support the provision of essential senior care home facilities. These lands provide a unique opportunity to deliver quality residential housing and to support local employment which is in line with Meath County Councils strategic aims for the town. The submission states the following in support of the zoning;

- The land is well serviced in terms of foul water and surface water following the development of Foxlodge Woods and Foxlodge Manor.
- The lie of the land is relatively flat
- These lands are located within 1 km zone of Ratoath town centre
- This infill site is situated in close proximity to 2 established Childcare facilities as well as St Paul’s National School.
- The current housing stock in Ratoath is not sufficient to serve the requirements of this town. There is a huge demand for 2, 3, 4 and 5 bedroom houses in the town.
- A large open space would be provided as part of the proposal

**Chief Executive’s Response**

It will be a priority of the Development Strategy for Ratoath to consolidate development with the focus primarily on the build out of existing residential lands and the zoning of a modest quantum of additional lands which are necessary for the timely completion of the remainder of the outer relief road. Additional zoning at the proposed location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development.

The lands to the frontage are zoned for A2 New Residential as they form an infill site between 2 existing housing developments. The proposed new A2 zoning would not constitute an infill site. As detailed in the CE response to submission no. MH-C5-228 no further residential zoning is warranted or should be permitted with the emphasis for Ratoath being on employment generation and the objective to reduce commuting.

It is noted that the eastern portion of the lands is also located within an identified flood zone and to rezone same for community infrastructure purposes would not be considered appropriate.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-734
<b>Submission by:</b>	Cliona Doyle
<b>Submission Theme(s):</b>	Written Statement - Ratoath
<b>Summary of Submission:</b>	
<p>This submission states that it is clear that very little consideration has been given to the citizens or potential citizens of Ratoath Village.</p> <ol style="list-style-type: none"> <li>1. The plan has proposed 800 new houses with very few facilities to cater for the increase in the population size of the village.</li> <li>2. At present the one and only secondary school is at full capacity, there is nowhere for children to sit and eat lunch, recreational space within the school is miniscule. With the</li> </ol>	

- increasing population the building of another second level school should be a priority.
3. The abolition of one-off housing, and the stringent regulations to acquire planning permission need to be amended.
  4. The development of an Equine Centre also needs to be reconsidered. How many people currently living in Ratoath are actively involved in the equine business and employed by Fairyhouse.

#### **Chief Executive's Response**

1. Lands currently in use by the BMX club were previously identified for the provision of a swimming pool and it is intended to retain this objective within the Plan should funding become available for such a facility in the town. Provision is also made as per MP3 for dedicated recreational facilities within the site to include provision of a playground or other recreational facilities with associated car parking. RA OBJ 9 is also for 'To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the banks of the Broadmeadow River. Additional lands identified to deliver the completion of the R125 and R155 link road amount to 3.8ha and shall include the provision of a public landscaped park of circa 0.7ha with appropriate recreational facilities. An LAP will also be prepared for Ratoath which will identify additional community infrastructure needs in greater detail.
2. The Department of Education and Skills has outlined that there is a need for an additional primary and secondary school in the town and sufficient G1 zoned lands have been identified to accommodate this within the Plan.
3. National and Regional Planning guidance directs Local Authorities to sustainably manage future rural housing development. To this end proactive measures are set out in the Draft Plan to promote nucleation in rural villages and rural nodes which will ultimately help reduce sprawl and allow for more efficient and sustainable use of resources. The current policy is not compliant with National and Regional Planning Guidance. Continuation of current levels of rural housing will result in irreversible damage to the rural environment including water quality and landscape character, further promoting unsustainable travel patterns will continue to have detrimental impacts on the need to reduce carbon emissions.  

The Draft Plan seeks to create opportunities for farm families to reside in a rural environment where they can contribute to the social capital of rural areas. The Draft Plan seeks to secure the long term vitality and viability of rural nodes by facilitating the housing needs of non land owning rural dwellers in the extensive network of rural nodes. The Draft Plan offers an opportunity to consider locating in a rural node within a 12km radius of original homestead. In addition the network of nodes has been examined and updated to ensure increased development opportunities at such locations for a range of categories of potential rural applicants as set out in the Rural Development Strategy of the Draft Development Plan. In conclusion, it is recommended that the rural housing policy as set out in this Draft Development Plan offers the best opportunity to comply with National and Regional policy while addressing the needs of rural communities to greatest possible extent.
4. The previous plan provided for visitor and tourist facilities at locations on the Fairyhouse Road, south of the town outside the existing settlement boundary. The proposed zoning of 'White Lands' on the eastern side of the R155 recognises the unique opportunity to create a connection between the operations at Fairyhouse Racecourse and the Tattersalls complex and the existing urban settlement of Ratoath. The Plan thereby recognises the additional future employment and economic contribution that the bloodstock and sport

horse industries can make to both the town and wider county in line with grounding policies set out in Chapter 4 of this Plan. The challenge for this Plan is thus to successfully integrate these internationally important equine facilities with the settlement of Ratoath in a plan-led and integrated fashion. In recognition of this, the Plan proposes to make suitable lands available which will connect the town centre with these equine facilities. It is intended that these lands will provide for a suitably designed visitor and supporting economic and social related facilities and thereby support and complement existing employment-generating activities at Tattersalls and Fairyhouse Racecourse in accordance with a 'live-work' community model.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-785
<b>Submission by:</b>	Clr Gillian Toole
<b>Submission Theme(s):</b>	Written Statement - Ratoath
<b>Summary of Submission:</b>	
This submission states that a new objective for the 'Provision of Land for Sporting and Leisure amenities adjacent to St Paul's National School' should be included.	
<b>Chief Executive's Response</b>	
This submission is addressed as per submission no. MH-C5-43	
<b>Chief Executive's Recommendation</b>	
See submission no. MH-C5-43.	

<b>Submission No.:</b>	MH-C5-791
<b>Submission by:</b>	Clr Gillian Toole
<b>Submission Theme(s):</b>	Written Statement - Ratoath
<b>Summary of Submission:</b>	
<p><b><u>Dunshaughlin</u></b></p> <ol style="list-style-type: none"> <li><b>Town context/ character.</b> - Tri-partite discussions between the Council, TII/NTA &amp; Eurolink must commence to test the feasibility of re-location or removal of the toll plaza in order to reduce the volume of traffic in Dunshaughlin.</li> <li><b>Development Strategy:</b> - Will the rail line be viable and is it necessary to "reserve residential lands that will not be available until after 2026". An efficient &amp; reliable Bus service to the City, surrounding towns &amp; the M3 Parkway would be more cost-effective &amp; as sustainable as a Rail Project. Recommendation - Allocate some/all of this housing allocation to other sought-after settlements within the Municipal district.</li> <li><b>Movement</b> - Distributor roads must be constructed before development rather than in tandem, to reduce traffic congestion &amp; ensure the safe &amp; timely movement of people &amp; goods/ services.</li> </ol> <p>DNS OBJ 8-Enhancing "permeability &amp; connectivity between the town centre &amp; surrounding residential areas" must be done in consultation with residents of existing</p>	

developments.

SOCIAL- DNS OBJ 14 [ NEW OBJECTIVE] - To support the development of a customised facility for 7th Meath Dunshaughlin Scouting Group.

DNS OBJ 15 [ NEW OBJECTIVE] - To support the development of facilities for track & field athletics within the lifetime of this Plan.

### Kilmessan

#### 1. **village Development Policies & Objectives.**

KLM OBJ 10- " To introduce traffic calming measures...." Delete "Seek to" from the text. All of our villages are subject to vehicles travelling at excessive speeds & every safety measure must be implemented to safeguard residents.

KLM OBJ 16- Unless formal consultation & discussion has taken place with the owner of the former Rectory, this objective should be deleted.

### Ratoath

#### 1. **Context & Character.** - Request to include the following text in Paragraph 2 of this section-

" the Regional Economic & Spatial strategy identifies Ratoath as a town where over half of all trips to work or education are to Dublin's urban core. Thus the priority of this plan is to encourage compact growth, sustainable mobility & enhanced amenity leading to healthy placemaking".

It is not practical to presume that all residents of Ratoath & its hinterlands would be employed in the equine/ bloodstock industry, when Horse Racing Ireland, the Irish Bloodstock Agency & similar organisations have identified Kildare as the national centre of equine excellence. This comment is not intended to detract in any way from the excellent facilities & practices of the many Meath-based equine focused participants.

#### 2. **Vision section.** - Please insert this phrase in lieu of the second sentence of this section with reference to the international equestrian hub- "White Lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land."

#### 3. **Land Use strategy.** - Lands to the North East of the Corballis Centre/ Nursing home along R125 should be zoned A2, to accommodate Independent Living units, Public Realm, future Educational & office [ less than 100 sq. m], leading north towards & adjoining the Ratoath Rugby lands, with the provision of a Developer-led construction of a link road from R155 [N] to the R125 [ E]. Rationale- To maximize infill opportunities, compact growth & 4. sustainable mobility.

#### 4. **Land Use Strategy 5.2 Employment & Economy and & 7.0 Social Infrastructure.**

Request that lands to the south western extremity of the town boundary to be ZONED C1 MIXED USE, not E2. This will be in keeping with national policy [ RSES] of "Infill opportunities", " Compact Growth", "Sustainable Mobility" & overall, " Healthy Placemaking". There is one chance to meet the needs of the current & future residents of Ratoath & address the deficits of previous Plans- within this County Development Plan

2020-2026.

Ratoath BMX Club currently use a portion of these lands. BMX is now recognised as an Olympic sport. Club members have won numerous national, European & International racing events. An opportunity exists on these lands to develop leisure & sporting facilities thereby encouraging active & recreational use of same. The provision of a swimming pool is a very restrictive use of these lands- the operating costs of same are prohibitive.

**5. Town Development Policies & Objectives.**

RA OBJ 2 [ MASTER PLAN 1 ]

In line with my previous observation on volume, chapter 11- this Objective is premature and should be consistent with the Guidance & Permitted use for "White Lands" as per the adopted CDP 2013-2019.

"White Lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land"

RA OBJ 3 [ MASTER PLAN 2 ]

As stated previously, these lands should be C1 Mixed Use. Delete " provision of a swimming pool" & include " leisure and sporting facilities to include Ratoath BMX Club".

RA OBJ 4 [ MASTER PLAN 4 ] AND RA OBJ 5

The "reservation of a 1-acre site for an enterprise centre " in one location and an area with "a particular focus on incubator units and facilities for start-up industries" should surely co-locate??

RA OBJ 10.

"To reserve lands off the Fairyhouse Road for the provision of a swimming pool"- this is too restrictive, given the cost issues in the operation of a swimming pool [ public or private operation]

REPLACE WORDING WITH- " To reserve lands.....for the provision of leisure and sporting facilities to include Ratoath BMX Club and may, on the results of an appropriate feasibility study, include a swimming pool".

**6. Additional Movement objectives.**

RA OBJ 15- To seek to provide new pedestrian crossings at key locations and to complete a network of footpaths, in particular to the west of the settlement.

RA OBJ 16- To seek to introduce traffic calming measures, particularly at essential services with dedicated street parking as necessary.

RA OBJ 17- To provide bus stops & bus shelters in conjunction with the relevant stakeholders.

RA OBJ 18- To provide good and consistent town type lighting standards on ALL routes and extension of footpaths and public lighting to the development boundaries on public roads.

## Chief Executive's Response

### Dunshaughlin

1. **Town context/ character**

It is recognised that as the population of Dunshaughlin increases, traffic movements will also increase. The provision of a distributor road around the town that ties in with the existing link road to the M3 would result in more efficient traffic movements whilst also reducing congestion in the town centre.

2. **Development Strategy**

As part of the strategy of promoting sustainable transport and encouraging residents to avail of the regular bus service that provides regular connections to Dublin and Navan. It will be an objective of this Plan to identify a suitable location for a park and ride facility.

A surplus of residential lands has been identified in Dunshaughlin. In recognition of the longer-term objective of Dunshaughlin becoming a rail based settlement as part of the construction of the Phase II of the Navan Rail Project, a reserve of residential lands that will not become available until after 2027 has been included. This will provide clarity with regard to the long-term growth strategy of the town.

3. **Movement**

The Plan supports the delivery of the distributor roads and recognises the benefits they would have in removing through traffic from the town centre and promoting a more pedestrian and cycle friendly environment in the urban core of the town. These roads will be developer driven and will be completed in tandem with the development of the identified lands.

### Kilmessan

1. **Village Development Policies & Objectives**

### Ratoath

1. The 'Introduction' Section of the Ratoath Written Statement states 'The RSES recognises that a number of settlements within the Metropolitan and Hinterland areas have undergone rapid commuter-focused residential expansion over the recent decade, without equivalent increases in jobs and services. Ratoath has experienced a high level of population growth with a weak employment base which is reliant on other areas for employment/and or services and requires targeted 'catch up' investment to become more self-sustaining'. This is considered as a sufficient and appropriate reference to the RSES and the level of commuting. The Vision and Land Use Strategy refer to the Council's objective of compact and sustainable growth of the town.

2. The objective of the WL zoning is 'To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre'.

These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period. The suitability of any proposal for a WL zoning will be assessed in detail as part of any planning application and it would be a requirement to demonstrate that the development cannot be accommodated on other employment zoned lands within the settlement.

3. Refer to submission no. Mh-C5-238.
4. Refer to submission no. MH-C5-363. Leisure facilities are an Open for Consideration use on E2 zoned lands.
5. RA OBJ 2 – addressed as per item no 2 above.  
RA OBJ 3 – addressed as per item no. 4 above. Leisure facilities such as a swimming pool and Ratoath BMX Club would be such uses.  
RA OBJ 4 & RA OBJ 5 – The Enterprise Centre would facilitate more of a smaller-scale office based clientele while the incubator units would be for more traditional business park uses.  
RA OBJ 10 – provision is included within the MP2 (RA OBJ 3) to provide for reservation of a 4 acre site for the provision of a swimming pool site. While the current Plan refers to the site of Ratoath BMX Club for a swimming pool, the swimming pool is now identified within the MP2 lands.
6. The additional movement objectives are noted and will be considered as part of the Ratoath LAP process. Strategic issues have been dealt with as part of the Written Statement however the local objectives and specific issues can be dealt with as part of the LAP process.

**Chief Executive's Recommendation**

No change recommended.

## ENFIELD

<b>Submission No.:</b>	MH-C5-31
<b>Submitted by:</b>	Kevin Mullan
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission requests the introduction of a Traffic Management Plan for Enfield to address congestion arising from Dublin commuter traffic. This includes traffic calming measures which will encourage commuter traffic to use the outer relief ring road and better pedestrian and cyclist protection.</p>	
<b>Chief Executive's Response</b>	
<p>The Draft Plan provides a range of high-level objectives to facilitate the delivery of future Development. With regard to traffic management, MOV OBJ 40 states the following' <i>To implement a programme of traffic and parking management measures in towns and villages throughout the County, as resources permit.</i>' This is considered to adequately address the above issue. However, it is recommended that in the Written Statement ENF OBJ 08 which states: <i>'To continue to support and facilitate the extension of the footpath and cycle path improvement works within the town.'</i> is amended to include 'and along the Enfield By-Pass'</p>	
<b>Chief Executive's Recommendation</b>	
<p>Amend Enfield Written Statement ENF OBJ 08 as follows:</p> <p>'To continue to support and facilitate the extension of the footpath and cycle path improvement works within the town <b>and along the Enfield By-Pass'</b></p>	

<b>Submission No.:</b>	MH-C5-35
<b>Submitted by:</b>	Lorraine Deering
<b>Submission Theme(s):</b>	Ch 7 Community Building Strategy and Volume 2 Enfield Written Statement.
<b>Summary of Submission:</b>	
<p>This submission raised a concern relating to ability of the existing amenities in Enfield to accommodate further residential growth, with a particular reference to school places and school transport.</p>	

**Chief Executive's Response**

With respect to the provision of community facilities, as per SOC POL 6 it is a requirement of the Draft Plan that planning applications for multiple developments (i.e. 50 residential units or greater) be accompanied by a Social Infrastructure Assessment (SIA) undertaken by the developer, to determine if facilities in the area are sufficient to provide for the needs of the future residents (of all age cohorts). Where deficiencies are identified, proposals will be required to either rectify the deficiency (through direct provision or development contributions) or suitably restrict or phase the development in accordance with the capacity of existing or planned services. It is noteworthy also that in certain cases residential development under these thresholds may at the discretion of the PA be required to submit a SIA. The provision of SIAs will therefore ensure that future applications will provide for appropriate public/community facilities in tandem with residential developments where necessary.

Notwithstanding the above, the provision of new schools is primarily the responsibility of the Department of Education and Skills. The Development Plan makes provision for additional educational facilities in accordance with 'A Code of Practice on the Provision of Schools and the Planning System' following detailed discussions and engagement with the Department of Education and Skills, in particular having regard to their school planning projections and the educational infrastructure needs within the Development Plan.

The Council does not have a direct role in the provision of school transport services. However, it actively promotes and facilitates the improvement of transport services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-95
<b>Submitted by:</b>	Enfield Development Group Submission
<b>Submission Theme(s):</b>	Enfield Written Statement, Chapter 6; Infrastructure Strategy
<b>Summary of Submission:</b>	
This submission contains a range of recommendations in relation to Enfield which can be summarised as follows:	
<ol style="list-style-type: none"><li>1. Enfield Written Statement needs to be amended to list Enfield as a Self-Sustaining Town as per the RSES and the Core Strategy.</li><li>2. The Enfield Written Statement has a Household Allocation of 474 units specified for the town during the term of the Plan. The submission Author believes to be too high for Enfield.</li><li>3. The Written Statement for Enfield [and all settlements] should explicitly list the schools and facilities that are being counted in these figures as it is impossible to make an informed submission to the draft plan without knowledge of the facilities and Schools that make up these numbers. The same is proposed for Zones of Archaeological Potential.</li><li>4. A recent submission to An Bord Pleanála (Pl. Ref SH304296) identifies the Enfield WWTP</li></ol>	

and borewell as at capacity while the Enfield Written Statement refers to both as having limited capacity. It is asked that the current Development Plan could also give specifics on how much Wastewater capacity, if any, remains.

5. The submission strongly objects to the following statements in the Vision for Enfield “with a balance of residential and employment development’ ...“whilst pursuing a continued pattern of development”. The phrase “balance of residential and employment development” suggests an equal delivery and focus on both. Employment growth and growth of services and amenities should be prioritised above residential growth. If it must have a reference to residential growth, change wording from “balanced” to “limited” residential growth.
6. The submission finds the phrase “whilst pursuing a continued pattern of development” very concerning. Given the historical growth pattern of development in Enfield of housebuilding without corresponding provision of employment, services or amenities, this ‘pattern of development’ should absolutely not be pursued in this development plan.
7. Items the submission would like to see incorporated in the Vision include:
  - a) Support the development of a strong and unique identity for Enfield [e.g. Cycling and sustainable transport]
  - b) Grow the employment provision in the town.
  - c) Support and facilitate improved quality of life through delivery of additional community
  - d) Infrastructure and amenities along with improvements to the public realm
  - e) Promotion of the Greenway as a tourist attraction
8. The submission recommends the following changes to the Vision Statement:
  - a) Remove reference to Residential Development from the Vision statement
  - b) Remove the phrase “whilst pursuing a continued pattern of development” from the Vision Statement
  - c) Update Vision to incorporate Enfield identity and quality of life improvements, for example:
  - d) “To support the sustainable consolidation of this multi-modal settlement by focusing on improved quality of life through delivery and promotion of employment and community services, sustainable transport routes and public realm improvements to create a modern, vibrant town with a strong, unique identity.”

#### **Chief Executive’s Response**

1. Error on section 2.0 for Enfield Written Statement – Enfield should be recorded as a self-sustaining town as opposed to a self-sustaining growth town.
2. It is noted that the core strategy has allocated 474 houses and this is based on the consideration of a number of matters including national and regional planning policy as well as ministerial guidelines, as outlined in Chapter 2 Core Strategy of the Draft Plan. The allocation of this growth to Enfield has been considered by the Transportation Department in Meath County Council and it is considered that there is sufficient infrastructure available in the area. Traffic volumes and traffic safety will be considered as part of the any planning application in line with the normal planning considerations and if there is a concern with any particular site this will be addressed as part of that application. It should be noted that Table 2.11 of the Core Strategy has been updated as part of the response to the OPR (MH-C5-816) and that the submission author could refer to this for updated figures.
- 3.
4. Wastewater in Enfield is served by the Enfield WW Treatment Plant which was

commissioned in 2001. The Council is working with Irish Water to endeavour to deliver the additional capacity required to facilitate development over the plan period.

5. As correctly outlined in the Enfield Written Statement, currently spare water and wastewater capacity is limited.

As a consequence, although some small-scale development can still be facilitated, currently there is insufficient spare capacity to serve large scale developments. However, the Council is working closely with Irish Water to deliver a capital expansion of the Enfield Wastewater Treatment plant in 2023.

The Council is also working with Irish Water and some developers with lands in Enfield top progress works which would augment available water supply capacity.

6. The development framework for Enfield seeks to continue a pattern of development that seeks to consolidate the settlement development limit within the outer relief road and the royal canal. The Council shall place emphasis on the delivery of high quality connected residential neighbourhoods that exhibit variation in dwelling design.
7. See objectives ENF OBJ 4, ENF OBJ 8, ENF OBJ 3)
8. See response to no. 6 the development framework for Enfield seeks to consolidate the existing settlement development limit of Enfield within the outer relief road and the royal canal. This is subject to normal planning considerations, inter alia, design, density, pattern of development, access etc. therefore it is not considered necessary to amend the vision and / or related objectives to the future growth of Enfield.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-96
<b>Submitted by:</b>	Barbara Mitchell
<b>Submission Theme(s):</b>	Range of issues – Enfield
<b>Summary of Submission:</b>	
<p>This submission has made a number of suggestions and observations in to the draft CDP, they are as follows:</p> <ul style="list-style-type: none"> <li>• Include public transport to cover Trim and Edenderry;</li> <li>• Reduce cost of public transport;</li> <li>• Reduce number of private transfers;</li> <li>• Encourage the use of the Business Park</li> <li>• Improved amenities in the town centre;</li> <li>• Traffic &amp; congestion in the town;</li> <li>• Not enough pedestrian crossings in the town;</li> <li>• Dangerous junction / access to Supervalu;</li> <li>• Safer cycling path required;</li> <li>• Extend harbour park opening hours and facilities;</li> <li>• Park &amp; Ride for Enfield unsuitable location and likely to worsen traffic / congestion;</li> <li>• Refurbishment parish hall into multi-sports facility;</li> <li>• Residential dereliction along the main street – suggestion for Council to purchase and make available for public housing.</li> </ul>	

<b>Chief Executive's Response</b>	
In relation to residential dereliction, this plan recognises the social and economic benefits of the redevelopment of brownfield lands particularly in relation to urban regeneration and will continue to support the delivery of compact growth and the regeneration of under-utilised sites in towns, and villages throughout the County. Regarding all other issues, they relate to operational issues within the Municipal District Office and can be dealt with at that local level.	
<b>Chief Executive's Recommendation</b>	
No changes recommended	

<b>Submission No.:</b>	MH-C5-103
<b>Submitted by:</b>	Aine McArdle
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Enfield Written Statement
<b>Summary of Submission:</b>	
This submission requests that the crossroads with traffic lights at the junction of the Enfield Ring Road and the Johnstown Road is changed to a roundabout with means for pedestrian crossing. This would facilitate residents from Glen Abhainn & Johnstown Way access to the estates without having to clog up traffic in the village.	
<b>Chief Executive's Response</b>	
This junction has been assessed by the Transportation Department and is considered to be an appropriate junction for this road holding greater levels of safety for pedestrian and cyclists.	
No Change Recommended.	

<b>Submission No.(s):</b>	MH-C5-172
<b>Submission by:</b>	Tony McDonnell
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Enfield Written Statement
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>This submission states that no new developments of any sort should be approved in Enfield until the basic infrastructures are in place for Enfield and surrounding area. It is stated that the road coming into and leaving Enfield is full to capacity resulting in many road accidents.</li> <li>It is my belief that locals who have resided the Enfield and surrounding area for more that 5yrs should be given priority when it comes to housing / planning.</li> </ul>	
<b>Chief Executive's Response</b>	
<ul style="list-style-type: none"> <li>The Draft Plan facilitates the development and expansion of social/community facilities and services throughout the County and acknowledges the need for social infrastructure to be provided in tandem with residential and other development. In particular, SOC</li> </ul>	

POL's 4, SOC POL 5 and SOC POL 6 will ensure a holistic approach which incorporates the provision of essential and appropriate facilities, amenities and services in the design and planning of new residential areas, so as to ensure that viable sustainable communities emerge and grow.

- Furthermore, under the 2018 Town and Village Renewal Scheme, a Community Plan was prepared in consultation with the residents, groups, businesses of Enfield. A number of key project proposals were set out and agreed. It is hoped that having the key projects identified and agreed by all in Enfield, grant applications can be made to help delivery of these key projects asap.
- It is noteworthy also, that the Planning Authority when granting permission include conditions (under Section 48 of the Planning and Development Act) requiring the payment of a financial contribution in respect of public infrastructure and facilities benefitting development in the area.
- Notwithstanding the foregoing, further consideration will be given to the provision of essential infrastructure in Enfield as part of the preparation of the Local Area Plan.
- Occupancy restrictions are not considered appropriate or necessary in the larger towns and villages. The main policy approach in Enfield as a self-sustaining town is on attracting employment and investment in services alongside a limited population growth and a more balanced delivery of housing. ( Section 2.10.2 of the Draft Plan refers).

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-188
<b>Submitted by:</b>	Kate Doherty
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Enfield Written Statement
<b>Summary of Submission:</b>	
<p>This submission relates to Enfield Village and makes a range of recommendations for traffic calming measures within the village and its surrounds. A summary of the recommendations are as follows:</p> <ol style="list-style-type: none"> <li>1. Replacement of the traffic light junction between the Ring Road and Johnstown Road with a roundabout and pedestrian crossing as the submission author believes the lights deter persons from using the ring road.</li> <li>2. Erection of signs at the roundabouts west and east of the village encouraging use of the ring road or restrictions to local access only.</li> <li>3. Additional pedestrian crossings and speed bumps along the Main St.</li> <li>4. Additional bus stop adjacent to the Garda Station with bus shelter.</li> <li>5. Objection to the location of the Park and Ride facility at the old ESB building due to its potential to increase traffic along the main street.</li> <li>6. Reinstate old Community Centre to provide an indoor facility for a multitude of activities for all age groups e.g. sports (table tennis, badminton, indoor football) activities (Irish Dancing, drama, arts and crafts), Community area, (elderly, youth clubs,) etc.</li> <li>7. Road lighting on the ring road to increase pedestrian safety.</li> <li>8. Variation of bus time departures and arrivals to reduce congestion in the village.</li> </ol>	

### **Chief Executive's Response**

The issues raised in this submission have been reviewed in detail and broken down to several key points which are numbered and responded to below.

1. With respect to the proposed replacement of the traffic light junction, this issue has been raised in a number of submissions due to concerns that the proposed lights further delay traffic through the town and deter use of the Ring Road. The junction referenced in this submission has been assessed by the Transportation Department and considered to be an appropriate junction for road users and safer for pedestrians and cyclists than a Roundabout.
2. The erection of signage needs to be tightly regulated for road safety and environmental reasons and signage at roundabouts must be carried out in accordance with the Spatial Planning and National Roads Manual. The signage proposed would not be in accordance with the signage manual. The author is advised to contact the Transportation Department if they wish to discuss further.
3. Support for pedestrian crossings and traffic calming measures adequately reflected in MOV POL 20: 'To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses'.
4. The relocation of a bus stop adjacent to the Garda Station has been considered and will not be pursued. The bus stop was moved from its location adjacent to the Garda Station some years ago due to adverse impacts on residential amenity caused by large commuter queues. As such, the re-allocation of a Bus Stop to this area is likely to reintroduce issues highlighted to Meath County Council when last in operation.
5. Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues that arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal.
6. The Written statement for Enfield supports the provision of additional social and community infrastructure in Enfield including a Community Centre and Park and Ride Facility in the existing vacant building owned by the OPW. (ENF OBJ 16 refers.)
7. Functioning public lighting that is well designed and suitably located is of critical importance to our urban communities. Public lighting must be appropriately placed and is supported and advised upon in the Draft Plan under Section 11.6.3 of the Draft Plan and DM POL 3, DM OBJ 9 and DM OBJ 10.
8. The council do not have a direct role in the provision of bus services. As such, issues such as bus frequency and timetables are outside the control and remit of the County Development Plan.

### **Chief Executive's Recommendation**

No Change Recommended.

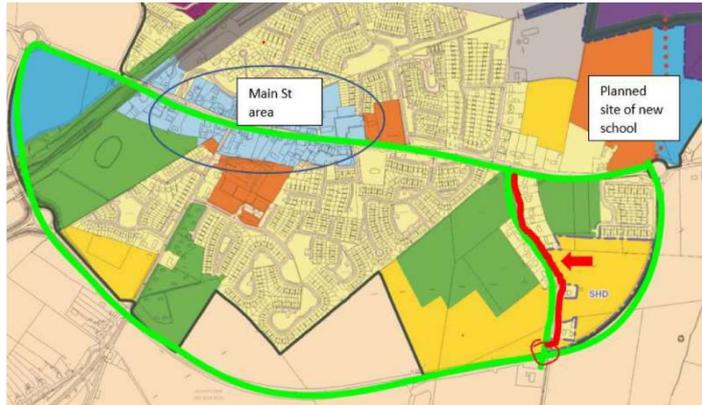
**Submission No.:**

MH-C5-203

<b>Submitted by:</b>	Peter McDonnell
<b>Submission Theme(s):</b>	Enfield Written Statement
<b>Summary of Submission:</b>	
<p>In summary this submission considers;</p> <ol style="list-style-type: none"> <li>1. The location selected for the proposed park &amp; Ride facility is unsuitable – this should be located at the existing car park at the train station;</li> <li>2. In recent years the town has developed towards the eastern side of Enfield. This should be balanced and further considered given to the western side of the town.</li> <li>3. Land between the Johnstown Way and the Outer Relief Road has been zoned for future housing development. It is submitted that this would be better used as part of a public park.</li> </ol>	
<b>Chief Executive's Response</b>	
<ol style="list-style-type: none"> <li>1. This location of the proposed Park and Ride has been raised in a number of submissions relating to Enfield. This has been considered by the Transportation Department and it is contended that the bulk of issues raised in submissions relate to traffic and parking congestion on the main street. The Park and Ride has been identified as this location to alleviate this.</li> </ol> <p>Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues and subsequent traffic delays which arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal.</p> <p>Future development proposals for new housing and public park will be considered within the context of existing zoned land within the development envelope</p>	
<b>Chief Executive's Recommendation</b>	
No changes recommended	

<b>Submission No.:</b>	MH-C5-216
<b>Submitted by:</b>	Angela Smith
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Enfield Written Statement
<b>Summary of Submission:</b>	

This submission relates to a new road in Enfield comprising 18 houses, used regularly by residents and children and forms part of a popular cycling and walking route. An SHD is also due to have a pedestrian and cycle exit onto the road, though no vehicular road. This road becomes a rat run during high commuting periods and poses significant danger to the pedestrians and cyclists on the road. The Applicant proposes that the New Road is made a cul-de-sac for motor vehicles at the junction of New Road and the Bypass in accordance with p4, DMURS which states:



*“This Manual recognises the importance of assigning higher priority to pedestrians and cyclists, without unduly compromising vehicle movement, in order to create secure, connected places that work for all members of the community. Walking and cycling will improve health and well-being and will provide greater opportunities for interaction which promote neighbourliness and community growth.”*

The change would also accord with MOV POL 20 and MOV POL 22 of the Draft Plan

**Chief Executive’s Response**

The decision on the final design of this road would be premature pending the finalisation of access arrangements associated with the development of the adjacent zoned lands. This will be considered in due course and will be carried out in accordance with the policies in the Draft Plan relating to safe and efficient pedestrian and cyclist movement - MOV POL 20, 22 and 25 refers.

**Chief Executive’s Recommendation**

NO changes recommended

<b>Submission No.:</b>	MH-C5-227
<b>Submitted by:</b>	Aine McArdle
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Enfield Written Statement

**Summary of Submission:**

This submission considers that the proposed site for Park and Ride at the old ESB in Enfield Village is ill thought out. There is an empty car park located at the Train Station in Enfield - if there was a bus stop here there would be no need to a park and ride in the middle of the village.

Also, request for the installation of speed ramps outside St. Marys Primary School in Enfield.

**Chief Executive’s Response**

Concerns relating to the proposed Park and Ride Facility have been raised in a number of submissions relating to Enfield. This has been considered by the Transportation Department and it is contended that the keys concerns with regard to the location of the Park and Ride relate to the potential for the facility of create further traffic congestion on the main street. The Park and

Ride has been identified at this particular location to alleviate parking congestion along the main street thereby, improving traffic flow.

Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues which arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal.

The request for the installation of speed ramps outside St. Marys Primary School in Enfield is noted. The Draft Plan provides a range of high-level objectives to facilitate the delivery of safe and efficient traffic future movement. With regard to traffic management, MOV OBJ 40 states the following 'To implement the actions of the Meath Road Safety Strategy and promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies.' This is considered to adequately address the above issue.

**Chief Executive's Recommendation**

No Change Recommended

<b>Submission No.:</b>	MH-C5-266
<b>Submitted by:</b>	Fergal Smyth
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Enfield Written Statement
<b>Summary of Submission:</b>	
<p>This submission relates to Enfield Village and makes a range of recommendations for parking, traffic through the village and public transport. A summary of the recommendations are as follows:</p> <ul style="list-style-type: none"> <li>• The proposal to have the park and ride facilities beside Supervalu is inappropriate due to the number of access points to the main road already in place, large pillars which obstruct view exiting car park and the bus stops which struggle with managing the car congestion that exists in the area. The Submission recommends the relocation of the Park and Ride. Roadside parking is leading cars to drive on the wrong side of the road into the Moyfenrath Estate.</li> <li>• Addition of a second bus stop near the train station where there is existing ample parking for commuters.</li> <li>• Speed bumps are required through the town from one roundabout to the other.</li> </ul>	
<b>Chief Executive's Response</b>	

1. The location of the Park and Ride in the main street is considered appropriate due to its proximity to the existing bus stop. EN OBJ 16 provides for the development of a Park and Ride on the old OPW Building in the main street of Enfield. This will serve to alleviate traffic congestion on the main street arising from commuter parking in the town. The location of proposed Park and Ride will not result in an increase in access points onto the main street.
2. The proposal for a second bus stop is supported by MOV OBJ 10 which states *'To ensure that new developments in Regional Growth Centres, Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns are laid out so as to facilitate the provision of local bus services and the provision of Park and Ride facilitates as appropriate.'* This is also supported at a local level under ENF OBJ 9 which aims *'to support and encourage Irish Rail, Bus operators and other relevant stakeholders to enhance commuter routes and to facilitate improved parking provision adjacent to the train station to enhance rail use.'*
3. The proposal for speed bumps is supported by MOV OBJ 40 states 'To implement a programme of traffic and parking management measures in towns and villages throughout the County, as resources permit.' The is considered to adequately address the issue raised in this submission.

**Chief Executive's Recommendation**

No Change Recommended

<b>Submission No.:</b>	MH-C5-270
<b>Submitted by:</b>	Joanne Pasternak
<b>Submission Theme(s):</b>	Enfield Written Statement
<b>Summary of Submission:</b>	
<p>This submission relates to future development of Enfield and has the following comments:</p> <ol style="list-style-type: none"> <li>1. Proposes the replacement of junction of the Johnstown Road and the R148 (Enfield Ring Road) with a roundabout. At present, traffic coming from the Dublin Road is unable to turn right at this junction. This means that the residents of the estates along the Johnstown Road (Johnstown Way, Glen Abhainn and Glenidan Court) must drive through the Main Street in order to access their homes. Traffic congestion along the Main Street, particularly in the late afternoon/evening time, is very bad as a result.</li> <li>2. Additional street lighting also needs to be added along the R148 Ring Road, in order to make it safer for those who would like to walk/run during winter morning and evening times.</li> <li>3. Submits that the proposal for a park and ride facility at the old ESB building, beside SuperValu, is inappropriate due to existing traffic from commuters travelling in and out of the village on multiple busses as well as cars, school drops, shoppers and pedestrians. The park and ride facility should be placed at the other end of the main street, by the train station and another bus stop with a shelter placed adjacent to it. This may alleviate the dangerous traffic situation currently occurring in the bottleneck at the top of the Main Street, by Super Valu.</li> </ol>	
<b>Chief Executive's Response</b>	

There submission has been considered and categorised into three key issues, the response to which are outlined below.

1. The lights at the Johnstown Road has been developed for safe pedestrian movement through this junction and it is considered that the introduction of a right turn lane could lead to further delays on the by-pass thus creating additional traffic through the main street resulting in further traffic congestion. Therefore, this proposal cannot be supported.
2. Functioning public lighting that is well designed and suitably located is of critical importance to our urban communities. Public lighting must be appropriately placed and is supported and advised upon in the Draft Plan under Section 11.6.3 of the Draft Plan and DM POL 3, DM OBJ 9 and DM OBJ 10.
3. Concerns relating to the proposed Park and Ride Facility have been raised in a number of submissions relating to Enfield. This has been considered by the Transportation Department and it is contended that the keys concerns with regard to the location of the Park and Ride relate to the potential for the facility of create further traffic congestion on the main street. The Park and Ride has been identified at this particular location to alleviate parking congestion along the main street, thereby improving traffic flow.

Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues and subsequent traffic delays which arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal.

**Chief Executive’s Recommendation**

No Change Recommended.

<b>Submission No.:</b>	MH-C5-281
<b>Submitted by:</b>	Nigel Bannister
<b>Submission Theme(s):</b>	Enfield Written Statement
<b>Summary of Submission:</b>	
This submission relates to Enfield Village and raises the following comments:	
<ol style="list-style-type: none"> <li>1. Lack of a Strategic Transport Plan for the Town and its growth and raises a concern that The Enfield Written Statement in its Objectives wants to increase this commuter traffic both into through and in the Towns developments</li> <li>2. Request the removal of ENF OBJ16 and allocation of a Transport Hub on the west side of the town.</li> <li>3. There is no Parking Warden to enforce any penalty on parking.</li> <li>4. Opposes the development of 474 houses on traffic grounds of increase traffic going through the main street.</li> <li>5. Requests engagement of Meath Transportation Dept. with local residents on the</li> </ol>	

proposed new road and opposes the proposal to make this a one-way road. The New Road (L62274) is a Local country road, single track, and with a total of 18 houses.

6. Challenges the ability of the statement in Section 5.4 to be implemented “New developments will be required to provide for and demonstrate, more direct pedestrian and cyclist access with new and planned development areas, and with the town centre where appropriate.”
7. Believes green corridors will not be possible achieve due to excessive vehicle traffic and recommends the following transport solutions:
  - i) That the existing roads infrastructure therefore needs to be amended urgently to prevent Enfield grinding to a halt morning and evening. Perhaps it is already too late- as the picture shows.
  - ii) The speed limit of the Main Street should be reduced to 30kph with the imposition of strict Penalties – enforced by a 24/7 Garda presence in the town (currently this is not the case).
  - iii) Traffic avoidance measures such as chicanes or the dreaded Speed Bumps need to be put in place at both ends of the Town to restrict the flow of excessive traffic into and through the town.
  - iv) The Traffic and Pedestrian Lights should have a longer stop sequence West to East/East to West morning and evening.

#### **Chief Executive’s Response**

1. Concerns relating to the lack of a strategic Transport Plan for the town is noted. It is an objective of the Meath County Development Plan, to prepare a Local Area Plan for the town. It is also an objective, see MOV OBJ 1, to prepare Local Transport Plans for a range of settlements in Meath, as deemed necessary.
2. Concerns relating to the proposed Park and Ride Facility identified in ENF OBJ 16 have been raised in a number of submissions relating to Enfield. This has been considered by the Transportation Department and it is contended that the keys concern with regard to the location of the Park and Ride relate to the potential for the facility of create further traffic congestion on the main street. The Park and Ride has been identified at this particular location to alleviate parking congestion along the main street, thereby improving traffic flow.

Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues and subsequent traffic delays which arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal.

3. The allocation of Traffic Wardens to towns are outside the remit of the County Development Plan. The Author should contact the Transportation Department of Meath Coco. for further information.
4. It is noted the submission opposes the development of 474 units on traffic and congestion grounds through main street. It should be noted however that comments on specific planning applications is beyond the strategic land use strategy of the CDP.

5. The decision on the final design of this road would be premature pending the finalisation of access arrangements associated with the development of the adjacent zoned lands. This will be considered in due course and will be carried out in accordance with the policies in the Draft Plan relating to safe and efficient pedestrian and cyclist movement. (MOV POL 20, 22 and 25 refers).
6. Section 5.4 of the Draft Plan sets out a strategic aim to create attractive efficient compact settlements which reduce the need to travel and improve the quality of life for inhabitants which encompasses pedestrians, cyclists and those using public transport as well as cars. This is to be achieved through the implementation of a range of strategic documents such as the NTA Greater Dublin Area Transport Strategy and the Design Manual for Urban Roads and Streets and applying these measures through development management at a county level. Improved access for cyclists and pedestrians are supported in a suite of objectives ranging from MOV POL 17 to MOV OBJ 29.
7. I) As noted, Enfield will be assessed for its need for a Local Transport Plan which would inform the preparation of Local Area Plan for Enfield.  
 ii) Though it is not the direct responsibility of the Council to regulate speed limits, it is the policy of the Council to actively engage with TTI and the Department of Transport regarding the adequacy of speed limits in the County.  
 iii) The Draft Plan, Chapter 5 Movement Strategy includes a policy MOV POL 25 which is set down 'to implement the actions of the Meath Road Safety Strategy and promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies'. This applies to the county as a whole.  
 IV) The sequencing of traffic lights is not an issue for the County Development Plan. The Author is advised to contact the Transportation Department of Meath Coco. who are the responsible for these decisions.

**Chief Executive's Recommendation**

No Change Recommended.

<b>Submission No.:</b>	MH-C5-311
<b>Submitted by:</b>	Nigel Bannister
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Kentstown Written Statement
<b>Summary of Submission:</b>	
Please see submission MH-C5-281.	
<b>Chief Executive's Response</b>	
Please refer to MH-C5-281	
<b>Chief Executive's Recommendation</b>	
Please refer to MH-C5-281	

<b>Submission No.:</b>	MH-C5-373
<b>Submitted by:</b>	Rebecca Collins
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Enfield Written Statement.
<b>Summary of Submission:</b>	
<p>This submission raises a number of suggestions to address the lack of community infrastructure and connectivity in Enfield.</p> <p>In summary the submission requests;</p> <ul style="list-style-type: none"> <li>• Appendix identifying the 5 schools and 14 community facilities;</li> <li>• Improved connectivity between key location e.g. schools, greenway and GAA pitch;</li> <li>• Consideration needs to be given to the No Turn policy on the Outer Relief road at the junction with Johnstown Road. This means that residents of Glen Abhainn the largest housing estate in Enfield of which I am one are forced to drive down the Main Street leading to significant tail backs particularly at peak times.</li> <li>• Bus stops; we badly need more bus stops at the other end of the town at the train station. Individuals who need to drive to get the Bus do not park in the large car park at the train station as it is too far away adding to the build-up of traffic in the town. In fact there are huge safety concerns about the area where the current 2 bus are in terms of being close to a very busy SuperValu car park, a number of other road junctions, traffic lights and a playground accessed through SV car park.</li> <li>• Community facilities for those aged 12-18 e.g. skate park</li> </ul>	
<b>Chief Executive's Response</b>	
<p>The Council recognises that the provision of good quality community facilities in both existing and developing areas is a key element in the development of sustainable communities across the County. As part of the preparation of the Draft Plan, the Council has engaged with various sections of the Council in addition to external agencies to identify the community infrastructural needs required to assist in the creation of a more balanced and sustainable community. Through this process, it is considered that this Plan has identified sufficient social and community lands to meet the needs of the population during the life of this Plan.</p> <p>The Written Statement for Enfield supports the provision of additional social and community infrastructure in Enfield including a public park (ENF OBJ 15 ) and a Community Centre and Park and Ride Facility (ENF OBJ 16).</p> <p>It is noteworthy also that Under the 2018 Town &amp; Village Renewal Scheme, a Community Plan was prepared in consultation with the residents, groups, businesses of Enfield. A number of key project proposals were set out and agreed. One of which was the development of a skate park which is part of a project proposal from Na Fianna GFC and Enfield Celtic FC. It is hoped that having the key projects identified and agreed by all in Enfield, grant applications can be made to help delivery of these key projects.</p> <p>The introduction of a right-turn at this junction has been assessed by the Transport Department and it is considered that such a lane could lead to further delays on the Bypass thus creating additional traffic through the main street resulting in further traffic congestion on the main street. Therefore, this proposal cannot be supported.</p>	

In terms of bus stops, acknowledging that the location of the car park at the train station is considered too far for the existing bus stop locations, commuters availing of the bus service in the main street will be facilitated by the development for a Park & Ride located adjacent to Supervalu in at the Old OPW Building which is located across from the main stop stops in Enfield.

The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues that arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride proposal. Park and Rides serve as intermodal transfer facilities to enable access to public transport.

The issues raised above, including those which refer to the number of community and education facilities will be examined in greater detail as part of the preparation of the Enfield Local Area Plan.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-379
<b>Submitted by:</b>	Future Analytics on behalf of Michael Ryan
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield (east)
<b>Summary of Submission:</b>	
<p>The submission relates to the proposed land use zoning for over 79 Ha of land on the eastern side of Enfield.</p> <p>In summary, the submission welcomes the proposed land use zoning objectives for the subject lands which include a Strategic Employment Site, Community Infrastructure and Mixed Use. However, the submission seeks to incorporate further uses including residential and to extend the extent of the employment lands to the east.</p> <p>It is considered the subject lands represent a significant landholding with direct connections to the town centre and a strong ability to deliver further sustainable integration with the town core, potential to support a range of residential, commercial, employment and community uses while also be closely located to a range of existing infrastructure in the town.</p>	
<b>Chief Executive’s Response</b>	
<p>The Council has identified a large portion on the eastern edge of the town, suitable for strategic employment development and possible use as a data centre or other compatible uses with the E1/E3 zoning objective based on the strategic position of the town and the proximity of the site to the national fibre network cable and power networks.</p> <p>The CDP seeks to promote Enfield as a dynamic location which can facilitate diversity in enterprise and employment development and investment opportunities. Notwithstanding the identification of the Strategic Employment Site, a large landholding to the west of this site has been identified for ‘white land’ which also supports compatible uses similar to those for</p>	

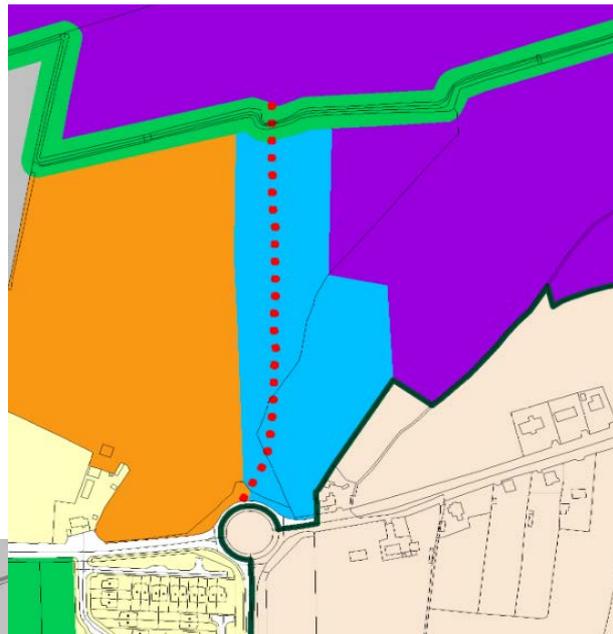
employment and enterprise which aim to protect strategic lands from inappropriate forms of development which would otherwise impede the orderly expansion of a strategic centre.

It should also be noted that the vast majority of the lands identified (most of which are already zoned) remain undeveloped with limited planning history, therefore it would not be considered appropriate to extend any further major urban expansions to the town at a time when the existing zoning objectives for the site have still to be realised.

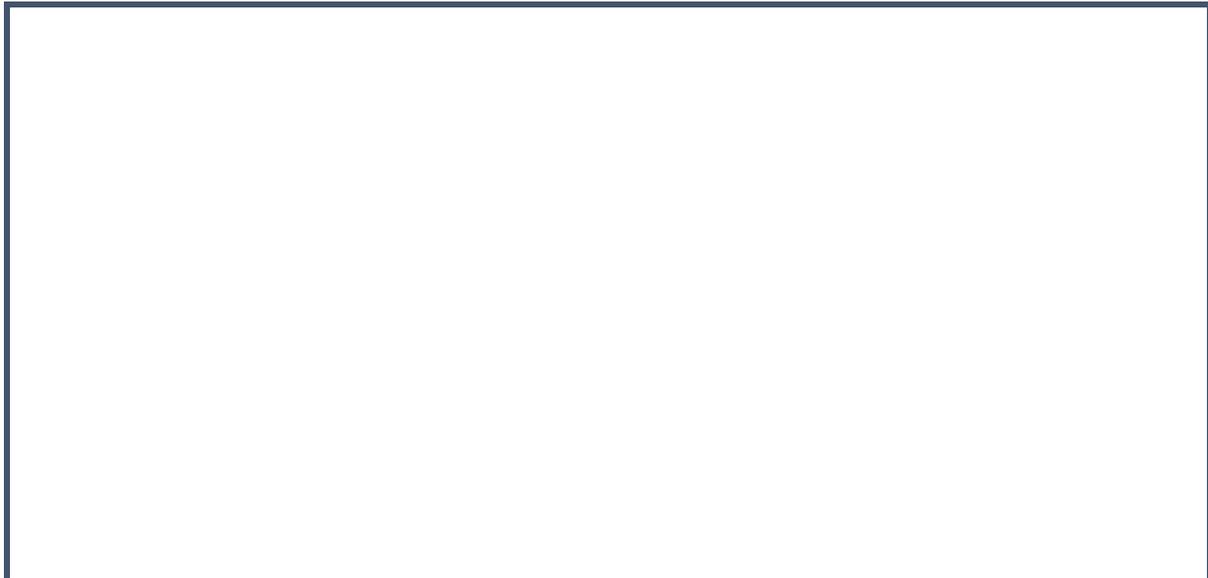
The growth of Enfield must be carefully managed in a consolidated and consistent manner in line with the core objectives of the CDP. It is considered that a major urban / zoning expansion for such uses as requested in this submission would result in the unbalanced growth of the town combined with the over-supply of zoned lands which would be premature to the delivery of the of the existing and forthcoming CDP(s). In this context, it is considered that an acceptable quantum of lands have been identified for employment growth over the plan period appropriate to Enfields classification within the settlement hierarchy.

It should be noted, that the indicative road route through the mixed-use lands has been updated to accurately reflect the approved layout as per TA191820 granted on 21/06/2020 (see below).

***Draft CDP***



***Proposed Amendment***



**Chief Executive’s Recommendation**

It is proposed to a minor amendment to the land use zoning map for Enfield to accurately reflect the approved road alignment as indicated in the image above.

<b>Submission No.:</b>	MH-C5-388
<b>Submitted by:</b>	Future Analytics on behalf of Urban Synergy Investments Enfield Ltd
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submission made by Future Analytics on behalf of Urban Synergy relating to lands to the west of Enfield Town Centre.</p> <p>Urban Synergy Investments (Enfield) Ltd fully endorse the land use zoning for the subject site described in the Draft MCDP 2020-2026. The comprehensive zoning across the site extent for ‘Mixed Use’ (To provide and facilitate mixed residential and business uses), will unlock the full potential of this site to provide integrated residential and non-residential uses that contribute to the realisation of compact growth objectives. The retention of F1 ‘Open Space’ zoning along the eastern/south eastern boundary is also considered appropriate.</p>	
<b>Chief Executive’s Response</b>	
MCC note the submission and its endorsement associated with the subject lands.	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-402
<b>Submitted by:</b>	The Planning Partnership on behalf of St Finians Diocesan Trust
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
This submission relates to lands east of the Parochial House in Enfield. The lands are centrally	

located in the centre of Enfield and surrounded by residential and town centre uses. The lands are secured and enclosed by an existing tree lined boundary. The site is currently undeveloped.

The current CDP for Enfield zoned approx. one third of lands for A2 New Residential with the remaining two thirds for Community Infrastructure.

The draft CDP for 2020 – 2026 proposes to zone the full extent of the site for Community Infrastructure.

The submission seeks a broadening of the zoning objective on the subject site for mixed use in order to support a wider range of development that will become viable. It is considered that this type of development would improve the connectivity and permeability of the town centre with surrounding residential neighbourhoods.

**Chief Executive’s Response**

The location of the subject site on the eastern perimeter of the town centre of Enfield represents a natural change in development type travelling east along the Main Street. The presence of the parochial house creates the step change in the development fabric of the town from town centre uses to residential and associated community uses.

The site is strategically important and represents a focal point in the village with potential to host a range of uses from mixed use, town centre appropriate uses.

In this context, it is considered that community infrastructure (G1) is an acceptable land use zoning for the site which will facilitate a variety of possible land uses subject to other normal planning considerations.

**Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-465
<b>Submitted by:</b>	Town & Country Resources Limited on behalf of Anne Cole
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submissions seeks the amendment to zoning at lands located at the Dublin Road, Enfield.</p> <p>The draft CDP proposes to amend the zoning of the subject lands from Community Infrastructure to A1 Existing Residential.</p> <p>The submission acknowledges this change in zoning and requests MCC to confirm the proposed Existing Residential zoning with respect to the subject lands in its review and consideration of the draft CDP.</p>	
<b>Chief Executive’s Response</b>	
<p>This submission outlines agreement with the proposed alteration to the land use zoning to reflect the existing use associated with the site.</p>	

<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-528
<b>Submitted by:</b>	MKO on behalf of Coffey Group
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield

<b>Summary of Submission:</b>	
<p>This submission requests that Meath County Council retains the existing land use zoning and update the land use zoning objective for the site to permit discount retail use.</p> <p>The current objective of this land use zoning is –</p> <p>“to provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in good quality physical environment.”</p> <p>The site is located at Enfield Industrial Estate within an existing General Enterprise and Employment zoning situated to the north-west of Enfield Town Centre. The site is well served by road infrastructure being situated just 1km north of the M4. This motorway connects the west to the east of the county providing access from Sligo to Dublin.</p> <p>The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to live and conduct business.</p> <p>When reviewing the Draft Meath County Development Plan 2020-2026, this submission respectfully requests that Meath County Council retains the existing land use zoning at Enfield Industrial Estate and updates the permitted uses within E2 General Enterprise and Employment zoned land to facilitate discount retail. National, Regional and Local policy all facilitate the economic growth of the region.</p>	

<b>Chief Executive's Response</b>	
<p>The draft County Development Plan recognises that Enfield functions largely as a commuter town with settlement growth influenced by its proximity and accessibility to Dublin City and its metropolitan city economy with strategic road and rail commuter connections to the Capital.</p> <p>Furthermore, the Plan recognises that there is a significant opportunity for economic and commercial development growth in the town given its proximity to the M4 knowledge corridor. There is sufficient capacity in the existing Enfield Business Park to accommodate industrial and enterprise development. Employment growth is subject to the capacity of infrastructure and quality to support it.</p> <p>New development in small towns and villages should be of an appropriate scale and offer to sufficiently meet local needs retailing only. Retail development in level 2 and 3 centres should be located with the core retail areas identified for those centres. Retail development outside of the identified core areas will only be considered in exceptional circumstances where the Planning Authority is satisfied that there are no other sites available and the development is necessary to</p>	

meet the needs of the area. in all instances when assessing new retail developments, the sequential approach shall be applied. This will maintain the retail importance of the town centre and protect the viability and vitality of our town centres.

It should be noted that a small level of retail use / alternative uses may be permissible in this location providing this will not lead to the overall dilution of the zoned enterprise / employment site which must remain as the primary use. Any proposal must also demonstrate its compatibility with the primary land use objective of the site by way of design, function, access, amenity and other normal planning considerations.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-621
<b>Submitted by:</b>	BCA Consulting Engineers on behalf of Anne & John Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p><b>See also submission / response for MH-C5-870</b></p> <p>This submission seeks to have a portion of lands between the Dublin Road/Main Street and the Enfield Ring Road (R148) zoned for residential use.</p> <p>The lands were previously zoned for dual use of A2 New Residential on the eastern and western edges of the holding with the majority of the site comprising a protected monument (rath) and its curtilage identified for open space. The draft CDP seeks to extend the open space zoning to include the entire site.</p> <p>The submission requests the Council to consider the proposed rezoning and reinstate the residential zoning given the proximity to public transport, town centre, education / recreational facilities, access and services which are available.</p>	
<b>Chief Executive’s Response</b>	
<p>The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road and the Royal Canal.</p> <p>The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities that have potential to offer additional residential supply and tenure choice.</p> <p>That being said, the site is located within the existing built up envelope of Enfield and is suitably</p>	

located to avail of existing services, transport network as well as the opportunity to integrate housing around a centralised / dedicated area of open space.

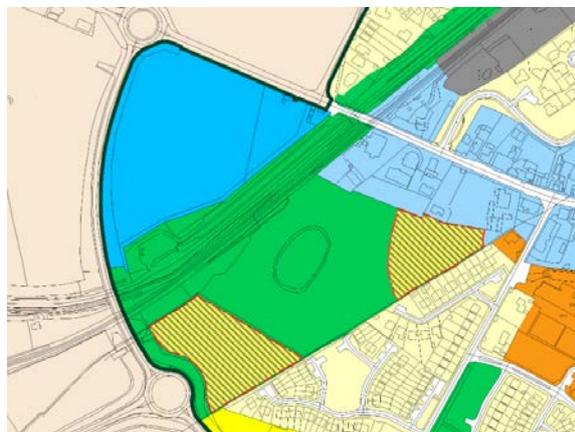
It is therefore considered acceptable that the site to be partially zoned for residential development to be made available for the next plan period (post 2027).

In relation to the subject site, it should be noted that the CDP has designated an area between the Johnstown Road and the railway line (subject site) for the future development of a town park. The area, which extends over 9 Ha includes a centrally positioned ‘ringfort’ that is a recorded national monument. It is therefore considered that the site is not suitable for residential development.

**Draft CDP**



**Proposed Amendment**



**Chief Executive’s Recommendation**

It is proposed to amend the land use zoning from RA Rural Area to A2 New Residential phase II (post 2027).

<b>Submission No.:</b>	MH-C5-626
<b>Submitted by:</b>	Declan Brassil & Co on behalf of Westin Homes Ltd
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	

This submission relates to lands at Enfield bounded to the South by the Enfield Bypass currently zoned for A2 New Residential Phase II (post 2019).

The submission seeks an amendment to correct Enfield's status in the Settlement Hierarchy on table 2.12 of the text in the Written Statement (Vol. 1) to reference Enfield as a 'Self Sustaining Growth Town' as identified in the written statement for Enfield (Vol. 2 p143).

It should be noted that the site is currently the subject lands for a Strategic Housing Development which has been made to An Bord Pleanála in March 2020 for 513 units which includes circa 6 Ha of land that is proposed to be de-zoned in the draft CDP.

The submission provides details on the undersupply of housing across the state based on a conservative population estimation combined with the non-delivery of existing zoned residential lands across the plan period. The submission therefore seeks the retention of the residential zoning on the subject site given its strategic location with excellent transport links, connectivity to Dublin & Maynooth and to realign the town with the growing employment and industrial sites on the north eastern edge of the town.

It is submitted that the proposed amendments are appropriate to facilitate the plan-led sequential development of Enfield having regard to all relevant National and Local Policy and guidelines.

#### **Chief Executive's Response**

The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road and the Royal Canal.

The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities that have potential to offer additional residential supply and tenure choice.

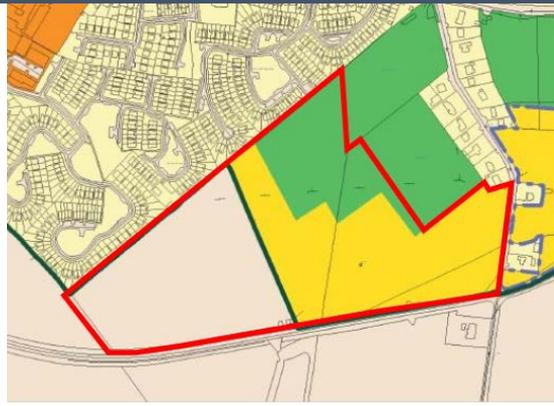
The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation of 474 units.

It should also be noted that capacity in the local waste water treatment works is currently limited.

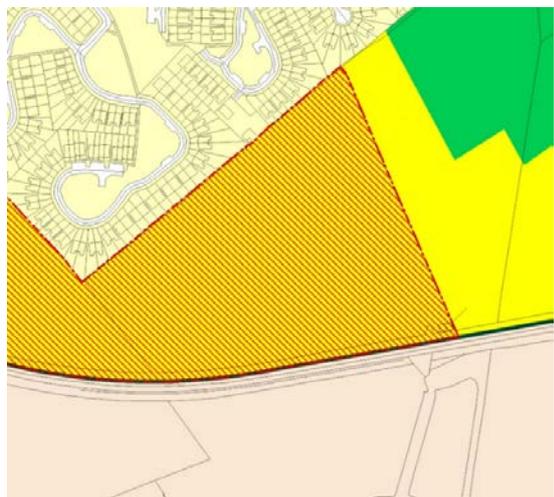
That said, the site is located within the existing built up envelope of Enfield and is suitably located to avail of existing services, transport network and assist in consolidating the settlement limit of Enfield.

In this context, it is considered appropriate to zone these lands for residential development to be made available in the next plan period (post 2027).

***Draft CDP***



**Proposed Amendment**



**Chief Executive’s Recommendation**

It is proposed to amend the land use zoning from RA Rural Area to A2 New Residential phase II (post 2027).

<b>Submission No.:</b>	MH-C5-644 & MH-C5-636
<b>Submitted by:</b>	McCutcheon Halley on behalf of Cloncurry Homes
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submission relates to land in Enfield extending some 6.08 Ha adjacent to the Enfield Bypass Road (R148) and 350m north of the M4 Motorway. The subject site is a greenfield site, rectangular in shape and currently zoned for A2 Phase II New Residential development and F1 Open Space. The site is accessed from the national and regional road network via the M4 Dublin – Sligo motorway and the Old Dublin Road.</p> <p>In summary, the submission considers that;</p> <ul style="list-style-type: none"> <li>• The population growth targets outlined in the NPF are derived from estimates based on outdated census data;</li> <li>• The Planning Authority should have regard to all available data and relevant information</li> </ul>	

when preparing the updated core strategy assessing local housing need;

- Significant changes to land use zoning policies within the County is premature in the absence of a HNDA and therefore should be deferred until same is prepared;
- The zoning of land and granting planning permission alone does not guarantee the delivery of much needed housing, as evidenced in Review of the Strategic Housing Development Process;
- Active land management measures should also provide for reserves of residential zoned land to facilitate delivery of much needed housing and to achieve growth targets;
- This submission supports the sustainable growth of Enfield and promotion of the town as a strategic employment centre. The submission seeks the A2 New Residential zoning be reinstated due to the advantageous location of the site;
- The subject site benefits from a high level of connectivity given its proximity to the national and regional road network and public transport corridor and Enfield train station; and
- Its location on the north side of the bypass road which forms the natural boundary of the town. The bypass forms a very identifiable southern boundary to the future expansion of the town at this stage in its development.

#### **Chief Executive's Response**

The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road and the Royal Canal.

The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities that have potential to offer additional residential supply and tenure choice.

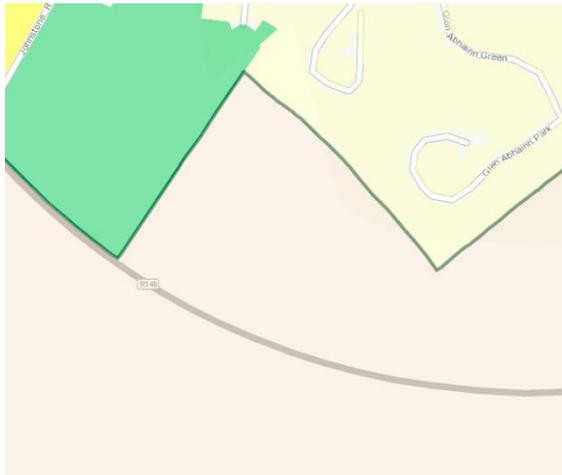
The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation of 474 units.

It should also be noted that capacity in the local waste water treatment works is currently limited.

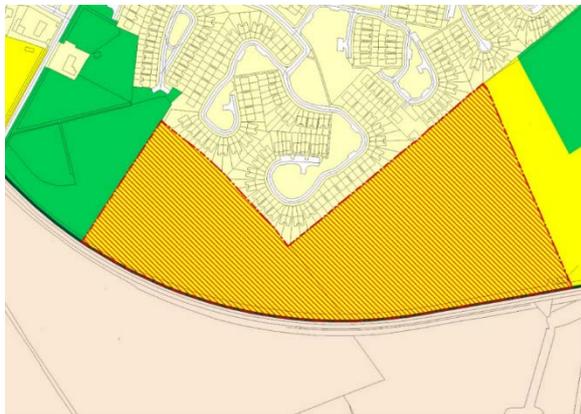
That said, the site is located within the existing built up envelope of Enfield and is suitably located to avail of existing services, transport network and assist in consolidating the settlement limit of Enfield.

In this context, it is considered appropriate to zone these lands for residential development to be made available in the next plan period (post 2027).

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning from RA Rural Area to A2 New Residential phase II (post 2027).

<b>Submission No.:</b>	MH-C5-701
<b>Submitted by:</b>	BMA Planning on behalf of Ann Holmes, Carmel Kelly and Brendan Little
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submission relates to lands in the ownership of the Little family extending c 30 Ha and comprise a number of fields and associated agricultural buildings located in the centre of the holding.</p> <p>The lands are bounded by the Trim Road (R159) to the East, and the Dublin Road (R148) to the South and the lands have frontage to both roads. The main access to the Drummond House and the farm complex is currently provided via the existing R159 Trim Road and there is a potential northern arm to the existing roundabout on the R148 Dublin Road.</p>	

The proposal to dezone the subject lands to “RA – Rural Areas” is not justified and is not supported on planning grounds and the proper planning and sustainable development.

Based on the planning rationale outlined and recognising the fact that development of the lands is likely to be spread over a number of Development Plan periods, this submission proposes zoning part of the lands, as follows.

From: RA Rural Area

To: A2 New Residential (5.9 Ha) and A1 Existing Residential (0.3 Ha).

Note a strategic land reserve objective is sought for the remainder of the LU OBJ 2 Lands.

As detailed above, the subject lands were zoned for large scale development in the most recent Development Plans / Local Area Plans. On this basis, and based on previous engagement with Meath County Council, the landowners have a reasonable expectation that the lands could be brought forward for development in the short to medium term on a phased basis and in accordance with the principles contained in the masterplan required under Specific Local Objective LU-OBJ2. In accordance with the requirements of LU-OBJ 2, the landowners have commenced preparation of the masterplan including feasibility studies in relation to design and layout, access and servicing etc. The intention is to commence discussions with the Planning Authority in the coming months to agree a masterplan for the development of the lands.

In the absence of a specific justification in the Draft Plan, it would appear that the decision to dezone the lands is arbitrary and is based on an exercise in reducing the amount of zoned land in Enfield to come within the Core Strategy projections for residential and employment land. If this is the case, it is suggested that this is an overly rigid implementation of Core Strategy which does not deliver optimum planning outcomes for Enfield or for Meath.

We request that the Planning Authority reconsiders the zoning allocation for Enfield and, in doing so, gives full consideration of the wider planning implications of the decision to remove the previously zoned block of residential land including, in particular, the following considerations: -

There are no significant residential sites on the western side of Enfield, which will contribute to imbalance in the settlement structure;

- 1 Net Density - Gross Site Area reduced by 15% to allow for internal roads, road widening, infrastructure and open space etc.

2. There are only 3 other residential parcels zoned in the entire town and this situation gives rise to potential for restricted supply of housing due to developers’ capacity to build on these sites and/or their slower release of housing to protect house price growth. For this reason, it is important that the housing market in the town is not dominated by a very small number of landowners.

3. Having regard to the mixed use zoning proposed for the site opposite the subject lands, the release of residential lands to the west of the railway line provide a critical mass of housing that allows for investment in wastewater infrastructure to be carried out in a more strategic and efficient manner than the piecemeal approach that will result from the subject lands being shelved at this time. The lead-in time in providing infrastructure, potentially involving multiple landowners, needs to be borne in mind and therefore it is imperative to look beyond the immediate 2026 Core Strategy allocations

4. The housing allocations for Enfield can be updated to take into account recent permissions, including a Strategic Housing Development (SHD ABP-304296-19) granted by An Bord Pleanála in 2019 for 133 houses on land adjacent to Enfield Relief Road, Enfield, County Meath. Unlike the subject lands which include “Phase 1” residential lands in the current Development Plan, these lands are “Phase 2” lands. They are more remote from the town centre and less favourable in terms of accessibility to public transport. It is considered that the granting of permission for this SHD should not be allowed to skew the growth of the town away from the town centre and railway station. The Planning Authority should not allow the granting of this SHD (in Material Contravention of the current Plan) to allow these lands to effectively supplant existing “Phase 1” residential lands and prejudice the future orderly growth of the town.

There is a strong case for Residential zoning to the west of the railway / canal where the subject site offers the opportunity to consolidate and improve this area of the town and to facilitate an integrated approach to the subject lands with the existing residential area of Baynefield to the immediate east of the site.

The Technical Report prepared by Waterman Moylan addresses the roads and transportation characteristics and potential of the subject lands and confirm that: -

- **Roads** - The lands can be served from the existing access to the site via Drummond House and there is potential for access to be gained via the northern arm of the existing roundabout on the R148 Dublin Road.
- **Pedestrian and Cycle Access** The subject lands are located close to the existing urban core, within the 60kph speed limit and access can easily be obtained to the site from the R148 Dublin Road or R159 Trim Road with a minor upgrade and extension of existing footpath/ cycle facilities.
- **Public Transport (Rail and Bus)**- The Enfield Written Statement in the 2013 – 2019 Development Plan describes the town as having ‘an enviable level of public transport, located off the M4 and benefits from multi modal transport linkages being served by a rail line’ (Pg. 389). The subject lands are within walking distance (400-500 metres) of Enfield Railway Station which currently offers 10 rail services each day.

#### Chief Executive’s Response

The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of

settlement development generally within the limits of the outer relief road and the Royal Canal.

The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities that have potential to offer additional residential supply and tenure choice.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation of 474 units.

In relation to the subject site, the Council have zoned the lands for 'White Land' in order to protect strategic lands from inappropriate forms of development which would otherwise impede the orderly expansion of a strategic urban centre. In this context given the proximity to the strategic employment lands to the east of the subject site it is considered that this would not represent a suitable location for housing development.

It should also be noted that capacity in the local waste water treatment works is currently limited.

#### **Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-719
<b>Submitted by:</b>	Cllr. Aisling Dempsey
<b>Submission Theme(s):</b>	Chapter 11 Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submission:</b>	
This submission relates to the zoning of lands in Enfield:	
1. To reinstate the residential zoning to the lands adjoining the ring road in Enfield which are at an advanced planning stage.	
<b>Chief Executive's Response</b>	
<b>NOMS response – Motion 345</b>	
This refers to c.10ha of land located between Glen Abhainn Park and the Enfield Distributor Road. These lands were identified as 'Phase 2' residential lands in the CDP 2013-2019. Whilst it is acknowledged the motion indicates these lands are at an 'advanced planning stage' this is through the SHD process where the applicant is required to demonstrate compliance with the Meath County Development Plan including the Core Strategy.	
With regard to the provision of additional sporting and community facilities this Plan has identified lands adjacent to the GAA Club for 'Open Space' uses. These lands are immediately adjacent to lands zoned for new residential development.	
The Draft Plan encourages a density of up to 35 units/ha in Self-Sustaining Growth Towns. These lands would therefore have capacity for an additional 350 units if developed at their maximum density.	

The Draft Plan projects that there will be an additional 1,000 persons living in Enfield by 2026. 15.75ha of land have been zoned 'A2 New Residential'. These lands, in addition to the infill sites and lands zoned for town centre and mixed-use development will provide for an additional 474 units.

Between 2006-2016 the housing stock increased by 319 units while the population increased by 1,078 persons. Taking this growth rate into account in addition to projected growth, it is considered that there is sufficient land identified in Enfield to meet projected demand.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-812
<b>Submitted by:</b>	Rhona Bradshaw
<b>Submission Theme(s):</b>	Enfield Written Statement
<b>Summary of Submission:</b>	
<p>This submission makes the following recommendations:</p> <ol style="list-style-type: none"> <li>1. Recommends against the location of a park and ride facility at the old OPW site and proposes an alternative location be considered as the majority of commuters requiring parking facilities in Enfield are travelling from the western end of the village.</li> <li>2. The submission considers the configuration of traffic lights on the outer relief road inconsistent with passive calming of traffic and also suggests the stretch of road entering the village require passive calming of traffic.</li> <li>3. Suggests the relocation of the existing bus stops, which contribute to the traffic congestion in their current positions and that a bus stop is also located to the west of the village with a public car park at the edge of the town.</li> </ol>	
<b>Chief Executive's Response</b>	
<ol style="list-style-type: none"> <li>4. This location of the proposed Park and Ride has been raised in a number of submissions relating to Enfield. This has been considered by the Transportation Department and it is contended that the bulk of issues raised in submissions relate to traffic and parking congestion on the main street. The Park and Ride has been identified as this location to alleviate this.</li> </ol> <p>Park and Rides serve as intermodal transfer facilities to enable access to public transport. The proposed location for the Park and Ride will be adjacent to the Enfield Bus Stop which will serve Routes 20, 115, 120cc, 763 and 847, the result of which is expected to alleviate on-street parking issues and subsequent traffic delays which arise from commuters parking on the main street to avail of the bus service. As per EN OBJ 8 of the Enfield Written Statement, Meath County Council is pursuing the provision of a Park and Ride subject to a Part 8 procedure upon which, stakeholders and members of the public will be provided with an opportunity to make a submission in respect of Park and Ride</p>	

proposal.

5. The traffic signals located on the Enfield By-Pass is considered an appropriate junction for road users and provides greater safety to pedestrians. The Chief Executive notes the request for passive calming traffic within the town and refers to a high-level objective, MOV OBJ 40 in the Draft Plan which states 'To implement a programme of traffic and parking management measures in towns and villages throughout the County, as resources permit.' This is considered to adequately address the issues raised in this submission.
6. MOV Obj 10 states the following 'To identify deficits in bus infrastructure and develop a priority list as a basis to secure funding for improvement works, including the provision of bus shelters, bus stops and travel information at stops'. In this regard, the Council will work with the NTA to address any identified deficits in bus infrastructure including bus stops. It is considered that this proposal, if approved, could be completed under this objective.

**Chief Executive's Recommendation**

No Change Recommended

<b>Submission No.:</b>	MH-C5-868
<b>Submitted by:</b>	Declan Clabby & Associates on behalf of Michael Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submission relates to lands at Possextown and Johnstown Road, Enfield.</p> <p>The subject lands are located to the rear of Delemere and Rathdale Estates both of which have made provision for development of these lands.</p> <p>The draft CDP seeks to zone these lands as white land (WL). It is submitted that the area zoned WL would act as a standby should the area zoned E1/E3 require additional area.</p> <p>It is considered that this would lead to poor and haphazard planning by introducing a warehouse and distribution type development behind a housing estate.</p> <p>The submission requests the lands identified for WL be rezoned to A2 New Residential.</p>	
<b>Chief Executive's Response</b>	
<p>The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road and the Royal Canal.</p> <p>The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities</p>	

that have potential to offer additional residential supply and tenure choice.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation of 474 units.

In relation to the subject site, the Council have zoned the lands for 'White Land' in order protect strategic lands from inappropriate forms of development which would otherwise impede the orderly expansion of a strategic urban centre. In this context given the proximity to the strategic employment lands to the east of the subject site it is considered that this would not represent a suitable location for housing development.

It should also be noted that capacity in the local waste water treatment works is currently limited.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-870
<b>Submitted by:</b>	Declan Clabby & Associates on behalf of Michael Daly, Ann Daly & John Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Enfield
<b>Summary of Submission:</b>	
<p>This submission relates t lands at Possextown, Enfield extending circa 7.64 Ha in area.</p> <p>The lands are presently zoned for A1 and F1 and also contain a national monument centrally located (SMR ME048-019).</p> <p>The easing zoning is for A2 New Residential at each end with green space (F1) around the monument. The section of the holding fronting the main street is zoned B1.</p> <p>The draft CDP seeks to remove the existing zoning and zone the entire site F1 (Open Space). The submission strenuously objects to this as it is considered that the zoning is located in the wrong place away from a central residential area and would lead to intense zoning of green space which may lead to anti-social behaviour.</p> <p>It is submitted that the monument be a central feature of future development with the immediate lands around the zoning developed for residential overlooking the existing green space and monument.</p> <p>An initial archaeological assessment has also been submitted which concludes that lands to the west and south east have low archaeological potential. Land directly south and west of the rath have moderate archaeological potential and the area direct east of the rath has high archaeological potential. Associated recommendations have been suggested should development proceed in the future.</p>	
<b>Chief Executive's Response</b>	
The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028	

period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road and the Royal Canal.

The overall residential land supply does not include residential infill or redevelopment opportunities, or the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning there are still other locational opportunities that have potential to offer additional residential supply and tenure choice.

That being said, the site is located within the existing built up envelope of Enfield and is suitably located to avail of existing services, transport network as well as the opportunity to integrate housing around a centralised / dedicated area of open space.

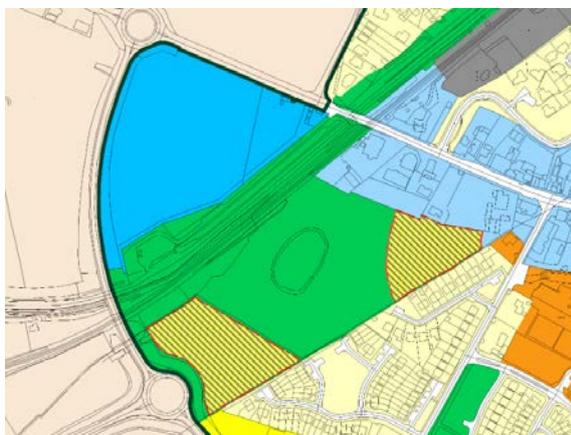
It is therefore considered acceptable that the site to be partially zoned for residential development to be made available for the next plan period (post 2027).

In relation to the subject site, it should be noted that the CDP has designated an area between the Johnstown Road and the railway line (subject site) for the future development of a town park. The area, which extends over 9 Ha includes a centrally positioned 'ringfort' that is a recorded national monument. It is therefore considered that the site is not suitable for residential development.

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

Accept proposal and update CDP accordingly

<b>Submission No.:</b>	MH-C5-957
<b>Submitted by:</b>	Mr. William Carey
<b>Submission Theme(s):</b>	Enfield Written Statement
<b>Summary of Submission:</b>	
<p>This submission raises issues relating to transport, infrastructure and economic development. The points raised can be summarised as follows:</p> <ol style="list-style-type: none"> <li>1. Acknowledges progress on the Post Primary School in Enfield and commencement on the upgrading of the Enfield Wastewater treat works. The Author requests that the above work is treated with urgency and underpinned by an objective.</li> <li>2. The upgrading of Enfield Rail Station with an extra line into Dublin should be an objective of the plan serving Maynooth, Leixlip, Intel and other hi-tech infrastructure. A Park &amp; Ride should also be an objective of this Plan.</li> <li>3. Submits that the addition of 474 extra houses in Enfield during the lifetime of the Plan is insufficient and gives a projection for a requirement of 1350 houses by 2026</li> </ol>	
<b>Chief Executive's Response</b>	
<ol style="list-style-type: none"> <li>1. The Chief Executive notes the positive comments in relation to the progress of the Post Primary School and the Wastewater Treatment Works upgrade. ENF OBJ 6 of the Enfield Written Statement aims <i>'To liaise with and support Irish Water in the provision of adequate water services to meet the development needs of the town within the Plan period.'</i> It is considered that this objective supports the completion of the upgrade works outlined above.</li> <li>2. Having regard to the comments raised in relation to the upgrading of Enfield Rail Station, there are a number of objectives in the Draft Plan which support the delivery of such works. MOV OBJ 2 states MOV OBJ 2 <i>'To improve, in conjunction with the NTA and Irish Rail, facilities at existing stations</i> while MOV OBJ 19 <i>To facilitate the provision of a new car parking facility at Enfield Train Station in conjunction with the NTA and Irish Rail.</i> This supports the proposal outlined in this submission. Should an additional line be proposed, the Council will work closely with government agencies and the NTA and Irish Rail in the implementation of this project and will support the provision of an additional line as considered necessary.</li> <li>3. The Core Strategy provides a housing allocation of 474 units to Enfield over the 2019 – 2028 period. A Strategic Housing Development has been approved for 133 units by ABP in August 2019. The development framework in this plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the outer relief road ad the Royal Canal.</li> </ol>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

## **STAMULLEN**

<b>Submission No.:</b>	MH-C5-19
<b>Submitted by:</b>	Kieran Young
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Stamullen Written Statement.
<b>Summary of Submission:</b>	
1. Submissions outlines the perceived lack of central public meeting place with the village of Stamullen i.e. a children's play park, football/sports pitch, community centre etc.	
2. It is requested that the area adjacent to Gough's corner and beside the entrance to Devlin stud	

be defined as an area to be developed as a town centre area containing a play area and community space.

3. It is proposed that any future development of any of the lands within the town boundaries must include public use amenities alongside developments.

4. It is proposed that the design of any commercial/industrial park be sympathetic in design to the countryside ethos of the area. This area should include a football field for staff and children while also creating a buffer between the industrial lands and domestic zoning of the area

**Chief Executive’s Response**

With respect to items no. 1 and 2 please refer to Part 3 of this Report, which outlines grouped themed submissions specifically ‘Stamullen Development Plan Working Group’ related submissions which relates primarily to the provision of community facilities in Stamullen.

With respect to item no. 3, as per SOC POL 6 it is a requirement of the Draft Plan that planning applications for multiple developments (i.e. 50 residential units or greater) be accompanied by a Social Infrastructure Assessment (SIA) undertaken by the developer, to determine if facilities in the area are sufficient to provide for the needs of the future residents (of all age cohorts). Where deficiencies are identified, proposals will be required to either rectify the deficiency (through direct provision or development contributions) or suitably restrict or phase the development in accordance with the capacity of existing or planned services. It is noteworthy also that in certain cases residential development under these thresholds may at the discretion of the PA be required to submit a SIA. The provision of SIAs will therefore ensure that future applications will provide for appropriate public/community facilities in tandem with residential developments where necessary.

In response to item no. 4, the detailed design and layout of commercial/industrial development will be required to comply with the standards prescribed in Chapter 11 Development Management Standards and Land Use Zoning Objectives and will be managed through the Development Management Process.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-64
<b>Submitted by:</b>	Christopher and Genevieve Moore
<b>Submission Theme(s):</b>	Chapter 4 Economic & Employment Strategy, Chapter 5 Movement Strategy, Chapter 6 Infrastructure Strategy, Chapter 7 Community Building Strategy, Chapter 11. Development Management Strategy,
<b>Summary of Submission:</b>	
This submission relates to Stamullen and raises a number of issues that can be summarised as follows:	
<ol style="list-style-type: none"> <li>1. Support for the provision of a ‘Community Infrastructure’ zoning to the south of Stedalt House (Redwood). It is highlighted that the opening of the Stedalt House gates to</li> </ol>	

vehicular and pedestrian traffic will create a traffic safety issue and this should be considered as part of any future application.

2. It is sought that the problems with physical and community infrastructure are resolved as part of the delivery of additional development in Stamullen and that future plans should be more comprehensive than previous plans. Sewage treatment is highlighted as a particular concern as the facility appears to be currently beyond capacity. It is also highlighted that there is a concern that the River Delvin is being polluted. There is also a lack of amenities (playground or recreational activities) in Stamullen and the Draft Plan should address this with a potential to provide amenities such as a park or a walkway in proximity to the Delvin River.
3. It is requested that the overgrown hedge at St. Patrick's Church on the L-1617-8 road should be removed. It is noted that this road is a particular concern and that it can be a bottleneck for traffic. A derelict house in the centre of the town should be removed and waste ground at Gough's Crossroads is in poor condition and should be addressed.
4. Addressing employment possibilities should be done, prior to developing additional housing.
5. There is no direct access to the M1 from Stamullen and this should be addressed as currently it is necessary to undertake a circuitous route.

#### **Chief Executive's Response**

1. MCC note support for the G1 Community Infrastructure zoning east of Stadadalt House. It should be noted that it is an objective of the CDP to improve all junction layouts within the town (STA OBJ 10).
2. Capacity at Stamullen WWTP is constrained. However, Meath County Council working in collaboration with Irish Water are currently progressing a major capital project to address this.  
Under this capital project approximately € 8 m will be invested to convert the existing Stamullen Wastewater Treatment Plant into a Pumping Station which will pump all of Stamullens wastewater via a new pipeline to Balbriggan, where it will be treated at the wastewater treatment plant there. Work on this project is programmed to commence on site during 2021 and to be completed by the end of 2022.

This important infrastructural investment will provide capacity to facilitate the continued planned development and growth of Stamullen.

The existing Stamullen WWTP is not polluting the river Delvin. Nevertheless, upon completion of the major capital project outlined above, the existing treated water discharge to the river Delvin at Stamullen will cease and it is expected that this will result in some improvement in water quality in the Delvin, downstream of Stamullen.

3. The Author is advised to contact the Transportation Department of Meath County Council with road safety concerns relating to overgrown hedges.
4. The vision for Stamullen is to promote the sustainable growth of the town and facilitate its development as a self-sustaining town by supporting local business and economic development and identifying opportunities that will deliver enhanced facilities and amenities.
5. The development of a link road connecting Stamullen Village to the City North Business Park has been supported by Meath County Council and it is considered that the Draft Plan contains sufficient policies and objectives to support the provision of a road link which would improve connectivity and permeability in Stamullen and create a more sustainable settlement – see STA OBJ 9 of the Stamullen Written Statement. The objective of the plan to advance the possible upgrading of M1 Junction 7 to improve its

capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange is reaffirmed in the Draft Plan. For a summary on the recent history of this road proposal, please refer to submission MH-C5-148.

**Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-225 SRA MH-C5-237 John Sutton
<b>Submitted by:</b>	Stamullen Residents Association John Sutton
<b>Submission Theme(s):</b>	Various observations – Stamullen
<b>Summary of Submission:</b>	
<p>Stamullen Residents Association support the rezoning of land south of the existing residential bungalows at Steadlt Cross. It is suggested that this could accommodate one of the social objectives that are listed in the draft written statement for Stamullen.</p> <ol style="list-style-type: none"> <li>1) Concerns raised that any proposed business conducted from Stedalt House will necessitate the opening of the House gates on Steadlt Cross to both vehicular and pedestrian traffic. In the event that business commences at Stedalt House, traffic onto the crossroads will increase danger levels significantly. It will also make it extremely difficult for active residents from Redwood, who frequently use the road, to do so in safety.</li> <li>2) The village Sewage system is currently inadequate to cater for the present population. The slurry tankers that regularly operate in the village provide ample evidence that all is not well with the system, as it currently operates.</li> <li>3) A direct connection to the M1 motorway is now essential. A large proportion of the working population of Stamullen use the M1 to get to work.</li> </ol> <p>The 2014 written statement for Stamullen contained the following objective:</p> <p><b>MA OBJ 2</b> <i>“To setback and realign the road frontage along the Main Street as part of any redevelopment proposals.”</i></p> <ol style="list-style-type: none"> <li>4) We think this objective should be retained in the current plan, and in the absence of any redevelopment proposals, Meath County Council should consider undertaking this work themselves. We presume that the area this realignment refers to is opposite Whyte’s Pub and also the overgrown ditch adjacent to and south of the church. This part of the road should be widened as it constitutes a bottleneck, particularly when there is a ceremony in the Church. Ceremonies force people attending to park on the footpath, thereby hindering both pedestrian and vehicular traffic. The derelict former home of the late Mrs Agnes Dunphy in the centre of the village should be removed, since it is endangering pedestrians walking south from the local supermarket.</li> </ol>	

- 5) The waste ground at Gough's Crossroads is in poor condition and should be cleared and developed. There is no playground and no recreational facilities for children within the village. Apart from Saint Patrick's GAA club, no ground has been earmarked for other recreational facilities.

The Stamullen Development Group submission which we broadly support has identified the need for a Scouting Facility/Community Centre and playing pitches for the soccer club. These could be accommodated on the site at Stedalt although the site may need some re-contouring to create flat playing pitches.

#### **Chief Executive's Response**

- 1) It is an objective of the Council (STA OBJ 10) to improve junction layouts within the town.
- 2) The town is currently served by Stamullen by wastewater treatment plant. There is very limited spare capacity at this plant. The Council in conjunction with Irish Water is progressing proposals for a major Capital project to provide the additional Wastewater capacity required to facilitate the development and growth of the town. It is envisaged that this capital project will be realised within the period of this plan.
- 3) Although served by Junction 7 of the M1 Motorway, there is no direct connection into the town from same. Instead residents must travel a circuitous route via the former N1 (R132) some 5.5 km in distance. It is an objective of the plan to advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 interchange (STA OBJ 9).
- 4) It is an objective of the Council (STA OBJ 19) to facilitate infill and other developments within the town centre in the context of their contribution towards the enhancement of the existing streetscape and the visual amenities of the central part of Stamullen.
- 5) Two objectives have been introduced to improve / facilitate community facilities and public amenity in Stamullen STA OBJ 16 which seeks to facilitate the delivery of a town playground on land identified east of Stedalt House or alternatively on land zoned as open space along the Delvin River. In addition, STA OBJ 18 seeks to provide for the expansion of existing community facilities on lands surrounding Stedalt House subject to the availability of services.

#### **Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-336
<b>Submitted by:</b>	Briege & William Watson
<b>Submission Theme(s):</b>	Stamullen Written Statement Community Infrastructure
<b>Summary of Submission:</b>	
This submission relates to the delivery of essential community infrastructure in Stamullen, a number of points have been raised including;	

1. Lack of children’s playground despite a substantial population increase of more than 300%.
2. Inadequate infrastructure to cope with water, waste water, roads, pedestrian routes and public open spaces.
3. Supports the rezoning of lands east of Stedalt House from Residential to Community Infrastructure.
4. Concerns raised over traffic management once the gates to Stedalt House are reopened.
5. Access to the M1 is by means of a protracted route to exit 7 or via an unsuitable country road to exit 6 – applicant supports a direct access from the village to improve safety.

**Chief Executive’s Response**

1. It is an objective of the draft CDP (STA OBJ 16) to facilitate the delivery of a town playground on land identified east of Stedalt House or alternatively on land zoned as open space along the Delvin River.
2. Issues in relation to wastewater capacity, road improvements and pedestrian linkages are covered by a suite of objectives in the Stamullen Written Statement. See ST OBJ 6 to ST OBJ 11 inclusive. It is considered that these objectives support the specific concerns raised on infrastructural deficits in Stamullen.
3. MCC note the support for the rezoning to G1 Community Infrastructure east of Stedalt House
4. It is an objective of the draft CDP (STA OBJ 11) to improve junction layouts within the town which will include the G1 Community Infrastructure lands at Stedalt House.
5. The development of a link road connecting Stamullen Village to the City North Business Park has been supported by Meath County Council and it is considered that the Draft Plan contains sufficient policies and objectives to support the provision of a road link which would improve connectivity and permeability in Stamullen and create a more sustainable settlement – see STA OBJ 9 of the Stamullen Written Statement. The objective of the plan to advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange is reaffirmed in the Draft Plan. For a summary on the recent history of this road proposal, please refer to submission MH-C5-148.

**Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-466
<b>Submitted by:</b>	Jane Cullen
<b>Submission Theme(s):</b>	Objection to Stamullen Business Park
<b>Summary of Submission:</b>	
I feel that large warehouses in close proximity to existing dwellings will have a serious negative impact on the residential amenity. We would request that the boundary between our property and employment lands to provide for an adequate separation distance and appropriate planting between existing residential development and any future employment uses.	
<b>Chief Executive’s Response</b>	
See response to submission MH-C5-847	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-488
<b>Submitted by:</b>	Lee Riglar
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Stamullen Written Statement
<b>Summary of Submission:</b>	
<p>This submission requests that any zoning increase to the City North Business Campus should only occur in conjunction with a link road into Stamullen Village through area GUID452. This link road should provide a footpath and cyclepath for residents of Stamullen to access the Business Campus without the requirement for a car.</p>	
<b>Chief Executive's Response</b>	
<p>The development of a link road connecting Stamullen Village to the Business Park has been supported by Meath County Council and was previously granted for under Pl. Ref. AA/170598 before being subsequently refused by ABP by reason of the absence of justification for the proposal in national and regional policy documents. It nonetheless continues to be of objective of the Meath County Council to facilitate access to/from Stamullen via the City North Business Campus. This is reflected in the Draft Plan under STA OBJ 9 of the Stamullen Written Statement, which states 'To facilitate vehicular access to/from the town to commercial and employment uses on lands identified with an E2 "General Enterprise &amp; Employment" and E3 "Warehousing &amp; Distribution" land use zoning objective which would serve, inter alia, Stamullen town and access to the M1 Motorway interchange' Any proposed link road would comprise a footpath and cycle path as the proposal to provide vehicular access continues to be supported. Therefore, no change is required.</p>	
<b>Chief Executive's Recommendation</b>	
No Change Required.	

<b>Submission No.(s):</b>	MH-C5-500
<b>Submission by:</b>	Suzanne Muego
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Stamullen Written Statement.
<b>Summary of Submission:</b>	
<p>This submission refers to and supports the issues raised in the submission by the Stamullen Development Plan Working Group. Specific reference is made to the need for a direct vehicular connection to the M1 and local amenities.</p> <p>The following 2 no. issues are also raised:</p> <ul style="list-style-type: none"> <li>• That MCC look at a Crematorium/ Humanitarian Building for funerals instead of new graveyard. There is no such facility in the north east of the country and it would bring economic benefit to the area. Reference is made to STA OBJ 17 in this regard.</li> <li>• The current wastewater facility in the village is upgraded to meet the needs of the village and future demands from outlying areas.</li> </ul>	
<b>Chief Executive's Response</b>	
Please refer to Part 3. of report which addresses grouped themed submissions, specifically	

grouped submission no. 6 'Stamullen Development Plan Working Group' submissions.

1. In terms of item no. 1, while it is noted that there are no proposals currently for a crematorium in Meath, the Draft Plan recognises that it is likely to become a requirement in the near future given the population growth and lack of burial ground. SOC OBJ 22 supports the provision of same.
2. There is currently limited spare capacity at Stamullen Wastewater Treatment Plant (WwTP). However, the Council are working closely with Irish Water to deliver a major capital project which is due for completion in 2022 and involves converting the existing WwTP into a pumping station which will pump all wastewater to Balbriggan WwTP. This new system will provide adequate spare capacity to facilitate the future planned development and growth of Stamullen.

In 2018 the Council in conjunction with Irish Water replaced the trunk main between Balloy Reservoir and Stamullen. This has been successful in reducing significantly the number and frequency of unplanned bursts and resultant water supply interruptions previously experienced.

The Council is working with Irish Water to plan and deliver further water infrastructure upgrades over the lifespan of the new CDP.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-501
<b>Submitted by:</b>	Hugo Whoriskey
<b>Submission Theme(s):</b>	Open Space along the Delvin River
<b>Summary of Submission:</b>	
No development or public access on this 'land zoned as open space along the Devlin River' should take place without first consultation with the above residents in regards to matters of security and privacy of their property and addressing the risk of potential flooding.	
<b>Chief Executive's Response</b>	
Request noted	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-681
<b>Submitted by:</b>	Justin Parle
<b>Submission Theme(s):</b>	Stamullen Written Statement
<b>Summary of Submission:</b>	
This submission raises the following concern:	

With viability through the new estate and adjacent to the Grange not confirmed we are wondering if MCC are concerned with traffic build up, pedestrian safety overlooking the possibility of a direct link with the M1. Direct passage would not only help greatly by lessening the villages carbon footprint but would also bring the City North Hotel closer to the community.

**Chief Executive’s Response**

The development of a link road connecting Stamullen Village to the City North Business Park has been supported by Meath County Council and it is considered that the Draft Plan contains sufficient policies and objectives to support the provision of a road link which would improve connectivity and permeability in Stamullen and create a more sustainable settlement – see STA OBJ 9 of the Stamullen Written Statement. The objective of the plan to advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange is reaffirmed in the Draft Plan.

The road in question is to be delivered by private developers. The developer will have to take their own view of the Board’s decision and the comments included in the Inspector’s report and any future application will have to address the reasons for refusal given by An Bord Pleanála for the link road (MCC Ref AA170598; ABP Ref 301284-18).

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-715
<b>Submitted by:</b>	McCutcheon Halley on behalf of McGarrell Reilly Group
<b>Submission Theme(s):</b>	Land Use Zoning – Stamullen
<b>Summary of Submission:</b>	
<p>This submission relates to lands known as Silverstream Lands to the north west of Stamullen.</p> <p>The submission seeks the rezoning of lands previously zoned for Phase II New Residential (Post 2019) to ‘New Residential’.</p> <p>The lands are proposed to be identified within the Rural Area ‘RA’.</p> <p>In summary the submission considers;</p> <ul style="list-style-type: none"> <li>• The population growth targets outlined in the NPF are derived from estimates based on outdated census data;</li> <li>• The Planning Authority should have regard to available data and relevant information when preparing the updated core strategy assessing local housing need to ensure proper planning and sustainable development within the County;</li> <li>• The NPF and RSES direct local authorities to use discretion in applying the relevant growth targets particularly in relation to the transitional period which will conclude in 2026;</li> <li>• The Government has unequivocally referred to the current ‘Housing &amp; Homelessness</li> </ul>	

Crisis; as a national emergency. Successive policies including 'Rebuilding Ireland (2016), The NPF and RSES give precedence to the objective of delivering a substantial quantum of housing for the foreseeable future to address the crisis;

- Significant changes to land use zoning policies within the County is premature in the absence of a HNDA and therefore should be deferred until such time as the relevant guidance is available;
- The zoning of land and granting of permission does not guarantee delivery of much needed housing;
- Active land management measures should also provide for reserves of residential zoned land to facilitate delivery of much needed housing;
- Submission supports the sustainable growth of Stamullen and promotion of the strategic employment area of the City North Business Park – however A2 New Residential zoning of the subject site should be retained due to the advantageous location;
- The plan agreed for the town by swapping Phase II Employment land for Phase II Residential land was also agreed with the community of Stamullen and would deliver the proper plan for the town;
- The rezoning of the subject lands is not consistent with the active land management measures endorsed by the NPF;
- The lead time for housing delivery, from the time of securing an appropriately zoned parcel of plan, planning for provision of services and infrastructure through to obtaining permission can range from 2 to 5 years;
- The subject lands are owned by a reputable house builder with legitimate expectation to develop;
- The zoning designation of post 201 Phase II lands was provided during 2012-2013 when the country was in recession and a financial crisis.

#### **Chief Executive's Response**

The development strategy for Stamullen will focus on the development of the settlement as a local service and employment centre. The City North Business Campus is strategically located off the M1 at Junction 7 however the absence of a direct road link to the campus from Stamullen has inhibited the creation of a synergy between the town and the employment zone.

Future residential development of the town will focus on consolidation and the completion of extant permissions. The growth will be concentrated in two residential areas to the south of the City North Business Campus.

Notably, there is an extant permission for 205 units on the lands adjacent to St Patricks GAA Club granted in 2018. There are also under-utilised infill and brownfield lands in the town which have the potential to be developed for residential uses.

In relation to the subject site it is considered that the site does not represent a sequentially preferable location for future housing development. The site is located on the outer periphery of the settlement to the north west which would lead to urban sprawl likely marring the distinction between the town and the open countryside. The sites identified for future housing development are sequentially preferable in that they are within close proximity to existing services and within close proximity to the village core.

It should also be noted that there is very limited capacity in the water and wastewater treatment facilities which will further restrict the identification of future zoned residential lands. – no capacity can only be resolved through a new connection to Ballbriggin.

<b>Chief Executive's Recommendation</b>
No change recommended

<b>Submission No.:</b>	MH-C5-718
<b>Submitted by:</b>	McCutcheon Halley on behalf of McGarrell Reilly Group
<b>Submission Theme(s):</b>	Land Use Zoning – Stamullen
<b>Summary of Submission:</b>	
<p>This submission relates to lands known as Crowe's Lands comprising c. 3.44 Ha adjacent to the Gormanston Road and c. 420m south of Stamullen Town centre.</p> <p>The submission seeks the rezoning of lands previously zoned for Phase II New Residential (Post 2019) to 'New Residential'.</p> <p>The lands are proposed to be zoned for G1 – Community Infrastructure under the forthcoming CDP.</p> <p>In summary the submission considers;</p> <ul style="list-style-type: none"> <li>• The population growth targets outlined in the NPF are derived from estimates based on outdated census data;</li> <li>• The Planning Authority should have regard to available data and relevant information when preparing the updated core strategy assessing local housing need to ensure proper planning and sustainable development within the County;</li> <li>• The NPF and RSES direct local authorities to use discretion in applying the relevant growth targets particularly in relation to the transitional period which will conclude in 2026;</li> <li>• The Government has unequivocally referred to the current 'Housing &amp; Homelessness Crisis; as a national emergency. Successive policies including 'Rebuilding Ireland (2016), The NPF and RSES give precedence to the objective of delivering a substantial quantum of housing for the foresable future to address the crisis;</li> <li>• Significant changes to land use zoning policies within the County is premature in the absence of a HNDA and therefore should be deferred until such time as the relevant guidance is available;</li> <li>• The zoning of land and granting of permission does not guarantee delivery of much needed housing;</li> <li>• Active land management measures should also provide for reserves of residential zoned land to facilitate delivery of much needed housing;</li> <li>• The location of the 'Crowe's Lands' site in Stamullen is more suited to residential development as provided for in the 2013-2019 County Development Plan. No rationale is provided for the proposed rezoning to 'G1' Community Infrastructure and it is considered that this change to the zoning of the subject site is not consistent with the active land management measures endorsed by the NPF and RSES to ensure the orderly, sequential and sustainable growth of the town;</li> <li>• The rezoning of the subject lands is not consistent with the active land management measures endorsed by the NPF;</li> <li>• The lead time for housing delivery, from the time of securing an appropriately zoned</li> </ul>	

parcel of plan, planning for provision of services and infrastructure through to obtaining permission can range from 2 to 5 years;

- The subject lands are owned by a reputable house builder with legitimate expectation to develop;
- The zoning designation of post 201 Phase II lands was provided during 2012-2013 when the country was in recession and a financial crisis.

#### **Chief Executive's Response**

The development strategy for Stamullen will focus on the development of the settlement as a local service and employment centre. The City North Business Campus is strategically located off the M1 at Junction 7 however the absence of a direct road link to the campus from Stamullen has inhibited the creation of a synergy between the town and the employment zone.

Future residential development of the town will focus on consolidation and the completion of extant permissions. The growth will be concentrated in two residential areas to the south of the City North Business Campus.

Notably, there is an extant permission for 205 units on the lands adjacent to St Patricks GAA Club granted in 2018. There are also under-utilised infill and brownfield lands in the town which have the potential to be developed for residential uses.

In relation to the subject site it is considered that the site does not represent a sequentially preferable location for future housing development. The subject site is contained within an area west of the town and east of Stadalt House which has been identified for the future potential development of a public playground.

It should also be noted that there is very limited capacity in the water and wastewater treatment facilities which will further restrict the identification of future zoned residential lands.

#### **Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-728
<b>Submitted by:</b>	McCutcheon Halley on behalf of McGarrell Reilly Group
<b>Submission Theme(s):</b>	Land Use Zoning – Stamullen
<b>Summary of Submission:</b>	
<p>This submission relates to lands known as Haran's Lands to the north of Stamullen.</p> <p>The submission seeks the rezoning of lands previously zoned for Phase II New Residential (Post 2019) to 'New Residential'.</p> <p>The lands are proposed to be zoned for E3 Warehousing &amp; Distribution associated with the City North Business Park.</p> <p>In summary the submission considers;</p> <ul style="list-style-type: none"> <li>• The population growth targets outlined in the NPF are derived from estimates based on</li> </ul>	

outdated census data;

- The Planning Authority should have regard to available data and relevant information when preparing the updated core strategy assessing local housing need to ensure proper planning and sustainable development within the County;
- The NPF and RSES direct local authorities to use discretion in applying the relevant growth targets particularly in relation to the transitional period which will conclude in 2026;
- The Government has unequivocally referred to the current 'Housing & Homelessness Crisis; as a national emergency. Successive policies including 'Rebuilding Ireland (2016), The NPF and RSES give precedence to the objective of delivering a substantial quantum of housing for the foreseeable future to address the crisis;
- Significant changes to land use zoning policies within the County is premature in the absence of a HNDA and therefore should be deferred until such time as the relevant guidance is available;
- The zoning of land and granting of permission does not guarantee delivery of much needed housing;
- Active land management measures should also provide for reserves of residential zoned land to facilitate delivery of much needed housing;
- Submission supports the sustainable growth of Stamullen and promotion of the strategic employment area of the City North Business Park – however A2 New Residential zoning of the subject site should be retained due to the advantageous location;
- The plan agreed for the town by swapping Phase II Employment land for Phase II Residential land was also agreed with the community of Stamullen and would deliver the proper plan for the town;
- The rezoning of the subject lands is not consistent with the active land management measures endorsed by the NPF;
- The lead time for housing delivery, from the time of securing an appropriately zoned parcel of plan, planning for provision of services and infrastructure through to obtaining permission can range from 2 to 5 years;
- The subject lands are owned by a reputable house builder with legitimate expectation to develop;
- The zoning designation of post 201 Phase II lands was provided during 2012-2013 when the country was in recession and a financial crisis.

#### **Chief Executive's Response**

The development strategy for Stamullen will focus on the development of the settlement as a local service and employment centre. The City North Business Campus is strategically located off the M1 at Junction 7 however the absence of a direct road link to the campus from Stamullen has inhibited the creation of a synergy between the town and the employment zone.

Future residential development of the town will focus on consolidation and the completion of extant permissions. The growth will be concentrated in two residential areas to the south of the City North Business Campus.

Notably, there is an extant permission for 205 units on the lands adjacent to St Patricks GAA Club granted in 2018. There are also under-utilised infill and brownfield lands in the town which have the potential to be developed for residential uses.

In relation to the subject site it is considered that the site does not represent a sequentially preferable location for future housing development. The site is located on the outer periphery of

the settlement which would lead to urban sprawl likely marring the distinction between the town and the open countryside. The sites identified for future housing development are sequentially preferable in that they are within close proximity to existing services and within close proximity to the village core.

It should also be noted that there is very limited capacity in the water and wastewater treatment facilities which will further restrict the identification of future zoned residential lands.

**Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-847
<b>Submitted by:</b>	Eamon Brannigan
<b>Submission Theme(s):</b>	Objection to Stamullen Business Park
<b>Summary of Submission:</b>	
<p>This submission raises a number of concerns in relation to the E3 Warehousing &amp; Distribution zoning to the north east of Stamullen. These concerns include;</p> <ul style="list-style-type: none"> <li>• Requirement for a buffer zone (at the very least)</li> <li>• Potential light spill into adjacent residential properties;</li> <li>• Disturbance of wildlife &amp; biodiversity in the area;</li> <li>• Destruction of mature trees;</li> <li>• Worsening of traffic and congestion in the area; and</li> <li>• Noise and other disturbance such as the unloading / servicing of HGV traffic</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>Stamullen is a local employment centre that services the wider east Meath area. There is an emphasis on providing serviced industrial sites and incubator units to meet the needs of the local population and surrounding area. These sites can be accommodated on the existing employment lands in the City North Business Park where there is capacity for future expansion. The location of this Business Park, which includes a hotel with conference facilities along the M1 Dublin to Belfast economic corridor makes it an attractive location for investment due to its transport links with regional and national growth centres.</p> <p>In relation to the concerns outlined in the submission, it should be noted that these considerations will be addressed as part of any future assessment of an associated planning application. Material considerations including noise, light pollution, impact on nature / biodiversity and amenity are all important factors in the assessment of a planning application.</p> <p>It should be noted the principle for this form of development at this site has been established for some time and appropriate space for expansion must be supported by the CDP. However, this will be balanced against any potential negative impacts that may arise through unsuitable development or incompatible uses. Care will be taken to ensure suitable boundary treatment is proposed to respect the character and appearance of the local area as well as negate any potential adverse impact on surrounding residential amenity.</p> <p>Furthermore, an acceptable buffer currently exists along the rear of the existing properties to the western edge of the E2 zoning. It should also be noted that a comprehensive landscape</p>	

management plan will be required as part of any future planning application, this will indicate the necessary boundary treatment in order to respect the privacy and amenity of neighbouring properties and other noise sensitive receptors.

**Chief Executive’s Recommendation**

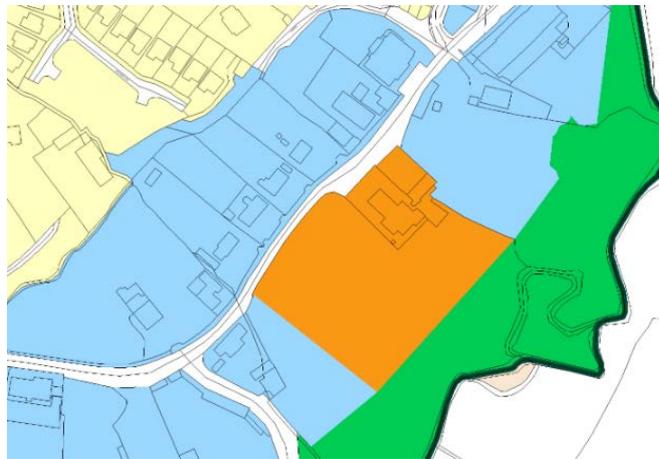
No change recommended

<b>Submission No.:</b>	MH-C5-874
<b>Submitted by:</b>	Jim Brogan Planning Consultant on behalf of Mr. Patrick Dunphy
<b>Submission Theme(s):</b>	Land Use Zoning Stamullen
<b>Summary of Submission:</b>	
<p>This submission relates to lands extending circa 3.29 Ha used occasionally for grazing on the south-eastern side of Main Street, adjacent to St Patricks Roman Catholic Church in Stamullen.</p> <p>The lands are subdivided into four distinct zoned however the submission specifically relates to lands to the north east with frontage along Main Street c. 1.025 Ha which are zoned under the current CDP for G1 – Community Infrastructure.</p> <p>The submission seeks the rezoning of the subject lands from G1 – Community Infrastructure to B1 – Commercial/Town or Village Centre.</p> <p>The submission outlines a number of reasons for the request for rezoning which include;</p> <ul style="list-style-type: none"> <li>• The rezoning of the lands would have the effect of releasing for development adjoining lands in particular areas to the west;</li> <li>• There is no indication in the draft CDP as to the use for the subject lands and therefore for no tenable grounds for the continued retention of G1 – Community Infrastructure/</li> <li>• The rezoning to B1 would broaden the range of developments possible on the subject site and enhance the development potential of the lands;</li> <li>• Road / public realm improvements;</li> <li>• Visual improvements; and</li> <li>• Creation of linkages through the lands to the proposed riverside walk</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>The development strategy for Stamullen will focus on the development of the settlement as a local service and employment centre.</p> <p>Recent commercial development has occurred in a consolidated manner within the town core in form of two and three storey buildings with a number of units in these new buildings remaining vacant. The existing town centre zoning extends for a considerable distance along Main Street incorporating a number of town centre opportunity and infill sites, providing opportunities for commercial and residential uses in the centre of the town.</p> <p>It is considered that given the location of the site and its associated frontage along Main Street a town centre zoning objective would be acceptable at this location. The rezoning will serve to promote an active frontage within the village core and permissible uses as outlined in the CDP will facilitate the enhancement of the village offer.</p>	

In relation to existing community infrastructure sites, the relocation and expansion of the GAA to the Cock Hill Road has further capacity to absorb future community / social infrastructure. Furthermore, the significant community infrastructure zoning to the south west of the village of Stadalt House also caters for the provision of adequate and necessary community facilities.

It should be noted however that there is a Protected Structure identified on the site of an old burial ground associated with the adjacent church, therefore the type and nature of future development may be restricted but will be subject to detailed archeological surveys and testing before any development could be approved and built. The onus will be on the developer / owner to carry out this work.

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective for the subject lands from G1 Community Infrastructure to B1 Commercial/Town or Village Centre

<b>Submission No.:</b>	MH-C5-893
<b>Submitted by:</b>	Cllrs Sharon Keogan and Amanda Smith
<b>Submission Theme(s):</b>	Land use zoning – Stamullen
<b>Summary of Submission:</b>	
<p>To support the existing zoning in Stamullen which may need to be modified to reflect a better proposal for the community.</p> <p>The proposal should include provision for the link road to the M1, two playgrounds – one to the north-west and one to the south-west of the town, designated walks in the vicinity of the Delvin River, and walks and paths to interlink with green spaces.</p> <p>The proposal also includes future residential and community zoning (post 2026 if needs be) south-west of Stamullen-Clintstown Stadlt for the provision of a graveyard with parking and much needed public footpaths with lighting to safeguard the many residents with disabilities from Redwood and those employed in the agri-food sector on this road.</p>	
<b>Chief Executive’s Response</b>	
<p><b>See NOM 386</b></p> <p>The Written Statement for Stamullen supports the provision of additional social and community infrastructure including walks along the Delvin River and a playground, with potential locations identified to the east of Stadlt House or alternatively on lands zoned as open space along the Delvin River (objective STA OBJ 19).</p> <p>This motion identifies a possible location for a playground on the employment zoned lands to the north of St. Patrick’s GAA clubhouse and a second location to the north of the Mill Way residential development. The suggested locations are welcomed. Whilst there is merit in each of these locations, the preferred location from an accessibility perspective would be in a more central location along the Delvin River. This could be investigated further as part of the preparation of the Local Area Plan.</p> <p>The support for the identification of a new graveyard is welcomed. This is referenced in objective STA OBJ 20 and is subject to meeting the required environmental and soil tests.</p> <p>As part of the strategy of improving connectivity in the town, the Written Statement supports the provision of a link road through the City North Business Campus (objective STA OBJ 10). With regard to residential and community lands it is considered that the Draft Plan includes sufficient lands to meet the anticipated growth and infrastructural requirements during the life of the Plan.</p> <p>There is no requirement to identify any additional lands beyond the life of this Plan. The Draft Plan promotes walking and cycling as an alternative mode of transport. As part of the preparation of the Local Area Plan a detailed analysis of pedestrian and cycle upgrades required can be carried out.</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

## KILCOCK

<b>Submission No.:</b>	MH-C5-49
<b>Submitted by:</b>	David Mulcahy Planning Consultant on behalf of Anthony & Grainne Burke
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	
<p>This submission seeks for 10 acres of lands at Hillfield, Newtownmoyaghy, Kilcock to be zoned Residential Phase 2 with three map based objectives:</p> <ul style="list-style-type: none"><li>i. to provide a residential care home with associated independent-living units,</li><li>ii. to facilitate a new link road connecting River Road L6219 (east) and new built Millerstown link roads, and</li><li>iii. to connect new built storm culvert from Upper Ditch to Bride Stream/ Rye River</li></ul> <p>The submission states that the country has an aging population and outlines how the proposal would comply with the current County Plan, NPF and RSES in relation to nursing homes and accommodation for older persons.</p>	

The submission states that the River Road to the east of the site floods and this flooding has partially eroded and undermined the road. Mr. Seamus Savage, Chartered Engineer, acting for the Burkes, has advised that this flooding issue can be resolved by providing a new storm drainage culvert through the east of the Hillfield lands to existing stream which runs along the south of the lands –Seamus Savage Report accompanies this submission.

It is submitted that the zoning of the subject lands for Residential 2 with 3 specific map-based objectives (nursing home and independent living units; new link road and new culvert) accords with proper planning and sustainable development for the following reasons;

- Demographics – Aging population and growing demand for such facilities.
- Sequential Development - Adjoins existing zoned lands.
- Compatibility - Compatible with adjoining residential and community zoned lands.
- Infrastructure - The lands can facilitate new relief road and outfall to solve traffic and flood issues to east of the site.
- Constraints - Flood risk area to south of lands, but ample room to facilitate development elsewhere on the lands.
- Accessibility - Yes off local road

**Chief Executive’s Response**

Kilcock is a settlement that is divided between the two administrative areas of Meath and Kildare Local Authority’s. It is a priority of the Draft CDP settlement strategy for Kilcock Environs to consolidate development and concentrate on the completion of the 2 extant permissions in County Meath. There is an existing considerable residential land bank on the edge of the existing settlement centre into which the urban footprint of Kilcock can expand from the existing town centre outwards. Additional zoning at this location would militate against the objective to achieve a compact urban settlement, would be contrary to the sequential approach and would be contrary to principles of sustainable development and result in urban sprawl at this location. A large section of the lands are also located in Flood Zone A and to rezone these lands for residential would be considered inappropriate.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-51
<b>Submitted by:</b>	David Mulcahy Planning Consultant on behalf of Leo, Ann & Bernard Murphy
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	
<p>This submission refers to lands measuring c.5 hectares at Balfeaghan, Kilcock which are zoned Enterprise/Employment under the current Meath Plan but are rezoned Rural under the Draft Plan.</p> <p>This submission seeks to have the existing Enterprise/Employment zoning for the lands maintained in the interest of supporting the creation of ‘live work’ communities, in which employment and residential accommodation are located in close proximity to each other and strategic multi-modal transport corridors, and to reduce long distance commuter trends and congestion (CS OBJ 16).</p>	

Key planning considerations which support the proposal are outlined in the submission as follows;

- National Planning Framework - Promote alignment of housing and jobs.
- RSES – Location within Metropolitan Area and Promote alignment of housing and jobs.
- Site - Currently zoned Enterprise/Employment. Only employment lands in Kilcock which are located within Meath.
- Demand – advanced negotiations have taken place with a large employer to purchase the lands.
- Proximity to Town Centre - Approx. 1.6km from town Centre (20 min walk). Closer to Kilcock town centre than industrial lands zoned in Kildare.
- Accessibility - Accessible by public footpath with lighting and roundabout access in situ.
- Proximity to public transport - Bus (115/115A)
- Constraints - None
- Draft CDP - Heavily skewed towards residential zoning only.

#### Chief Executive’s Response

The development strategy for Kilcock Environs during this Plan period will be one of consolidation that will concentrate on the completion of the extant two permissions. The Meath Environs of Kilcock functions primarily as a commuter settlement for the Metropolitan area with limited local employment in the town.

In relation to the subject site which is located on the northern periphery of the settlement boundary it is considered that the retention of the employment zoning will not lend itself to the consolidation of the Kilcock environs.

#### Chief Executive’s Recommendation

No change recommended

<b>Submission No.:</b>	MH-C5-559
<b>Submitted by:</b>	Declan Brassil & Company on behalf of Wesley Carter
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	
<p>This submission relates to lands within the northern environs of Kilcock to the north of the Rye Water River and between the R125 Summerhill Road to the east and the R158 to the west.</p> <p>This submission proposes the following amendments to the Written Statement of the County Plan (Volume 1) and to the Written Statement and Zoning Map for Kilcock Environs (Volume 2).</p> <p><b>Proposed Amendment No. 1:</b>  The designation of all existing and proposed Objective A2 lands as Phase 1, to be developed within the lifetime of the MCDP 2020-2026. This will be facilitated by the allocation of an additional 500 units to Kilcock Environs on Table 2.12 of the Written Statement (Volume 1), bringing the total allocation for Kilcock to 680.  [Should the full requested allocation not be made, it is requested that Phase 1 lands are designated in a sequential manner having regard to the allocation available, at an average density of 35dph.]</p>	

**Proposed Amendment No. 2a:**

Based on the revised flood zone boundaries under proposed amendment No. 2b, the rezoning of lands identified on Sheet No. 21(a) from Objective F (Open Space) to Objective A2 (Residential).

**Proposed Amendment No. 2b:**

Amendment of Section 5.23 of the SFRA for Kilcock to incorporate the revised Flood Zone boundaries following completion of the flood management works permitted by An Bord Pleanála, as recommended in Section 4.3, Kilcock Environs, of the SFRA Report.

It is submitted that there is a compelling rationale for the proposed amendments having regard to:

- Opportunity to rebalance the urban form of Kilcock
- Assist in the delivery of critical strategic road and recreational infrastructure completing the western section of the orbital link road from the R125 Summerhill Road and the R158.
- To deliver a major element of recreational infrastructure along the River Rye Linear Park amenity park, benefitting the town and the wider area.
- To ensure consistency with National Policy to expedite the delivery of new housing and to support the level of resources and public investment already made in services infrastructure in the sub-region, and significant investment in flood management works to support the residential development of the lands.
- The current designation of, and allocation to, Kilcock in the Draft Plan will result in no new house building in the northern environs of Kilcock between 2020 and 2026. This is unsustainable and inappropriate for a Metropolitan Area town on a multi modal strategic transportation corridor and is not consistent with the NPF and RSES.

This submission proposes that an appropriate allocation is made to Kilcock for 2020-2026 to facilitate the delivery of the outer link road and linear park, the opportunity to deliver new homes in the short term, and to implement the core and settlement strategies of the MCDP in a manner consistent with the NPF, RSES, and the MASP for the Dublin Metropolitan Area.

It is also proposed to extend the Objective A2 'New Residential' zoning onto lands currently zoned Objective F 'Open Space' on the basis that the flood protection works completed in accordance with the Kilcock Environs FRAMS. The effect of the works is to remove areas from the designated Flood Zone A and B areas and extents, and to render those areas suitable for residential development.

**Chief Executive's Response**

The land use strategy for Kilcock Environs during the Plan will be one of consolidation that will concentrate on the completion of the two extant permissions in the area.

The growth of the environs will be based around principles of compact, sustainable neighbourhoods that include a suitable mix of housing that meets the needs of people of all ages in locations within walking distance as far as reasonably practicable of services and facilities.

The environs area presents a considerable residential land bank on the edge of the existing settlement centre into which the built environment can expand from the town centre outwards.

Taking account of the multi-modal location of Kilcock in the Dublin Metropolitan Area and the major infrastructural improvements delivered to date in addition to the numbers of units already

provided it is considered appropriate to re-instate the phase 2 lands as “Post 2027” in order to provide clarity for the long-term growth of the area.

In this context, the subject site is partially zoned for A2 New Residential (Phase II) on the northern portion of the site. The remaining area of the site has been proposed for zoning as F1 open space and located within the flood zone.

The submission has not produced any new flood mapping studies – the 2018 flood maps are included which have been questioned both by MCC and ABP under the recent refusal for ABP-306309. There is a lack of site-specific information in relation to flood risk management; definitive post-flood works mapping and capacity of the flood storage zones to accommodate additional surface water in the event of a 1% AEP pluvial event. On this basis no changes should be made to subject lands.

**Chief Executive’s Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-627
<b>Submitted by:</b>	Declan Brassil & Company on behalf of Glenvel GP (Jersey) Ltd.
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	

This submission relates to lands within Kilcock Environs with a total site area of 15.26ha. Of this, 4.29ha is zoned A1 ‘Existing Residential’ and A2 ‘New Residential’. Of the A2 New Residential zoning, 4.13 ha is designated Phase II (post 2019). The remainder of the site (10.97ha) is zoned Objective F1 (Open Space).

This submission proposes the following amendments to the Written Statement of the County Plan (Volume 1), and to the Written Statement and Zoning Map for Kilcock Environs (Volume 2).

**Proposed Amendment No. 1:**

The designation of all existing and proposed Objective A2 lands as Phase 1, to be developed within the lifetime of the MCDP 2020-2026, as identified on Figure 2 of the submission. This will be facilitated by the allocation of an additional 500 units to Kilcock Environs on Table 2.12 of the Written Statement (Volume 1), bringing the total allocation for Kilcock to 680. [Should the full requested allocation not be made, it is requested that Phase 1 lands are designated in a sequential manner having regard to the allocation available, at an average density of 40 dph.]

**Proposed Amendment No. 2a:**

Based on the revised flood zone boundaries under proposed amendment No. 2b, the rezoning of lands identified on Sheet No. 21(a) from Objective F (Open Space) to Objective A2 (Residential).

**Proposed Amendment No. 2b:**

Amendment of Section 5.23 of the SFRA for Kilcock to incorporate the revised Flood Zone boundaries following completion of the flood management works permitted by An Bord Pleanála, as recommended in Section 4.3, Kilcock Environs, of the SFRA Report.

The proposed amendments to the zoning map would be as follows - the A2 (New Residential)

zoning is extended to 9.8ha, with the remainder of the site (5.46ha) retained as Objective F1 (Open Space). Accordingly, it is proposed to rezone 5.5ha of zoned F1 (Open Space) lands to Objective A2 (New Residential).

It is submitted that there is a compelling rationale for the proposed amendments having regard to:

- The opportunity to rebalance the urban form of Kilcock around the established and historic town centre immediately to the south of the lands, thereby contributing to compact, consolidated and sustainable urban expansion, and integrating new homes with existing community and social infrastructure and rail and bus links.
- To deliver critical strategic road infrastructure completing the orbital link street from the R408 Maynooth Road to the Dunshaughlin Road and the R125 Summerhill Road.
- To deliver a major element of recreational infrastructure along the River Rye Linear Park amenity park, benefitting the town and the wider area
- To ensure consistency with National Policy to expedite the delivery of new housing and to support the level of resources and public investment already made in services infrastructure in the sub-region, and significant investment in flood management works to support the residential development of the lands.
- The current designation of, and allocation to, Kilcock in the Draft Plan will result in no new house building in the northern environs of Kilcock between 2020 and 2026. This is unsustainable and inappropriate for a Metropolitan Area town on a multi modal strategic transportation corridor, and is not consistent with the NPF and RSES.

#### **Chief Executive's Response**

The land use strategy for Kilcock Environs during the Plan will be one of consolidation that will concentrate on the completion of the two extant permissions in the area.

The growth of the environs will be based around principles of compact, sustainable neighbourhoods that include a suitable mix of housing that meets the needs of people of all ages in locations within walking distance as far as reasonably practicable of services and facilities.

The environs area presents a considerable residential land bank on the edge of the existing settlement centre into which the built environment can expand from the town centre outwards.

Taking account of the multi-modal location of Kilcock in the Dublin Metropolitan Area and the major infrastructural improvements delivered to date in addition to the numbers of units already provided it is considered appropriate to re-instate the phase 2 lands as "Post 2027" in order to provide clarity for the long-term growth of the area.

In this context, the subject site is partially zoned for A2 New Residential (Phase II) on the northern portion of the site. The remaining area of the site has been proposed for zoning as F1 open space and located within the flood zone.

The submission has not produced any new flood mapping studies – the 2018 flood maps are included which have been questioned both by MCC and ABP under the recent refusal for ABP-306309 attached. There is a lack of site-specific information in relation to flood risk management; definitive post-flood works mapping and capacity of the flood storage zones to accommodate additional surface water in the event of a 1% AEP pluvial event. On this basis no changes should be made to subject lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-691
<b>Submitted by:</b>	McCutcheon Halley Chartered Planning Consultants on behalf of McGarrell Reilly Group
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	
<p>This submission has been prepared in respect of lands at Newtownmoyaghy Lands, located in Kilcock, Co. Meath.</p> <p>This submission relates specifically to Section 5.23 of the Draft Meath County Development Plan 2020-26 FRAMP Kilcock Environs. The map for Kilcock environs as published under Section 5.23 is not correct. This submission is accompanied by an Engineering Report prepared by DBFL Consulting Engineers which provides details of the updated flood zone mapping for the subject lands.</p> <p>The submission states that these flood relief works incurred a significant financial cost for the submitter and were carried out and completed in their entirety at the direction of Meath County Council and that the details of these works were not available to Meath County Council at the time the Draft County Development Plan was being prepared. This information is now available (Appendix 1) and the submitter requests that the relevant map contained in Section 5.23 is updated to accurately reflect the situation regarding flood risk on their lands at Newtownmoyaghy.</p>	
<b>Chief Executive's Response</b>	
<p>The submission has not produced any new flood mapping studies – the 2018 flood maps are included which have been questioned both by MCC and ABP under the recent refusal for ABP-306309 attached. There is a lack of site-specific information in relation to flood risk management; definitive post-flood works mapping and capacity of the flood storage zones to accommodate additional surface water in the event of a 1% AEP pluvial event. On this basis no changes should be made to subject lands.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-704
<b>Submitted by:</b>	McCutcheon Halley Chartered Planning consultants on behalf of McGarrell Reilly Ltd
<b>Submission Theme(s):</b>	Land Use Zoning – Kilcock
<b>Summary of Submission:</b>	
<p>This submission relates to 27.6 ha of lands at Newtownmoyaghy and is located north-east of Kilcock Town. The purpose of this submission is to provide a rationale for amendment of the Draft</p>	

Plan in relation to the lands, which are proposed to be zoned 'A2' New Residential (Phase II). The submission requests that the lands be zoned 'A2' New Residential (Phase I).

The following comments/recommendations are made:

- The population and growth targets outlined in the NPF are derived from estimates based on outdated census data. The is more recent CSO date with higher projections.
- The Planning Authority should have regard to all available data and relevant information when preparing the updated core strategy.
- The NPF and RSES direct local authorities to use discretion in applying the relevant growth targets. The Council should be exercising greater discretion in applying the NPF and RSES projections.
- The zoning of land and granting of planning permission alone does not guarantee delivery of much needed housing, as evidenced in Review of the Strategic Housing Development Process (October 2019) which identified a low activation rate of 37%. The submission endorses 'active land management' measures which will prioritise zoned lands that are serviced or capable of servicing and are likely to be brought forward in a timely manner during the life of the development plan
- Active land management measures should provide for reserves of residential zoned land to facilitate delivery of much needed housing and achieve growth targets, which are likely to have been underestimated. This is particularly true in the case of Kilcock which is located within the Metropolitan Area Strategic Plan (MASP) for Dublin.
- The status of Kilcock town should be elevated to Self -Sustaining Growth Town within the settlement hierarchy and targeted for higher rates of population growth, having regard to its strategic location in the Dublin metropolitan area and along the north-west economic corridor.
- Extension of the Phase II Order of Priority to the lands , as proposed under the Draft Plan, undermines the substantial commitment that has been made to realise new housing development in this location , as demonstrated by the ongoing construction of the Millerstown estate and further plans for SHD (Reg. Ref. ABP- 306309).
- The introduction of an Order of Priority on 'A2' New Residential lands, implied a commitment by the County Council that Phase II sites would be available for development post 2019.
- The land is advantageously located near Kilcock train station and is situated adjacent to the existing built up footprint of the town. Accordingly, residential development on these lands would be consistent with national and regional planning policies regarding compact growth and consolidation.
- The zoning designation of post 2019 Phase II lands was provided for during 2012-2013 when the country was in recession and a financial crisis. Since then the economy has significantly improved and we are now in a housing crisis. Nothing has changed to the detriment over the last plan period which would prevent the site being delivered from 2020.

#### **Chief Executive's Response**

1. This matter has been addressed as part of the response to MH-C5-629, MH-C5-738 as well as MH-C5-816 and it is considered that the Draft Plan has outlined an appropriate core strategy approach.

2. This matter has been addressed as part of the response to MH-C5738 and it is considered that Sections 2.6, 2.7, 2.8, 2.9 and 2.10 addresses this matter as well as the other matters considered during the preparation of the Core Strategy.
3. As part of the response to the OPR (MH-C5-816) it is noted that there is a new objective included outlining the implementation of an active land management system. As such it is considered that this matter has been appropriately addressed.
4. As noted above and as addressed in the Draft Plan, the Core Strategy is consistent with the requirement of planning legislation. This has been noted by the OPR as part of their submission. It is considered that the proposed zoning provisions, combined with the active land management approach will allow for the appropriate development of dwellings in the county during the period of the development plan. Furthermore, should it be required, a variation to the plan can be made in line with Section 13 of the Planning and Development Act 2000, as amended.
5. It should be noted that the designation of Kilcock as a self-sustaining town is consistent with the MASP and has been welcomed by Kildare County Council as part of their submission on the Draft Plan (MH-C5-536). To take an alternative approach would not reflect the position of Kilcock in the context of surrounding settlements and would be inconsistent with Section 9(4) of the Planning and Development Act 2000, as amended.
6. It is considered that the zoning of land as new residential for the plan period or Post 2027 is reflective of the core strategy that is generally welcomed by the OPR (MH-C5-816). In this regard, it is considered that appropriate lands have been designated and the zoning of a subject site does not impact the granting of planning permission prior to the plan coming into effect and does also not affect an existing grant of planning permission. Should it be required Meath county council can undertake a variation to the plan can be made in line with Section 13 of the Planning and Development Act 2000, as amended.
7. Section 10(8) of the Planning and Development Act 2000, as amended notes that "There shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan." It is evident from this section of legislation that the zoning of land or the provision of a particular objective/designation does not imply that the land shall be addressed the same as part of a subsequent development plan.
8. It is considered that the lands are adequately designated as Post 2027 lands and that the lands zoned for residential development during the period of the Draft Plan are preferable.
9. The designation of the subject lands for development from 2020 onwards would be inconsistent with the core strategy provisions as well as the approach to zoning outlined as part of the NPF, EMRA RSES and the Development Plan Guidelines 2020-2027.
10. As above

**Chief Executive's Recommendation**

No change recommended

**Submission No.:**

MH-C5-729

**Submitted by:**Stephen Little & Associates on behalf of  
Grandbrind Ltd.**Submission Theme(s):**

Land Use Zoning – Kilcock

**Summary of Submission:**

This submission relates to lands in the townland of Donalstown, Kilcock, one kilometre north of Kilcock town centre. The lands amount to 0.568 Ha (in two plots) and are currently zoned for F1 Open Space and are proposed to remain as such in the Draft Plan.

This submission is seeking to re-instate the extent of residential zoning on the landholding that pertained in 2009, prior to the flood risk zone being established, on the basis that the extensive flood alleviation works that have taken place in the past 12-18 months have removed the reason for omitting the zoning of those lands. A separate report from DBFL Consulting Engineers specifically addresses the flood risk issue and supports the proposals contained in this submission.

The submission states that the DBFL report identifies that the existing FRAMP does not as yet take account of the extensive flood alleviation works undertaken in Kilcock and provides the Council with updated flood risk mapping prepared by RPS (author's of the Eastern CFRAMS). These highlight that the lands in question are no longer within a flood risk zone which precludes residential development from occurring.

**Chief Executive's Response**

The submission has not produced any new flood mapping studies – the 2018 flood maps are included which have been questioned both by MCC and ABP under the recent refusal for ABP-306309 attached. There is a lack of site-specific information in relation to flood risk management; definitive post-flood works mapping and capacity of the flood storage zones to accommodate additional surface water in the event of a 1% AEP pluvial event. On this basis no changes should be made to subject lands.

**Chief Executive's Recommendation**

No change recommended

## **DULEEK**

<b>Submission No.:</b>	MH-C5-57
<b>Submitted by:</b>	Kenneth Clear
<b>Submission Theme(s):</b>	Land Use Zoning – Duleek
<b>Summary of Submission:</b>	
This submission relates to the proposed dezoning of lands associated with Duleek House.  The submission confirms that should the Council proceed to dezone the residential elements of the lands associated with Duleek House same will remain unsold indefinitely.	
<b>Chief Executive's Response</b>	
Please read in conjunction with MH-C5-65	
<b>Chief Executive's Recommendation</b>	
It is proposed to amend the land use zoning objective from F1 Open Space to A1 Existing Residential.	

--

<b>Submission No.:</b>	MH-C5-65
<b>Submitted by:</b>	Robert B Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Duleek
<b>Summary of Submission:</b>	
<p>This submission seeks the zoning of circa 4 Ha of lands associated with Duleek House.</p> <p>The summary outlines the following considerations;</p> <ul style="list-style-type: none"><li>• Part of the site was ranked 2<sup>nd</sup> in the evaluation of residential zoned lands;</li><li>• Significant location in the heart of the village;</li><li>• The house is in disrepair and in need of investment / measures required to secure upkeep;</li></ul>	
<b>Chief Executive's Response</b>	

It is considered that a small portion of the subject lands with frontage onto Abbey Road (south of Duleek House) would be acceptable for re-zoning.

The site exhibits the essential characteristics for development and read as part of the extended curtilage of Duleek House.

It is considered that a sensitive design approach will contribute to the character of the area and assist in enabling refurbishment works for the listed building without disturbing or impacting on the wider setting of Duleek House. Furthermore, the rezoning of same will help maintain an active frontage along Abbey Road with lands to the rear retained for high amenity to facilitate integration into the countryside.

**Draft CDP**



**Proposed Amendment**



Note the site is proposed to be zoned for A1 'Existing Residential' in given the sites is part of the curtilage of Duleek House.

**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective from F1 Open Space to A1 Existing Residential.

<b>Submission No.:</b>	MH-C5-274
<b>Submitted by:</b>	Stephen Gallagher
<b>Submission Theme(s):</b>	Land Use Zoning – Duleek
<b>Summary of Submission:</b>	
This submission requests the rezoning of lands at Downestown, Duleek. The submission confirms the sites is fully serviced with watermain, foul and storm sewers running along the Downestown road.	

The site is within the 50 km/h speed limit and is an infill site surrounded by residential development on both sites. The site is approx. 30% developed with the remainder of the site being less than acres and this not economically viable for agricultural purposes.

**Chief Executive’s Response**

The development strategy for Duleek will focus on supporting the continued development of the town as a local service centre.

Residential growth in the town will be reflective of the designation of Duleek as a small town in the settlement hierarchy. There are a number of centrally located land parcels in close proximity to the town centre and business park that would create a link between the established residential areas and the urban core of the town whilst also ensuring any development takes place within the existing built up envelope.

Residential development in Duleek consists of a connection of small developments on the approach roads to the town. Between these developments and the town centre are individual houses on large plots of land in addition to large parcels of undeveloped greenfield lands.

There are approximately 85 extant units in the town remaining to be built, with two residential developments under construction.

Future residential development in the town will take a more sequential approach to development with priority given to lands closer to the town centre and business park in addition to under-utilised and brownfield lands.

In this context, it is considered that sufficient lands have been identified for residential growth for housing growth during the lifetime of the plan.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-360
<b>Submitted by:</b>	Brady Hughes on behalf of Lorrac Developments
<b>Submission Theme(s):</b>	Land Use Zoning - Duleek
<b>Summary of Submission:</b>	
<p>This submission relates to lands located at Duleek Business Park (DBP) specifically, a land holding (plot 3) c. 1.8 Ha to the eastern edge of the Business Park which is currently zoned in as open space in the current plan.</p> <p>The submission seeks that plot 3 should be changed to E2 zoning (in line with the change made to plot 4). The justification for this is that valuable serviced lands, that have never been fulfilled any F1 function are readily developable and will provide a seamless link with the E2 zoned lands to the north east of the current DBP and zoned appropriately.</p> <p>The submission also seeks the reintroduction of the Master planning objective in this regard and suggest that the boundary of the Masterplan be extended to include plot 3 and plot 4.</p>	

In summary the submission seeks;

- Amend the land use zonings as previously indicated with a master planning objective to ensure seamless expansion of DBP;
- Provide DBP and adjoining E2 lands with strategic employment site designation
- That Duleek be moved up the settlement hierarchy to a self-sustaining town status or preferably a self-sustaining growth town;
- That Duleek position as part of the Dublin Belfast Economic Corridor and the Dublin Belfast City Region be acknowledged and its economic development potential is not limited through policies and wording that have the opposite effect

**Chief Executive’s Response**

Duleek is identified as a Local Employment Centre service centre serving the wider east Meath area, Duleek has a role in providing the employment needs of local hinterlands. Manufacturing and related activities are the strongest sectors in the town with a notable business park in the north eastern part of the town. Sufficient lands are zoned for employment purposes.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-552
<b>Submitted by:</b>	Keith Ludlow (Agent) on behalf of Philip O’Hara
<b>Submission Theme(s):</b>	Land Use Zoning – Duleek
<b>Summary of Submission:</b>	
<p>This submission relates to circa 14 Ha of land located adjacent to Leinster Farm Machines at New Lanes, Duleek.</p> <p>The site is currently in use for agricultural purposes.</p> <p>The submission seeks the rezoning of lands to facilitate the future expansion of the adjacent Lannister Farm Machines which is used for the sale of agricultural machinery, equipment, spare parts and services.</p>	
<b>Chief Executive’s Response</b>	
<p>There is a need to develop a rural economy that offers viable and sustainable employment for existing communities. This manifests itself in the need to promote the development of small scale enterprises in rural areas.</p> <p>It is the policy of the Council to support the location of once off medium to large scale rural enterprise if it is demonstrated to the satisfaction of the council, that the enterprise can be more readily accommodated in a rural setting than provided in a designated settlement centre and subject to standard development management considerations being applied.</p> <p>In this context, it is not considered necessary that a specific land use zoning is required for existing / established rural enterprise. The natural / organic growth of these established sites is promoted in the CDP providing the characteristics of the site are suitable to facilitate a natural expansion and providing there will be no detrimental harm the character and appearance / setting of the surrounding countryside.</p>	

Furthermore, it is recognised that servicing is currently at a limited capacity. It is considered that Duleek BP provides enough capacity for future employment growth.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-558
<b>Submission by:</b>	Rosemarie Reilly
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 East Meath Written Statement.

**Summary of Submission:**

- This submission author wishes to express her 'horror' that a post primary school for Duleek and its surrounding areas has not been identified by the Department of Education.
- The current difficult logistics experienced by secondary school children from Duleek travelling to schools in Drogheda is outlined.
- Requests that Meath councillors and local and national representatives lobby for a secondary school to serve the area.

**Chief Executive's Response**

The provision of new schools is primarily the responsibility of the Department of Education and Skills. The Development Plan makes provision for additional educational facilities in accordance with 'A Code of Practice on the Provision of Schools and the Planning System' following detailed discussions and engagement with the Department of Education and Skills, in particular having regard to their school planning projections and the educational infrastructure needs within the Development Plan

A submission was received from the Department of Education and Skills and the following was noted with regard to post primary educational facilities in Duleek:

- *Duleek is contained within the Drogheda School Planning Area. A new post primary school to serve the Laytown and Drogheda School Planning Areas opened in 2019 and this is expected to have sufficient capacity to absorb any additional post primary school place requirements which may emerge in Duleek. Emerging post primary school place requirements in the School Planning Area will continue to be kept under review.*

If further sites are considered necessary in the future, the Council will work with the Department of Education and Skills and other bodies to ensure the development of schools at the most appropriate locations.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-688
<b>Submitted by:</b>	McGill Planning on behalf of Edge Fusion Limited
<b>Submission Theme(s):</b>	Land Use Zoning - Duleek

**Summary of Submission:**

This submission relates to lands owned by Edge Fusion Ltd approximately 1km north west of Duleek Town Centre. The town is serviced directly by the R150 and the R152 to the west of Duleek,

There have been four previous planning applications associated with the subject lands, the first granted in 2010 and the most recent in 2020.

The site was originally granted permission for a medical / retirement complex comprising a Nursing Home with 47 no. bedrooms, primary care and day care centre and associated assisted living housing. It is noted that this permission was never implemented. That said, an extension to duration application was granted which will now expire on 14 July 2020.

An amendment application was granted in 2019 for an extension to the nursing home to provide 120 no. bedrooms and internal reconfigurations to bring the nursing home in line with current building regulations standards. The applicant is currently in the process of discharging conditions associated with the planning permission.

In the draft CDP the subject site is excluded from the Duleek Settlement Boundary and is zoned within the rural area.

This submission therefore seeks the rezoning of these lands to be reflective of the planning history and live construction for the abovementioned development. Notably, the site has been zoned for Community Infrastructure for some 10 years.

#### **Chief Executive's Response**

While it is accepted that planning permission has been secured subject to conditions and will expire on 02/04/2025 it is considered that the lands should remain outwith the settlement limit for Duleek.

The site is located on the periphery of the settlement limit if Duleek and particularly divorced from the town centre.

That being said, MCC are aware of the permission associated with the site which is likely to be delivered within the timeframe of the decision notice. This matter can also be dealt with at Local Area Plan stage following completion and adoption of same.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-752 & MH-C5-707
<b>Submitted by:</b>	Armstrong Fenton on behalf of Orlagh Fallon
<b>Submission Theme(s):</b>	Land Use Zoning Duleek
<b>Summary of Submission:</b>	
This submission seeks the rezoning of existing agricultural lands to A2 – New Residential.	
The lands are located in the townland of Balsaran south of Duleek currently hosting frontage along Abbey Road. The subject lands are bounded by agricultural land and by existing residential	

development and a Montessori facility.

It is considered the subject lands will enable the consolidation of residential development in the area and assist in accommodating the projected population growth in Duleek. Furthermore, the local water infrastructure network has capacity to facilitate the development of the subject lands.

The submission also suggests that the land owner will facilitate the growth of the nearby National School. The Bord have requested approximately 2.5 acres from the applicant to enable the expansion of the school for special needs purposes. The submission confirms that providing additional land for educational use would ensure that the necessary educational facilities will be available to cater for any increase in the local population, such as the future development of the subject lands upon zoning of the lands for residential use.

#### **Chief Executive's Response**

The development strategy for Duleek will focus on supporting the continued development of the town as a local service centre.

Residential growth in the town will be reflective of the designation of Duleek as a small town in the settlement hierarchy. There are a number of centrally located land parcels in close proximity to the town centre and business park that would create a link between the established residential areas and the urban core of the town whilst also ensuring any development takes place within the existing built up envelope.

Residential development in Duleek consists of a connection of small developments on the approach roads to the town. Between these developments and the town centre are individual houses on large plots of land in addition to large parcels of undeveloped greenfield lands.

There are approximately 85 extant units in the town remaining to be built, with two residential developments under construction.

Future residential development in the town will take a more sequential approach to development with priority given to lands closer to the town centre and business park in addition to under-utilised and brownfield lands.

In this context, it is considered that sufficient lands have been identified for residential growth for housing growth during the lifetime of the plan.

Furthermore, the subject lands identified are not considered to be a suitable candidate for the future expansion of Duleek. The lands represent an illogical protrusion of the settlement boundary into the countryside therefore not consolidating the urban fabric of the settlement which will ultimately result in the unnatural growth of Duleek.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-858
<b>Submission by:</b>	Cllr. Sharon Keogan and Cllr. Amanda Smith
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Duleek Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"><li>This submission requests that suitable lands are provided for the provision of a secondary</li></ul>	

<p>education/adult education campus in Duleek.</p> <ul style="list-style-type: none"> <li>This issue was previously raised as part of the NOMS.</li> </ul>
<b>Chief Executive's Response</b>
Please refer to submission no. 558.
<b>Chief Executive's Recommendation</b>
No change recommended.

<b>Submission No.(s):</b>	MH-C5-876
<b>Submission by:</b>	Cllr Sharon Keogan and Cllr Amanda Smith
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Duleek Written Statement.
<b>Summary of Submission:</b>	
<p>This submission requests support for the provision of a high quality open space in the Fr. Ryan's Park area of Duleek in the form of a public park.</p> <p>This issue was previously raised in the NOMs.</p>	
<b>Chief Executive's Response</b>	
<p>The lands identified presently form part of the open space associated with Fr. Ryan Park. The Council would support the provision of improvements to community facilities in Duleek, subject to funding being available.</p> <p>It is noteworthy also that an objective is included in the Written Statement of Duleek investigating the feasibility of providing a public park for Duleek. DUL OBJ 16 refers below:</p> <p>'To investigate the feasibility of providing a public park in Duleek, subject to the availability of funding.'</p>	
<b>Chief Executive's Recommendation</b>	
No change required.	

<b>Submission No.:</b>	MH-C5-884
<b>Submitted by:</b>	VCL Consultants on behalf of John & Barbara Lenehan
<b>Submission Theme(s):</b>	Land Use Zoning Duleek
<b>Summary of Submission:</b>	
<p>This submission requests the rezoning of lands located at Downstown, Duleek.</p> <p>The subject lands are located immediately adjacent to the settlement boundary adjoining existing residential and institutional development to the east of the proposed permitted solar farm to the west.</p> <p>The total area of the proposed site is 7.0 Ha. A phased development of the subject lands would provide capacity for 120 family dwellings in a high-quality landscape over the life of the current and future plans and would be a natural extension of the residential amenity of the village.</p>	

The submission considers that The Development plan’s core strategy recognises the disconnect between population allocations and the responsibility for responding adequately to the current housing crisis. The draft plan includes lands zoned for new residential, however much of this has been previously zoned and not developed resulting in excessive land value impacts on provided housing.

The current direction towards a live/work concept will require additional appropriate accommodation which is currently not addressed. Development of the lands to the standards required for such a concept would be a major step forward for the town and the county.

**Chief Executive’s Response**

The development strategy for Duleek will focus on supporting the continued development of the town as a local service centre.

Residential growth in the town will be reflective of the designation of Duleek as a small town in the settlement hierarchy. There are a number of centrally located land parcels in close proximity to the town centre and business park that would create a link between the established residential areas and the urban core of the town whilst also ensuring any development takes place within the existing built up envelope.

Residential development in Duleek consists of a connection of small developments on the approach roads to the town. Between these developments and the town centre are individual houses on large plots of land in addition to large parcels of undeveloped greenfield lands.

There are approximately 85 extant units in the town remaining to be built, with two residential developments under construction.

Future residential development in the town will take a more sequential approach to development with priority given to lands closer to the town centre and business park in addition to under-utilised and brownfield lands.

In this context, it is considered that sufficient lands have been identified for residential growth for housing growth during the lifetime of the plan.

The subject site is also potentially impacted by flooding nor does it represent a sequentially preferable site in comparison with other better located sites in Duleek.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-916
<b>Submitted by:</b>	AKM on behalf of Brian Dowling
<b>Submission Theme(s):</b>	Land Use Zoning Duleek
<b>Summary of Submission:</b>	
This submission seeks the rezoning of lands associated with Duleek House. The proposed rezoning will allow for the restoration and rehabilitation of the protected structure and possibly allow for sensitive new uses on the site.	

It is considered that the population projections within the NPF utilise overly conservative growth scenarios that do not reflect in migration within the country from 2017-2019.

It is submitted that the Planning Authority review the proposed core strategy household allocations for Duleek in the draft Meath Development Plan 202-2026. It is considered that the Planning Authority have de-zoned the subject lands using prioritisation measures including inappropriate population 'caps'. The de-zoning has the potential to severely limit the development potential of these lands and to further undermine the fragile housing market.

It is submitted that the zoning of the subject lands for A2 New Residential is necessary to allow for projected population growth and improvements to local infrastructure.

### **Chief Executive's Response**

It is considered that a small portion of the subject lands with frontage onto Abbey Road (south of Duleek House) would be acceptable for re-zoning.

The site exhibits the essential characteristics for development and read as part of the extended curtilage of Duleek House.

It is considered that a sensitive design approach will contribute to the character of the area and assist in enabling refurbishment works for the listed building without disturbing or impacting on the wider setting of Duleek House. Furthermore, the rezoning of same will help maintain an active frontage along Abbey Road with lands to the rear retained for high amenity to facilitate integration into the countryside.

Note the site is proposed to be zoned for A1 'Existing Residential' in given the sites is part of the curtilage of Duleek House.

### ***Draft CDP***



### ***Proposed Amendment***



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective from F1 Open Space to A1 Existing Residential.

<b>Submission No.:</b>	MH-C5-917
<b>Submitted by:</b>	ClIr Stephen McKee
<b>Submission Theme(s):</b>	Miscellaneous objectives / issues
<b>Summary of Submission:</b>	
<p>This submission requests a number of items to be included and provided for in the new CDP including;</p> <ul style="list-style-type: none"><li>• Make provision of a secondary school for Duleek for the CDP;</li><li>• To support the progress and provision of a new Bypass for Duleek;</li><li>• To put in place a HGV ban through Duleek pending provision of new Bypass;</li><li>• To support the upgrading of the N2 road between the Rath roundabout and Kilmoon;</li><li>• To support new residential, social and affordable housing in Duleek and maintain phase II residential lands;</li><li>• To make the provision of broadband to every home in Meath an objective of the CDP;</li><li>• That MCC prioritise road safety and traffic calming measures;</li><li>• That MCC progress with the delivery of the Bryanstown link road;</li><li>• That MCC prioritise the provision of community and recreational facilities;</li><li>• To support the delivery of the north south sine road between Bettystown and Laytown;</li><li>• That MCC implement the public realm strategy for Bettystown and Laytown;</li><li>• To support the designation of Drogheda as a regional growth centre;</li><li>• To make the provision of bus shelters at all bus stops in Co. Meath;</li><li>• To make gritting of all roads leading to primary &amp; secondary schools in Co. Meath a policy in the CDP;</li><li>• To support the implementation of the Cycle Network Plan 2014-2024 to provide more cycling and pedestrian routes across East Meath;</li><li>• To support the DART expansion programme to Drogheda and the electrification of the northern rail line;</li><li>• To promote the provision of more electric car charge points across Co. Meath;</li><li>• To support the progress and provision of a Bypass for Julianstown;</li><li>• To support the provision of the Boyne Greenway in East Meath;</li><li>• To support the sustainable development of existing zoned lands in the southern environs of Drogheda for employment and residential use;</li><li>• To support the continued development of Drogheda as an attractive vibrant town that can serve as an important centre for employment of residents in south Drogheda;</li><li>• Provision of employment and community facilities in the Laytown/Bettystown/Donacorney/Mornington Coast Meath area</li><li>• Support new train station at Bettystown as part of the proposed DART expansion;</li><li>• To support the provision of a new library in the coastal east Meath area;</li><li>• To support the development of lands adjacent to Laytown train station for the purpose of providing local employment opportunities;</li><li>• To support the construction of new beach facilities at the entrance to Bettystown Beach;</li><li>• To support the provision of a new library in the Coastal East Meath area;</li><li>• To support the development of lands adjacent to Laytown train station for the purpose of providing local employment opportunities in East Meath;</li></ul>	

- To prioritise the provision of a new playground in the southern environs of Drogheda;
- That the inclusion of Gormanstown, Laytown and Drogheda train stations into the 'Short Hop Zone' rail pricing structure is an objective of MCC in the new CDP;
- To support the provision of a new car parking facility at Laytown Train Station;
- To put in place traffic calming and road safety measures through Julianstown;
- To ensure that adequate water and services are in place to meet the future of all residents in East Meath;
- To implement the Julianstown village design statement;
- To implement road safety and traffic calming measures through Donore village;
- To promote tourism across East Meath and further develop tourist-based enterprises and facilities;
- To support the provision of a playground within Donore village;
- To support the provision of new footpaths, public lighting and cycle lanes through Duleek;
- That MCC ensure that sufficient social housing is made available to meet the housing needs of everyone in East Meath under the new CDP;
- To support the promotion of East Meath as an employment hub and the creation of new businesses to enable people to live and work locally;
- To support the implementation of the Meath County Retail Strategy;
- To make the provision of a fire station in the Laytown/Bettystown area;
- To make the closure of money direct provision centre alone with the provision of appropriate housing, integration and supports into employment for those residing there an objective of the new CDP;
- To make the provision of electronic flashing speed lights on the roads leading to every primary and secondary school in county Meath an objective of the CDP;
- To make provision for a playground on lands identified for community/recreational use in Donacarney;
- 

#### Chief Executive's Response

All issues set out above have been addressed in response to NOMs;

- 97 – 116;
- 151;
- 206 – 208;
- 324, 330, 332, 336 and 378

#### Chief Executive's Recommendation

No change recommended.

<b>Submission No.:</b>	MH-CS-997
<b>Submitted by:</b>	Frank Burke & Associates on behalf of Paddy Shields re land zoning
<b>Submission Theme(s):</b>	Land Use Zoning – Duleek
<b>Summary of Submission:</b>	
<p>This submission is made on behalf of Mr Paddy Shields and should also be read in conjunction with submission no. MH-CS-998 which relates to an adjoining land parcel south of the subject site. This submission seeks the land use zoning for A2 residential of lands at the Commons, Duleek. The subject lands are located to the west of the village adjacent to Belfry Housing Estate and south of the Balrath Road.</p> <p>It should be noted that the subject lands re adjacent to lands recently granted planning</p>	

permission under LB190450 for the development of 9 residential units.

The subject lands form a small farm holding that is currently in use for agricultural purposes extending some 1.9 Ha in area. The lands are also crossed by a high voltage electricity cable. A buffer zone is currently provided around the voltage line.

The subject lands can immediately be serviced with potable water, surface water and foul drainage facilities. In this regard, the holding can also be developed on its own or as part of a wide development area.

It is also considered that given the size of the holding, it would not be viable for commercial farming in the long term. Further, if the adjacent lands recently granted planning permission are developed, which this applicant intends to do in the near future, the residual lands are even less viable for farming on a commercial basis.

The key points of the submission include;

- 1) The site represents a natural area to zone for residential use, in that it is located adjacent to lands in residential use;
- 2) All of the land falls within the potential serviceable envelope for the village;
- 3) It could also be deemed to lie within the existing built-up area; and
- 4) A new amenity for the village, namely river walk

#### **Chief Executive's Response**

The development strategy for Duleek will focus on supporting the continued development of the town as a local service centre. Residential growth of the town will be reflective of the designation of Duleek as a small town in the settlement hierarchy. There are a number of centrally located parcels of land in proximity to the town centre and Business Park that would create a link between the established residential areas and the urban core of the town whilst also ensuring any development takes place within the existing built up envelope.

In addition to larger infill sites there are also a number of small infill opportunities on existing residential properties or disused brownfield sites that have the capacity to accommodate further residential development.

Future development in the town will take a more sequential approach to development with priority given to lands closer to the town centre and Business Park in addition to under-utilised infill and brownfield lands.

In light of this, the subject lands identified are not considered to be suitable for rezoning given the presumption in favour of development for lands closer to the town centre on appropriate infill / brownfield sites. The subject site would likely lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the village envelope.

The land use zoning map indicates that the site may be potentially affected by flooding and would result in the significant over zoning of the settlement.

**Chief Executive's Recommendation**

No change recommended.

**Submission No.:**

MH-C5-998

**Submitted by:**

Frank Burke & Associates on behalf of Paddy Shields & Damien Byrne re land zoning

**Submission Theme(s):**

Land Use Zoning – Duleek

**Summary of Submission:**

This submission seeks the land use zoning for A2 residential of two no. land parcels on the western edge of settlement Duleek. The subject lands are currently located within the rural area and therefore not zoned for any particular land use.

The subject lands are located on the western outskirts of the village and on the southern side of the Duleek/Navan Regional Road (R150) and the Parmodin River. The lands are part of two small land holdings of some 6.5 Ha and 3.1 Ha respectively currently in agricultural use. Adequate access can be provided from Duleek by way of the Buglar Lane and from owned lands north of the river.

The subject lands can immediately be serviced with potable water, surface water and foul drainage facilities. In this regard, the holding can be developed in its own right or developed as part of a wider area development.

The key points of the submission include;

- 5) The site represents a natural area to zone for residential use, in that it is located adjacent to lands in residential use;
- 6) All of the land falls within the potential serviceable envelope for the village;
- 7) It could also be deemed to lie within the existing built-up area; and
- 8) A new amenity for the village, namely river walk

**Chief Executive's Response**

A small portion of the subject lands are contained within the settlement limit and were previously zoned H1 – To protect and improve areas of high amenity.

The new draft Plan has amended this existing zoning to A1 – Existing Residential.

The development strategy for Duleek will focus on supporting the continued development of the town as a local service centre. Residential growth of the town will be reflective of the designation of Duleek as a small town in the settlement hierarchy. There are a number of centrally located parcels of land in proximity to the town centre and Business Park that would create a link between the established residential areas and the urban core of the town whilst also ensuring any development takes place within the existing built up envelope.

In addition to larger infill sites there are also a number of small infill opportunities on existing residential properties or disused brownfield sites that have the capacity to accommodate further residential development.

Future development in the town will take a more sequential approach to development with priority given to lands closer to the town centre and Business Park in addition to under-utilised infill and brownfield lands.

In light of this, the subject lands identified are not considered to be suitable for rezoning given the presumption in favour of development for lands closer to the town centre on appropriate infill / brownfield sites. The subject site would likely lead to urban sprawl and encroachment into the countryside which would not be considered sustainable given the existing capacity for residential lands identified in the village envelope.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-1766
<b>Submitted by:</b>	Manley Construction Ltd
<b>Submission Theme(s):</b>	Vol 2. Settlement Strategy Duleek

**Summary of Submission:**

This submission relates to Duleek and requests the following key amendments to the Draft Plan:

1. Amend Table 2.3, which outlines the settlement strategy, to include Duleek as a self-sustaining growth town, in the settlement hierarchy. This change is necessary to reflect Duleek’s strategic location within the Dublin Belfast Economic Corridor, its accessibility to Dublin airport and the future employment potential of Duleek Business Park and the pent up demand for housing in Duleek.
2. Amend the Core Strategy Map 2.3 to include Duleek as a self-sustaining growth town, in the settlement hierarchy.
3. Amend the core strategy housing allocation of 303 units to increase the housing allocation to reflect the self-sustaining growth potential of the town reflecting its strategic accessibility and allow for growth allocation of 500 housing units not including extant units not built.
4. Revise DULOBJ 1 by omitting the current text and replacing it with DUL OBJ 1 “To secure the implementation of the Core Strategy of the County Development Plan, to provide for Duleek as a self-sustaining growth town, by ensuring there is adequate zoned lands for residential development to support household allocation for Duleek of the order of 500 dwelling units as set out in Table 2.11 of the Core Strategy in order to ensure location of future growth is aligned with investment in existing services and potential employment growth within the Dublin Belfast Economic Corridor”.
5. To include an additional Objective DULOBJ 3 Settlement and housing “To support the provision of housing accommodation for families within the self-sustaining growth town of Duleek where there is significant existing social infrastructure and school provision, recreational amenities which supports a density within the range of 25 to 35 units per Ha”.
6. To amend the Core Strategy Map and all consequent statements on the core strategy To amend the Core strategy Map 2.3 to include Duleek as self-sustaining growth town within the Dublin Belfast economic corridor zone.
7. Amend the Development Plan Map as follows: Designate the Manley Construction Ltd. Lands c. 5.7Ha for residential use objective A2 new residential development.
8. Omit any reference to limitations on growth in Duleek.

**Chief Executive's Response**

1. Please refer to the response to the OPR submission no MH-C5-816 which outlines an updated Table 2.3. It is considered appropriate that Duleek is identified as a self-sustaining town given the level of population, the number of jobs and its proximity to a regional growth centre. Designating this town as anything else could negatively impact on the growth on nearby, higher tier settlement such as Drogheda.
2. It is considered that this is addressed in the above submission.
3. It is noted as part of this submission that a number of issues have outlined whereby the submission author considers that there are flaws in the preparation of the core strategy. The Core Strategy was generally accepted by the OPR (submission MH-C5-816) and the specific matters raised have been addressed as part of the response to MH-C5-629 and MH-C5-738. As such the proposed changes outlined in the response to the OPR Table 2.11 are considered appropriate, however, this does not propose any changes to the level of growth in Duleek.
4. As noted above it is not considered appropriate to provide a greater level of growth as requested in this submission. It is considered that the level of growth proposed is consistent with the overall strategy for County Meath.
5. As noted above the quantum of units to be provided in Duleek and the tier that the town is placed in is considered appropriate. Furthermore, the densities that apply to different parts of the county have been revised and are no longer provided on a settlement by settlement basis and this has been addressed as part of the response to the OPR (MH-C5-816).
6. This matter has been addressed.
7. The subject lands have been addressed and are considered less preferable on the basis of the tiered zoning approach noted in the OPR Response (MH-C5-816) and are less sequentially preferable when compared to the lands identified as A2 New Residential in the zoning map for Duleek.

**Chief Executive's Recommendation**

No change recommended.

## SMALL TOWNS

### ATHBOY

<b>Submission No.:</b>	MH-C5-122
<b>Submitted by:</b>	McKenna & Associates on behalf of Michael Murtagh
<b>Submission Theme(s):</b>	Land Use Zoning, Athboy
<b>Summary of Submission:</b>	
<p>This submission seeks the zoning of existing unzoned lands at Frayne Road, Athboy to A2 New Residential.</p> <p>It is considered the site represents a suitable candidate for the new zoning for the following reasons;</p> <ul style="list-style-type: none"><li>• The scale and density of development would be low rise, low density and appropriate to an edge of village location;</li><li>• Zoning the lands to residential would ensure that the amenity of the existing neighbouring dwellings is protected. A suitable amount of open space shall be provided on the site for future residents;</li><li>• Applicant is willing to discuss suitable alternative uses the Council see fit for this prominent site such as community or recreation facilities permitted under the A2 zoning;</li><li>• A developed project will use appropriate technologies;</li><li>• The subject site is adjacent to all services in Athboy;</li><li>• If the new zoning is approved affordable houses and / or sites would be made available as part of any development.</li></ul>	
<b>Chief Executive's Response</b>	
<p>The development strategy for Athboy is to consolidate the existing town centre to address dereliction.</p> <p>The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units</p>	

within the town.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-239
<b>Submitted by:</b>	David McNulty on behalf of the Carroll family
<b>Submission Theme(s):</b>	Land Use Zoning, Castletown, Athboy
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of existing phase II zoned residential lands to 'existing residential' on circa 1.7 Ha of land Castletown, Athboy.</p> <p>The lands are proposed to be de-zoned and are identified within the countryside outwith the settlement limit of Athboy.</p> <p>It is considered that the site is acceptable for residential development for the following reasons;</p> <ul style="list-style-type: none"><li>• Subject lands are located in the existing built up footprint;</li><li>• Subject lands are located only 300m away from the town centre;</li><li>• Underutilised land use;</li><li>• Connection to town centre;</li><li>• Land use compatibility;</li><li>• Enhancement of protected structure;</li><li>• Tree preservation;</li><li>• Housing allocation; and</li><li>• Precedent</li></ul> <p>The submission also outlines that the site would be a prime candidate for nursing home / retirement village led development which is considered to be of vital importance for Athboy.</p>	
<b>Chief Executive's Response</b>	
<p>The development strategy for Athboy is to consolidate the existing town centre to address dereliction.</p> <p>The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.</p> <p>The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-265
<b>Submitted by:</b>	Brendan Darcy on behalf of Athboy Celtic AFC
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of existing playing fields currently zoned for Community Infrastructure for Athboy Celtic AFC (Soccer Club) to residential use.</p> <p>The rezoning is considered necessary in order to raise funds to provide the required standard of facilities at the new grounds at Cow Park.</p> <p>The site is located at Convent Grounds, Kildalkey Road, Athboy.</p>	
<b>Chief Executive's Response</b>	
<p>The site is currently zoned for G1 Community Infrastructure which will facilitate step down housing subject to an identified need and sequential assessment to determine the suitability of the subject site.</p> <p>It is not considered appropriate to rezone this site for New Residential.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-334
<b>Submitted by:</b>	Mr Michael McKenna
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of circa 3 Ha / 8 Ac of lands as Fosterfields, Athboy for the purposes of residential development. The current use of the site is agricultural.</p> <p>The subject lands are located in the townland of Fosterfields adjacent to the Athboy Community School and north of Clann na NGael GAA pitch.</p> <p>This site would deliver approximately 75 units based on a density per hectare of 25 units. The proposal would deliver a new roundabout in place of existing dangerous blind corner in Fosterfields as well as provide new community green space.</p>	
<b>Chief Executive's Response</b>	
<p>The development strategy for Athboy is to consolidate the existing town centre to address dereliction.</p> <p>The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.</p> <p>The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.</p>	

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-535 & MH-C5-543
<b>Submitted by:</b>	Kieran O Malley & Co on behalf of Clann nan Gael GAA and Homex Ltd
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy
<b>Summary of Submission:</b>	
<p>This submission relates to lands extending approx. 22.3 Ha comprising for land parcels.</p> <ul style="list-style-type: none"> <li>- Site 1 (3 Ha) A2 New Residential;</li> <li>- Site 2 (0.3 Ha) A1 Existing Residential;</li> <li>- Site 3 (11.9 Ha) A2 New Residential (Phase II Post 2019)</li> <li>- Site 4 (6.8 Ha) G1 Community Infrastructure</li> </ul> <p>The lands are currently subject to an application for strategic housing development. This incorporates purpose built facilities for the GAA club in accordance with the community facilities objectives in the Athboy written statement.</p> <p>The draft plan proposes to continue the residential zoning on sites 1 and 2. However, it is proposed to remove the A2 New Residential zoning from site 3 and the G1 zoning from site 4. Furthermore, the draft plan does not contain equivalent objectives in relation to local community facilities generally and Clann na nGael GAA.</p> <p>The new plan if adopted as proposed zones the GAA club lands A2 New Residential but makes no provision for the relocation of the GAA club to a suitable site in the town to facilitate residential development at the existing club lands.</p> <p>In the preparation of this submission, it is submitted that there are difficulties associated with the housing location for Athboy in the Core Strategy. This target represents approx. 63% of the 319 residential units allocated to the town.</p> <p>Proposed amendments to the draft plan</p> <ul style="list-style-type: none"> <li>A) Rezone existing GAA Lands G1 Community Infrastructure (from A2)</li> <li>B) Zone these lands A2 New Residential (5 Ha)</li> <li>C) Zone these lands for live/work residential sites subject to development objective LW (4.96 Ha)</li> <li>D) Zone these lands G1 Community Infrastructure for new GAA facilities comprising three full playing pitches, hurling wall, handball alley, club house, car parking, exercise track etc.</li> <li>E) Reinstate the existing town development boundary northeast of Athboy</li> </ul>	
<b>Chief Executive's Response</b>	
<p>The development strategy for Athboy is to consolidate the existing town centre to address dereliction.</p> <p>The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified</p>	

can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-449
<b>Submitted by:</b>	Genesis Planning Consultants on behalf of Otterstown Construction Ltd.
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy
<b>Summary of Submission:</b>	
<p>This submission relates to lands south of the Trim Road extending approx. 4.12 Ha. The submission to the Planning Authority outlines proposals for the subject lands to be included in the settlement envelope of Athboy.</p> <p>The purpose of the submission is to ensure that an appropriate planning policy and zoning framework is incorporated into the forthcoming CDP to ensure that much needed community infrastructure such as a nursing home / medical centre can be facilitated on the subject lands.</p> <p>The submission requests that the subject site provides for a ‘G1 Community Infrastructure zoning objective and that a specific key site requirement is included to enable to development of the lands for such uses. It is submitted that such zoning / land use objectives would provide a valuable community service for the elderly on the subject lands and facilitate the future enhancement of the lands to accommodate appropriate community, recreational and leisure uses.</p> <p>In summary, the submissions outlines that;</p> <ul style="list-style-type: none"> <li>• The BPF and the RSES sets out a policy requirement for the provision of facilities to cater for the specific needs of an ageing population and in locations that ensure existing rural economies and societies are supported.</li> <li>• A review of existing nursing / health care facilities in the Athboy area demonstrates a shortage of existing provision;</li> <li>• As identified in the DKM report by the Department of Health, states that <i>‘it is the preference of elderly people to reside in nursing homes close to their existing place of residence and established family ties’</i></li> <li>• The DKM report identifies that there is expected to be an acute shortage of nursing home beds over the next 20 years;</li> <li>• It is identified that one of the key constraints to the delivery of nursing home provision is the unavailability of suitable sites. The report identifies that it is impossible for nursing home providers to compete for the residentially zoned land in urban areas. In this regard there is a clear need for local authorities to identify specific locations suited for nursing home development;</li> <li>• The Meath area demographic profile indicates an ageing population. Specifically, the county has the 4<sup>th</sup> fastest growing population in 65+ age group in the country;</li> <li>• A review of existing lands in the Athboy area demonstrates that none are suitable or</li> </ul>	

available to accommodate a development of this nature. Given the land area / size required (4.1 Ha) it is necessary for a greenfield and out of centre location to accommodate a nursing home / health care facility and ancillary complimentary land uses;

- As previously determined by the Planning Authority the subject lands have the capacity to facilitate a development of this nature and scale. The site is well integrated and strategically located close to existing services, facilities and infrastructure and these are established residential developments in close proximity. It is submitted the development of the site would represent a sustainable extension to the built-up envelope of Athboy without any adverse impacts;
- The subject site offers the opportunity to deliver high quality accommodation for the ageing population in the surrounding areas with an ideal location close to amenities and facilities that compliment the elderly;
- The subject lands are serviceable. Connection can be made either directly to the wastewater treatment plant which serves Athboy or connection made via the foul sewer line which already serves the Athboy Business Park.

#### **Chief Executive's Response**

The subject site identified is located a considerable distance away from the built up envelope of Athboy and is also exposed to areas of flooding as indicated in the flood zone mapping on map in the draft Plan. While it is accepted that permission was previously secured, and an extension of duration subsequently approved which expires on 24/08/2020.

That said, it is not considered that the site represents a sequentially preferable location for zoning given the divorced location from the settlement limit.

In this context, it is not considered appropriate to rezone these lands for Community Infrastructure

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-545
<b>Submitted by:</b>	Desmond McCormack
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of lands located in the townland of Castletown, Athboy approx. 800m from Athboy Town Centre within the 50kph speed limit and town boundary.</p> <p>The site is an infill site located to the rear of a recently constructed dwelling extending 0.0245 Ha. There are a number of dwellings to the north and south east of the site that located within the A1 – Existing Residential zoning category. There are agricultural lands to the east and west of the site.</p> <p>Notably. The site is currently zoned for A2 Existing Residential Phase II lands with the objective to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the</p>	

Settlement Hierarchy.

**Chief Executive's Response**

The development strategy for Athboy is to consolidate the existing town centre to address dereliction.

The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-553
<b>Submitted by:</b>	McKenna & Associates on behalf of Mary Davis
<b>Submission Theme(s):</b>	Land Use Zoning – Athboy

**Summary of Submission:**

This submission seeks the rezoning of lands of existing unzoned lands at Meadowlands, Athboy, Co. Meath. The submission requests that the subject lands be zoned to A2 New Residential.

The submission goes onto state that there is very little zoned land available in Athboy. A lot of the zoned lands in Athboy shown in the draft Development Plan already have been zoned for A2 for considerable lengths of time without any building taking place. The previous development plan showed a potential roadway through the subject site but this has been omitted in the current plan which means that residential development is now possible.

The zoning will involve a change in the town boundary to include the site. This would be suitable for residential or ancillary community facilities and will protect the amenity of the exiting neighbouring dwellings in the area.

**Chief Executive's Response**

The development strategy for Athboy is to consolidate the existing town centre to address dereliction.

The Core Strategy of the Plan provides a housing allocation of 200 units to Athboy over the 2016-2028 period. A review of planning history within the town has determined that there are 127 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.

**Chief Executive's Recommendation**

No change recommended.

## OLDCASTLE

<b>Submission No.:</b>	MH-C5-350
<b>Submitted by:</b>	The Planning Partnership on behalf of Thomas Smith
<b>Submission Theme(s):</b>	Land Use Zoning – Oldcastle
<b>Summary of Submission:</b>	
<p>This submission relates to lands on the south eastern edge of Oldcastle. The lands extend to an area of c. 12.5 Ha with access from Oliver Plunkett Street.</p> <p>The subject lands are located in a central quadrant of the town that is accessible and serviceable and in closer proximity to the towns services and amenities than other lands proposed for new residential development.</p> <p>It is submitted that it is reasonable to request that the zoning allocation on half of the landholding at Stoney Road as well as the previously unzoned land at Cluain Loinn be reallocated, for example to the subject site which is more strategically located to enable the balanced and sequential development of the town.</p> <p>It is further submitted that the logical and orderly zoning allocations suggested will best serve to provide a connected community and as delivering the required pattern of development.</p>	
<b>Chief Executive's Response</b>	
<p>The aim of the land use strategy for Old Castle is to consolidate and strengthen the town centre and promote the sensitive redevelopment of strategically located lands surrounding the historic core.</p> <p>The CDP seeks to provide future growth in a sustainable manner integrated with the towns built environment which enables a vibrant settlement that can cater for its current and future population needs.</p> <p>The plan identifies three large sites for new residential development which are sufficient to meet the projected housing requirements over the plan period. These sites have been selected based on their geographical spread across the town, their ability to consolidate the existing urban form while utilising the availability of existing infrastructure and, which are 'connected' to existing urban areas.</p> <p>The Planning Authority is satisfied that sufficient lands have been identified to accommodate the</p>	

household allocation of 166 no. units.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-983
<b>Submitted by:</b>	Stephen Mason on behalf of Mr Owen & Patricia Smith
<b>Submission Theme(s):</b>	Land Use Zoning – Oldcastle
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of lands for residential use located to the rear of an existing dwelling off the Millbrook Road, Oldcastle.</p> <p>The site is currently located within the rural area and therefore not zoned for any particular land use.</p> <p>The submission goes onto state that the draft Meath Development Plan statement for Oldcastle for the period 2020-2026 identifies a requirement for a housing allocation of 166 units. The draft written statement for Oldcastle identifies that 16 units were completed during the period 2013-2019.</p> <p>The proposed rezoning of the subject lands will provide for a small cluster of residential units, the units are within the zoned lands but also have the feel of being rural due to their positioning to adjoining rural lands.</p> <p>The indicative layout shows two additional single storey dwellings sited within the rear curtilage of the existing dwelling. The submission also refers to precedent of backland development within the surrounding area.</p>	
<b>Chief Executive's Response</b>	
<p>The total housing stock for Oldcastle as recorded in the 2016 census is 596 dwellings. The Council is currently constructing 16 units to add to the provision of social housing at a central location just east of the town centre.</p> <p>The Plan identifies three sites for new residential development which are sufficient to meet the projected housing requirements during the Plan period. These sites have been selected based on their geographical spread across the town, their ability to consolidate the existing urban form while utilising the availability of existing infrastructure and, which are 'connected' to existing residential areas. The Planning Authority is satisfied that sufficient lands have been identified to accommodate the household allocation of 166 units.</p> <p>The site identified is not considered to be acceptable for the rezoning for residential development. The Millbrook road currently hosts a linear pattern of detached development providing frontage onto the main road with the character of the backland along this stretch relatively intact. The pattern of development in the local area exhibits low density housing with generous front and rear gardens on the southern edge of the town.</p> <p>The rezoning of this site would conflict with the character of the area and disturb the established pattern of development through inappropriate encroachment into the countryside.</p>	

<b>Chief Executive's Recommendation</b>
No change recommended.

## **BALLIVOR**

<b>Submission No.:</b>	MH-C5-507
<b>Submitted by:</b>	Ronan Moore
<b>Submission Theme(s):</b>	Community Infrastructure; Ballivor
<b>Summary of Submission:</b>	
<p>To include an additional objective related the former NEC Semiconductors site, to read as follows:</p> <p>"To consider the possibility of using part of the NEC site to develop and independent and affordable space for the arts, cultural and creative community in Meath, that might reflect MART Arts Organisation that operates 7 studio buildings across Dublin.</p>	
<b>Chief Executive's Response</b>	
<p>The village is well provided in terms of social infrastructure for such uses as education, credit union, garda station etc. The Council is also currently investigating the provision of a library facility in Ballivor. The Council is satisfied that sufficient lands have reserved for social / community infrastructure to accommodate both existing and proposed future populations over the lifetime of the Development Plan.</p> <p>General E2 zoning permissible uses will remain on the site to reflect its future employment potential.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.(s):</b>	MH-C5-612
<b>Submission by:</b>	Ballivor FC
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Ballivor Settlement Strategy.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission states that there is a severe lack of council land available for sports clubs in the area.</li> <li>• The club are currently leasing the Delvin Sports and Leisure Centre to play their home games. They have tried to lease land in the local area from landowners but with no success.</li> <li>• It is stated that the club could grow if they had a base as there are a lot of young children</li> </ul>	

in the area wishing to participate in soccer.

#### Chief Executive's Response

- The Council recognises the important role played by Ballivor FC in Ballivor. The Draft Plan fully supports the development of community and leisure facilities and acknowledges its important role when forming sustainable communities.
- In recognition of the demand for additional areas of active open space a large track of land zoned open space at Killacnigan where planning permission was permitted on part for GAA facilities including a clubhouse and playing pitches.
- There are other lands zoned for F1 'Open Space' and G1 'Community Building' use within the village which could accommodate the club.
- It is noteworthy however, that the identification of specific sites or allocation of premises for such uses or named clubs, however, is beyond the scope of the strategic land use function of the County Development Plan.

#### Chief Executive's Recommendation

No change recommended.

<b>Submission No.:</b>	MH-C5-850
<b>Submitted by:</b>	Tom Leavy
<b>Submission Theme(s):</b>	Land Use Zoning Ballivor
<b>Summary of Submission:</b>	
<p>This submission seeks the zoning of lands from the Rural Area (RA) to A2 New Residential. It is considered that the site would be available for serviced sites to cater for local need and the organic growth of the village.</p>	
<b>Chief Executive's Response</b>	
<p>The Land Use Strategy for Ballivor is to consolidate and strengthen the village centre and promote development of strategically land within the village.</p> <p>The Core Strategy of the Plan seeks to provide for natural growth in a sustainable manner integrated within the existing villages built environment.</p> <p>There are a number of existing established housing developments in the village. Having regard to the household allocation in the Core Strategy (62 units), there is adequate land zoned for residential and village centre uses in the village to cater for future housing and commercial / service needs of the village over the lifetime of the Development Plan.</p> <p>Subject lands are also located within a flood zone (A &amp; B) therefore placing further constraint of the development potential of this site.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-865
<b>Submitted by:</b>	Declan Clabby & Associates on behalf of Loman Hamilton

<b>Submission Theme(s):</b>	Land Use Zoning Ballivor
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of land to residential. The lands are currently zoned for residential phase II in current development plan however as part of the new draft County Development Plan these lands have been dezoned and are located within the countryside.</p> <p>The lands are located to the south west of Ballivor with the south eastern portion of the site potentially affected by fluvial flooding.</p> <p>The submission considers that the site would;</p> <ul style="list-style-type: none"> <li>• Be used for low density retirement homes whereby elderly people could downsize from larger homes in Ballivor and surrounding areas and buy into a retirement home;</li> <li>• Potentially used for starter homes i.e. 2 bedroom houses for younger couples on low budgets;</li> <li>• Opportunity to fulfil a housing need for opposite ends of the housing market</li> </ul> <p>It is also proposed that the portion of the lands affected by flooding would be incorporated into a future development proposal as green space.</p>	
<b>Chief Executive's Response</b>	
<p>The Land Use Strategy for Ballivor is to consolidate and strengthen the village centre and promote development of strategically land within the village.</p> <p>The Core Strategy of the Plan seeks to provide for natural growth in a sustainable manner integrated within the existing villages built environment.</p> <p>There are a number of existing established housing developments in the village. Having regard to the household allocation in the Core Strategy (62 units), there is adequate land zoned for residential and village centre uses in the village to cater for future housing and commercial / service needs of the village over the lifetime of the Development Plan.</p> <p>The site is also further constrained by flooding.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-871
<b>Submitted by:</b>	Declan Clabby & Associates on behalf of Walter Leech
<b>Submission Theme(s):</b>	Land Use Zoning Ballivor
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of land to residential which are located adjacent to An Ghleib Housing Estate on the Trim Road. The subject lands were previously zoned for Phase II residential land post 2019 however have now be dezoned and located outwith the defined settlement boundary for Ballivor.</p> <p>The submission strenuously objects to the proposal as the applicant considers there is a need /</p>	

requirement for individual local needs sites in villages particularly were it is proposed as part of the draft CDP to limit individual houses in the rural area.

**Chief Executive's Response**

The Land Use Strategy for Ballivor is to consolidate and strengthen the village centre and promote development of strategically land within the village.

The Core Strategy of the Plan seeks to provide for natural growth in a sustainable manner integrated within the existing villages built environment.

There are a number of existing established housing developments in the village. Having regard to the household allocation in the Core Strategy (62 units), there is adequate land zoned for residential and village centre uses in the village to cater for future housing and commercial / service needs of the village over the lifetime of the Development Plan.

The land use mapping of the site also indicates the site may be potentially affected by flooding and would ultimately result in an inappropriate extension to the settlement limit.

**Chief Executive's Recommendation**

No change recommended.

## LONGWOOD

<b>Submission No.:</b>	MH-C5-79
<b>Submitted by:</b>	Pat Campbell
<b>Submission Theme(s):</b>	Chapter 11 Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submissions:</b>	
<p>The purpose of this submission is to seek the rezoning of a circa 7.73 hectare site at Moneymore, Longwood, Co. Meath that is currently used for agricultural purposes. The submission requests the following:</p> <ol style="list-style-type: none"><li>1. That the subject lands are zoned for residential purposes.</li></ol>	
<b>Chief Executive's Response</b>	
<p>As per the requirements of Section 10 (1A) of the Planning and Development Act 2000, as amended, it is necessary for a Local Authority to prepare a development plan that is consistent with the relevant regional spatial and economic strategy for the region.</p> <p>This includes complying with the population (targets) that are set out as part of these regional strategies. In this regard, Meath County Council have prepared a strategy that complies with the population targets set out as part of the relevant regional strategy and this is set out in Chapter 2 of the Draft Plan. A household allocation of 104 units is provided for Longwood and, as per Chapter 2 this is sufficient to accommodate the population growth for this settlement. As outlined in Chapter 2 of the Draft Plan it is considered that the 1.22ha of residential lands zoned in Longwood is sufficient for the delivery of these units and as such there is no requirement for further lands to be zoned.</p> <p>It is considered that the land chosen for residential development in this location are sequentially preferable, are appropriately serviced and preferable to the lands subject to this submission. This approach is consistent with Development Plan Guidelines for Planning Authorities 2009 issued under Section 28 of the Planning and Development Act 2000, as amended. As such no change to the Draft Plan is required.</p> <p>In the relation to the subject site, it is considered that the lands do not represent a sequentially preferable location for zoning. The lands are located outwith the defined settlement boundary and therefore are not contiguous to the built-up fabric of Longwood nor will it lead to the consolidation of the village.</p>	

**Chief Executive's Recommendation**

No change recommended.

**Submission No.(s):**

MH-C5-80

**Submission by:**

Elayne Feerick

**Submission Theme(s):**

Longwood Facilities

**Summary of Submission:**

1. linking the canal to the village in a safe way for pedestrians and cyclists. Once this is complete we need Longwood village to be thriving. Currently there are many boarded up retail outlets. A petrol filling station would be a bonus to a village like this, I wonder is this allowed within retail zoning?
2. There is a limited bus link (currently only serving Enfield a couple of times a day) No link to Trim, Navan, Mullingar, etc This needs to be upgraded
3. There is no playground or other leisure facilities for younger children (skate ramps, etc)
4. There are no benches, the fair green is underutilised and could be made a real asset to the village.
5. The roads are extremely busy with trucks to quarries and passing through Longwood on the way to the North making it a rat race through the village

**Chief Executive's Response**

1. It is an objective of the plan (LON OBJ 17) to promote connections, through signage and road improvement works, from the village along Ribbontail Way to the Royal Canal.
2. The Council does not have a direct role in the provision of public transport services. However, it actively promotes and facilitates the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

The Draft Plan includes MOV POL 8 as follows, *'To co-operate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County*

3. The Draft Plan includes a specific policy in Chapter 7 ‘Community Building Strategy’ which supports the provision of playgrounds. SOC POL 37 refers as follows:

“To facilitate the development of children’s play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.”

In addition to the above referenced objective, the Written Statement for Longwood supports the provision of additional social and community infrastructure in Longwood including a playground. LON OBJ 21 refers ‘to support the provision of a community park/playground.’

It is noteworthy, that the Community Department of Meath County Council have received several requests in recent years for a playground in the Longwood area however the identification of a site has been an issue. The green area in the centre of the village was mentioned as a possible site. The Council will continue to work with the residents to identify an appropriate site and examine the funding mechanisms to deliver the playground.

- 4-5 MCC concur that it would be desirable to see the public realm and streetscape improved to enhance the village character, reduce the actual/perceived dominance of roads and vehicles and improve aesthetics. It is an objective of the plan (LON OBJ 25) to facilitate public realm improvement works to the village core focusing on traffic calming to achieve better balance between the needs of the pedestrian / cyclist / public transport and those of the private car. Measures may include ‘greening’ of the village with native trees, built out footpaths, introducing angled parking, pedestrian crossings to define the street, improve public lighting and use of textured surfacing.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-315
<b>Submission by:</b>	Laura Ryder
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Longwood Written Statement.
<b>Summary of Submission:</b>	
This submission states that Longwood needs a playground asap.	
<b>Chief Executive’s Response</b>	
The Draft Plan includes a specific policy in Chapter 7 ‘Community Building Strategy’ which supports the provision of playgrounds. SOC POL 37 refers as follows:	
“To facilitate the development of children’s play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.”	
In addition to the above referenced objective, the Written Statement for Longwood supports the provision of additional social and community infrastructure in Longwood including a playground.	

LON OBJ 21 refers 'to support the provision of a community park/playground.'

It is noteworthy, that the Community Department of Meath County Council have received several requests in recent years for a playground in the Longwood area however the identification of a site has been an issue. The green area in the centre of the village was mentioned as a possible site. The Council will continue to work with the residents to identify an appropriate site and examine the funding mechanisms to deliver the playground.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-352
<b>Submission by:</b>	Niamh Harbourne
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Longwood Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"><li>This submission states that there should be more amenities for young people in Longwood. Specific reference is made to a playground in this regard.</li></ul>	
<b>Chief Executive's Response</b>	
Please refer to submission no. 315 above.	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.(s):</b>	MH-C5-467
<b>Submission by:</b>	Celine Kenny
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"><li>This submission refers to the growing number of families with young children in Longwood and states that the provision of a playground to serve the village would be most welcome.</li></ul>	
<b>Chief Executive's Response</b>	
Please refer to submission no. 315 above.	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.(s):</b>	MH-C5-476
<b>Submission by:</b>	Robert and Anrei Petric
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Longwood Written Statement.
<b>Summary of Submission:</b>	

1. This submission highlights the need for a playground and leisure facilities for young children in Longwood.
2. It is submitted that the Fair Green is underutilised and could be made a real asset to the village.
3. It is also stated that that the provision of petrol filling station would be a bonus to the village.
4. Reference is made to the bus service in the village and it is stated that a regular bus service straight to Dublin would make a difference as there are many people commuting daily.

**Chief Executive's Response**

Items no. 1 and 2. Please refer to submission no 315 above.

Item no. 3 i.e. the provision of a petrol station is outside the strategic nature of the County Development Plan.

4. The Council does not have a direct role in the provision of public transport services. However, it actively promotes and facilitates the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

The Draft Plan includes MOV POL 8 as follows, *'To co-operate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County.'*

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-482
<b>Submission by:</b>	Laura Mullen
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Longwood Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission refers to the provision of a playground in Longwood. It is submitted that a play ground would be a huge enhancement to the locality given that there are so many young families in the area.</li> </ul>	
<b>Chief Executive's Response</b>	
Please refer to submission 315 above.	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-526
<b>Submitted by:</b>	JFOC Architects on behalf of WP O'Reilly & Associates

<b>Submission Theme(s):</b>	Land Use Zoning – Longwood
<b>Summary of Submissions:</b>	
<p>This submissions relates to lands at Main Street, Longwood comprising circa 1 Ha of lands on the western edge of the village.</p> <p>This submission requests the land to be rezone for A2 New Residential (site previously zoned for Phase II Residential Lands post 2019).</p> <p>It is submitted that the quantum of residential zoned lands in Longwood be reconsidered.</p> <p>In order to achieve the improvement and consolidation of the village core, and to ensure the continued success of local businesses, services and community facilities, some additional housing and residents should ensure the long-term sustainability of the village. The lands zoned A2 for ‘new residential development’ now constitute only approximately 1.22Ha in total.</p> <p>It should eb further noted that a pre-connection enquiry has been agreed in principle with Irish Water to service the site (24 April 2019).</p>	
<b>Chief Executive’s Response</b>	
<p>The land use strategy for Longwood aims to maintain and add to a built environment. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the architectural Conservation Area at the village core.</p> <p>The provision of a compact and vibrant centre is essential if Longwood is to cater for its current and future population needs in a manner that is sustainable.</p> <p>Longwood experienced a seven fold population increase between 1996 and 2011 and this placed significant pressure on physical and social infrastructure. Incremental and natural growth is to be facilitated over the plan period. Having regard to the housing allocation for the village in the core strategy (121 units) and the availability of infill and backland sites there is adequate land zoned in Longwood to cater for the future housing needs of the village over the lifetime of the Plan.</p> <p>In relation to the subject site it is recognised the site is located a on the western edge of the settlement exposed on all boundaries and partially impacted by pluvial / fluvial flooding along the southern extent of the site.</p> <p>It is not considered the landholding consolidates the settlement of Longwood and as such is not considered to be in a sequentially preferable location and therefore not suitable for further residential development. The subject site, if zoned would also result in a linear pattern of ribbon development extending out of the town in a westerly direction.</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-663
<b>Submitted by:</b>	McCutcheon Halley on behalf of Narod Agency Ltd.

<b>Submission Theme(s):</b>	Land Use Zoning – Longwood
<b>Summary of Submissions:</b>	
<p>This submission relates to a site extending c. 4.7 Ha located to the south west of Longwood. The north of the site is bound by existing residential properties and mature trees. The south of the site is bound by Longwood stream and the west by agricultural lands.</p> <p>The subject lands are currently zoned for New Residential Phase II (Post 2019) and were purchased with the intention to develop lands for same. It is submitted that the Council have regard for the cost incurred to date in safeguarding the development potential of the site.</p> <p>A pre-planning submission was issued to ABP who did not object in principle to development of the lands subject to a number of considerations including;</p> <ol style="list-style-type: none"> <li>1) Potential prematurity of development at the location of the subject lands pending the completion and adoption of the RSES and consequential review of the MCDP;</li> <li>2) Prematurity of the development pending the upgrade of the existing waste water treatment services</li> </ol> <p>This submission seeks to remind the Council that landowner has previously expressed their intentions to develop their lands in Longwood and has engaged directly with the relevant Planning Authorities. Extensive investment has been made in relation to servicing and infrastructure, and the appointment of a design team to prepare a comprehensive scheme for the site, on the expectation that these lands would be brought forward for development in the forthcoming plan.</p>	
<b>Chief Executive’s Response</b>	
<p>The land use strategy for Longwood aims to maintain and add to a built environment. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the architectural Conservation Area at the village core.</p> <p>The provision of a compact and vibrant centre is essential if Longwood is to cater for its current and future population needs in a manner that is sustainable.</p> <p>Longwood experienced a seven fold population increase between 1996 and 2011 and this placed significant pressure on physical and social infrastructure. Incremental and natural growth is to be facilitated over the plan period. Having regard to the housing allocation for the village in the core strategy (121 units) and the availability of infill and backland sites there is adequate land zoned in Longwood to cater for the future housing needs of the village over the lifetime of the Plan.</p> <p>In relation to the subject site it is recognised the site is located a on the western edge of the settlement exposed on all boundaries and partially impacted by pluvial / fluvial flooding along the southern extent of the site.</p> <p>It is not considered the landholding consolidates the settlement of Longwood and as such is not considered to be in a sequentially preferable location and therefore not suitable for further residential development.</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-725
<b>Submitted by:</b>	Sean Boyle on behalf of Ultan Dixon
<b>Submission Theme(s):</b>	Land Use Zoning – Longwood
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located on the Ribbontale lane to the west of Longwood. It is proposed that this parcel of lands is consisting of 9 sites is proposed for local needs sites.</p> <p>It is considered the site is capable of absorbing modest development including water and waste water infrastructure servicing.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Longwood aims to maintain and add to a built environment. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the architectural Conservation Area at the village core.</p> <p>The provision of a compact and vibrant centre is essential if Longwood is to cater for its current and future population needs in a manner that is sustainable.</p> <p>Longwood experienced a seven fold population increase between 1996 and 2011 and this placed significant pressure on physical and social infrastructure. Incremental and natural growth is to be facilitated over the plan period. Having regard to the housing allocation for the village in the core strategy (121 units) and the availability of infill and backland sites there is adequate land zoned in Longwood to cater for the future housing needs of the village over the lifetime of the Plan.</p> <p>In relation to the subject site it is recognised the site is located a on the western edge of the settlement exposed on all boundaries and partially impacted by pluvial / fluvial flooding along the southern extent of the site.</p> <p>It is not considered the landholding consolidates the settlement of Longwood and as such is not considered to be in a sequentially preferable location and therefore not suitable for further residential development.</p> <p>Site also significantly impacted by flooding and is divorced from the edge of the settlement therefore not considered appropriate.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-909
<b>Submitted by:</b>	Eamon Byrne Landscape Architects
<b>Submission Theme(s):</b>	Land Use Zoning – Longwood
<b>Summary of Submissions:</b>	
This submission relates to lands on the eastern edge of Longwood within close proximity to the	

village centre, schools and church.

The site is currently zoned for Phase II New Residential (Post 2019) however as part of the forthcoming CDP the site is identified with the Rural Area.

It is considered that the land use zoning for Longwood may not meet with future housing needs within the plan period. It is therefore submitted that the subject site retains its zoning for New Residential.

#### **Chief Executive's Response**

The land use strategy for Longwood aims to maintain and add to a built environment. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the architectural Conservation Area at the village core.

The provision of a compact and vibrant centre is essential if Longwood is to cater for its current and future population needs in a manner that is sustainable.

Longwood experienced a seven fold population increase between 1996 and 2011 and this placed significant pressure on physical and social infrastructure. Incremental and natural growth is to be facilitated over the plan period. Having regard to the housing allocation for the village in the core strategy (121 units) and the availability of infill and backland sites there is adequate land zoned in Longwood to cater for the future housing needs of the village over the lifetime of the Plan.

Furthermore, portions of the site also appear to be located close to and adjacent to the flood zone placing potential constraint on development.

#### **Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-914
<b>Submitted by:</b>	Pat Campbell AKM Design on behalf of Eurovale Engineering
<b>Submission Theme(s):</b>	Land Use Zoning – Longwood
<b>Summary of Submissions:</b>	
<p>This submission relates to lands adjacent to Longwood GAA Club. The subject lands have already been partly developed for housing and the existing major infrastructural services have been designed and installed on the site to both facilitate and allow for immediate residential development of the remaining lands. Development was commenced in October 2018.</p> <p>It is considered the crude dezoning of the lands creates a void area between the built dwellings with the adjoining previously zoned lands including the built entrance and internal road to the estate. It is further submitted that there is an under provision of residential zoned lands for Longwood in the draft CDP. The site is within a short walking distance of the village and can be considered 'infill' as it is located between the Health Centre, GAA Club and the village centre.</p> <p>The 13 dwellings built on the lands are solely accessed from the R160. The proposed dezoning of the subject site including the access road will halt development of the 'part built' and unfinished</p>	

housing estate and position the lands as backlands. The proposed rezoning will cut off the built dwellings from the village and will totally isolate and inhibit the future development of the lands.

### **Chief Executive's Response**

The land use strategy for Longwood aims to maintain and add to a built environment. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the architectural Conservation Area at the village core.

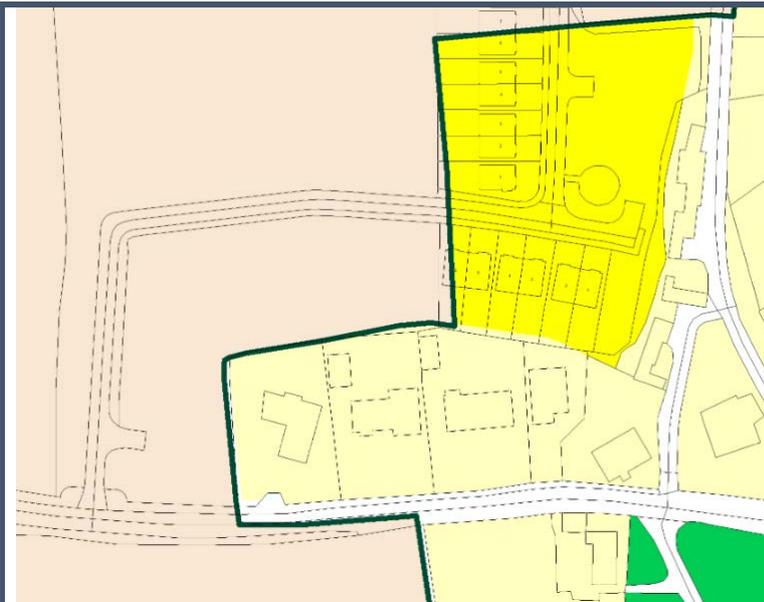
The provision of a compact and vibrant centre is essential if Longwood is to cater for its current and future population needs in a manner that is sustainable.

Longwood experienced a seven fold population increase between 1996 and 2011 and this placed significant pressure on physical and social infrastructure. Incremental and natural growth is to be facilitated over the plan period. Having regard to the housing allocation for the village in the core strategy (121 units) and the availability of infill and backland sites there is adequate land zoned in Longwood to cater for the future housing needs of the village over the lifetime of the Plan.

That being said, given the site is currently under construction and the delivery of same will form a parcel of land suitable to round-off the site to the south of the access road (as seen in site image).



**Draft CDP**



***Proposed Amendment***



**Chief Executive's Recommendation**

It is proposed to amend the zoning from RA Rural Area to A2 New Residential.

## VILLAGES

### BAILE GHIB

<b>Submission No.:</b>	MH-C5-416
<b>Submitted by:</b>	John O'Dwyer
<b>Submission Theme(s):</b>	Land Use Zoning Baile Ghib (Gibbstown)
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of lands for residential use for site located to the west of the village between the cemetery and the built-up area of the village extending approx. 2 Ha in area.</p> <p>The submission considers that the site is appropriate for residential development for the following reasons;</p> <ul style="list-style-type: none"><li>• The zoned land was the only zoned lands in Baile Ghib that had actual applications for residential development;</li><li>• Development will be minimal and in keeping with the character of the area (Sheridan Woods Report submitted r.e. SEA screening);</li><li>• Any development on these lands will be for the family and not for any commercial enterprise;</li><li>• Development of the site supports the associated objectives for Baile Ghib including GHIB OBJ 1, 2, 3 and 13</li></ul>	
<b>Chief Executive's Response</b>	

Baile Ghib (Gibbstown) comprises historic cottages associated with Gibbstown Demesne and more recent one-off detached houses in a variety of dwelling styles, including single and two storey structures with farm and commercial structures to the rear.

This Plan supports the completion of the existing unfinished estate, the development of infill residential areas and promotes the renovation of the historic farm buildings as a tourist related use.

New residential units will be required to integrate with the Irish language culture to ensure the protection of the language and culture in the area. In this context it is considered that sufficient lands have be zoned to facilitate future housing allocation (20 units) over the Plan period.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-417
<b>Submitted by:</b>	John O’Dwyer
<b>Submission Theme(s):</b>	Baile Ghib public realm / facilities
<b>Summary of Submission:</b>	
<p>It is submitted that the village boundary as shown on the map for Baile Ghib should be extended to include the existing community Hall and G.F.C. facilities. The current boundary shows two separate entities which does not allow for future inclusion.</p> <p>The previous plans did show the boundary as inclusive and had stated objectives to install footpaths from Scoil Ultain Naofa to Gibbstown Cross and continue on to Oristown Church. The location of the current facilities results, as would be expected, in a concentration of vehicular and pedestrian traffic at times of events and matches. The installation of footpaths, as previously envisaged would provide for defined access and egress for pedestrians in a much safer manner and would also have the added effect of traffic calming.</p>	
<b>Chief Executive’s Response</b>	
<p>The draft Plan seeks to strengthen the identity of the village and maximise the benefit of the historic structures to give it a stronger sense of place. This can be achieved through the consolidation of development at the identified school and residential cluster and the Gibbstown Demesne Farm Buildings / Industrial Area and public realm improvements along the length of the village to give it an overall visual coherence.</p> <p>New pedestrian paths are proposed to connect the facilities within the village and together with coordinated lighting this has the potential to give coherence in the appearance and identity of the village.</p> <p>As Baile Ghib develops, existing community and recreational facilities should be enhanced to meet the needs of the existing and future population. Lands are provided to facilitate further expansion of community uses within the village adjoining the existing community facilities.</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-441
<b>Submitted by:</b>	John O'Dwyer
<b>Submission Theme(s):</b>	Provision of footpaths in Baile Ghib
<b>Summary of Submission:</b>	
<p>The provision of public footpaths in in Baile Ghib is imoortant for increased road safety and essential public amenity, the necessity for footpaths has been widely discussed in the community. For example a 'walking school bus' could operate from the parking facilities at Halla Bhaile Ghib to Scoil Ultain Naofa. The stated intention was to join the school to the community hall and GAA facilities and continue onto the church.</p>	
<b>Chief Executive's Response</b>	
<p>The draft Plan seeks to strengthen the identity of the village and maximise the benefit of the historic structures to give it a stronger sense of place. This can be achieved through the consolidation of development at the identified school and residential cluster and the Gibbstown Demesne Farm Buildings / Industrial Area and public realm improvements along the length of the village to give it an overall visual coherence.</p> <p>New pedestrian paths are proposed to connect the facilities within the village and together with coordinated lighting this has the potential to give coherence in the appearance and identity of the village.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-716
<b>Submitted by:</b>	ClIr Michael Gallagher
<b>Submission Theme(s):</b>	Gibbstown Public Realm
<b>Summary of Submission:</b>	
<p>Meath county council extend the footpath from the church at Kilbeg to Kilbeg National School to allow children and parents access parking at both buildings and stop congestion on the road. Also to allow students safe access to the church.</p>	
<b>Chief Executive's Response</b>	
<p>The draft Plan seeks to strengthen the identity of the village and maximise the benefit of the historic structures to give it a stronger sense of place. This can be achieved through the consolidation of development at the identified school and residential cluster and the Gibbstown Demesne Farm Buildings / Industrial Area and public realm improvements along the length of the village to give it an overall visual coherence.</p> <p>New pedestrian paths are proposed to connect the facilities within the village and together with coordinated lighting this has the potential to give coherence in the appearance and identity of the village.</p> <p>The provision of footpaths around educational facilities is also addressed at a higher level in the Draft Plan under MOV POL 20 which states; <i>'To encourage, where appropriate, the incorporation</i></p>	

*of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.* It is considered that that the above proposal would be supported by this objective.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-792
<b>Submission by:</b>	Pronsias McFadden
<b>Submission Theme(s):</b>	Chapter 9 Rural Development Strategy
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission refers to the Node maps which proposed future rural developments around schools and churches. It is noted that that Gibbstown Gaeltacht is not included in the plan.</li> <li>• It is considered that this would be detrimental to Irish language and culture in the area and would be catastrophic to the development of the community. Therefore, I am proposing that an area be included in the draft plan.</li> </ul>	
<b>Chief Executive's Response</b>	
Gibbstown is a designated village in the Draft Plan. Volume 2 of the Draft Plan sets out the settlement statement and development strategy map for this settlement.	
<b>Chief Executive's Recommendation</b>	
No change required.	

## **DONORE**

<b>Submission No.:</b>	MH-C5-201
<b>Submitted by:</b>	Michael & John Lawlor
<b>Submission Theme(s):</b>	Land Use Zoning – Donore
<b>Summary of Submission:</b>	
<p>This submission seeks the retention of lands to be zoned for A2 Residential.</p> <p>The subject lands are located to the west of the heart of Donore village and are surrounded by residential areas currently zoned for residential development phase II.</p> <p>Planning permission was granted on part of the lands in 210 (SA901575) and it is the landowners intention to seek a revised planning application and have engaged with the previous developer who have intent to develop the subject site subject to planning approval.</p> <p>The site has good access to existing water and sewerage and as per the previous planning application MCC indicated that there is sufficient capacity available to allow development of these lands without increased expenditure to upgrade.</p> <p>Following the successful development of 4 houses on the lands the developer and estate agents have identified a chronic shortage of starter homes in the Donore area due to the lack of development of private houses.</p> <p>The applicant would be grateful if the local authority would review the decision to dezone the lands as outlined on the above associated maps.</p> <p>Supporting letter also submitted from Kingsgate property developments ltd confirming intent to</p>	

purchase and develop site subject to planning approval.

**Chief Executive's Response**

The vision for the development of the village over the lifetime of the Development Plan is to consolidate and strengthen the village through the provision of a well defined village centre area, as well as a range of land uses to support the residential population. Its role as a convenience service centre to the surrounding local area and an important Tourism Route connecting the Battle of the Boyne Visitors Centre located at Oldbridge to the Bru na Boinne Visitors Centre is also recognised.

Having regard to Donore's proximity to both the M1 motorway and the major urban area of Drogheda coupled with its pleasant landscape setting it is likely that it will experience significant development pressure in the future. However, commensurate with its village status in the County settlement hierarchy and given its location within the buffer zone of the UNESCO World Heritage Site of Bru na Boinne and proximity to the Battle of the Boyne sites, future residential development in the village will be modest and reflective of natural growth only.

The land use strategy is to facilitate natural and incremental village growth over the plan period. Any new development should be designed in a sensitive manner to project the setting of the UNESCO World Heritage Site as well as the character of the village.

In this context, residential development in the village comprises of 3 multiple housing developments and a number of individually designed detached dwellings. There are several vacant sites within the village. Having regard to the housing allocation of 45 no. units it is considered that adequate land is zoned for residential development is provided to cater for the needs of the village over the lifetime of the Development Plan.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-548
<b>Submitted by:</b>	Erin Lawlor
<b>Submission Theme(s):</b>	Land Use Zoning – Donore
<b>Summary of Submission:</b>	
<p>North of Donore Village access point. I am unsure as to why the North of the main entrance road from both the M1 and Battle of the Boyne visitors centre opposite the Grange the last major development in the area has been closed off for development. It's discussed in plan the link between oldbridge and Newgrange being a major tourist route. This is the only Greenfield site within a village setting on this route and one of the few Greenfield sites within the village, on the edge of the buffer zone and an elevation not exposed or concerning regards Newgrange. It would serve well to be left open to development options and village amenities such as a playground. It's one of the main routes of tourists visiting the Area. Planning was previously given for relative high density housing in this area and while I would not support any kind of high density housing in the village development in this area seems like a natural progression of the village it's amenities, tourism and residential needs.</p>	
<b>Chief Executive's Response</b>	
No map has been included within this submission to identify the subject lands.	

The vision for the development of the village over the lifetime of the Development Plan is to consolidate and strengthen the village through the provision of a well-defined village centre area, as well as a range of land uses to support the residential population. Its role as a convenience service centre to the surrounding local area and an important Tourism Route connecting the Battle of the Boyne Visitors Centre located at Oldbridge to the Bru na Boinne Visitors Centre is also recognised.

Having regard to Donore’s proximity to both the M1 motorway and the major urban area of Drogheda coupled with its pleasant landscape setting it is likely that it will experience significant development pressure in the future. However, commensurate with its village status in the County settlement hierarchy and given its location within the buffer zone of the UNESCO World Heritage Site of Bru na Boinne and proximity to the Battle of the Boyne sites, future residential development in the village will be modest and reflective of natural growth only.

The land use strategy is to facilitate natural and incremental village growth over the plan period. Any new development should be designed in a sensitive manner to project the setting of the UNESCO World Heritage Site as well as the character of the village.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-857
<b>Submitted by:</b>	Clrs Sharon Keogan & Amanda Smith
<b>Submission Theme(s):</b>	Land Use Zoning – Donore
<b>Summary of Submission:</b>	
Request that MCC will adopt a resolution to support the existing zoning and phase 2 planning in Donore. This may need to be modified to reflect a better proposal for the community. The provision should include a playground with car-parking.	
<b>Chief Executive’s Response</b>	
See NOM 331	
Donore has been identified as a ‘Village’ in the settlement hierarchy of the Draft Plan. The Village is located within a sensitive landscape in the Boyne Valley. Future growth will focus on accommodating local growth which is reflective of its position in the settlement hierarchy.	
The quantum of land identified for residential development is considered sufficient to meet the housing requirement associated with the projected population growth in Donore during the life of this Plan.	
The NPF and RSES requires future population growth to be concentrated in larger settlements where jobs and services are available which will allow sustainable growth to take place. Taking this into account it is considered the retention of Phase 2 lands in a village such as Donore, which has a limited range of services and amenities, would be at variance with national and regional policy which supports the creation of balanced sustainable communities.	
<b>Chief Executive’s Recommendation</b>	
No change recommended.	

## CARLANSTOWN

<b>Submission No.:</b>	MH-C5-737
<b>Submitted by:</b>	McGill Planning on behalf of Jenny & Kevin Lynch
<b>Submission Theme(s):</b>	Lands at Newtown, Carlanstown
<b>Summary of Submission:</b>	
<p>This submission seeks the zoning of lands currently located within the rural area to be zoned for residential development in the forthcoming County Development Plan.</p> <p>The lands extend circa 4.75 Ha currently in agricultural use. There is an access to the adjoining local road which connects to Carlanstown village centre to the south. There is an existing public sewer that runs parallel to the road.</p> <p>The submission makes reference to lack / shortfall of available housing lands in Carlanstown given the planning history associated with the site west of 'The Village Green' which has permission for 8 no units. The second site to the west measures approx. 1.2 Ha and has no associated planning history. The submission argues that even if both sites are developed there will still be a shortfall in available lands to facilitate the 40 unit target set out in the core strategy.</p> <p>It is considered that the Draft Development Plan has not zoned enough residential land in the village to meet expected demand over the next 6 years of the new plan.</p>	
<b>Chief Executive's Response</b>	
<p>The subject site is currently zoned for phase II commercial enterprise and partially zoned for same in the shorter term. Note the site is also currently zoned within a Framework Plan Boundary. This requires that no application for development on the subject lands will be considered in the</p>	

absence of the required Framework Plan having first being agreed in writing with the Planning Authority. When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the respective Framework Plan.

The vision for Carlanstown is to strengthen the existing urban structure in the village centre and encourage development which will consolidate the distinctive character of the village while catering for the needs of all sectors of the local community to ensure the village develops in a sustainable manner.

The village benefits from a variety of dwelling types from the 19<sup>th</sup> and early 20<sup>th</sup> century. New residential areas are located to the eastern and western backlands of the main street comprising detached and semi-detached suburban style dwellings at; Curragh Park, Curragh Wood, Village Green and Borora Crescent, also to the north of the village comprising semi-detached single storey dwellings at Deerpark Heights and O’Chearbhalainn Crescent a ‘Serviced Residential Site’.

Notably, Carlanstown has absorbed a significant number of new residential estates in recent past as well as having a capacity to accommodate additional multi housing areas in potential infill sites to the east and west of the main street.

In light of this the subject site identified in the submission would represent a significant over zoning of residential lands beyond the required housing allocation (40 units). Therefore, it is considered as stated above, there is sufficient capacity already identified to cater for future housing growth in the village of Carlanstown.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-742
<b>Submitted by:</b>	McGill Planning on behalf of Jenny & Kevin Lynch
<b>Submission Theme(s):</b>	Lands at Newtown, Carlanstown
<b>Summary of Submission:</b>	
<p>This submission seeks the zoning of lands currently located within the rural area to be zoned for enterprise / employment in the forthcoming Development Plan.</p> <p>The site extends c.3 Ha in area located at Newtown to the immediate north of Carlanstown. The southern portion of the site is occupied by the Cooper Insulation Ltd. The business has been located at this site since 2008 and grown incrementally since then.</p> <p>Planning permission was previously granted in 2017 to replace temporary buildings with a new 2 storey building and to retain existing sheds used for the storage of insulation products and materials.</p> <p>The submission seeks the adjacent lands to be zoned accordingly to facilitate growth of the site over the plan period.</p> <p>The submission considers that the site complies with the section 2.4.3 of the RSES which states that there will be a renewed focus on rural towns and villages to combat rural decline and opportunities to boost local economic development promoted.</p>	

<b>Chief Executive's Response</b>
<p>It is noted that in the draft CDP chapter 4.2 states that there has been no stated demand for enterprise development in Carlanstown, however, it is important to retain a site at an appropriate scale and at an appropriate location to cater for such needs a demand arises.</p> <p>In this context, given the associated planning history of the site at Newtown and the and the scale, characteristics and location of the site it is considered appropriate to zone the adjacent lands for 'General Enterprise &amp; Employment'. It is considered that this is a more sustainable approach than identifying a site with no previous planning history or established use for such development types.</p> <p>Given the established use of the site which is currently in operation for Cooper Insultations Ltd. it is considered acceptable that facilitating a managed growth of this site adjacent to the settlement limit of Carlanstown is compliant with the strategic objectives of the RSES and core objectives of the County Development Plan to promote local based economic development and to safeguard villages from rural decline.</p>
<b>Chief Executive's Recommendation</b>
No change recommended

<b>Submission No.:</b>	MH-C5-743
<b>Submitted by:</b>	Sean Drew
<b>Submission Theme(s):</b>	Carlanstown Written Statement
<b>Summary of Submission:</b>	<p><i>Carlanstown Bus Service</i></p> <p>In accordance with MOV POL 8 of the Movement Strategy Written Statement Volume 1 include the following additional Movement CAR OBJ in the Carlanstown Written Statement for Settlements.</p> <p>'To cooperate with the NTA and to support and encourage the early implementation of the extension of the Bus Éireann Dundalk to Ardee bus service. The extended service to operate to Mullingar via Carlanstown, Kells, Clonmellon and Delvin.'</p>
<b>Chief Executive's Response</b>	<p>The Council is strongly committed to the promotion of sustainable means of travel, including public bus services and the encouragement of modal change from private car to such sustainable means of travel. However, the Council is not directly responsible for public transport provision. The Department of Transport and the NTA are the principal agents for delivery of transport policy and development in the Greater Dublin Area. Other agencies involved in the provision and improvement of public transport include Iarnród Éireann, the Railway Procurement Agency, Bus Éireann etc. Whilst the Council does not have a direct role in the provision of public transport services, it is actively promoting and facilitating the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.</p> <p>Any proposal to extend the Bus Éireann Dundalk to Ardee bus service to operate to Mullingar</p>

via Carlanstown, Kells, Clonmellon and Delvin would be adequately supported by the MOV POL 8 of the Draft Plan.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-999
<b>Submitted by:</b>	Sean Boyle – Architect / Planning Consultant / Surveyor
<b>Submission Theme(s):</b>	Land Use Zoning – Carlanstown
<b>Summary of Submission:</b>	
<p>This submission considers that the goal for Carlanstown village is to cater for all needs of the local community. It also considers that the existing A2 zoned land in the centre of the village may not be available in the lifetime of the Plan as the current land owner does not want to develop their lands.</p> <p>The submission goes on to outline the importance of the Carlanstown Kilbeg Community Development CLG which was formed in 2011 on the foot of the Meath Partnerships Village Renaissance.</p> <p>Working closely with the local representatives of MCC, the CKCD CLG secured a lease of a 20-acre greenfield site known locally as Deerpark. This site will be developed into a community park which will become a focal point in the area for community and recreational use. Full planning permission has also been granted for a resource centre on the Deerpark site and works are expected to commence in early 2020.</p> <p>The submission further outlines the importance of providing suitable accommodation and infrastructure for rural communities highlighting the recent success of the local 'Park-Run' also located at Deerpark.</p> <p>The submission seeks a major re-zoning to A2 with no restrictions. The land is located on the N52 out of Carlanstown and is currently under the control of the respondent. The submission also seeks that A2 be shown with a mixture to satisfy the local need and requirement in the area.</p> <p>In summary a future proposal would comprise;</p> <ol style="list-style-type: none"><li>1) Mixed housing scheme;</li><li>2) Services sites;</li><li>3) Bungalows and adaptable homes;</li><li>4) Housing for the elderly and care accommodation;</li><li>5) Affordable housing;</li><li>6) Creche facility; and</li><li>7) Open space;</li></ol>	
<b>Chief Executive's Response</b>	
<p>The subject site was previously zoned as A2 Residential Phase II lands however subsequently removed as of the new draft Plan.</p> <p>The vision for Carlanstown is to strengthen the existing urban structure in the village centre and</p>	

encourage development which will consolidate the distinctive character of the village while catering for the needs of all sectors of the local community to ensure the village develops in a sustainable manner.

The village benefits from a variety of dwelling types from the 19<sup>th</sup> and early 20<sup>th</sup> century. New residential areas are located to the eastern and western backlands of the main street comprising detached and semi-detached suburban style dwellings at; Curragh Park, Curragh Wood, Village Green and Borora Crescent, also to the north of the village comprising semi-detached single storey dwellings at Deerpark Heights and O’Chearbhalainn Crescent a ‘Serviced Residential Site’.

Notably, Carlanstown has absorbed a significant number of new residential estates in recent past as well as having a capacity to accommodate additional multi housing areas in potential infill sites to the east and west of the main street.

In light of this the subject site identified in the submission would represent a significant over zoning of residential lands beyond the required housing allocation (40 units). Therefore, it is considered as stated above, there is sufficient capacity already identified to cater for future housing growth in the village of Carlanstown.

It should be noted that the water supply pipeline to Carlanstown is limited but considered adequate to meet the development and growth provided for the CDP. Furthermore, the Carlanstown Wastewater Treatment is also limited and developer contributions may be required to address the capacity constraint.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-1011
<b>Submitted by:</b>	Pascal Reilly on behalf of Sean Briody
<b>Submission Theme(s):</b>	Land Use Zoning – Carlanstown
<b>Summary of Submission:</b>	
<p>This submission seeks the rezoning of lands located close to the village centre of Carlanstown.</p> <p>The submission has identified two land parcels; Zone B which is currently zoned for A2 (new residential) in the draft County Development Plan – the submission seeks its retention for same.</p> <p>Land parcel C is approx. 1.5 Ha in area and is currently in pasture plot C backs onto plot B and the public sewer which serves the village of Carlanstown runs through plot C on its way to the treatment plant.</p> <p>It is considered the rezoning of this site (plot C) will bring the following benefits;</p> <ul style="list-style-type: none"> <li>• Safe quality of life;</li> <li>• Present and attractive well-maintained appearance;</li> <li>• Prioritise walking and cycling to minimise the use of cars – site also close to existing public park and school facilities;</li> <li>• Promote efficient use of energy and minimise greenhouse gas emissions;</li> <li>• Promote social integration</li> </ul>	

**Chief Executive's Response**

The subject site of Plot C was previously zoned as A2 Residential Phase II lands however subsequently removed as of the new draft Plan.

The vision for Carlanstown is to strengthen the existing urban structure in the village centre and encourage development which will consolidate the distinctive character of the village while catering for the needs of all sectors of the local community to ensure the village develops in a sustainable manner.

The village benefits from a variety of dwelling types from the 19<sup>th</sup> and early 20<sup>th</sup> century. New residential areas are located to the eastern and western backlands of the main street comprising detached and semi-detached suburban style dwellings at; Curragh Park, Curragh Wood, Village Green and Borora Crescent, also to the north of the village comprising semi-detached single storey dwellings at Deerpark Heights and O'Chearbhalainn Crescent a 'Serviced Residential Site'.

Notably, Carlanstown has absorbed a significant number of new residential estates in recent past as well as having a capacity to accommodate additional multi housing areas in potential infill sites to the east and west of the main street.

In light of this the subject site identified in the submission would represent a significant over zoning of residential lands beyond the required housing allocation (40 units). Therefore, it is considered as stated above, there is sufficient capacity already identified to cater for future housing growth in the village of Carlanstown.

It should be noted that plot B as identified within the submission will remain as per the indented zoning for A2 New Residential.

**Chief Executive's Recommendation**

No change recommended.

## **CLONARD**

<b>Submission No.:</b>	MH-C5-401
<b>Submitted by:</b>	St. Finians Diocesan Trust
<b>Submission Theme(s):</b>	Land Use Zoning – Clonard
<b>Summary of Submission:</b>	
<p>This submission relates to the zoning objective on lands situated at the centre of the village of Clonard. It is submitted that this zoning objective is too narrow and should be amended to cater for a wider range of uses appropriate to a settlement centre.</p> <p>The subject site comprises lands to the rear (north) of Scoil Fhinin Naofa at the centre of the village of Clonard. There is currently no dedicated access to these lands. The lands are located between the school premises and the main body of residential housing in the village.</p> <p>The lands are currently zoned for G1 – Community Infrastructure.</p> <p>The submission seeks to rezone these lands for mixed use to facilitate a wider range of uses appropriate to the central location of the site within the village of Clonard.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Clonard is to facilitate incremental / organic residential development and services commensurate with the needs of the village population while continuing to promote natural and historical amenities.</p> <p>Lands to the north of the school are zoned for community use and can facilitate new or expanded services in the future should such a need arise. The Council are satisfied that sufficient lands are available for social / community uses to cater for both existing and future populations over the</p>	

period of the development plan.

Furthermore, should the site be rezoned for mixed use, it may leave the subject lands open for residential development which is not considered appropriate given the residential provision which is considered sufficient to facilitate the housing allocation of 20 units.

In this context, given the character of the area and the existing pattern of development which is largely residential a community infrastructure use would be considered the most appropriate use for these lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-508
<b>Submitted by:</b>	Louise Kennedy
<b>Submission Theme(s):</b>	Land Use Zoning – Clonard
<b>Summary of Submission:</b>	
<p>This submission relates to the partially zoned lands at the Monastery Inn, Clonard and seeks further zoning for a mixed use development.</p> <p>The submission specifically requests a rezoning from the current limited A2 and C1 mixed use land zoning and requests G1, A2, C1 and F1 uses are also introduced. The submission relates to a mixed use development on 6.2 Ha.</p> <p>The submission also encloses a number of draft layout / concept plans typically outlining the following elements;</p> <ul style="list-style-type: none"><li>- 80 bed Nursing Home;</li><li>- 17 No. Independent / Assisted Living units;</li><li>- 16 No. Age Friendly Houses for elderly people;</li><li>- 16 No 'Build your home' serviced sites;</li><li>- 4 No. Retail units (shop, café, hairdressers and pharmacy); and</li><li>- Edible Heritage Walking Trail</li></ul> <p>As a significant portion to the north of the applicants lands are potentially liable to flooding the submission also includes a detailed Flood Risk Assessment.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Clonard is to facilitate incremental / organic residential development and services commensurate with the needs of the villages population while continuing to promote natural and historical amenities.</p> <p>The subject lands are currently zoned for commercial town and village centre facilities with another portion of the site zoned for Phase II Residential Development and open space.</p> <p>The new Plan proposes to retain the associated commercial village and town centre uses and also proposes to facilitate a small land parcel to the eastern edge of the village for new residential development.</p>	

As the submission seeks zoning for both residential and partial Commercial / Town or Village centre have been addressed below.

### ***Residential***

There are two existing multiple unit residential developments in Clonard, both constructed on the northern side of the R148. It is also noted that planning permission on which was granted for Phase III of Abbeyfields comprising 96 units expired in 2016. There are currently 10 unbuilt units. By reference to the provisions of the Core strategy (housing allocation of 20 units) it is considered that there is adequate land zoned for housing needs of the village over the lifetime of the Development Plan.

Despite the above, the applicant is currently in ownership of the proposed lands identified for A2 'New Residential'. The submission seeks an amendment to the current zoning which is considered acceptable to relocate the A2 lands to the east of the village. The site characteristics and context are comparable to that of the existing draft zoning.

The draft layout plan submitted also indicates the provision of serviced sites to the east. While it is accepted that the CDP supports such land objectives it is recognised that the current Programme for Government, refers to the 'serviced site initiative' to facilitate rural dwellers building houses close to their family home. In the event that this is implemented, the Development Plan will be varied to accommodate such a policy approach.

### ***G1 Community Infrastructure & Open Space***

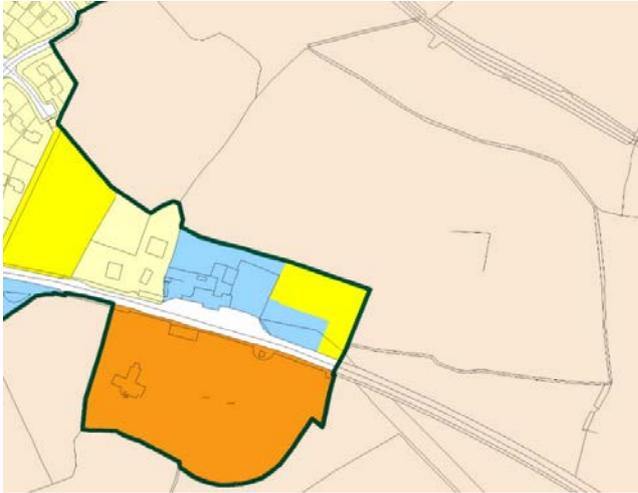
The G1 lands identified will facilitate the development of a retirement home and associated step-down housing subject to access and other normal planning considerations. The delivery of same will also require sufficient open space provision which has been designated to the north of the applicant's lands. It is noted that the northern portion of the applicants lands are located within a flood zone, however the land use zoning amendment will preclude any development within the flood zone.

### ***Commercial / Town or Village centre***

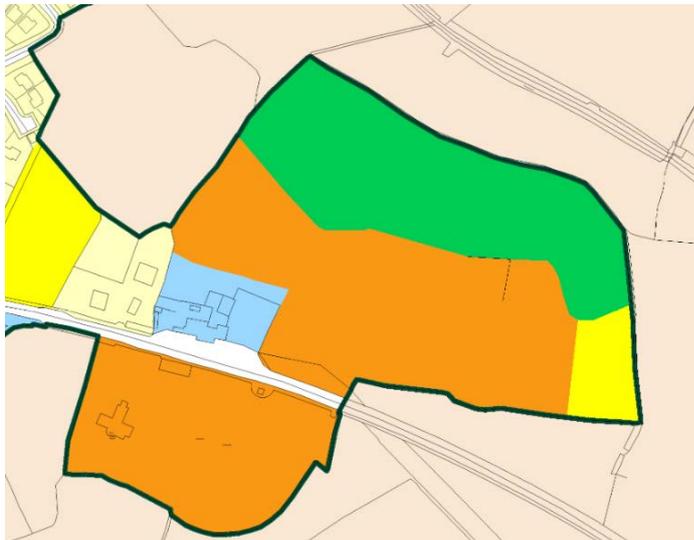
Clonard is identified as a level 4 retail centre in the County retail hierarchy. It has a small range of retail services, primarily a local convenience shop, hairdresser and public house. The village would benefit from a greater range and variety of such facilities.

The Plan ensures there is adequate land zoned for further commercial growth should need/demand arise over the lifetime of the Development Plan. In relation to the subject site, the exiting public house and surrounding curtilage will remain zoned for B1 Town / Village Centre Uses.

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective for the subject site from RA Rural Area to G1 Community Infrastructure, F1 Open Space and A2 New Residential.

<b>Submission No.:</b>	MH-C5-866
<b>Submitted by:</b>	Declan Clabby on behalf of Mr Michael Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Clonard
<b>Summary of Submission:</b>	

This submission seeks the zoning of lands located in Clonard opposite the school and adjacent to other services and facilities.

It is submitted that the holding should be retained as part of the 2020 – 2026 Meath Development Plan and the zoning changed to low density housing sites for those individuals who would have had a local need and sought permission in a rural area previously and will now require an alternative option as set out in the draft Development Plan.

In addition to the provision of sites for local needs it is also proposed that part of the site be zoned for retirement homes for individuals wishing to down size and make their larger family homes available to young couples / families.

The proposed zoning of the site seeks to dezone the subject lands identifying the site within the rural area.

The submission proposes to retain the existing zoning or alternatively propose a residential zoning specifically for Age Friendly Houses.

The site is located in the centre of Clonard Village between the school, public house and the only shop in Clonard. It is considered that the proposed zoning map for Clonard represents an unbalanced spatial arrangement of development. The majority of the proposed zoning of development lands is entirely on the north side of the main road through Clonard.

#### **Chief Executive's Response**

**Note this submission relates to the same site as MH-C5-923.**

The land use strategy for Clonard is to facilitate incremental / organic residential development and services commensurate with the needs of the villages population while continuing to promote natural and historical amenities.

There are two existing multiple unit residential developments in Clonard, both constructed on the northern side of the R148. It is also noted that planning permission on which was granted for Phase III of Abbeyfields comprising 96 units expired in 2016. There are currently 10 unbuilt units. By reference to the provisions of the Core strategy (housing allocation of 20 units) it is considered that there is adequate land zoned for housing needs of the village over the lifetime of the Development Plan.

Furthermore, there are significant constrains on the capacity of existing water and waste water infrastructure. Until supply and capacity issues are addressed there is limited scope for existing infrastructure to accommodate further residential and commercial development.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-923
<b>Submitted by:</b>	Derek Whyte on behalf of Mr Michael Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Clonard
<b>Summary of Submission:</b>	This submission seeks the zoning of lands located in Clonard extending c. 2.9 Ha. The lands are

currently zoned for phase II residential lands (post 2019) in the current CDP as well as partially zoned for B1 Commercial / Town or Village Centre.

The proposed zoning of the site seeks to dezone the subject lands identifying the site within the rural area.

The submission proposes to retain the existing zoning or alternatively propose a residential zoning specifically for Age Friendly Houses.

The site is located in the centre of Clonard Village between the school, public house and the only shop in Clonard. It is considered that the proposed zoning map for Clonard represents an unbalanced spatial arrangement of development. The majority of the proposed zoning of development lands is entirely on the north side of the main road through Clonard.

### **Chief Executive's Response**

The land use strategy for Clonard is to facilitate incremental / organic residential development and services commensurate with the needs of the villages population while continuing to promote natural and historical amenities.

As the submission seeks zoning for both residential and partial Commercial / Town or Village centre have been addressed below.

#### ***Residential***

There are two existing multiple unit residential developments in Clonard, both constructed on the northern side of the R148. It is also noted that planning permission on which was granted for Phase III of Abbeyfields comprising 96 units expired in 2016. There are currently 10 unbuilt units. By reference to the provisions of the Core strategy (housing allocation of 20 units) it is considered that there is adequate land zoned for housing needs of the village over the lifetime of the Development Plan.

#### ***Commercial / Town or Village centre***

Clonard is identified as a level 4 retail centre in the County retail hierarchy. It has a small range of retail services, primarily a local convenience shop, hairdresser and public house. The village would benefit from a greater range and variety of such facilities.

The Plan ensures there is adequate land zoned for further commercial growth should need/demand arise over the lifetime of the Development Plan.

### **Chief Executive's Recommendation**

No change recommended.

## GORMANSTON

<b>Submission No.:</b>	MH-C5-183
<b>Submitted by:</b>	David Evans BE, MIE
<b>Submission Theme(s):</b>	Land Use Zoning Gormanston
<b>Summary of Submission:</b>	
<b>Village Context &amp; Character</b>	
<p>It is submitted that this section is inadequate as it seems to describe only a fraction of present day Gormanston. The description describes Gormanston as being 1.2 Km from the coast which is nonsense. The description should include the area bounded by the coast, Delvin Road, Gormanston Demesne, Gormanston Road, Camp Road, Cock Lane and should include the army camp, Station Road and Martins Road.</p> <p>All of the greater area needs to be protected and enhanced by the Development Plan.</p> <p>Your text says "Little development has taken place in the area in recent years....." I assume that you are aware that in 2018/2019 there was an attempt by a predatory developer to get approval for an ultra-dense inner city type housing estate in Gormanston right on the edge of what you inadequately describe as the "Settlement". This development was to consist of blocks of apartments and tall townhouses, a total of 266 dwellings, totally at odds with the character of the area and totally against the wishes of residents.</p>	
<b>Vision</b>	
<p>This should be changed to include the greater area. Gormanston is no longer a small village area.</p>	
<b>Opportunities</b>	

The description is inadequate and misleading. Gormanston nowadays covers much more than the 'Settlement' shown on the map. The junction between the L1616 and R132 at Gibneys pub has had a very bad blind and narrow bend just at the door of the pub.

The footpath referred to has not been finished.

### **Land Use Strategy**

The land use strategy was threatened by a predatory developer trying to build a congested inner city housing estate with 266 dwellings.

### **Settlement & Housing**

As above

### **Economy & Retail**

As above

### **Movement**

As above

### **Green Infrastructure**

As well as the provision of green open spaces, any new development should exclude high density city type housing estates by predatory developers.

### **Urban Design & Public Realm**

The reference to 'rural village' should not be used to limit the definition of Gormanston to the area shown as settlement on the Gormanston Map. The rural design requirement should apply to present day greater Gormanston.

## **POLICY**

### **GOR POL 1**

The expression village core is threatening and seems to imply that only the 'core' needs protecting. The actual Gormanston area as it exists today need properly restrained and controlled.

### **Settlement & Housing**

#### **GOR OBJ 1**

Ultra-high density city type housing estates should be prevented

#### **GOR OBJ 2**

Only low density compatible with existing house types should be allowed in the greater Gormanston area

### **Movement**

#### **GOR OBJ 3**

Traffic calming and controlled crossing and warning are urgently required at crossing to bus stop on east side of the R132 at Gibney's pub.

#### **GOR OBJ 5**

The new footpath was never finished and the ramp was left with concrete kerbs but muck infill so it cannot be used by disabled people.

### **Cultural & Natural Heritage**

#### **GORB OBJ 11**

The plan for a high standard of building design and rural type is to be welcomed. The reference to the rural village is most inappropriate as it seems to imply that the objective may be limited to the very restricted area described as 'settlement' on the Gormanston map.

#### **GOR OBJ 12**

The reference to the village is inappropriate for reasons already mentioned.

#### **GOR OBJ 13**

See comments GOR OBJ 12

#### **GOR OBJ 14**

The new footpath was never finished.

### **Chief Executive's Response**

#### **Village Context & Growth**

The village has developed in a linear pattern along the approach roads and around Gormanston college grounds and Castle Demesne. The existing dwellings consist mainly of one-off detached houses and the area has remained essentially rural in character.

The land use strategy for Gormanston is to consolidate and strengthen the settlement. The Core Strategy seeks to provide for natural growth in a sustainable manner which is integrated within the villages existing built environment.

There is one site zoned for new residential use. The site is approx. 2.1 Ha in size and is located at the centre of the village. The site has no planning history and is currently in use for agricultural purposes.

In this context, it is therefore considered that Gormanston will grow in a manner reflective of its classification within the settlement hierarchy (village) and appropriate to its housing allocation of

20 units over the plan period.

A high standard of building design will be required for all future development in Gormanston. The design approach should be representative of Gormanston as a rural village with cues being taken from traditional and vernacular built heritage in the area. suburban house designs should / will be avoided and an individual approach should be taken to house design.

### **Movement**

Support for traffic calming measures are addressed in the Draft Plan under GOR OBJ 3 and GOR OBJ 5. The proposed works referenced by the author of this submission are adequately supported by these objectives. Specifying the nature of works required is not advisable as it would render any other required upgrades or improvements outside the scope of the supporting objectives.

### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-283
<b>Submitted by:</b>	Aundrine & Ronan Milton
<b>Submission Theme(s):</b>	Land Use Zoning Gormanston
<b>Summary of Submission:</b>	
<p>This submission relates to lands to the west of Gormanston accessed via the L5623.7</p> <p>The site is currently zoned for A2 'New Residential' Phase II (Post 2019) however has been identified within the rural area as part of the forthcoming CDP.</p> <p>The submission seeks the retention of the current zoning objective to facilitate the delivery of sustainable housing for the following reasons;</p> <ul style="list-style-type: none"><li>• Site has been designated / zoned for 23 years;</li><li>• Good access road to the N1;</li><li>• Close accessibility to the M1 and main rail line;</li><li>• Proximate to public and private bus transport;</li><li>• Proximate to the dart extension of 2027;</li><li>• Accessibility to Dublin airport less than 20 mins;</li><li>• Accessibility to Dublin port;</li><li>• In the identified line of new and upgraded infrastructure services to be provided by Irish Water servicing Stamullen and Gormanston;</li><li>• Excellent national and secondary schools established in the area;</li><li>• Walking distance to the nearest public amenity and beach</li></ul>	
<b>Chief Executive's Response</b>	
<p>The vision for Gormanston is to preserve and conserve the existing character of Gormanston village by the consolidation and strengthening of the defined village centre.</p> <p>Furthermore it is the Council's aim to recognise the importance of conserving and enhancing the quality of the villages built and natural environment and heritage, while catering for the needs of</p>	

all sections of the local community.

The land use strategy for Gormanston is to consolidate and strengthen the settlement. The plan seeks to provide for natural growth in a sustainable manner which is integrated within the villages existing built environment.

In relation to the subject site, while it is recognised the site was previously identified for Phase II (Post 2019), the location of the site is relatively divorced from the main built up footprint of Gormanston therefore does not lead itself to the consolidation of the settlement. Rather, the subject site, if developed will result in further ribbon developed along the L5623.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-587
<b>Submitted by:</b>	Hughes Planning on behalf of John Mullen
<b>Submission Theme(s):</b>	Land Use Zoning Gormanston
<b>Summary of Submission:</b>	
<p>This submissions relates to lands located west of the R132, Gormanston. The subject lands extend circa 6.3 acres and consist of an irregular shaped body of land situated to the immediate west of Gormanston Wood Nursing Home.</p> <p>The draft CDO has removed the A2 New Residential zoning objective. It is considered upon review of the immediate wider area, that the subject site is appropriately located so as to provide additional community infrastructure and, on this basis it is requested to rezone the site under G1 Community Infrastructure.</p> <p>The subject site is directly accessible via the existing laneway along its northern boundary, presenting considerable road frontage to same, and, as such, can be developed swiftly subject to planning permission being obtained. The landowner is eager to develop the site and, subject to it being rezoned to provide for community infrastructure, would be willing to engage with the Planning Authority with regards to the appropriate development of the submission site. In this regard we note the following guidance under SH POL 1</p> <p>It is submitted that the re-zoning of the subject site to provide for community infrastructure will be beneficial for the immediate environment in the form of physical improvements to both site boundaries and the provision of enhanced permeability for the local community. With regards to the boundaries of the existing site, it is noted that the northern boundary of the site comprises a mix of tree-planting and overgrown hedgerows. In the event of the site's redevelopment it is envisaged that this boundary could be addressed both to provide an improved natural habitat and to clearly indicate the private ownership of the lands. Another factor which is considered beneficial in the context of the site's redevelopment is the opportunity to provide improved links through the site to the Delvin River.</p> <p>The submission goes on to identify potential uses that are considered to be in line with national planning policy including; Housing for Older People or Sheltered Accommodation (assisted living units).</p>	

**Chief Executive's Response**

The vision for Gormanston is to preserve and conserve the existing character of Gormanston village by the consolidation and strengthening of the defined village centre.

Furthermore it is the Councils aim to recognise the importance of conserving and enhancing the quality of the villages built and natural environment and heritage, while catering for the needs of all sections of the local community.

The land use strategy for Gormanston is to consolidate and strengthen the settlement. The plan seeks to provide for natural growth in a sustainable manner which is integrated within the villages existing built environment.

In relation to the subject site, while it is recognised the site was previously identified for Phase II (Post 2019), the location of the site is relatively divorced from the main built up footprint of Gormanston therefore does not lead itself to the consolidation of the settlement. Furthermore, the subject site is immediately adjacent to an existing area of G1 community infrastructure (nursing home). In this context, it is considered that necessary facilities for same have been identified to cater for the future growth of Gormanston. That being said, this does not preclude that organic / natural expansion of existing establishments subject to appropriate boundary treatment / landscaping and other normal planning considerations.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-641
<b>Submitted by:</b>	Franciscan College Gormanston Parents Association
<b>Submission Theme(s):</b>	Gormanston Infrastructure
<b>Summary of Submission:</b>	
OR OBJ 3	
<p>There is currently no lighting or bus stop markings at the 2 bus stops on the busy R132 at the bottom of the Delvin Road. These bus stops can be used by STUDENTS STANDING AT UNMARKED AND UNLIT BUS STOPS ON BUSY R132. This situation needs urgent attention. Enhancements will encourage more local people to use the bus stops as a more sustainable form of transport. The 101 bus that services the stops connects Drogheda to Dublin City Centre via the airport and is a popular route.</p>	
GOR OBJ 4	
<p>Students need A FOOTPATH LINKING THE SCHOOL AND TRAIN STATION as more and more students travel by train to get to school on a daily basis. Street lighting is also required as the school offers evening study and it can therefore be late when students are leaving the campus in dark winter evenings. Footpaths would have the added advantage of connecting with the existing footpaths and so link Stamullen with a continual safe passage to the train station. More definite provision for this must be included in the Development Plan.</p>	
GOR OBJ 5	

The majority of students at Gormanston College are local and therefore NEED A FOOTPATH TO WALK ON TO ACCESS THE SCHOOL along the main village road and safe crossing points. Traffic calming measure should be included in the Development Plan.

**Chief Executive's Response**

The Council does not have a direct role in the provision of public transport services. However, it actively promotes and facilitates the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effect functioning of the county.

The Draft Plan includes MOV POL 8 as follows, 'To co-operate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County.

A footpath has been recently constructed connecting the school to the bus stop and the R132 to the north as a positive addition to public realm and could be introduced elsewhere in the village with additional pedestrian facilities.

There is an opportunity to explore pedestrian connections to the train station and the coast to the east. Gormanston train station is isolated from the village and could be easily connected by foot.

It is a objective of the plan (GOR OBJ 3 to promote sustainable form of transport including the provision of new pedestrian paths, public lighting and traffic calming measures to connect the amenities of the village in conjunction with relevant stakeholders.

**Chief Executive's Recommendation**

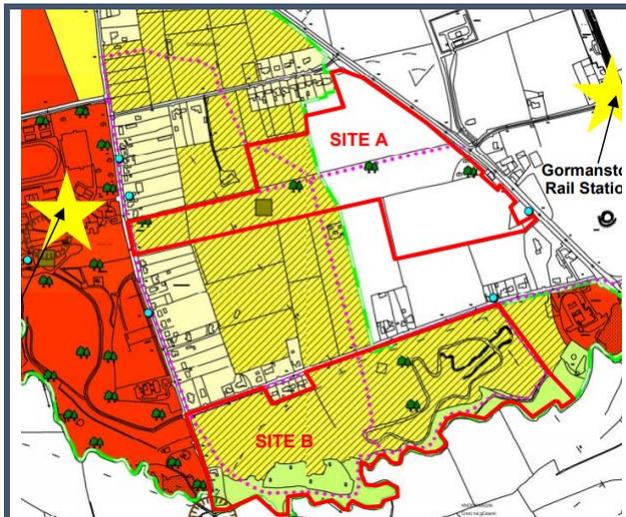
No change recommended.

<b>Submission No.:</b>	MH-C5-655
<b>Submitted by:</b>	David Evans BE, MIE
<b>Submission Theme(s):</b>	Land Use Zoning Gormanston
<b>Summary of Submission:</b>	
Duplicate submission	
<b>Chief Executive's Response</b>	
Please refer to submission / response MH-C5-183	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-747
------------------------	-----------

<b>Submitted by:</b>	Franciscan College Gormanston Parents Association
<b>Submission Theme(s):</b>	Gormanston Infrastructure
<b>Summary of Submission:</b>	
Duplicate submission	
<b>Chief Executive's Response</b>	
Please refer to submission / response MH-C5-641	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-754
<b>Submitted by:</b>	Hughes Planning on behalf of Malachitehall Limited
<b>Submission Theme(s):</b>	Land Use Zoning Gormanston
<b>Summary of Submission:</b>	
<p>This submission relates to landholdings in Gormanston strategically located and serviced village near the mouth of the River Delvin. The existence of the key local features of Gormanston Rail Station and Gormanston College in conjunction with the strategic location of Gormanston present the village as an attractive location for coordinated and sustainable development. It was on the basis of these factors together with the A2 zoning 'New Residential' Phase II (post 2019) that Malachitehall purchased the subject lands.</p> <p>Given the extent of investment, both in terms of time and financial resources, which Malachitehall Limited has made in relation to its landholding, it is considered wholly inappropriate to de-zone the submission lands. Should the applicable zoning provisions of the Draft Meath County Development Plan 2020-2026, as presented for public submission on 18th December 2019, be progressed into the Adopted Development Plan, our clients would be obliged to seek legal recourse against Meath County Council.</p> <p>In summary this submission requests that MCC considers the following;</p> <ul style="list-style-type: none"> <li>• That the predominately residential zoned (2013-2019) landholding labelled site A maintains and extends its residential zoning as A2 'New Residential'; and</li> <li>• That the predominately residential (2013-2019) landholding labelled site B be duly considered for undertaking a land use survey.</li> </ul>	



The draft CDP indicates that the A2 'New Residential' zoning objective is to be entirely removed from the subject lands now wholly encompassing the RA Rural Area zoning objective.

### **Subject Lands**

The lands subject to this submission extend to approximately 37.13 hectares and comprises 2 no. separate land parcels which will be referred to as Sites A and B. Site A consists of an irregular shaped body of land situated between Flemington Lane and the R132. The site, which extends to 16.73 hectares, has considerable road frontage, presenting c. 85m of same along its western boundary with Flemington Lane and c. 500m to its eastern boundary with the R132. Site B consists of an irregular shaped body of land to the north of the Delvin River/

It is noted that a landholding, also subject to the A2 'new Residential' zoning objective under the Meath CDP 2013-2019, under the ownership of Swanhall Limited is situated to the north of the sites which are the subject of this submission. Swanhall Limited are currently advancing plans for the development of this landholding to accommodate a residential scheme. The immediate area surrounding the sites is characterised by low density residential housing with the subject site adjoined by residential properties along Flemington Lane and to the immediate north of the site.

It is considered that the re-zoning of Site A to provide for residential development presents an opportunity to limit one-off housing in the immediate area in favour of an organised residential scheme of appropriate density which will allow for the efficient consolidation of Gormanston and the expansion of existing services and amenities within this urban settlement. Site A is directly accessible via the aforementioned Flemington lane and the R132 and, given the presence of existing residential housing, would not present a contrasting use to existing adjoining land uses. Moreover, it is noted that the shape of the site lends itself to residential use in that a variety of house types and site layouts can be achieved.

It is considered that Gormanston, being situated within proximate distance to the M1 and being serviced by an existing rail station, is representative of an appropriate location for further residential development. Notwithstanding the limited population of the existing area it is considered, having regard to the settlement hierarchy contained within the Development Plan, that the availability of a high capacity and reliable public transport service indicates that the settlement typology of Gormanston does not reflect the capacity of the area for considerable

development in line with existing urban centres to the north and south along the eastern coast.

The existence of the key local features of Gormanston Rail Station and Gormanston College, in conjunction with the availability of further public transport services and the location of Gormanston in the context of the Greater Dublin Area, present the area as an attractive location for co-ordinate and sustainable development. It is on the basis of these factors that our client, Malachitehall Limited, has engaged with both Meath County Council and Irish Water to determine the necessary infrastructure needed to service further development within the area. Malachitehall Limited has invested considerable time and financial resources into the potential provision of a residential housing development upon the submission lands, both Sites A and B, and is disappointed with the provisions of the Draft Meath County Development Plan 2020-2026 which illustrate the Council's intention to de-zone the submission lands.

#### **Chief Executive's Response**

The vision for Gormanston is to preserve and conserve the existing character of Gormanston village by the consolidation and strengthening of the defined village centre.

Furthermore it is the Council's aim to recognise the importance of conserving and enhancing the quality of the villages built and natural environment and heritage, while catering for the needs of all sections of the local community.

The land use strategy for Gormanston is to consolidate and strengthen the settlement. The plan seeks to provide for natural growth in a sustainable manner which is integrated within the villages existing built environment.

In relation to the subject site, while it is recognised the site was previously identified for Phase II (Post 2019), the release of lands for further residential development must be facilitated in a sustainable and controlled manner appropriate to the classification of Gormanston within the settlement hierarchy. This is imperative to ensure that lands are deliverable and there is adequate service provision over the lifetime of the plan.

In this context, the subject proposal represents a significant expansion of the urban environment of Gormanston which is not considered appropriate given the position of Gormanston within the settlement hierarchy.

There is an objective of the NPF and RSES of at least 30% of all new homes to be delivered within or close to the existing built up areas of settlements. The Council acknowledges the social and economic benefits of more compact settlements therefore this plan will continue to support the sequential approach to the delivery of housing with priority given to infill development and the regeneration of brownfield sites.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-859
<b>Submitted by:</b>	Reid Associates on behalf of Swanhall Ltd

**Submission Theme(s):**

Land Use Zoning Gormanston

**Summary of Submission:**

This submission relates to lands extending c. 8.42 Ha to the north east of Gormanston. The purpose of the submission is to;

- 1) Secure the designation of Gormanston as an economic Growth Corridor Village, as Gormanston is located strategically on the DART train line and within the Dublin-Belfast economic corridor and located on the Newgrange Newbridge Greenway; and
- 2) The designation of the identified Swanhall lands for A2 residential

It is considered that Gormanston will be the most strategically accessible village within Meath following the DART investment and spatially Gormanston provides the most sustainable location for residential development to meet pent-up housing demand in the region.

Retention of the residential zoning of the Swanhall lands at Gormanston will underpin public transport investment in the DART line. Failure to retain such lands for residential development is a failure to optimise sustainable residential development linked to public transport investment and employment growth.

***Services***

The land owner has engaged owner has engaged over a 2 year process to orchestrate the necessary plans for a Strategic Housing Development and has collaborated with Irish Water to resolve services infrastructure issues in this area.

Following on from this Project Works Services Agreement our client will enter into a Major Connection Agreement and pay the associated costs of the necessary infrastructure. The completion of the services upgrade and connection date is scheduled for 28th January 2022. This will allow for the necessary planning phase of the SHD process to progress the relevant planning application and allow construction commence on site, with housing occupation envisaged post January 2022.

***Housing Allocation***

The RPG target for 2022 was for 95,458 units, which would indicate the need for an additional 24,694 units by 2022. The rate of housing construction was negligible until it came back to c. 1500 units p.a. in 2018. However, at this rate the shortfall to 2022, which is just two years away, will have built up to circa 15,000 dwelling units.

The Draft Development Plan housing stock projection for 2026 is however only 91,000 units which shows use of higher occupancy rates which may reflect or obscure higher rates of housing need and appears difficult to justify in the light of the higher targets for 2022. 3.21 The housing stock projection figures would appear to significantly underestimate housing need and demand and certainly fails to adequately provide for pent up demand, which appears to increase rather than abate.

This is all the more likely in the light of the fact that immigration figures of 34,000 pa are significantly in excess of the figures provided for in the development plan. 3.22 The development plan figure for an additional 20,351 dwelling units to 2026 appears to be greatly underestimated. The more correct figure would appear to be in the region of 24,694 units plus four years of additional growth.

### ***Core Strategy Land Zoning Shortfall***

The basis for the core strategy land zonings in other words the numbers used to justify the dezoning of residential lands at Gormanston is unsustainable. The total housing stock for Meath remained stagnant at 70,000 units in 2011 and didn't budge for the next seven years. However, the population increased at one of the fastest rates within the Greater Dublin Area.

While the Draft Plan states that Meath met the housing targets this is questionable a sit certainly did not meet the housing demand. The targets do not reflect the challenges of the increasing population within a market where housing construction was stalled and remains well below demand. It would appear that the targets were adjusted downwards in line with limited housing construction rather than acknowledging that the absence of house building was leading to a housing crisis, where young families have no hope of securing a home of their own.

### **Proposed Amendments to the Draft Plan**

In light of;

- Unrivalled accessibility of Gormanston Village and the Swanhall lands to the train station and ultimately an upgraded DART rail network;
- The location of Gormanston within the Dublin-Belfast economic corridor;
- The significant pent-up demand for housing where the core strategy has failed to take account of pent up demand and housing need and there are of the order of 5000 units plus four additional years of growth not allocated in the core strategy
- The crisis in housing supply.

#### **1) The insertion of a new objective SH OBJ 13 (and accordingly renumber all other SHOBJs)**

To designate Gormanston as an economic growth village located within the Dublin-Belfast economic corridor, where growth of the village proximate to the rail line will support integrated public transport investment in the DART upgrade to Drogheda and provide for affordable family housing within the economic growth corridor to alleviate pent up housing demand and need and support economic investment and employment targets.

- 2) Amend table 2.3 which outlines the settlement strategy to include Gormanston **as an economic growth village**, after self-sustaining growth town in the settlement hierarchy. **Omit Gormanston from the lowest tier in the settlement hierarchy that is rural settlement.** This change is necessary to reflect Gormanston strategic location adjacent to the train station and the need to integrate housing strategy with the planned upgrade of the DART rail system to Drogheda

#### **3) Revise GOR OBJ 1 by omitting the current text and replacing it with GOR OBJ 1**

"To secure the implementation of the Core Strategy of the County Development Plan, to provide for an economic growth village at Gormanston, by ensuring there is adequate zoned lands for residential development to support household allocation for Gormanston of the order of in excess of 500 dwelling units as set out in Table 2.11 of the Core Strategy

in order to ensure location of future growth is aligned with investment in the public rail network and in particular the DART upgrade “.

**4) Insert new objective in the Gormanston Village statement as follows;**

In line with SH OBH 13 proposed to designate Gormanston as an economic growth village and in order to support investment in public transport to designate land identified as the Swanhall lands as zoning objective A2 for residential development which lands are 15 minutes walk from the train station

**5) To insert a new objective GOR OBJ 16 Services**

TO support the provision of wastewater treatment services to underpin the objective of an economic growth village at Gormanston

**6) To include an additional objective SH OBJ 21**

To support the provision of housing accommodation for families within the economic growth village of Gormanston where there is significant existing social infrastructure, schools provision and public transport investment

**7) To include new SH OBJ 31**

Gormanston is prioritised as a sustainable location for development of a residential cluster to seek the provision of family accommodation which supports a density within the range of 25 to 35 units per Ha having regard to the nature of family accommodation in demand and the proximity to the train station and its village character

**8) To amend the Core Strategy Map and all consequent statements on the core strategy**

To amend the core strategy map to include Gormanston as an economic growth village within the Dublin – Belfast economic corridor zone

**9) Amend the development plan map as follows;**

Designate the Swanhall lands c 8.42 Ha for residential uses objective A2 New Residential Development

**10) Omit any reference to limitations on growth in Gormanston**

**Chief Executive's Response**

The vision for Gormanston is to preserve and conserve the existing character of Gormanston village by the consolidation and strengthening of the defined village centre.

Furthermore it is the Councils aim to recognise the importance of conserving and enhancing the

quality of the villages built and natural environment and heritage, while catering for the needs of all sections of the local community.

The land use strategy for Gormanston is to consolidate and strengthen the settlement. The plan seeks to provide for natural growth in a sustainable manner which is integrated within the villages existing built environment.

In relation to the subject site, while it is recognised the site was previously identified for Phase II (Post 2019), the location of the site does not lend itself to the consolidation / rounding-off of the existing settlement boundary.

Furthermore, the proposal represents a significant increase in the settlement boundary which would substantially increase the population of Gormanston in an unsustainable manner which is not considered appropriate to its designation within the settlement hierarchy (village). The majority of growth within this part of the County will be in Drogheda and Stamullen which already benefit from significant infrastructure and services.

**Chief Executive's Recommendation**

No change recommended.

## JULIANSTOWN

<b>Submission No.:</b>	MH-C5-59
<b>Submitted by:</b>	Laurence Lacey
<b>Submission Theme(s):</b>	Chp 11. Development Management Strategy
<b>Summary of Submission:</b>	
This submission relates to specific lands in Julianstown, however the lands are not identified on a map. A summary of this submission is as follows:	
<p>6. The lands previously had a restrictive policy applied noting that the development of residential units on this site would not be appropriate due to its sensitive nature and that only one property could be provided on the lands. It is requested that this removed</p>	
<b>Chief Executive's Response</b>	
There is no such policy included in the Julianstown Written Statement.	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-106
<b>Submitted by:</b>	M Finnegan

<b>Submission Theme(s):</b>	Chapter 7 – Community Building Strategy, Chapter 11 - Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submissions:</b>	
<p>The zoning of public open spaces in residential development does not adequately reflect its use. This is a particular issue at Ballygarth Manor, Julianstown and it is requested that the zoning of section of public open space, currently used by the public is changed, so as to avoid inappropriate development on this site.</p>	
<b>Chief Executive’s Response</b>	
<p>While it is recognised that open space areas associated with existing residential areas are not specifically demarked on the land use map, these spaces are considered as ancillary and integral parts of the existing built environment.</p> <p>It should be noted that there is a presumption against development that would result in the loss of existing open space associated with residential development often protected by way of planning conditions and delivered as part of the original planning permission. The Council will not facilitate development that would result in the loss of same but rather require an acceptable quantum of open space provision as part of any new (residential) development (typically 15% of the site area).</p>	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No.:</b>	MH-C5-588
<b>Submitted by:</b>	Brady Hughes on behalf of the Berrill Family
<b>Submission Theme(s):</b>	Land Use Zoning – Julianstown
<b>Summary of Submissions:</b>	
<p>This submission seeks an extension to the settlement limit for Julianstown to the west of the village to provide for town centre and residential uses.</p> <p>It is submitted that;</p> <ul style="list-style-type: none"> <li>• Julianstown lacks a defined village centre due to the large separation between the northern and southern residential portions of the village and the wide river valley;</li> <li>• There have been limited options for growth in the village due to a lack of appropriately zoned land for new residential development; and</li> <li>• Occupancy rates are increasing due to a lack of opportunity for local families to find new housing</li> </ul> <p>It is submitted that by extending the development boundary to the west would allow for a built up edge and potential active street frontage along the R132 from the river crossing, south to link up with the national school.</p> <p>It is also suggested that a definitive timeline for the delivery of Julianstown bypass should be incorporated into the CDP.</p>	
<b>Chief Executive’s Response</b>	

The principal land uses in Julianstown comprises residential development served by limited range of local community facilities residential development has largely taken the form of low-density residential estates with houses being set in single plots with front and rear back gardens.

New residential development has not been accompanied by the provision of the necessary employment, retail and community facilities required to serve a growing community.

The land use strategy for Julianstown aims to maintain and appropriately add to a built environment that is both attractive and distinctive to create a unique sense of place for those who live and visit the village.

There is an extant permission for 21 no. units on the site to the east of the village centre. There is infill and redevelopment opportunities on sites such as the Old Mill Hotel where mixed-use development inclusive of a residential component is encouraged.

Given the lack of in-balance / lack of current social and community facilities to cater for the current population it is not considered suitable to provide additional housing lands that will ultimately worsen this imbalance.

Notwithstanding the 21 extant units already permitted, Julianstown has a low housing allocation of only 30 units over the plan period, therefore it is not considered appropriate to identify additional housing lands in the village.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-781
<b>Submitted by:</b>	Julianstown District Community Association
<b>Submission Theme(s):</b>	Infrastructure – Julianstown
<b>Summary of Submissions:</b>	
<p>Julianstown &amp; District Community Association welcome the policies in relation to Julianstown and in particular the policy to progress a bypass for the village. Concern is raised regarding the lack of specific commitments in the plan aimed at advancing this infrastructure.</p> <p>JDCA would like to see progression made with the bypass given the serious traffic and congestion problems in Julianstown as a result of the growing population in Drogheda and East Meath.</p> <p>Furthermore, JDCA would also like to have suitable lighting installed in the village green and upgrading footpath installed on the Mosney Road.</p>	
<b>Chief Executive's Response</b>	
<p>The provision of a Bypass for Julianstown is supported by Meath County Council and the support is noted and welcomed. Support within the Draft Plan is reflected in JUL OBJ 12 which aims <i>'To examine the feasibility and progress the design and delivery of a preferred option for the Julianstown Bypass in conjunction with relevant stakeholders.'</i></p> <p>This project is also identified in Table 5.1 of the Movement Strategy Chapter 5. It is considered that the Draft Plan adequately supports the delivery of this project.</p> <p>It is an objective of the draft CDP (JUL OBJ 15) to introduce village branding/presentation at the</p>	

village entry points and along the main street in the form of high quality signage, public art and village type lighting standards which would create a strong sense of identity for Julianstown and will also connect parts of the village.

**Chief Executive’s Recommendation**

No Change Recommended

<b>Submission No.:</b>	MH-C5-869
<b>Submitted by:</b>	Genesis Homes Developments on behalf of Hagan Harmon Properties
<b>Submission Theme(s):</b>	Land Use Zoning – Julianstown

**Summary of Submissions:**

This submission relates to land currently zoned as A2 New Residential under the current Meath CDP. Under the new draft CDP the site is proposed to be de-zoned and located within the rural area.

The site is located to the south east of the village adjacent to the Castle Grove housing scheme. The site is currently in agricultural use and is bounded by a mature hedgerow on the eastern side. Access is gained via Ballygrath Manor, a local road off the main R132.

In summary it is submitted that the site is suitable for zoning for the following reasons;

- It is within the existing settlement boundary under the current CDP;
- Delivers safe and convenient access to schools and church (within 300m of new national school);
- Will have no requirement for car-based travel for local trips to such social infrastructure;
- Is fully serviced with footpaths, access and public lighting is in the immediate vicinity; and
- Will significantly enhance the local community that blends in with the existing housing typology in the area

**Chief Executive’s Response**

The principal land uses in Julianstown comprises residential development served by limited range of local community facilities residential development has largely taken the form of low-density residential estates with houses being set in single plots with front and rear back gardens.

New residential development has not been accompanied by the provision of the necessary employment, retail and community facilities required to serve a growing community.

The land use strategy for Julianstown aims to maintain and appropriately add to a built environment that is both attractive and distinctive to create a unique sense of place for those who live and visit the village.

There is an extant permission for 21 no. units on the site to the east of the village centre. There is infill and redevelopment opportunities on sites such as the Old Mill Hotel where mixed-use development inclusive of a residential component is encouraged.

While it is accepted that the current allocation for future housing allocation is available in Julianstown, the site identified represents a small portion of lands not likely to impact the wider

strategic housing allocation across the County.

Furthermore, the site is contained within the existing built up envelope of the village and will not lead to urban sprawl or undesirable encroachment into the countryside. The site is relatively level with naturally defined boundaries which assist in integrating the site into the countryside which MCC consider is suitable for serviced sites.

***Draft CDP***



***Proposed Amendment***



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective of the subject site from RA Rural Area to A2 New Residential.

## **KENTSTOWN**

<b>Submission No.:</b>	MH-C5-20
<b>Submitted by:</b>	Maria Matthews
<b>Submission Theme(s):</b>	Chapter 3 Settlement Strategy, Chapter 5 Movement Strategy, Chapter 6 Infrastructure Strategy, Chapter 8 Cultural and Natural Heritage, Chapter 11 Development Management Standards,
<b>Summary of Submission:</b>	
<p>This submission outlines the view of the Kentstowen Residents in relation to a number of matters as outlined in the Draft Plan :</p> <ol style="list-style-type: none"><li>1. It is noted that the Kentstowen boundary was not extended and that there are c. 16 houses on the Navan to Kentstowen Road that are not included. It is requested that the speed limit boundary is extended for improved pedestrian safety.</li><li>2. Increased loading on the WWTP is a concern.</li><li>3. Could rainwater harvesting be a requirement of planning?</li><li>4. It is submitted that not all of the residents would like to live in a densely populated area and that there are those who wish to have single site builds with more room for activities or requirements ancillary to a residence.</li><li>5. It is also noted that the original centre of the village is the triangle of St, Mary's Protestant Church, The Glebe as well as Rose Cottage and the Old Schoolhouse.</li></ol>	
<b>Chief Executive's Response</b>	

1. The comments in relation to pedestrian safety are noted. However, the Council is not directly responsible for the re-designation of speed limits. The Department of Transport and the TII are the principal agents responsible for this. Whilst the Council does not have a direct role in the regulation of speed limits, it is the policy of the Council to actively engage with TII and the Department of Transport regarding the provision of speed limits in the County.
2. The issue of wastewater capacity for smaller rural towns and villages is an ongoing concern for Irish Water. In response to this issue, Irish Water have developed a Small Towns and Villages Programme (STVGP) to cater for growth in small settlements. A list of settlements have been identified as potentially suitable for new Wastewater or Water Treatment Plants or upgrades, of which includes Kentstown. However, further engagement with Irish Water must take place before agreement on the final list of settlements can be reached. It is acknowledged that the Draft Plan should refer to the STVGP and outline the process by which small settlements can secure funding.
3. Meath County Council advocates Rainwater Harvesting in appropriate developments, as a measure to help reduce demand on water supply systems.  
Although rainwater harvesting can play a useful role in helping to conserve drinking water demand, it does not reduce the loading on Waste Water Treatment Plants and hence would not be a means of freeing up or providing capacity at Kentstown WWTP.
4. MCC recognise that overdevelopment should be avoided. However, it should be noted that the density of development is a development management consideration that should respond to the character and context of the area in which it is located.  
Furthermore, appropriate separation distances, fenestration and suitable boundary treatment should be applied in order to limit any adverse impact on the privacy and amenity of neighbouring properties.
5. The village centre location information for Kentstown is noted

#### **Chief Executive's Recommendation**

1. No Change Recommended
2. Amend Chapter 6, Section 6.4 by including the following text:

#### **6.4 Water Services**

The Current Irish Water Investment Plan (CIP 2020-2024) outlines the indicative priorities and investments in water services infrastructure over the five year period. This CIP aims to deliver improvements in drinking water quality, leakage detection and remediation, wastewater compliance, business efficiencies and customer service.

**As part of the CIP, Irish Water have developed a Small Towns and Villages Programme (STVGP) to cater for growth in smaller settlements which would not otherwise be provided for in the current Investment Plan. The Plan is limited to growth in smaller settlements already served by Irish Water Infrastructure. Under the STVGP, funding will be allocated to Meath County Council for new Wastewater or Water Treatment Plants or upgrades to eligible settlements with a population of less than 2,000 persons.**

**At this stage of the process, settlements considered most appropriate for such development or upgrades must be nominated by Meath County Council and further engagement with Irish Water must take place before agreement on the final list of settlements can be reached. The figure below depicts the process which must be undertaken by Meath County Council and Irish Water before a list of settlements can be finalised. It is anticipated that Local Authorities will be notified of successful projects throughout 2021.**



The outcome of this Growth Programme and consequent allocation of additional wastewater and water capacity will inform the population profile and growth targets identified in the Core Strategy. Notwithstanding this, the finalisation of these settlements will be determined after the adoption of the County Development Plan and therefore cannot presently inform the Core Strategy. Given the evidence-based approach of the Core Strategy, should the outcome of the STVGP alter growth potential for small settlements, Meath County Council will ensure the Core Strategy incorporates outputs of the STVGP by way of variation to the County Development Plan.

3. No Change Recommended
4. No Change Recommended
5. No Change Recommended

<b>Submission No:</b>	MH-C5-84
<b>Submitted by:</b>	Christopher O'Rourke on behalf of Niall Matthews
<b>Submission Theme(s):</b>	Land Use Zoning – Kentstown
<b>Summary of Submissions:</b>	
<p>This submission seeks the rezoning of lands in Kentstown as well as provides commentary on rural planning policy specifically 'Local Needs'.</p> <p>It is submitted that that the existing Local Needs policy is acceptable with only two issues that require attention including;</p> <ul style="list-style-type: none"> <li>• People who lived in the villages should be counted as rural for the purposes of the policy;</li> <li>• Large numbers of couples during the recession purchased 1 &amp; 2 bed apartments and moved to local towns and now wish to return to their village rural areas and construct their own dwelling beside their families which should be facilitated.</li> </ul> <p>The submission identifies a site to the west of the centre of Kentstown currently in use for agriculture. The submission seeks the development boundary limit to be extended to include the site and zoned as a rural node for the purposes of residential development.</p> <p>The submission also outlines the intention to grow a personal training business in the area.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Kentstown aims to maintain and consolidate the built environment of</p>	

the village that is attractive and distinctive to create a unique sense of place for those who live and work in village and those who visit.

The settlement has developed in a linear fashion along the approach roads which converge at the crossroads rather than in a concentrated manner around a defined village core.

Permission for 39 units has been recently granted on residentially zoned lands to the north of the village however to date no development has taken place.

While it is accepted that Kentstown exhibits a lower number of existing / proposed residential zonings, the Council is satisfied that sufficient lands have been identified to cater for growth over the plan period (70 units).

Notwithstanding the extant planning permission for the 39 units to the north of the village which accounts for over 50% of the villages growth allocation over the plan period, it should be further noted that water and waste infrastructure services have limited capacity with no current Irish Water proposals to upgrade existing infrastructure placing further constraint to significant development.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-380
<b>Submitted by:</b>	The Planning Partnership on behalf of St Finians Diocesan Trust
<b>Submission Theme(s):</b>	Land Use Zoning – Kentstown
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located in the village centre of Kentstown comprising the Church of the Assumption, the Parochial House, Graveyard and an area to cater for the expansion of the graveyard at the northeast side of the holding.</p> <p>The request seeks the rezoning of a narrow strip of land 10m wide from B1 Commercial to Open space in order to protect the crown of the mature trees on the western boundary of the church.</p> <p>It is also requested that a triangle shaped buffer of land is rezoned from B1 Commercial to Open Space to preserve the prominence of the church on approach to the town from Navan.</p> <p>If applied it would result in a small portion of land zoned for commercial uses to the rear of the site.</p>	
<b>Chief Executive’s Response</b>	
<p>It is considered that should a commercial use be proposed on the subject lands would negatively affect the setting and character of the adjacent church.</p> <p>Furthermore, it is considered that there is capacity within the village both from infill opportunities or redundant commercial units to facilitate the necessary village centre uses.</p>	

Furthermore, it is considered the most appropriate land use for the site would be 'existing residential' which is reflective of the current land use as well as will assist in respecting the character, amenity and setting of the adjacent church.

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective of the subject site from B1 Commercial / Town or Village Centre to A1 Existing Residential.

<b>Submission No:</b>	MH-C5-542
<b>Submitted by:</b>	Declan Brassil & Co on behalf of McAleer & Rush (MAR)
<b>Submission Theme(s):</b>	Land Use Zoning – Kentstown
<b>Summary of Submissions:</b>	

This submission relates to lands extending approx. 3.6 Ha and zoned for A2 Existing Residential in the draft CDP. Approx. 2 Ha is zoned A1 – Phase 1 in the current plan with the balance of 1.6 Ha designated A2 – Phase 2.

The purpose of this submission is to confirm that;

- MAR welcome and support the retention of the A2 existing residential zoning on its lands and the designation of the 1.6 Ha that does not yet have the benefit of planning permission as Phase 1 lands (2020 – 2026);
- The lands are controlled by a reputable house builder of scale with a proven track record of delivering homes in Meath;
- MAR has demonstrated its intent to develop the landbank Kentstown having secured permission in 2019 to develop that area that could be released to 2019; and
- The A2 zoning objective and the phase 1 designation are consistent with National, Regional and County planning policy and represent a suitable sequential plan led approach to the sustainable urban expansion of Kentstown

The submission seeks a proposed amendment to Column H of table 2.11 of the draft Plan (Vol 1) to increase the unit allocation to Kentstown from 38 units to 51 units based on a density per hectare of 25 units which is considered to be consistent with the CDP and national policy guidance.

**Chief Executive’s Response**

The remaining scheme will be approved at an appropriate density commensurate to the site / surrounding area. It is not considered appropriate to designate specific densities in smaller settlements.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-560
<b>Submitted by:</b>	Brady Hughes on behalf of Kieran Argue
<b>Submission Theme(s):</b>	Land Use Zoning – Kentstown
<b>Summary of Submissions:</b>	
<p>This submission seeks the proposed land use zoning objectives for Kentstown to be amended in one of two ways;</p> <ul style="list-style-type: none"> <li>a) Reducing the scale of the zoning of the proposed residential A2 zoning to the north of the village and providing the balance of the zoned lands to the subject site to the south of the village adjacent to the village centre; or</li> <li>b) Maintain the proposed zoning to the north but also identify southern lands for A2 residential of c. 1.5 Ha of land.</li> </ul>	

The subject lands were previously zoned for phase II residential lands and it is considered the subject site is better placed at the village centre than the A2 lands to the north.

It is submitted that the draft CDP policy puts control of delivery of all new housing development in Kentstown into the hands of a single landowner who has controlled these lands since 2003 and delivered no residential units. It is considered that providing a single landowner with all of the A2 zoning is unfair and counter intuitive.

#### **Chief Executive's Response**

The land use strategy for Kentstown aims to maintain and consolidate the built environment of the village that is attractive and distinctive to create a unique sense of place for those who live and work in village and those who visit.

The settlement has developed in a linear fashion along the approach roads which converge at the crossroads rather than in a concentrated manner around a defined village core.

Permission for 39 units has been recently granted on residentially zoned lands to the north of the village however to date no development has taken place.

In relation to the subject site, which essentially acts as an extension to an existing housing development to the north of the village is not considered to represent a suitable site for residential zoning at this time.

While it is accepted that Kentstown exhibits a lower number of existing / proposed residential zonings, the Council is satisfied that sufficient lands have been identified to cater for growth over the plan period (70 units).

Notwithstanding the extant planning permission for the 39 units to the north of the village which accounts for over 50% of the villages growth allocation over the plan period, it should be further noted that water and waste infrastructure services have limited capacity with no current Irish Water proposals to upgrade existing infrastructure placing further constraint to significant development.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-589
<b>Submitted by:</b>	Cllr. Suzanne Jamal
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Kentstown Written Statement
<b>Summary of Submission:</b>	
This submission relates primarily to Kentstown Village Development and seeks the following:	
1. That OBJ 8 of the Written Statement for Kentstown relating to Movement specifically relate to	
a) the R150 School Road in Kentstown to facilitate delivery of footpath extension to Curtis Cross with pedestrian crossing at Kentstown National School and continuation of pedestrian access to School Road Montessori Play School.	

- b) Pedestrian access for the R153 Burtonstown to Balrath section of road
2. That OBJ 9 of the Written Statement for Kentstown relating to Movement specifically relate to
    - a) Bus Shelters on the N2 from Slane to Ashbourne and provide proper car parking facility on N2 at Curtis Cross
    - b) To facilitate and identify lands at Kilmoon Cross for Park and Ride area
  3. That Policy OBJ 29 on Rural Housing Policy create an opportunity to review the boundary lines of Rural Nodes during the lifetime of this plan and that Rural Pol 15 take cognisance of persons who have lived in rural communities all their lives with less than 25 acres landholding who may wish to purchase a site locally from a landowner.

**Chief Executive’s Response**

The issues raised in this submission have been considered and are responded to individually below:

1 (a & b) The R150 School Road in Kentstown has been assessed by the Transportation Department. Given the sparse settlement pattern of the area and the length of footpath required, it would appear that the provision of a footpath to Curtis Cross would be a lower priority given the competing demand for Council funding and the limited resources available. Should it be determined that there is a requirement for the proposed footpath, Move Obj. 29 *‘To implement at appropriate locations pedestrianisation schemes, particularly in central areas of high pedestrian footfall’* would support the provision of footpaths at the proposed location.

2 (a) With regard to the provision of a bus shelter, MOV Obj 10 states *‘to identify deficits in bus infrastructure and develop a priority list as a basis to secure funding for improvement works, including the provision of bus shelters, bus stops and travel information at stops’*. It is considered that that the proposal is adequately supported by this objective. Funding for such resources are provided on a priority basis and subject to availability.

2 (b) Section 5.7.3 of the Draft Plan refers to the development of Park and Ride Facilities with Mov Obj 15 aiming *‘To assess and determine the potential for bus-based Park and Ride facilities, in particular, close to high quality road corridors leading from settlements in the Core Area, with good bus priority to commuter destinations in the Dublin Metropolitan area’*. The NTA set up a specific office in 2020 to undertake feasibility studies to provide for Park and Ride facilities at appropriate locations in the Greater Dublin Area including County Meath. The suggested location may be considered as part of this exercise.

3. Please refer to grouped themed submission no. 1 rural Housing Policy in Part 3 of Report. A review of the Rural Node policy will be undertaken within two years of the adoption of the Plan as part of the mandatory 2 year report on the progress of the Development Plan under section 15 (2) of the Act.

**Chief Executive’s Recommendation**

1 (a & b) No change recommended.

2 (a) No change recommended.

2 (b) No change recommended.

3. No Change recommended.

<b>Submission No.(s):</b>	MH-C5-911
<b>Submission by:</b>	Kevin Purfield
<b>Submission Theme(s):</b>	Chapter 9 Rural Development Strategy and Volume 2 Kentstown Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission refers to land at Kentstown extending to 6.4 ha.</li> <li>• Requests lands be zoned as part of the rural node to accommodate Local and housing needs.</li> <li>• Reference is made to the NPF which requires 40% of new houses to be delivered with or close to villages and towns.</li> <li>• Community uses are also proposed as part of the submission.</li> <li>• It is proposed to deliver community on .4ha as shown.</li> </ul>	
<b>Chief Executive's Response</b>	
<p>Kentstown is a designated village as per the County Settlement Hierarchy. The land use strategy for Kentstown aims to maintain and consolidate the built environment of the village that is attractive and distinctive to create a unique sense of place for those who live and work in village and those who visit.</p> <p>The settlement has developed in a linear fashion along the approach roads which converge at the crossroads rather than in a concentrated manner around a defined village core.</p> <p>Permission for 39 units has been recently granted on residentially zoned lands to the north of the village however to date no development has taken place.</p> <p>In relation to the subject site, which essentially acts as an extension to an existing housing development, is not considered to represent a suitable site for residential zoning at this time.</p> <p>While it is accepted that Kentstown exhibits a lower number of existing / proposed residential zonings, the Council is satisfied that sufficient lands have been identified to cater for growth over the plan period (70 units).</p> <p>Notwithstanding the extant planning permission for the 39 units to the north of the village which accounts for over 50% of the villages growth allocation over the plan period, it should be further noted that water and waste infrastructure services have limited capacity with no current Irish Water proposals to upgrade existing infrastructure placing further constraint to significant development.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No:</b>	MH-C5-944
<b>Submitted by:</b>	Richard Finegan
<b>Submission Theme(s):</b>	Land Use Zoning – Kentstown
<b>Summary of Submissions:</b>	
This submission seeks the rezoning of circa 5 acres (2 Ha) of land adjacent to the exiting housing	

estate Somerville Glebe, which would be a suitable location for low/medium density residential development.

That land is currently located within the rural area and there is no such change for the site as part of the draft CDP.

#### **Chief Executive's Response**

The land use strategy for Kentstown aims to maintain and consolidate the built environment of the village that is attractive and distinctive to create a unique sense of place for those who live and work in village and those who visit.

The settlement has developed in a linear fashion along the approach roads which converge at the crossroads rather than in a concentrated manner around a defined village core.

Permission for 39 units has been recently granted on residentially zoned lands to the north of the village however to date no development has taken place.

In relation to the subject site, which essentially acts as an extension to an existing housing development to the north of the village is not considered to represent a suitable site for residential zoning at this time.

While it is accepted that Kentstown exhibits a lower number of existing / proposed residential zonings, the Council is satisfied that sufficient lands have been identified to cater for growth over the plan period (70 units).

Notwithstanding the extant planning permission for the 39 units to the north of the village which accounts for over 50% of the villages growth allocation over the plan period, it should be further noted that water and waste infrastructure services have limited capacity with no current Irish Water proposals to upgrade existing infrastructure placing further constraint to significant development.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-768
<b>Submitted by:</b>	Sean Boyle Architect/Surveyor/Planning Consultant on behalf of James Carroll
<b>Submission Theme(s):</b>	Zoning Objectives - Kentstown
<b>Summary of Submission:</b>	
<p>This submission refers to lands at Brownstown, Kentstown which are currently zoned for E2 Light Industrial purposes and E2 Phase 2. The submission requests that the current zoning be changed from E2 to A2 New Residential (1.95 ha) and E2 Light Industrial (3.47 ha).</p> <p>The submission states that the CER Objective is to provide a Framework Plan for the area that shows a safe access from the subject land to the village centre via a footpath and public lighting and also connection to be made to the sewerage scheme. It is stated that this CER Objective is currently over an existing residence and house on the site which is believed to be a mistake.</p>	

It is requested that the E2 zoning in the Draft Plan be removed and changed or part changed for local need housing and also to move the industrial zoning back to where it was in the 2015-2019 Plan with the exception of between the two residences that should remain residential. The map accompanying the submission shows the lands for 4 sites with an A2 zoning and the remainder of the lands then changed back to E2 zoning for Light Industrial as before in the 2015-2019 Plan.

The submission considers that it would be better to have the roads faced with new houses rather than factories and have the factories behind. It is stated that the landowner is prepared to build an incubator unit on the site.

**Chief Executive’s Response**

The current zoning of the site is suitably zoned for E2 in order to reflect its current use and to facilitate future expansion. It is a core provision of the CDP to protect existing / established sites for industry and employment particularly in smaller settlements.

Kentstown has potential for the development to further expand upon the potential that the village offers.

In addition, the site is not considered appropriate for residential uses as it is not adjacent to nor abutting the built-up fabric of the village therefore not consolidating the existing settlement limit. If developed, it would result in undesirable encroachment into the countryside and disturb the balance of the built environment which is divorced from the heart of the village. If the commercial use ceases or becomes abandoned there may be potential to redevelop as a brownfield site in the future.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-776
<b>Submitted by:</b>	Sean Boyle Architect/Surveyor/Planning Consultant on behalf of Denis O’Mahony
<b>Submission Theme(s):</b>	Zoning Objectives - Kentstown
<b>Summary of Submission:</b>	
<p>This submission refers to 0.42 ha of lands at Kentstown which are currently zoned for A2 New Residential (Phase 2) in the current CDP and are proposed to be zoned for H1 High Amenity purposes in the Draft Plan.</p> <p>The submission states that one dwelling has already been granted planning permission under AA/160686 next to the line of residences along the Kentstown side and it is requested that the 2 remaining sites are included as an A2 zoning and not open space as proposed in the Draft Plan. It is stated that the piece of ground could be classed as local needs sites and the proposal would complete the line of houses. It is stated that public services are available to serve the site.</p>	
<b>Chief Executive’s Response</b>	
<p>While it is accepted permission has been granted, it is understood that this was approved in August 2016 with no indication of the permission having been implemented. The site is located</p>	

along at the edge of the settlement limit adjacent to an existing row of housing. It is not considered suitable to further zone lands for residential purposes on the basis of the planning history given the existing sprawl / ribbon development into the countryside.

**Chief Executive’s Recommendation**

No change recommended.

**KILBRIDE**

<b>Submission No:</b>	MH-C5-524
<b>Submitted by:</b>	Kevin Farrell on behalf of Kilbride Area Development (KAD)
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride
<b>Summary of Submissions:</b>	
<p>This submission proposes the rezoning of a number of land parcels located in Kilbride for both community infrastructure and new residential development.</p> <p>The submission identifies 4 key elements that KAD would like to see addressed in conjunction with the proposed Kilbride Written Statement.</p> <p>These include;</p> <ul style="list-style-type: none"> <li>• Rezoning of lands to the rear of the GAA club for recreational facilities;</li> <li>• Alterations to the boundary plan – KAD would like to see the settlement limit expanded to incorporate the existing built up fringes of the village;</li> <li>• Provision of a pocket park; and</li> <li>• Welcomes the idea of additional residential units being provided in the area.</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>The land use strategy for Kilbride aims to maintain and promote an attractive built environment within the village. This will be achieved through sensitive treatment of infill development to promote a compact and vibrant village core to ensure that Kilbride can cater for its current and future population needs.</p>	

The settlement has developed in a linear fashion along the roads which converge at the crossroads junction rather than in a consolidated manner around a defined village core.

Residential development is mainly in the form of detached dwellings on individual sites, although a number of residential clusters exist at Cherry Tree Drive and Glenard to the north west and east of the church. The capacity to accommodate multi-house residential development is low because of its limited service capacity, however appropriate small-scale residential development could readily integrate with the existing built form and natural environment through the use of appropriate dwelling typologies.

The areas identified to accommodate new residential development are to the east and south of the GAA pitch. Development will be required to integrate with the existing village context and create a more permeable urban environment. A residential development containing 19 no. dwellings is under construction to the south of the GAA grounds.

In relation to Kilbride it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. As such it is not considered appropriate to zone these lands for additional residential development.

Community facilities can be accommodated in the rural area subject to a planning application for an extension or new-build community facility or amenities under the rural planning policy.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-650
<b>Submitted by:</b>	ILTP Consulting on behalf of CORADO Homes
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride
<b>Summary of Submissions:</b>	
<p>This submission seeks the rezoning of a number of landholdings in Kilbride for the purposes of residential and community infrastructure.</p> <p>The lands are located to the north and east of the village and were previously zoned for phase II New residential (Post 2019). Furthermore, lands to the west of the village currently in the rural are proposed for rezoning to New Residential with further lands proposed for community infrastructure adjacent and north of the subject site.</p> <p>It is submitted that there is a chronic shortfall in housing delivery nationally and in east Meath in particular to meet the needs of the local area. It is considered that the identification of the necessary lands for same should not simply be an exercise in land measurement and the application of assumed density, but instead the local authority both at Executive and Representative levels should satisfy themselves that the necessary lands for residential development and associated infrastructure can and will come forward.</p> <p>In addition, the submission confirms that the entire area of land zoned for additional residential development within the lifetime of the current CDP for Kilbride has been brought forward for development and is currently at an advanced stage of construction.</p>	

In summary it is requested that the proposed changes as set out in this submission into the Draft CDP for Kilbride are included in the new CDP 2020 -2026 to ensure the necessary residential and social infrastructure is delivered for Kilbride.

**Chief Executive’s Response**

The land use strategy for Kilbride aims to maintain and promote an attractive built environment within the village. This will be achieved through sensitive treatment of infill development to promote a compact and vibrant village core to ensure that Kilbride can cater for its current and future population needs.

The settlement has developed in a linear fashion along the roads which converge at the crossroads junction rather than in a consolidated manner around a defined village core.

Residential development is mainly in the form of detached dwellings on individual sites, although a number of residential clusters exist at Cherry Tree Drive and Glenard to the north west and east of the church. The capacity to accommodate multi-house residential development is low because of its limited service capacity, however appropriate small scale residential development could readily integrate with the existing built form and natural environment through the use of appropriate dwelling typologies.

The areas identified to accommodate new residential development are to the east and south of the GAA pitch. Development will be required to integrate with the existing village context and create a more permeable urban environment. A residential development containing 19 no. dwellings is under construction to the south of the GAA grounds.

In relation to Kilbride it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. As such it is not considered appropriate to zone these lands for additional residential development nor is it considered necessary / appropriate to provide for specific objectives on these lands.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-827
<b>Submitted by:</b>	Brock McClure on behalf of the Sweeny Family
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride
<b>Summary of Submissions:</b>	
<p>This submission relates to lands in Kilbride Village extending c. 5.2 Ha the submissions seeks the rezoning of lands from the Rural Area to New Residential for the following reasons;</p> <ul style="list-style-type: none"> <li>• The site has excellent accessibility to and from Dunshaughlin, Ballycoolin Industrial Estate, Dunboyne and Fingal employment areas;</li> <li>• The development of the subject proposal will provide the opportunity to provide an alternative focus to the existing through route in Kilbride that is heavily trafficked at peak times and is unsafe for pedestrians and cyclists;</li> <li>• The site is appropriately serviced by power, water and drainage infrastructure;</li> <li>• Rural Area would be an inefficient use of land at this location with accessibility to a wide range of destinations in the surrounding area;</li> </ul>	

- A combination of residential with associated uses such as a nursing home, creche and greenways through the site offering community gain would be a far more logical approach to future development of this land;
- Use of the land as residential would activate the potential for additional open space lands to the east;
- Existing population projections are inaccurate when compared with expected job numbers and based on critical evaluation of population estimates as well as conversion of planning permission to actual units;
- The lands are currently within single ownership and therefore can be considered to have a level of certainty with regard to the development strategy for this section of Kilbride

#### **Chief Executive's Response**

The land use strategy for Kilbride aims to maintain and promote an attractive built environment within the village. This will be achieved through sensitive treatment of infill development to promote a compact and vibrant village core to ensure that Kilbride can cater for its current and future population needs.

The settlement has developed in a linear fashion along the roads which converge at the crossroads junction rather than in a consolidated manner around a defined village core.

Residential development is mainly in the form of detached dwellings on individual sites, although a number of residential clusters exist at Cherry Tree Drive and Glenard to the north west and east of the church. The capacity to accommodate multi-house residential development is low because of its limited service capacity, however appropriate small scale residential development could readily integrate with the existing built form and natural environment through the use of appropriate dwelling typologies.

The areas identified to accommodate new residential development are to the east and south of the GAA pitch. Development will be required to integrate with the existing village context and create a more permeable urban environment. A residential development containing 19 no. dwellings is under construction to the south of the GAA grounds.

In relation to Kilbride it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. As such it is not considered appropriate to zone these lands for additional residential development.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-828
<b>Submitted by:</b>	Brock McClure on behalf of Fulminator Ltd
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride
<b>Summary of Submissions:</b>	
This submission seeks the rezoning of lands in the village centre of Kilbride for B1 Commercial / Town or Village Centre.	
In summary the submission seeks the retention of the existing village centre zoning for the following reasons;	

- The removal of the zoning objective is unwarranted, as any new development would be supported by relevant technical assessment on Flood Risk;
- The site is appropriately serviced by power, water and drainage infrastructure;
- ‘Rural Area’ would be an inefficient use of land at this key village centre location with accessibility to a wide range of locations in the surrounding area;
- The lands are within single ownership and therefore can be considered to have a level of certainty with regard to the development strategy for this section of Kilbride;
- The lands are subject to an active planning application;
- It is part of the existing filling station and shop.

#### **Chief Executive’s Response**

It is accepted that the site is in a centralised location within the village bounded by existing development to the north and east for Mixed Use and Community uses. That said, the subject site is located within a 1in 100 year flood plain placing a significant constraint on future development, therefore it is not considered appropriate for zoning.

#### **Chief Executive’s Recommendation**

No change recommended

<b>Submission No:</b>	MH-C5-830
<b>Submitted by:</b>	Brock McClure on behalf of Robert Rennicks
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located to the south west of the village of Kilbride extending approx. 0.46 Ha. The site is directly bounded to the north by the village service station and convenience hop and addresses Scoil Bhride across the road to the east.</p> <p>The submission seeks to maintain the existing zoning in the current development plan for employment for the following reasons;</p> <ul style="list-style-type: none"> <li>• Excellent accessibility to and from Dunshaughlin, Ballycoolin Industrial Estate, Dunboyne and Fingal County employment areas;</li> <li>• It is submitted that the zoning objective is unwarranted and removes a critical landbank of future employment from the village;</li> <li>• The site is appropriately serviced by power, water and drainage infrastructure;</li> <li>• “Rural Area” would be an inefficient use of land with accessibility to a wide range of locations in the surrounding area;</li> <li>• The lands within single ownership and therefore can be considered to have a high level of certainty with regard to the development strategy for this section of Kilbride; and</li> <li>• The site is submission is subject to ongoing discussions with planners in relation to two immediate applications</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>Kilbride is identified as a level 5 retail centre in the county retail hierarchy. Commercial facilities in the village consist of a petrol station and associated convenience a shop, public house and Rennicks sign manufactures located south of the village.</p>	

Development in the village has occurred in a dispersed fashion rather than in a compact village form. Due to the size of Kilbride and the close proximity of larger urban settlements, the facilities available are considered to be adequate at present.

In relation to the subject site, it is considered that this will lead to a further dispersed pattern of development in contrast with objective: KILB OBJ 5 which seeks to protect and enhance the village core and promote consolidation of the commercial core around the centre of the village and the reuse of vacant and derelict underused buildings for residential, commercial or community uses.

In this context the subject site is not considered to represent a sequentially preferable location for employment uses at this time.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-959
<b>Submitted by:</b>	PAC studio on behalf of Mark Courtney
<b>Submission Theme(s):</b>	Land Use Zoning – Kilbride

**Summary of Submissions:**

This submission proposes an amendment to the Kilbride Land Use Zoning Map.

The draft CDP proposes the site at Sweeny’s pub for C1 Mixed use. This submission accepts the designation however advises that the footprint of the site is slightly larger than that illustrated on the draft Plan.

The areas to be included comprises the associated carparking area to the south and a small undeveloped greenfield site to the north.

**Chief Executive’s Response**

The submission is accepted and demarcation of the subject site to be updated and zoned accordingly – C1 Mixed Use.

Northern side to be excluded as this is not considered to be ancillary or associated curtilage with the subject site.

**Draft CDP**



**Proposed Amendment**



**Chief Executive's Recommendation**

Recommendation as per response above.

**KILDALKEY**

<b>Submission No:</b>	MH-C5-805
<b>Submitted by:</b>	Ronan Moore
<b>Submission Theme(s):</b>	Kildalkey Written Statement
<b>Summary of Submissions:</b>	
Acknowledging the challenging nature of the Kildalkey Rd that approaches the village from Trim to include the following policy:  "To continue to review the Kildalkey Road coming from Trim and to identify and remedy the most problematic sections of this route.	
<b>Chief Executive's Response</b>	
Though there is merit in these proposals, road improvements, upgrades, realignments, repairs, traffic management measures, traffic calming and improvements to road signage can only be assessed and implemented as resources allow, subject to availability and as deemed necessary.	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No:</b>	MH-C5-841
<b>Submitted by:</b>	Tom Levy & Joe Davis
<b>Submission Theme(s):</b>	Land Use Zoning – Kildalkey

**Summary of Submissions:**

This submission seeks the rezoning of land located to the north west of Kildalkey to be zoned for residential purposes for local need only in order to allow the organic growth of the village.

**Chief Executive's Response**

The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within.

The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner.

Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.

Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-845
<b>Submitted by:</b>	Tom Levy & Joe Davis
<b>Submission Theme(s):</b>	Land Use Zoning – Kildalkey
<b>Summary of Submissions:</b>	
<p>This submission seeks the rezoning of land located to the north west of Kildalkey to be zoned for residential purposes for local need only in order to allow the organic growth of the village.</p> <p>The submission requests lands currently proposed for A2 New Residential currently under ownership by the church be transferred to the subject site to the north west of the village.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within.</p> <p>The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner.</p> <p>Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.</p> <p>Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village.</p>	

<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No:</b>	MH-C5-867
<b>Submitted by:</b>	Declan Clabby & Associates on behalf of Michael Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Kildalkey

<b>Summary of Submissions:</b>	
<p>This submission relates to lands at Moyrath, Kildalkey extending c 3.1 Ha (7.8 ac) currently used for agricultural purposes however with the benefit of Phase II Post 2019 zoning for the section of lands fronting the public road. The subject site is located adjacent to Moyrath Housing Estate and the existing 'one off housing' to the west.</p> <p>The craft CDP proposed to remove the phase II residential zoning.</p> <p>This submission objects to this proposes as it is considered that there is a need/requirement for individual local needs sites in the village particularly where it is proposed as part of the draft Plan to limit houses in rural areas to where the family farm is in excess of 25 acres.</p> <p>It is submitted that the front section of the holding in particular be rezoned and made available for such housing. The submission would also welcome the entire holding being given the same zoned use whereby low-density housing of high quality and infrastructure to promote and sustain the growth of this village which has recently opened a new primary school.</p>	

<b>Chief Executive's Response</b>	
<p>The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within.</p> <p>The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner.</p> <p>Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.</p> <p>Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village.</p> <p>It is therefore considered that there is capacity to cater for infill opportunities in addition to the new residential sites. This in combination with existing town centre infill / backland sites are considered acceptable to facilitate future housing growth in the village.</p> <p>Note this submission relates to the same landholding in submission MH-C5-924 (Derek Whyte on behalf of Michael Daly)</p>	
<b>Chief Executive's Recommendation</b>	

No change recommended.

<b>Submission No:</b>	MH-C5-920
<b>Submitted by:</b>	Derek Whyte on behalf of Thomas Levy
<b>Submission Theme(s):</b>	Land Use Zoning – Kildalkey
<b>Summary of Submissions:</b>	
<p>This submission seeks the rezoning of lands previously identified for Phase II New Residential (Post 2019) for residential development in the forthcoming CDP.</p> <p>The lands are located on the north western edge of the village. It is further submitted that the lands currently proposed for residential zoning surrounding the church are not realistically available for housing and the proposed lands highlighted are a more realistic and attainable residential site in Kildalkey.</p> <p>It considered the lands identified in the draft CDP for housing are close to archaeological elements which should be further protected from development encroachment.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within.</p> <p>The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner.</p> <p>Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.</p> <p>Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No:</b>	MH-C5-924
<b>Submitted by:</b>	Derek Whyte on behalf of Michael Daly
<b>Submission Theme(s):</b>	Land Use Zoning – Kildalkey
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located in Kildalkey extending c. 3.19 Ha. The current CDP identifies the northern portion of the site for Phase II New Residential (Post 2019). The site is located on the western side of Kildalkey village.</p> <p>It is understood the landowner previously experienced significant technical delays in relation with the sewer capacity in Kildalkey since the since was purchased however it is believed that these issues have now been addressed.</p>	

The submission proposes to amend the lands to residential zoned lands for the purposes for Age Friendly houses as serviced sites.

**Chief Executive's Response**

**See submission MH-C5-867 (relates to the same landholding)**

The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within.

The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner.

Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.

Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned or residential development to cater for the needs of the village.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-965
<b>Submitted by:</b>	Eugene Kealey
<b>Submission Theme(s):</b>	Household Allocation – Kildalkey
<b>Summary of Submissions:</b>	
<p>This submission considers that a total of 20 housing units is inadequate to meet the housing demand in the village over the plan period.</p> <p>It is submitted that additional lands should be zoned to adequately meet the demand for housing up to 45 units across the lifetime of the plan.</p>	
<b>Chief Executive's Response</b>	
<p>Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.</p> <p>Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No:</b>	MH-C5-978
-----------------------	-----------

<b>Submitted by:</b>	Kildalkey GAA
<b>Submission Theme(s):</b>	Household Allocation – Kildalkey
<b>Summary of Submissions:</b>	
<p>This submission relates to the future development of Kildalkey.</p> <p>The submission considers that inadequate housing units have been allocated to the settlement (20 units) and that this should be increased to 45.</p> <p>Furthermore, the GAA acknowledges that it is recognised as providing an element of social infrastructure within the village. The club requests that an amendment be made to the plan to provide for a walking track within the GAA grounds.</p>	
<b>Chief Executive's Response</b>	
<p><b>Housing Allocation</b></p> <p>Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period.</p> <p>Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned or residential development to cater for the needs of the village.</p> <p><b>Social Infrastructure</b></p> <p>The site is currently zoned for F1 Open Space which will permit uses associated with recreation and leisure subject to other normal planning considerations. Therefore, the request to amend the plan to allow for the provision of a walking track is not considered necessary, as same would be considered permissible 'in principle' under the current zoning.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

## **KILMAINHAMWOOD**

<b>Submission No.:</b>	MH-C5-434
<b>Submitted by:</b>	Michael Mc Keever
<b>Submission Theme(s):</b>	Land Use Zoning – Kilmainhamwood
<b>Summary of Submission:</b>	
<p>This submission raises concern with the proposed dezoning of lands located at Eden, Kilmainhamwood. The lands were bought with the intention to develop / build residential units.</p> <p>An architect has been instructed to work on the applicant's behalf with a pre-planning meeting held on 10 March 2020.</p> <p>The submission requests an urgent meeting with the Council to discuss the development opportunity of the subject lands ahead of formal publication of the new Plan.</p>	
<b>Chief Executive's Response</b>	
<p>The subject lands identified are currently zoned for A2 residential phase II.</p> <p>The vision for Kilmainhamwood is to consolidate and strengthen the commercial and historic village centre and encourage development which will improve the character and structure of the village centre. Only natural / organic residential growth will be encouraged over the lifetime of the Development Plan in line with the Core Strategy.</p> <p>New residential development areas are located to the eastern side of the approach road from the south, including the Kilmainhamwood retirement village. Care and convalescent homes provide a new centre of focus within the village and has the potential to positively contribute to the physical character of the village public realm improvements and improved integration.</p>	

Kilmainhamwood has experienced limited development in recent years. There is capacity to absorb new residential development in a potential infill site to the west of the road opposite Senator Farrelly residential development. This would allow consolidation of the linear nature of the village and would reinforce existing and future commercial and community uses.

It is a core provision of the CDP to discourage undesirable encroachment of development into the countryside but rather facilitate natural consolidation of the existing settlement limit. The subject site is not considered suitable for zoning given same.

Furthermore, there is limited spare capacity in water and waste water infrastructure which places further constraint on the further development.

**Chief Executive’s Recommendation**

No change recommended.

**KILMESSAN**

<b>Submission No.:</b>	MH-C5-10
<b>Submitted by:</b>	Damien O’Reilly
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy
<b>Summary of Submission:</b>	
This submission suggested the introduction of a new objective as follows:  ‘To facilitate the delivery of a pathway/greenway from Kilmessan Village to Kilmessan GAA Clubhouse.’	
<b>Chief Executive’s Response</b>	
Given the competing priorities and available funding, this pathway is unlikely to be delivered in the lifetime of the Draft Plan.	
<b>Chief Executive’s Recommendation</b>	
No change recommended	

<b>Submission No:</b>	MH-C5-460
<b>Submitted by:</b>	Jim O’Leary & Angela Byrne
<b>Submission Theme(s):</b>	Land Use Zoning – Kilmessan
<b>Summary of Submissions:</b>	
This submission strongly objects to proposed objectives relating to the Old Rectory / High Amenity Areas of Kilmessan.	

The submission objects to policy objectives 2, 16 and 17 which relate to family on grounds. It is considered that the proposed objectives are inappropriate given no official representative of the Council altered the landowners to the matters raised or sought to discuss same.

It is requested that these objectives be removed.

**Chief Executive's Response**

The objectives in question relate to the following;

KLM OBJ 2;

To seek to provide open space and recreational areas for the local population, in particular a playground. This could potentially be located in existing community zoned lands to the west or high amenity areas to the south.

KLM OBJ 16;

To explore the potential for community / education use in the former Rectory

KLM OBJ 17;

To seek to provide an access route through existing high amenity area located to the south in conjunction with relevant stakeholders.

These objectives are there as desirable. There is no concrete plans or specific proposals for future development. The plan seeks to explore the possibilities for wider community use and involvement but does not go any further. Before any development could take place, a planning application would have to be submitted to MCC

**Chief Executive's Recommendation**

No change recommended

<b>Submission No:</b>	MH-C5-478
<b>Submitted by:</b>	Downey Planning on behalf Ebonwood Limited
<b>Submission Theme(s):</b>	Land Use Zoning – Kilmessan
<b>Summary of Submissions:</b>	
This submission has been submitted as a duplicate however appears to include a 'draft' watermark.	
Refer to MH-C5-484 for response and consideration.	
<b>Chief Executive's Response</b>	
No response required	
<b>Chief Executive's Recommendation</b>	
No change recommended	

<b>Submission No:</b>	MH-C5-484
<b>Submitted by:</b>	Downey Planning on behalf Ebonwood Limited
<b>Submission Theme(s):</b>	Land Use Zoning – Kilmessan
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located on the north western periphery of Kilmessan and consists of 2.42 Ha of open land directly adjacent to the west of the Station House Hotel. The land is adjacent to the north of Ennistown Road and Railway Bridge.</p> <p>In summary the submission seeks;</p> <ul style="list-style-type: none"> <li>• Southern portion of the subject lands to be rezoned from D1 Tourism to A2 New Residential as well as a specific local zoning objective or spot objective to indicate that future residential on this portion of the site would be limited to the provision of ‘Holiday Homes’ associated with the tourism use of the Station House Hotel;</li> <li>• Central portion of the subject lands to be rezoned from D1 Tourism to A2 New Residential;</li> <li>• Northern portion of the subject lands to be rezoned from D1 Tourism to A2 New Residential;</li> <li>• Kilmessan Master Plan Zoning Objective to allow for the formal development of a master plan for the plans and area.; and</li> <li>• A specific zoning objective to be added as an indicative pedestrian walkway route to the east and north east of the subject lands and linked to the east with the river to show a commitment to create specific elements of the pedestrian walkway and a linked network in the area.</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>The land use strategy for Kilmessan aims to maintain and add to a built environment that is both attractive and distinctive to create a unique sense of place. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings.</p> <p>The provision of a compact village centre is essential if Kilmessan is to cater for its current and future population.</p> <p>There is an extant permission for 32 no units and for a nursing home in the village. There are a number of centrally located sites which has planning permission but which have now expired. Furthermore, there is a backland site to the rear of the Centra which presents a good opportunity to reinforce the existing village by providing residential or mixed-use employment.</p> <p>Given the existing planning permissions combined with the availability of zoned housing lands and infill/backland opportunities it is not considered necessary to zone additional lands for residential use.</p> <p>the subject site is also located away from the village centre and within very close proximity to the rail corridor.</p>	

In relation to holiday homes the County is not under significant pressure for second home or holiday home development. It is recognised that there is a market for small short term let holiday complexes associated with a particular tourist attraction in areas such as the equine industry. Applications for such developments will only be considered in suitable locations including towns, villages and rural nodes and where there is an existing established victor attraction operation.

In relation to Kilmessan it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Plan. As such it is not considered appropriate to zone these lands for additional residential development.

Furthermore, it is recognised that sufficient lands / infill opportunities exist in the village core of Kilmessan to cater for additional development as well as residential. It should also be noted that land use zoning objective D1 Tourism which is to provide for appropriate and sustainable visitor and tourist facilities and associated uses. Therefore this zoning will facilitate a variety of uses which will be considered on their compatibility to the site / function of the associated tourist attraction as well as other normal planning considerations. In this context it is considered that the existing tourism zoning is compatible with the character of the area and is the most appropriate land use objective for the subject site.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-721
<b>Submitted by:</b>	Kerrie Ryan
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Kilmessan Written Statement.

**Summary of Submissions:**

Kilmessan has a growing population with a very clear need for Childcare provision to support parents. Over the past 15 years, there has been a number of proposals to develop a creche in various locations in the village, the most recent of which was denied planning by Meath County Council at a new development adjacent to the Station House.

Any future development in Kilmessan needs to take into account the needs of families in Kilmessan and Dunsany which are:

- Full Child Day care from 07:00 to 18:00
- After school services including pickup from Dunsany and Kilmessan National Schools.

**Chief Executive’s Response**

Observations made are noted. Policy support is provided for childcare facilities within the Draft Plan. Section 7.7.3.3. and SOC PL 20-23 refers. The Council also engages with Meath County Childcare Committee on an ongoing basis who are the principal authority in this regard.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No:</b>	MH-C5-1015
-----------------------	------------

<b>Submitted by:</b>	Val O'Brien and Associates on behalf of The Doyle Family
<b>Submission Theme(s):</b>	Land Use Zoning – Kilmessan
<b>Summary of Submissions:</b>	
<p>This submission relates to lands to the south west of Kilmessan.</p> <p>The subject site is within the 60km one and the entrance, which is shared, is directly opposite the entrance to Lamberstown Manor.</p> <p>It is submitted that, given the intention to curtail one off rural development, it is felt that this site would be ideally suited for a small residential scheme.</p>	
<b>Chief Executive's Response</b>	
<p>The land use strategy for Kilmessan aims to maintain and add to a built environment that is both attractive and distinctive to create a unique sense of place. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings.</p> <p>The provision of a compact village centre is essential if Kilmessan is to cater for its current and future population.</p> <p>There is an extant permission for 32 no units and for a nursing home in the village. There are a number of centrally located sites which has planning permission but which have now expired. Furthermore, there is a backland site to the rear of the Centra which presents a good opportunity to reinforce the existing village by providing residential or mixed-use employment.</p> <p>Given the existing planning permissions combined with the availability of zoned housing lands and infill/backland opportunities it is not considered necessary to zone additional lands for residential use.</p> <p>the subject site is also located away from the village centre and within very close proximity to the rail corridor.</p> <p>In relation to Kilmessan it is considered that a sufficient quantum of land has been zoned in the Draft Plan to accommodate the allocated population growth during the period of the Draft Plan. As such it is not considered appropriate to zone these lands for additional residential development.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

## MOYNALTY

<b>Submission No.:</b>	MH-C5-517
<b>Submitted by:</b>	Muire McCann
<b>Submission Theme(s):</b>	Land Use Zoning – Moynalty
<b>Summary of Submissions:</b>	
<p>This submission seeks the retention of lands currently zoned for New Residential Phase II (Post 2019) which are proposed to be zoned for open space in the forthcoming CDP.</p> <p>The site is located to the southern edge of the settlement limit and within the village boundary.</p>	
<b>Chief Executive’s Response</b>	
<p>There are a number of key complementary elements to the village strategy for Moynalty in order to promote an increase in the resident population within the village core appropriate to the scale of the village and its place within the settlement hierarchy. This includes the provision of services to meet the demand generated by existing and new uses together with the protected and enhancement of the public realm to promote the tourism potential of the village.</p> <p>There is potential for Moynalty to absorb modest residential development within the village boundary on infill lands combined with a new residential zoning (adjacent to St Mary’s Villas) to meet the anticipated population growth. Any new residential development should be bespoke and designed to seamlessly integrate with the existing village context, through careful boundary treatment, landscaping and building form.</p> <p>In relation to the subject site which is located at the outer periphery of the village, it is considered that development of this site would not consolidate the village core but rather result in the loss of open space and likely mar the distinction between the built-up form of the village and the open countryside.</p>	

It is therefore considered that the site does not represent a suitable / sequentially preferable site for future residential development.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.(s):</b>	MH-C5-934
<b>Submission by:</b>	Patrick Sheridan
<b>Submission Theme(s):</b>	Volume 2 Moynalty Written Statement

**Summary of Submission:**

- This submission refers to lands to the south east of the village of Moynalty.
- They lands were previously zoned for residential development.
- The removal of the zoning objective is questioned.
- A justification for the zoning of the subject lands is included.
- It is submitted that many people from the area and surrounding areas would wish to live in Moynalty if a development was provided

**Chief Executive's Response**

There are a number of key complementary elements to the village strategy for Moynalty in order to promote an increase in the resident population within the village core appropriate to the scale of the village and its place within the settlement hierarchy. This includes the provision of services to meet the demand generated by existing and new uses together with the protected and enhancement of the public realm to promote the tourism potential of the village.

There is potential for Moynalty to absorb modest residential development within the village boundary on infill lands combined with a new residential zoning (adjacent to St Mary's Villas) to meet the anticipated population growth. Any new residential development should be bespoke and designed to seamlessly integrate with the existing village context, through careful boundary treatment, landscaping and building form.

In relation to the subject site which is located at the outer periphery of the village, it is considered that development of this site would not consolidate the village core but rather result in the loss of open space and likely mar the distinction between the built-up form of the village and the open countryside.

It is therefore considered that the site does not represent a suitable / sequentially preferable site for future residential development.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-976
<b>Submitted by:</b>	Miriam McKenna
<b>Submission Theme(s):</b>	Chapter 5 Movement Strategy, Chapter 9 Rural Development Strategy

**Summary of Submission:**

This submission raises the following issues:

1. The proposed Rural Housing Strategy will destroy the village and community of Moynalty. The restrictions planned will prevent children and grandchildren from settling in the area if they wish and will end community and village life.
2. Mullagh and Moynalty needs an improved frequent bus service to cater for the needs of local people as the existing service is not fit for purpose.
3. Request grants to encourage homeowners to invest in electric panels for their homes.
4. Meath's broadband is inadequate to support small industry or agricultural business.
5. Moynalty requires a minimum of 4 charging points in the village to assist those who drive EV's
6. The Draft Plan is difficult to read and understand.

#### **Chief Executive's Response**

1. Please refer to group themed submission no. 1 (Rural Housing Policy).
2. The Council is strongly committed to the promotion of sustainable means of travel, including public bus services and the encouragement of modal change from private car to such sustainable means of travel. However, the Council does not have a direct role in the frequency of public transport. The Department of Transport and the NTA are the principal agents for delivery of transport policy in conjunction with other agencies involved in the provision and improvement of public transport such as Bus Éireann.
3. The provision of grants for solar panels on dwellings is supported by Meath County Council but is not a issue for the County Development Plan. The Author is referred to the SEAI website for further information on solar panels and renewable energy grants.
4. Broadband is one of the key drivers in maintaining competitiveness and supporting socio-economic development. The National Broadband Plan is the Government's plan to deliver high speed broadband services to all businesses, farms, and households in Ireland. It will ensure that people living and working in rural areas have the same digital opportunities as those in urban areas.

A critical aspect of the National Broadband Plan is the development of Broadband Connection Points within existing and developing community facilities in the Intervention Areas. These facilities will enable local residents to access high speed broadband for leisure, economic, educational or work activities.

The WiFi4EU network, a publicly accessible free Wi-Fi service, is being delivered across Ireland in collaboration with the European Commission and the Department of Rural & Community Development. In Meath, residents and visitors are able to access high speed broadband in the main population centres of the County. The Council will seek to support the delivery of these services and promote enhancement of broadband delivery in County Meath in the period of the Development Plan in accordance with National policy.

5. The comments in relation to the readability of the Draft Plan are noted and it is agreed that certain chapters require re-structuring and streamlining for clarity. This has been carried out for two chapters of the Draft Plan. This does not change the context but simplifies overly complex elements of the documents to make the overall Plan more reader friendly.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-1021
<b>Submitted by:</b>	Michael Andrew Ryan
<b>Submission Theme(s):</b>	Various observations Moynalty
<b>Summary of Submissions:</b>	
<p>This submission outlines a number of observations in relation to the future development of Moynalty including;</p> <ul style="list-style-type: none"> <li>• Projected 20 new houses (housing allocation) is meaningless, requested that MCC factor in extant outline planning permission;</li> <li>• Struggling commercial offer in Moynalty;</li> <li>• Requirement to identify / annotate lands associated with the steam threshing festival;</li> <li>• Extension to speed limit extensions and traffic calming required on both approaches to Moynalty; and</li> <li>• New permanent footbridge to the park required and possibility to use the old primary school for car parking</li> </ul>	
<b>Chief Executive's Response</b>	
<p>There is potential for Moynalty to absorb modest residential development within the village boundary on infill lands. Any new residential development should be bespoke and designed to seamlessly integrate with the existing village context.</p> <p>Moynalty is identified as a level 5 retail centre in the County Retail Hierarchy. It has a small range of retail and business services, including a grocery store, petrol filling station and butcher etc. There is sufficient village centre zoned land to allow for expansion of local commercial uses if required.</p> <p>Traffic calming measures in Moynalty are supported by MOY OBJ 5 of the Moynalty Written Statement. Though it is not the direct responsibility of the Council to regulate speed limits, it is the policy of the Council to actively engage with TII and the Department of Transport regarding the adequacy of speed limits in the County.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended	

## **RATHMOYLAN**

<b>Submission No.:</b>	MH-C5-104
<b>Submitted by:</b>	Tom Kelly
<b>Submission Theme(s):</b>	Chapter 11 – Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submissions:</b>	
<p>This submission relates to a 4.3 Hectares (10.6 Acres) site currently zoned RA (Rural Area). The site is adjacent to an existing residential estate (Cherryvalley) on the edge of Rathmolyon Village. This submission seeks of the subject site to be zoned A2 - New Residential and that the proposed Village Development boundary be extended to include this site. A potential layout has been submitted which indicates that 72 dwelling houses and 12 apartments could be developed on the subject site.</p>	
<b>Chief Executive's Response</b>	
<p>The vision for the development of Rathmoylon over the lifetime of the Plan is to consolidate and strengthen the defined and attractive village centre, recognising the importance of conserving and enhancing the quality of the villages natural environment while catering for the needs of the community.</p> <p>Rathmoylon has experienced a notable population growth between the years 2011 – 2016. The village has an attractive main street and public realm improvement works could significantly enhance the village environment further.</p> <p>In relation to the subject lands which are located in the village core and currently zoned for commercial / town or village centre, it would therefore not be considered appropriate to rezone these lands for residential purposes.</p> <p>Modest residential growth is to be facilitated over the Plan period to allow the village to grow in a sustainable manner. There is a residential development containing 21 no. units currently under</p>	

construction to the west of the cross roads in the village centre. Having regard to the household allocation in the Core Strategy (90 residential units) there is adequate land zoned for residential use to cater for future housing needs of the village over the Plan period.

**Chief Executive’s Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-667
<b>Submitted by:</b>	Tom Philips Associates on behalf of North City Builders
<b>Submission Theme(s):</b>	Land Use Zoning Rathmoylon
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located within the existing development area boundary of Rathmoylon. The site is irregular in shape and forms part of the overall land parcel (c. 40%) owned by North City Builders. The remainder of the site which benefits from A2 New Residential zoning to the northwest. The subject site extends c. 1.43 Ha in size and is adjacent to 2 no established residential developments ‘Church View’ to the northeast and ‘Cherry Valley’ to the north west.</p> <p>Notably, the adjacent lands to the north have planning permission for a new residential development comprising 50 no. dwellings while the adjacent lands to the south in agricultural use.</p> <p>In summary the submission seeks the rezoning of lands which are currently identified for New Residential (Phase II) in the current plan to ‘A2 New Residential’ for the following reasons;</p> <ul style="list-style-type: none"> <li>• The demographic patterns illustrate a need for additional residentially zoned lands to meet housing demands in Rathmoylon to ensure adequate ‘headroom’ is available;</li> <li>• The subject site represents a logical extension of Rathmoylon township and is suitable for residential development;</li> <li>• Servicing requirements for wastewater can be addressed due to the location of a wastewater treatment plan on the adjacent site; and</li> <li>• Rezoning of the subject lands would be consistent with the proper planning and suitable development of the area</li> </ul>	
<b>Chief Executive’s Response</b>	
<p>The vision for the development of Rathmoylon over the lifetime of the Plan is to consolidate and strengthen the defined and attractive village centre, recognising the importance of conserving and enhancing the quality of the villages natural environment while catering for the needs of the community.</p> <p>Rathmoylon has experienced a notable population growth between the years 2011 – 2016. The village has an attractive main street and public realm improvement works could significantly enhance the village environment further.</p> <p>In relation to the subject lands which are located in the village core and currently zoned for commercial / town or village centre, it would therefore not be considered appropriate to rezone these lands for residential purposes.</p>	

Modest residential growth is to be facilitated over the Plan period to allow the village to grow in a sustainable manner. There is a residential development containing 21 no. units currently under construction to the west of the cross roads in the village centre. Having regard to the household allocation in the Core Strategy (90 residential units) there is adequate land zoned for residential use to cater for future housing needs of the village over the Plan period.

**Chief Executive's Recommendation**

No change recommended

<b>Submission No.:</b>	MH-C5-1102
------------------------	------------

<b>Submitted by:</b>	Pat Lawless
----------------------	-------------

<b>Submission Theme(s):</b>	Land Use Zoning – Rathmoylon
-----------------------------	------------------------------

**Summary of Submission:**

This submission seeks the rezoning of a property within the village centre of Rathmoylon. The current zoning is for Class B1 (Commercial) – the submission requests that this be amended to Class A1 (Residential).

The submission concludes that Rathmoylon is a small village with no demand for commercial development in this location given the closure of the Butcher shop in 2011 and the Post Office in 2018.

**Chief Executive's Response**

The vision for the development of Rathmoylon over the lifetime of the Plan is to consolidate and strengthen the defined and attractive village centre, recognising the importance of conserving and enhancing the quality of the villages natural environment while catering for the needs of the community.

Rathmoylon has experienced a notable population growth between the years 2011 – 2016. The village has an attractive main street and public realm improvement works could significantly enhance the village environment further.

In relation to the subject lands which are located in the village core and currently zoned for commercial / town or village centre, it would therefore not be considered appropriate to rezone these lands for residential purposes only.

Modest residential growth is to be facilitated over the Plan period to allow the village to grow in a sustainable manner. There is a residential development containing 21 no. units currently under construction to the west of the cross roads in the village centre. Having regard to the household allocation in the Core Strategy (90 residential units) there is adequate land zoned for residential use to cater for future housing needs of the village over the Plan period.

**Chief Executive's Recommendation**

No change recommended.

## SLANE

<b>Submission No.:</b>	MH-C5-361
<b>Submitted by:</b>	Brady Hughes on behalf of Lorrac Developments
<b>Submission Theme(s):</b>	Land Use Zoning – Slane
<b>Summary of Submissions:</b>	
<p>This submission relates to lands to the east of the village centre of Slane. The subject site is currently zoned for phase II (post 2019) residential lands and is proposed to be zoned for ‘New Residential’ as part of the forthcoming CDP.</p> <p>The site has been granted planning permission for a residential development of 36 no. units which also includes a small portion of the site currently zoned for B1 Commercial / Town Centre also approved for residential.</p> <p>The submission seeks the zoning to be updated to reflect the extent of the approved site in order to reconcile the portion of the site zoned for B1 to be amended to A2 ‘New Residential’.</p>	
<b>Chief Executive’s Response</b>	
<p>The site represents a small backlands area in the village centre of Slane. The proposal is considered acceptable and MCC concur that rezoning the site for residential purposes is more reflective of the existing land use of the site.</p> <p><i>Draft CDP</i></p>	



**Proposed Amendment**



**Chief Executive's Recommendation**

It is proposed to amend the land use zoning objective of the subject site from B1 Commercial / Town or Village Centre to A2 New Residential.

<b>Submission No.:</b>	MH-C5-367
<b>Submitted by:</b>	Brady Hughes on behalf of Shannon Homes
<b>Submission Theme(s):</b>	Land Use Zoning – Slane
<b>Summary of Submissions:</b>	
This submission relates to lands comprising approx. 13.5 Ha of land currently zoned for E2 General Enterprise and Employment Use in both the current CDP and the draft CDP.	
The submission seeks the lands to be rezoned for either;	

- G1 – Community Infrastructure; or
- Unzoned white land within the development boundary, with a Master Plan objective that includes for agreement of the future land use.

It is submitted that there is currently no appetite for general enterprise / employment uses at this site and it would essentially serve as an inappropriate and unviable option for the landowner.

It is also noted that there have been discussions with MCC Housing Department in respect of an Expression of Interest that states that is the landowners view these lands would be suitable for social housing.

#### **Chief Executive's Response**

The land use strategy for Slane is aims to maintain and add to a built environment of the village.

In relation to employment lands it is noted that Slane is identified as a level 4 retail centre in the County Retail Hierarchy. The local industrial development in Slane is located at the northern edge of the village in the form of a large fertilizer plant and at a site to the north of Slane Mill (Slane Industrial Estate).

In relation to the subject site which is currently zoned for E2 General Enterprise / Employment it is noted that only two land parcels have been identified for E2 use for Slane. The subject site if rezoned will result in no available lands for such uses as the majority of the other E2 zoned site has been built out.

In this context it is therefore necessary to retain the existing zoning as identified in the draft CDP.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-617
<b>Submitted by:</b>	Bypass Slane Campaign
<b>Submission Theme(s):</b>	Chp 5 Movement Strategy
<b>Summary of Submission:</b>	
<p>This submission supports the development of a Bypass for Slane and has outlined their willingness to fully engage with the Slane Public Realm Plan process. The Group request a rigorous traffic management plan to be put in place and included in any planning application for the Bypass to counteract increased traffic on the N51 once the bypass has been constructed.</p>	
<b>Chief Executive's Response</b>	
<p>Meath County Council note the comments made in relation to the needs for a rigorous traffic management plan and supports this submission. The following objectives can currently be found in the Draft Plan. It is considered that these objectives adequately address the issues raised in this submission.</p> <p>SLN OBJ 10 aims <i>'To investigate the effectiveness of, and if appropriate, progress the implementation of, traffic management options, including the removal of non-local heavy goods</i></p>	

*vehicles from the N2 through Slane village, in conjunction with the TII and other relevant authorities with a view to providing an enhanced and safer environment for the village.*

SLN OBJ 11 aims *'To seek to introduce efficient traffic calming measures along the main village roads and at the key locations to reduce traffic speeds and improve pedestrian safety.*

It is considered that these objectives will ensure rigour in the traffic management process. A comprehensive Traffic Management Plan has been created and will accompany the planning documentation as part of the application process.

The proposed Slane By-pass project will undergo public consultation for engagement with stakeholders and members of the public in accordance with the Planning and Development Regulations 2001 (as amended).

**Chief Executive's Recommendation**

No Change Required.

<b>Submission No.:</b>	MH-C5-693
<b>Submitted by:</b>	Slane Community Forum
<b>Submission Theme(s):</b>	Observations on draft plan relating to Slane
<b>Summary of Submissions:</b>	
<p>The following points have been raised by Slane Community Forum;</p> <ul style="list-style-type: none"> <li>• Supportive of the Councils intention to develop Slane as a Tourism Hub;</li> <li>• Welcome the recognition in the plan for the need to develop improved tourist facilities at the Hill of Slane. Submitted that currently security for cars using existing facilities is woefully inadequate;</li> <li>• Suggest that Slanes association with the WII Francis Ledwidge is also an area that is largely overlooked when promoting Slane as tourist destination;</li> <li>• Support the delivery of the Boyne Valley Greenway and believe its stage through Slane when combined with the amenities provided along the canal bank;</li> <li>• The Slane Bypass is a vital piece of infrastructure for the community and Slane Community Forum are supportive of its construction;</li> <li>• That a public realm plan will be developed for Slane as part of the bypass process and we hope to play a full and active part in this process;</li> <li>• Concerned that the chronic lack of parking spaces and the absence of bus shelters in Slane has not been acknowledged in the Draft CDP;</li> <li>• It is well acknowledged that the village of Slane and the surrounding areas derive no economic benefit from the 261,340 visitors who visit the UNESCO World Heritage Site of Brú na Bóinne annually. We would suggest that while the Draft CDP nods towards this fact, there is no substance as to how this situation can be meaningfully resolved and in fact, we would further suggest that the rigorous planning laws which pertain to any development within the core and buffer zones and the surrounding areas, do nothing to facilitate any change in either the provision of tourist accommodation, tourist-related activities or any rural economic enterprise and as such will continue to provide no economic benefit for our community. Furthermore, the draconian planning restrictions pertaining to lands surrounding the WHS place an intolerable burden on the people who live there and have the potential to ensure that there will be no community living in the WHS in the years to come should the recommendations in the Draft County Development</li> </ul>	

Plan in relation to rural development be implemented
<b>Chief Executive's Response</b>
<p>MCC note the general support from Slane Community Forum to further capitalise on Slane as a significant opportunity to further develop the area as a tourist destination and as a hub for visitors to the Boyne Valley.</p> <p>The land use strategy for Slane aims to maintain and add to a built environment for the village that is both attractive and distinctive to create a unique sense of place for those who both live and work and for those who visit.</p> <p>It is understood that Slane has suffered traffic related problems owing to the volume of traffic using the N2 and N51 traffic routes which both intersect and pass through the village. The level and type of traffic passing through the village has impacted negatively on the village environment. Therefore a bypass for Slane has been a long-standing objective of the Council and has the support for the majority of local residents (See objective SLN OBJ 7).</p> <p>Furthermore it is an objective of the Council to investigate the effectiveness of, and if appropriate the implementation of traffic management options including the removing the of non-local heavy goods vehicles from the N2 through Slane village in conjunction with the TII and other relevant authorities with a view to providing an enhanced and safer environment of the village (See objective SLN OBJ 10).</p> <p>In relation to cultural tourism as indicated in the draft CDP there is scope to support future economic development in Slane given the notable heritage assets in the village, where opportunities exist in the area of tourism development, artisan foods and crafts etc.</p>
<b>Chief Executive's Recommendation</b>
No change recommended

<b>Submission No.:</b>	MH-C5-898
<b>Submitted by:</b>	Joe Bonner on behalf of Land and Heritage Properties Holdings Limited and Brian Conroy
<b>Submission Theme(s):</b>	Land Use Zoning – Slane
<b>Summary of Submissions:</b>	
<p>This submission relates to parcels of land at Cillghrian (site A) and Drogheda Road (site B Old Quarry), Slane.</p> <p>This submission seeks that the number of houses allocated to Slane is amended to reflect the number of permissions that have been granted that may not be provided in the lifetime of the forthcoming CDP.</p> <p>L&amp;H have a long term vision for Slane that has been partially completed to date but cannot be completed if its assets cannot be realised and that includes the construction of additional permanent residential and guest accommodation on the sites identified.</p> <p>The approach taken by Meath County Council in taking existing permissions into account and deducting them from 90 units, which is already a reduction of 30 from the previous plan period, means that it will have failed to cater for a market choice in the village of Slane and this must be rectified by way of an amendment to the draft Meath County Development Plan to increase the allocation to a realistic housing allocation of 290 units for Slane village to facilitate the</p>	

development of residentially zoned lands.

**Chief Executive's Response**

The land use strategy for Slane aims to maintain and add to a built environment for the village that is both attractive and distinctive. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the three no architectural conservation areas. The provision of a compact and vibrant village centre is essential if Slane is to cater for its current and future population needs in a sustainable manner.

In terms of recent development, there is an extant permission for a mixed use development of 13 units, 4 houses, 4 retail units and a medical centre at the centre of the village.

A further permission for 23 no two storey dwellings to the north east of the village was also approved. There are 2 no sites that have no recent planning history. The first site is adjacent to the extending Castlehill residential estate and is 2.6 Ha.

The second is located north east of the village crossroads.

In this context, it is considered the sufficient lands have been identified in Slane to cater for the future population growth. It should be further noted that there is a limited capacity in wastewater treatment facilities therefore placing further constraint on the identification on future housing lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-900
<b>Submitted by:</b>	Joe Bonner on behalf of Fastnet Heritage Land Management Limited
<b>Submission Theme(s):</b>	Land Use Zoning – Slane
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located to the north of Churchlands, Slane. The lands extend circa 2.09 Ha in area and are considered to represent a more suitable location for future housing development.</p> <p>The lands are identified for A2 New Residential phase II (Post 2019) in the current CDP however are proposed to be dezoned in the forthcoming CDP for Meath.</p> <p>In summary the submission seeks;</p> <ul style="list-style-type: none"><li>• Allocate 290 additional housing units to Slane for the period 2020-2026; and</li><li>• Zone site F (north of Churchland's) as A2 'New Residential'</li></ul> <p>It is considered that the subject lands have the prospect of being delivered in the short term as they have as the applicant has been very active in the community both in terms of commercial and residential development in recent years.</p> <p>The submission also provides a rationale to provide a higher number of units for Slane. The cap needs to be increased to a minimum of 290 units including the permitted units leaves 213 units available during the plan period. The demand for further development opportunities in Slane has been demonstrated by FHLM / L&amp;H in the fact that they have previously applied for permission for 22 houses on surrounding lands.</p>	

**Chief Executive's Response**

The land use strategy for Slane aims to maintain and add to a built environment for the village that is both attractive and distinctive. This will be achieved through the sensitive treatment of infill development and the conservation of important key buildings particularly within the three no architectural conservation areas. The provision of a compact and vibrant village centre is essential if Slane is to cater for its current and future population needs in a sustainable manner.

In terms of recent development, there is an extant permission for a mixed use development of 13 units, 4 houses, 4 retail units and a medical centre at the centre of the village.

A further permission for 23 no two storey dwellings to the north east of the village was also approved. There are 2 no sites that have no recent planning history. The first site is adjacent to the extending Castlehill residential estate and is 2.6 Ha.

The second is located north east of the village crossroads.

In this context, it is considered the sufficient lands have been identified in Slane to cater for the future population growth. It should be further noted that there is a limited capacity in wastewater treatment facilities therefore placing further constraint on the identification on future housing lands.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-915
<b>Submitted by:</b>	AKM Design on behalf of Janey Quigley
<b>Submission Theme(s):</b>	Old Mill Complex & Millhouse Slane
<b>Summary of Submissions:</b>	
<p>This submission relates to the Slane Mill complex which is located on the north bank of the River Boyne at Slane.</p> <p>The submission seeks the inclusion of a number of objectives in the forthcoming CDP in order to recognise and facilitate the expansion and service offer of the Slane Mill Complex as a significant tourism asset in Co. Meath.</p> <p>These include;</p> <ul style="list-style-type: none"> <li>• To promote and facilitate the development of sustainable tourism and recreation and support the development of the Boyne Valley bucket list through the provision of a diverse range of activities;</li> <li>• To facilitate new tourist attractions which are sensitive to the rural character and heritage of the area;</li> <li>• To support the use of the Kells Court House building for tourism and arts related activities;</li> <li>• To facilitate, where appropriate, the conversion of former demesnes or estate dwellings and their outbuildings into tourism facilities;</li> <li>• Request to promote Slane Mill ACA complex as multi-use experience attractions;</li> <li>• The Mill complex to be identified as a location where exceptional circumstances to the general policy may be considered under 5.9.4 Exceptional Circumstances MOV POL 33;</li> <li>• Suggest wording of HER POL 16 should be reviewed to facilitate achieving HER POL 15 in a collaborative approach;</li> </ul>	

- HER POL 16 to protect the setting of protected structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure;
- HER POL to require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development;
- HER POL 14 to protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures;
- HER POL 15 to encourage the conservation of Protected Structures and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.
- Upon review of other County Development Plans land use zoning objectives, which sets out the details of each zoning category, including the specific zoning objective and permissible uses and uses open for consideration it is proposed that the H1 High Amenity category could be reviewed to include the following;

*Ensure appropriate uses within protected structures and within the ancillary land areas within the H1 zones including uses which also relate to and are consistent with the historic use of the existing buildings and historic complexes will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable re-use of the compels into the future and which will provide for the proper conservation and sustainable development.*

#### Land Use Strategy

- Proposed wording change to the above to include; the conservation, sensitive restoration and development of important key buildings particularly within 3 no Architectural Conservation Areas
- Request to promote the Slane Mill ACA complex as a multi experience tourism destination and attraction in the County. The Council will support and encourage further appropriate development of an integrated tourism product at the Slane Mill ACA complex subject to the provision or upgrade of the requisite physical infrastructure and the protection of the integrity of the Protected Structure and its surrounds including the River Boyne and River Blackwater.

#### **Chief Executive's Response**

The County has much to offer as a tourist destination, in particular its rich heritage, quality rural landscape, attractive towns and villages, and its appealing coastline. The promotion of Ireland as a tourism destination in overseas markets has a multifaceted impact on the Country. Successful tourism marketing not only increases visitor numbers and revenue to the Country, the positive message that it conveys about the Country's natural environment and friendly people support the Government in other areas of economic development such as the attraction of foreign direct investment.

Slane is a village renowned for its rich and varied cultural and built heritage. The vision for Slane is to enhance and protect the historic character of the village while providing for the needs of the local community businesses and visitors and to support the villages role as a gateway to the Boyne Valley, cultural tourism and artisan food hub in Meath.

The following objectives are of relevance in relation to the Slane Mill complex;

It is an objective of the CDP (SLN OBJ 13) to require the preservation and reinstatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance are being carried out.

**SLN OBJ 15**

To require that all new development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sites and designed in accordance with advice given the Slane Architectural Conservation Character Statement.

In relation to cultural tourism the draft CDP will seek to facilitate and encourage appropriate uses associated with historic buildings such as the Mill. Similar to Slane Castle the Council will promote the Mill complex as a multi tourism destination and attraction in the County subject to the normal development management standards.

**Chief Executive's Recommendation**

No change recommended.

## SUMMERHILL

<b>Submission No.:</b>	MH-C5-111
<b>Submitted by:</b>	Ray Jackson
<b>Submission Theme(s):</b>	Chapter 11 – Development Management Standards and Land Use Zoning Objectives
<b>Summary of Submissions:</b>	
<p>This submission relates to the zoning of a c.4 hectare site to the south-west of Summerhill and concerns the following:</p> <ol style="list-style-type: none"><li>1. It is requested that the subject lands are zoned G1 – Community Infrastructure so as to allow for the development of a nursing home and associated independent assisted living dwellings, for the elderly. It is noted that the land is currently used for agricultural purposes and that the land is serviced but there may be some infrastructure capacity issues in the short-term.</li></ol>	
<b>Chief Executive's Response</b>	
<p>The land use strategy seeks to promote the development of infill/undeveloped sites close to the core and maintain the vibrant mixture of land uses whilst facilitating natural residential growth in order to sustain and complement the land uses.</p> <p>Summerhill experienced modest growth between 2011-2016 however in the preceding 15 years the villages population grew by 66% with much of this growth taking place at or near the outskirts of the village. With reference to the core strategy and the household allocation of 40 units which is considered sufficient and appropriately located for residential uses has been identified for the life of the development plan.</p> <p>It should be further noted that existing water service provision has limited capacity.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-138
<b>Submission by:</b>	Summerhill GFC
<b>Submission Theme(s):</b>	Chapter 9 Rural Development Strategy and Volume 2 Summerhill Written Statement
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• Submission relates to Summerhill and its environs.</li> <li>• It is considered that the Draft Plan (by virtue of the rural housing policy and no additional residential and commercial zonings) will result in the stagnation of the local community over the lifetime of the Plan.</li> <li>• Reference is made to the numerous community facilities/clubs which have been established in the village and it is submitted that the youth is the most important ingredient for the continued success of these clubs.</li> <li>• Reference is also made to the local level of employment in the village.</li> <li>• It is stated that proposed rural housing policy plan will deny people the opportunity to live in the countryside and result in unviable holdings been created, this will in turn create ill feeling between the farm successor, his or her parents and other family members.</li> <li>• Having children living close to their parents is highlighted as a societal advantage.</li> <li>• Given the huge improvement in waste water treatment systems in recent years the apparent ban on one off housing is regarded as unnecessary.</li> <li>• It is considered absolute imperative that land is rezoned around the village to allow the community to continue to nurture and cultivate our most valuable asset, our own children and young adults. Desire is that Summerhill remains the vibrant and thriving community it has always been.</li> </ul>	
<b>Chief Executive's Response</b>	
<p>Please refer to Part 3 of Report which refers to grouped themed submissions, specifically grouped themed submission no.1 'rural housing policy'.</p> <p>In terms of additional zoning around the village, the land use strategy seeks to promote the development of infill/undeveloped sites close to the core and maintain the vibrant mixture of land uses whilst facilitating natural residential growth in order to sustain and complement the land uses. Additional zoning would not assist in consolidating the village nor maintain a compact urban form but rather lead to undesirable encroachment into the countryside. It should be further noted that existing water service provision has limited capacity.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-198
<b>Submission by:</b>	Summerhill GFC
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Summerhill Settlement Statement
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"> <li>• This submission outlines a background to the club giving details of player numbers, teams and other community services provided.</li> <li>• It is stated that the club are currently very short of space for facilities and playing.</li> <li>• Reference is made to future population growth and the need for Meath County Council to insist that any applications for new housing development in the area and in particular adjoining the existing GAA grounds would include provision to provide more amenity and recreation space for the community.</li> </ul>	
<b>Chief Executive's Response</b>	
<p>Meath County Council recognises the important role played by Summerhill GFC in the community of Summerhill. The growth and development of the club is noted and commended, and the Draft Plan fully supports the development of community and leisure facilities and recognises its important role when forming sustainable communities.</p> <p>The Draft Plan contains numerous policies supporting the development of community facilities and ensures that adequate lands and services are zoned and reserved in Summerhill to cater for the establishment, improvement or expansion of all community facilities where required. Lands are designated for F1 'Open Space' to allow for the future expansion of the club should it arise over the lifetime of the development plan. Furthermore, playing pitches and recreational facilities are also 'Open for Consideration' in RA Rural Areas which are also contiguous to the GAA grounds.</p> <p>With regard to future housing applications, the Council acknowledges the need for social infrastructure to be provided in tandem with residential and other development. SOC POL's 4, SOC POL 5 and SOC POL 6 (SIA requirement) will ensure a holistic approach which incorporates the provision of essential and appropriate community facilities, amenities and services in the design and planning of new residential areas, to ensure that viable sustainable communities emerge and grow.</p>	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-217
<b>Submitted by:</b>	Frank Burke & Associates on behalf of Philomena & Mark Ryan
<b>Submission Theme(s):</b>	Land Use Zoning Summerhill
<b>Summary of Submissions:</b>	
<p>This submission relates to lands located to the northern edge of the settlement of Summerhill and to the east of the Summerhill/Trim Road (R158).</p> <p>Notably, portions of the landholding are currently zoned for E2 Employment / Enterprise and A2</p>	

'New Residential Phase II (Post 2019) respectively.

The lands extent c. 21.3 Ha in total (8.6 Residential & 12.7 Enterprise / Employment).

It is considered that the subject lands represent a suitable candidate for rezoning for both E2 and A2 for the following reasons;

- The lands represent a natural area to zone for both residential and industrial use, in that it is located on the outskirts of the village a developed;
- The lands lie within the serviceable envelope for all services;
- Lands are currently zoned in the adopted plan for Meath for both A2 (Post 2019) and Industrial;
- Capacity is available in the sewerage works to treat effluent;
- Potable water is available;
- Surface water can be disposed of safely

Note the issues in respect of drainage by gravity and wayleave access to the sewer network on either the Trim Road or the lane (whichever is preferred or both) will have to be addressed to the satisfaction of the local authority.

#### **Chief Executive's Response**

The provision of a compact and vibrant village centre is essential if Summerhill is to cater for its current and future population needs in a sustainable manner.

#### ***Residential***

The land use strategy seeks to promote the development of infill/undeveloped sites close to the core and maintain the vibrant mixture of land uses whilst facilitating natural residential growth in order to sustain and complement the land uses.

Summerhill experienced modest growth between 2011-2016 however in the preceding 15 years the village population grew by 66% with much of this growth taking place at or near the outskirts of the village. With reference to the core strategy and the household allocation of 40 units which is considered sufficient and appropriately located for residential uses has been identified for the life of the development plan.

It should be further noted that existing water service provision has limited capacity.

#### ***Enterprise / Employment***

The focus for enterprise / employment led uses is to the east of the Summerhill identified for E2. These lands are retained in order to realise their potential for creating local employment and 'down stream' economic benefits for the village as a whole.

It should be noted that the expansion and release of employment lands must be facilitated in a sustainable manner. The lands identified for such uses are considered to be adequate to serve the industrial demand of the area during the lifetime of the plan. As and when further planning application come forward and the associated lands develop further expansion may be considered at a later stage.

#### **Chief Executive's Recommendation**

No change recommended.

<b>Submission No.(s):</b>	MH-C5-378
<b>Submission by:</b>	Summerhill GFC (2 <sup>nd</sup> Sub from Club)
<b>Submission Theme(s):</b>	Chapter 7 Community Building Strategy and Volume 2 Summerhill Written Statement.
<b>Summary of Submission:</b>	
<ul style="list-style-type: none"><li>This submission refers to future planning applications for housing developments in Summerhill. In this regard it is requested that MCC insist that any applications for new housing development in the area and adjoining the GAA grounds, make provision for more amenity space and recreation space.</li></ul>	
<b>Chief Executive's Response</b>	
Refer to submission no. 198	
<b>Chief Executive's Recommendation</b>	
No change recommended.	

<b>Submission No.:</b>	MH-C5-546
<b>Submitted by:</b>	McKenna & Associates on behalf of Edmund Delany
<b>Submission Theme(s):</b>	Land Use Zoning Summerhill
<b>Summary of Submissions:</b>	
<p>This submission seeks the rezoning of lands currently identified for Commercial / Town or Village Centre to #'A2 New Residential'.</p> <p>It is proposes that the site would provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriated for the status of the centre in the settlement hierarchy.</p> <ul style="list-style-type: none"><li>The scale and density of development would be low rise, low density and appropriate to an edge of village location;</li><li>Zoning the lands would be ensure that the amenity of the existing neighbouring dwellings is protected. A suitable amount of open space shall be provided for future residents;</li><li>Our clients are willing to discuss other suitable uses the Council may see fit for this prominent site such as a community or recreation facility;</li><li>A developed project will be appropriate sustainable technologies;</li><li>If the new residential zoning is approved, affordable houses and/or sites would, be made available as part of any development.</li></ul>	
<b>Chief Executive's Response</b>	
<p>The site exhibits a prominent location in the centre of Summerhill and therefore future development must be commensurate and appropriate for the village centre.</p> <p>The submission considers there is no demand for commercial led development and therefore should be rezoned for A2 New Residential, however goes onto state that other uses may be permissible such as community / recreational facilities.</p>	

It is considered that the existing B1 Commercial / Town or Village Centre zoning allocates more flexibility to the sites future use and therefore should remain. A portion of the site may also come forward for residential (typically not more than 30%) in order to ensure the delivery of commercial uses.

**Chief Executive’s Recommendation**

No change recommended.

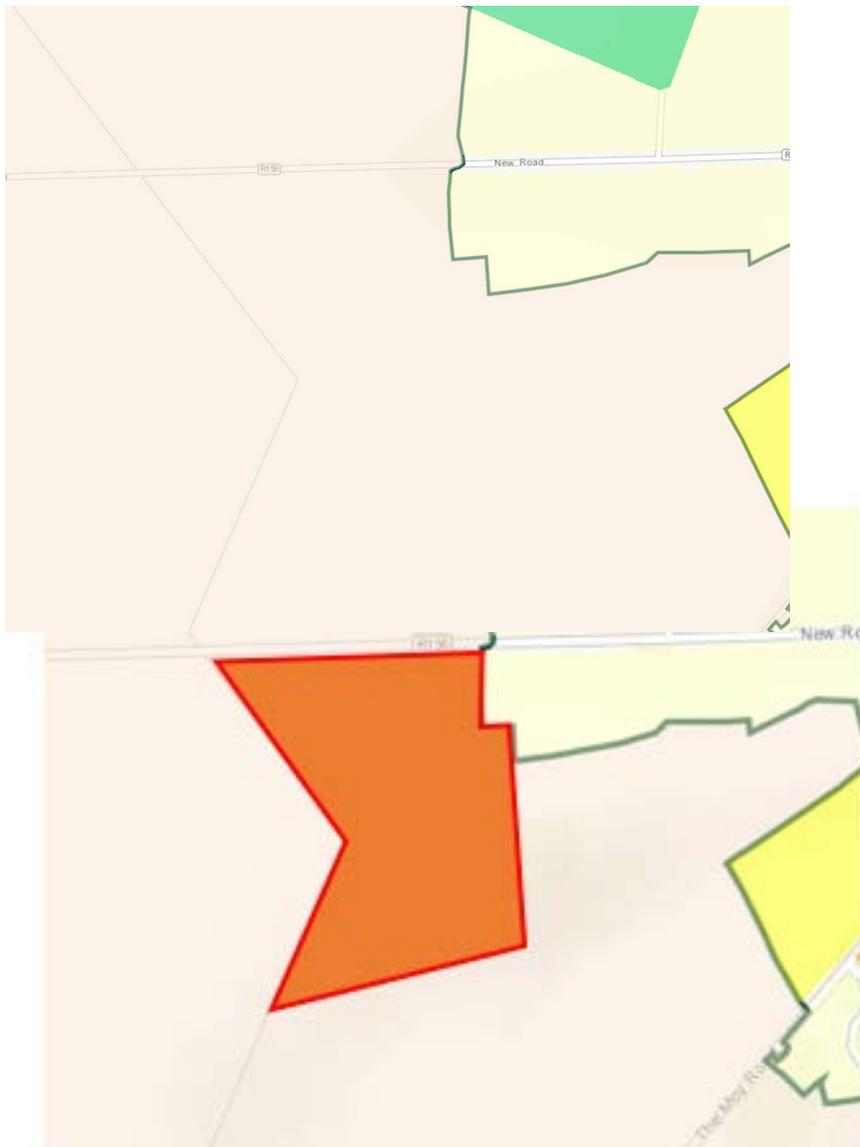
<b>Submission No.:</b>	MH-C5-581
<b>Submitted by:</b>	Thornton O’Connor on behalf of AJW Developments Limited
<b>Submission Theme(s):</b>	Land Use Zoning Summerhill
<b>Summary of Submissions:</b>	
<p>The purpose of this submission is to seek the rezoning of lands to western edge of the settlement boundary of Summerhill from their current unzoned status (Rural Area) to ‘Community Infrastructure’ to allow for an envisioned elderly accommodation development at the lands encompassing various stages of care.</p> <p>The subject lands are located within walking distance of the village and immediately adjacent to a Primary Care Centre and the recreational facility provided by the GAA.</p> <p>It is considered that the future development of an elderly accommodation retirement village with sheltered accommodation would provide a centrally located facility that ca serve the needs of the increasing elderly cohort of persons resident in the substantial hinterland of Summerhill to live in a modern, central and socially inclusive community.</p> <p>The subject lands are located to the west of Summerhill village with road frontage along the R156 Road. The lands are also bounded to the west by the Kinightsbrooke River. The site also benefits from services including electricity, mains water and foul water.</p> <p>The submission contains significant detail in respect of evidence to demonstrate a growing need to sufficiently cater for the elderly population and those in need of care both in terms of assisted living to support varying degrees of dependency.</p>	
<b>Chief Executive’s Response</b>	
<p>With people living longer it is important that provision is made to allow older people to live independently in their local community for as long as possible. Living close to local services and facilities creates a convenient lifestyle for older people and encourages them to remain active and healthy.</p> <p>This Plan supports the provision of a mix of house types that provide a choice for older people and encourages private developers to incorporate the principles of universal design into new residential properties.</p> <p>The policy direction for this form of accommodation supports provision for elderly / care accommodation within settlements in order to avail of existing services and facilities. However, it is accepted that particularly for smaller areas this is not always possible. In this case edge of settlement locations would be the next sequentially preferable location in order to maintain built up form and limit encroachment into the countryside.</p>	

The site selected is within close proximity to the GAA recreational facilities and Primary Care facility as well as within a short walking distance to the town centre. The subject site exhibits a sequentially preferable location for this form of development and therefore is considered suitable for re-zoning.

Currently the population stands at 1334 taking in the four ED areas and the current population aged 65+ is 136 (10.1%) which is slightly lower than the national average however in terms of projection planning the current group aged 55+ is 307 (23%) which means in 10 years there will be a significant jump in the ageing population (more than double) which is what we are predicating. Notably the projection is that those aged 80+ will quadruple so in this regard it would be appropriate to consider lands for age friendly housing in Summerhill to meet future/growing demands.

In this context is considered appropriate to zone the lands for G1 Community Infrastructure. It should be noted that a pedestrian access footpath and associated crossings will also be required.

**Draft CDP**



**Proposed  
Amendment**

**Chief Executive's Recommendation**

It is proposed to amend the Land Use Zoning objective from the Rural Area RA to G1 Community Infrastructure.

**Submission No.:**

MH-C5-801

**Submitted by:**

Cllr Ronan Moore

**Submission Theme(s):**

Summerhill Written Statement

**Summary of Submissions:**

Two additional objectives suggested for the future development of Summerhill which include;

"To complete a comprehensive whole traffic plan for the village to be published in the life-time of this plan"; and

To revitalise the path and paving along the east of the village to allow for greater accessibility for those with mobility issues".

**Chief Executive's Response**

It is the objective of the Meath County Development Plan, see MOV OBJ 1, to prepare Local Transport Plans for a range of settlements in Meath, as deemed necessary. Give the competing needs of larger towns, it is unlikely that a comprehensive whole traffic plan for Summerhill can be completed during the life of this Plan.

It is acknowledged that the village would benefit by the provision of additional pedestrian and cycle movement infrastructure. The provision of footpaths around towns and villages are addressed in the Draft Plan under MOV POL 20 which states; *'To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.'* Road improvements, upgrades, realignments, repairs, traffic management measures, traffic calming and improvements to road signage are assessed and implemented as deemed necessary, as resources allow and subject to availability.

**Chief Executive's Recommendation**

No change Required.

**Submission No.:**

MH-C5-821

**Submitted by:**

David Costello (Sherry FitzGerald Royal) on behalf of Grant Thornton

**Submission Theme(s):**

Land Use Zoning Summerhill

**Summary of Submissions:**

This submission relates to the same land holding as MH-C5-849 see same for response / recommendation.

**Chief Executive's Response**

As above

**Chief Executive's Recommendation**

No change recommended.

**Submission No.:**

MH-C5-849

**Submitted by:**

IMG Planning on behalf of Paul McCann of Grant Thornton

**Submission Theme(s):**

Land Use Zoning Summerhill

**Summary of Submissions:**

This submission relates to lands at the Trim Road to the north of Summerhill. The lands extend c. 1.09 Ha approximately 450m to the north of the Green in the village centre. The subject site is currently zoned for New Residential Phase II (Post 2019) however as part of the forthcoming CDP are identified within the Rural Area.

The submission seeks the rezoning of lands to New Residential and a realignment of the existing settlement boundary.

It is considered that;

- The projected population growth for Summerhill up to 2026 does not accord with the population distribution in the Core Strategy;
- The consequent household requirement should be greater than what has been identified in the draft CDP;
- The extent of land zoned to meet population growth and the additional households require to meet that growth is below that stated in the draft CDP;
- The planning history of the land parcels zoned for residential purposes would indicate that it cannot be relied upon that all or some of these parcels will be brought forward for development during the plan period; and
- The subject lands are appropriately located relative to the village core and their development for residential purposes will be at a scale appropriate to the context of the village and will contribute to its consolidation

**Chief Executive's Response**

The provision of a compact and vibrant village centre is essential if Summerhill is to cater for its current and future population needs in a sustainable manner.

The land use strategy seeks to promote the development of infill/undeveloped sites close to the core and maintain the vibrant mixture of land uses whilst facilitating natural residential growth in order to sustain and complement the land uses.

Summerhill experienced modest growth between 2011-2016 however in the preceding 15 years the villages population grew by 66% with much of this growth taking place at or near the outskirts of the village. With reference to the core strategy and the household allocation of 40 units which is considered sufficient and appropriately located for residential uses has been identified for the life of the development plan.

It should be further noted that existing water service provision has limited capacity.

**Chief Executive's Recommendation**

No change recommended.

<b>Submission No.:</b>	MH-C5-1019
<b>Submitted by:</b>	Philip & Bridget Cantwell
<b>Submission Theme(s):</b>	Lands at Summerhill
<b>Summary of Submissions:</b>	
<p>This submissions seeking the completion of a footpath along the R158 Trim Road approx. 200m in length. The extent of the lands extend along the frontage of a 7.5 Ac landholding immediately adjacent to the newly built Hillview Housing Estate and the two Summerhill GAA pitches.</p> <p>The submission also seeks the rezoning of lands adjacent to the GAA pitches to be zoned for Residential Development in replacement of the A2 zoning to the south east of the settlement.</p> <p>The submission outlines a number of potential benefits that will arise from the rezoning;</p> <ul style="list-style-type: none"><li>• Benefits to MCC and the States/Taxpayers;</li><li>• Benefits to public/parents and local school children;</li><li>• Benefits for the disabled using wheelchairs in Summerhill;</li><li>• Benefits to Summerhill GAA; and</li><li>• Benefits to very active tidy village committee;</li></ul> <p>The submission also encloses a supporting letter from Finian McGrath TD for the cycle-way and footpath for the disabled at Summerhill</p> <p>Also attached supporting letter from P.J Tomey supporting the development of the landholding.</p> <p>Supporting letter from Cllr Niamh Souhan to relocate the A2 New Residential site to land parcel adjacent to the Hillview Housing Estate</p>	
<b>Chief Executive's Response</b>	
<p>The provision of a compact and vibrant village centre is essential if Summerhill is to cater for its current and future population needs in a sustainable manner. It is agreed that there is merit to the completion of a footpath along the R158 Trim Road. However, the completion of such works will be subject to funding and the availability of resources.</p> <p>The land use strategy seeks to promote the development of infill/undeveloped sites close to the core and maintain the vibrant mixture of land uses whilst facilitating natural residential growth in order to sustain and complement the land uses.</p> <p>Summerhill experienced modest growth between 2011-2016 however in the preceding 15 years the villages population grew by 66% with much of this growth taking place at or near the outskirts of the village. With reference to the core strategy and the household allocation of 40 units which is considered sufficient and appropriately located for residential uses has been identified for the life of the development plan.</p> <p>The subject site is not considered to be a sequentially preferable given its location on the northern periphery of the settlement. The development of the site would not assist in consolidating the village nor maintain a compact urban form but rather lead to undesirable encroachment into the countryside.</p>	

It should be further noted that existing water service provision has limited capacity.

**Chief Executive's Recommendation**

No change recommended.