

**Chief Executive's Report on submissions  
received in respect of Material Alterations  
to Proposed Variation No. 3  
Meath County Development Plan  
2013-2019**

**In accordance with Section 13  
of the  
Planning and Development Acts,  
2000-2015**

**16<sup>th</sup> May 2016**



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## **Section One            Introduction**

This report forms part of the statutory procedure for varying a Development Plan and is prepared under Section 13 of the Planning and Development Acts 2000-2015. In accordance with Section 13 of the Planning and Development Acts, 2000-2015 this report shall include the following:

- (i) *list the persons or bodies who made submissions or observations,*
- (ii) *summarise the following from the submissions or observation made under this section:*
  - (I) *issues raised by the Minister, and*
  - (II) *thereafter issues raised by other bodies or persons*
- (iii) *give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.*

The key purpose of Variation No. 3 of the County Development Plan is to align the County Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The variation also updates the Development Plan in order to incorporate amendments to Volume 1 which arose from the adoption of Variation No. 2. The variation also identifies potential future changes to the settlement hierarchy of the County.

This report has three sections as follows:

Section One provides an overview of the statutory process to date and sets out the legislative background and requirements for the preparation of the Chief Executive's Report under the Planning and Development Acts, 2000-2015.

Section Two contains a full listing of each of the submissions received during the Public Consultation Phase, a summary of the main issues raised in each submission, together with the Chief Executive's response and recommendations, taking into account the proper planning and sustainable development of the County the statutory obligations of any local authority in the area and any relevant policies or objectives of the Government or Government Minister.

Section Three contains a full list of persons/bodies informed under the statutory process.

The Report is now formally submitted to the Elected Members for consideration.

Chief Executive's Report - Proposed Material Alterations Variation No. 3 of the Meath County Development Plan 2013-2019

**1.1 Process to Date**

A copy of draft Variation No 3 of the Meath County Development Plan 2013-2019, together with the Strategic Environmental Assessment Screening, Appropriate Assessment Screening Statement and Strategic Flood Risk Assessment and Management Plan was available for inspection from Monday 21<sup>st</sup> December 2015 to Wednesday 27<sup>th</sup> January. 182 no. submissions were received on the proposed variation during this statutory period. The Chief Executive's report was circulated to the Elected Members on 23<sup>rd</sup> February 2016. The Elected Members at Meath County Council meeting of 7<sup>th</sup> March 2016 agreed to material alterations to the proposed variation, thereby necessitating a further public display period.

**1.2 Public Consultation**

A copy of the material alterations to draft Variation No 3 of the Meath County Development Plan 2013-2019, together with the Strategic Environmental Assessment Screening, Appropriate Assessment Screening Statement was available for inspection from **22<sup>nd</sup> March 2016 to 19<sup>th</sup> April 2016** on [www.meath.ie](http://www.meath.ie) and at the following locations:

LOCATION
<b>Planning Department</b> , Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291
<b>Ashbourne Municipal District</b> , Ashbourne Civic Office, 1 -2 Killegland Square Upper, Killegland Street, Ashbourne, A84 NY73.
<b>Kells Municipal District</b> , Kells Civic Office, Headfort Place, Kells A82 W2R3
<b>Navan Municipal District</b> , Town Hall, Watergate Street, Navan C15 C821
<b>Laytown-Bettystown Municipal District</b> , Duleek Civic Office, Main Street, Duleek A92 R9KW
<b>Ratoath Municipal District</b> , Dunshaughlin Civic Office, Drumree Road, Dunshaughlin A85 XK20
<b>Trim Municipal District</b> , Trim Civic Office, Mornington House, Summerhill Road, Trim C15 P2HE

### 1.3 HOW TO READ THE ALTERATIONS

This variation document includes only the relevant sections of the Meath County Development Plan 2013-2019 which it is proposed to change, not the entire plan. Therefore, **it is advisable that this variation be read in conjunction with the current County Development Plan.**

The existing text of the County Development Plan 2013 – 2019 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. **Please note that the Draft Variation document should not be interpreted as the complete text of the Meath County Development Plan 2013 -2019 but rather highlights selected parts of the County Development Plan which are proposed to be varied as part of Variation No. 3.** On completion of this variation process, a consolidated version of the County Development Plan Written Statement (Volumes 1 – 5) as altered by Variations 1, 2 and 3 will be made available for ease of reference and to avoid any potential confusion.

Proposed Amendments / Additions proposed as **part of the draft variation** are shown as red text. Deletions are indicated with strikethrough as illustrated in the example below. The Meath Local Authorities Corporate Plan ~~2009 – 2014 sets out a vision for 2015-2019~~ **has the vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible”.** ~~County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities”.~~

Any text changes arising as a result of material alterations are shown in blue to avoid confusion.

Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of such policies or objectives list in relevant chapters. It is the Planning Authority's intention to carry out a renumbering process of such policies and objectives.

A consolidated version of the development plan as varied will be published following completion of this variation process.

### 1.4 Next Step

In accordance with section 13 of the Planning and Development Acts 2000-2015, the Elected Members will consider the proposed variation and the Chief Executive's report on submissions received in respect of material alterations to variation No 3 of the Meath County Development Plan 2013-2019 and if thought fit to resolve to make the variation with or without further modification or refuse to make the variation. In making the variation to the County Development Plan, the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area and any relevant policies or objectives of the Government or any Ministers of the Government.

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The variation to the County Development Plan shall have effect from the day that the variation is made.

## Section Two Submissions Received

9 no. submissions were received during the draft display period. These were numbered on receipt as shown in the table below and categorised according to location/issue raised:

NO	FIRST NAME	LAST NAME	COMPANY NAME	ISSUE
1001	Fiona	O'Brien	N/A	Stamullen
1002	Ian	Lumley	An Taisce	Maynooth
1003	Cian	O' Mahony	EPA	General
1004	Michael	Mc Cormack	TII	General
1005	Hugh	McGinn	Brady Hughes Consulting	Drogheda Environs
1006	Thomas	Byrne	N/A	Stamullen
1007	Liz	Marriott	Dept of Education & Science	Dunboyne
1008	Niall	Cussen	Dept of Environment Community and Local Government	General
1009	Eoin	Farrell	National Transport Authority	General

Each submission is summarised and the Chief Executive's response and recommendation to each is provided. All submissions received are available for inspection in the Planning Department, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291.

The Planning and Development Acts 2000-2013 specifically refer to the manner in which the submissions made by the NTA and the Regional Authority should be dealt with. The issues raised and recommendations made in each of these submissions must be summarised and the Manager's Report must outline the recommendations of the manager in relation to the manner in which those issues and recommendations should be addressed. The issues raised by the

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Minister for the Environment, Community and Local Government must also be summarised separately.

**Section 2.1 Submission from Department of Environment, Community & Local  
Government**

**Submission 1008 Department of Environment, Community & Local Government**

The submission includes the following matters:

- DOECLG welcomes that Meath County Council has acknowledged and addressed certain comments made in its previous submission dated 27<sup>th</sup> January 2016 in relation to the variation;
- The importance of ensuring appropriate economic development in Meath and the importance of ensuring the county plays its part in addressing the housing shortage within the Greater Dublin Area is acknowledged;
- 'Live work 'community at Dunboyne North (Pace);
- Planned growth of Dunboyne;
- Importance of working with the owners of lands in the area.

**Chief Executive Response and Recommendation**

The proposed 'live work 'community at Dunboyne North (Pace) is not the subject of the material alterations. The Legal Advice obtained by the Council states that it is not open to the Elected Members to consider this submission.

No Change required

**SEA/AA Comment**

No comment required.

## Section 2.2

<b>Submission 1009</b>	National Transport Authority
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The submission includes the following matters:

- 'live work 'community at Dunboyne North (Pace);
- phasing objectives as contained in the current plan;
- use of developer led master plans'
- amending car parking requirements,
- zoning of lands at Clonee/Portan;
- text of the plan referring to white land.

The submission advises that each Local Authority in the GDA is required to ensure that their development plan is consistent with the NTA Transport Strategy for the Greater Dublin Area.

The submission confirms that this strategy is now approved.

### Chief Executive Response and Recommendation

The proposed 'live work 'community at Dunboyne North (Pace), phasing objectives as contained in the current plan; use of developer led master plans' and amendments to car parking requirements were not the subject of the material alterations. The Legal Advice obtained by the Council states that it is not open to the Elected Members to consider this submission.

The addition of an FDI specific spot objective for the Portan lands was requested specifically by the DOECLG.

The submission contains the statement that *"The Dublin Transport Authority Act 2008 provides that each planning authority within the GDA shall ensure that their Development Plan is consistent with the NTA Transport Strategy for the Greater Dublin Area"*. The Council recognises and indeed supports the said statement and in that respect would reference Section 7.1.2 of the NTA Transport Strategy for the GDA wherein the principles of land use and transport integration are espoused. In particular the Strategic Planning Principles state that *"Residential development located proximate to high capacity public transport should be prioritised over development in less accessible locations in the GDA"*. It is further outlined, *"in terms of employment growth, the city centre and Docklands will be most suitable for highest-intensity employment, while areas around transport interchanges would also be desirable for some large-scale development, for the period of the Strategy"*.

In conclusion the Council considers that the Variation accords with the Strategic Planning Principles outlined in the Strategy.

No change required.

**SEA/AA Comment**

No comment required.

<b>Submission 1004</b>	<b>Transport Infrastructure Ireland</b>
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**Summary of Main Issues Raised**

The submission refers to the following matters:

- Live work 'community at Dunboyne North (Pace);
- Critical importance of attracting investment and employment opportunities to County Meath;
- Zoning of lands at Clonee/Portan;
- Spot objective for FDI relating to the Clonee/Portan lands.

The submission concludes that MCC and TII have a shared history of successful collaboration and the wish is expressed that this would continue into the future.

**Chief Executive Response and Recommendation**

The proposed 'live work 'community at Dunboyne North (Pace) is not the subject of the material alterations. The Legal Advice obtained by the Council states that it is not open to the Elected Members to consider this submission.

The addition of an FDI specific spot objective for the Portan lands was requested specifically by the DOECLG.

The Council would reference Section 7.1.2 of the NTA Transport Strategy for the GDA wherein the principles of land use and transport integration are espoused. In particular the Strategic Planning Principles state that *"Residential development located proximate to high capacity public transport should be prioritised over development in less accessible locations in the GDA"*. It is further outlined, *"in terms of employment growth, the city centre and Docklands will be most suitable for highest-intensity employment, while areas around transport interchanges would also be desirable for some large-scale development, for the period of the Strategy."*

In conclusion the Council considers that the Variation accords with the Strategic Planning Principles outlined in the Strategy.

No change required.

**SEA/AA Comment**

No comment required.

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## Section 2.3 General Submissions

<b>Submission 1001</b>	Fiona O'Brien
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Submission objects to the proposal to turn Stamullen into a moderate town.

### Chief Executive Response and Recommendation

The additional text published as part of the material alterations offers additional clarity and confirms that if approved by the Regional Assembly, Stamullin will gradually evolve towards moderate growth town status with residential development occurring in tandem with commensurate supporting sustainable employment, community and educational facilities.

No change required

### SEA/AA Comment

No comment required.

<b>Submission 1002</b>	An Taisce
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The submission refers to Maynooth Environs, specifically the Carton lands only.

### Chief Executive Response and Recommendation

The matter raised in the submission is not the subject of the material alterations. Therefore it is not open to the Elected Members to consider this submission.

No change required

### SEA/AA Comment

No comment required.

<b>Submission 1003</b>	Cian O'Mahony EPA
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The submission considers that the Council ensure that zoning/development proposals remain consistent with Regional Planning Guidance to deliver sustainable growth. Reference could be made to the Regional Spatial and Economic Strategies and integration of the variation with high level influential plans where appropriate.

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In respect of appropriate assessment the requirements of the Habitats Directive should be taken into account.

**Chief Executive Response and Recommendation**

The Council is satisfied that the proposals contained in the variation and amendments are consistent with the Regional Planning Guidelines. Regional Spatial and Economic Strategies will replace the Regional Planning Guidelines and have not been prepared to date.

No change required.

**SEA/AA Comment**

No comment required.

<b>Submission 1005</b>	Hugh Mc Ginn, Brady Hughes Consulting
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The submission is seeking an alteration to the text of the plan as it relates to the development of white land. Specifically the submission seeks the removal of text as follows:  
*'No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this development plan.'*

**Chief Executive Response and Recommendation**

The intention with the designation of white land is to identify strategic lands to allow the Council to take a long term view of how a settlement should develop. Therefore no specific uses are intentionally identified for these lands to facilitate a flexible approach.

No change required.

**SEA/AA Comment**

No comment required.

<b>Submission 1006</b>	Deputy Thomas Byrne
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Submission relates to the additional text proposed in the material alterations which relates to Stamullin. The submission questions the legal status of the proposed material alterations.

**Chief Executive Response and Recommendation**

In accordance with the Planning and Development Act, 2000 as amended, the Elected Members are entitled to consider the variation with or without modifications.

No change required.

**SEA/AA Comment**

No comment required.

**Submission 1007**

Liz Marriott, Department of Education and Science

Submission refers to the identification of a school site in Dunboyne.

**Chief Executive Response and Recommendation**

The matter raised in the submission is not the subject of the material alterations. Therefore it is not open to the Elected Members to consider this submission.

However the Council does note the quantum of suitably zoned lands for the provision of a school in Dunboyne and is supportive of the development of a school in Dunboyne.

No change required.

**SEA/AA Comment**

No comment required.

### **Section Three      Persons/bodies informed under the statutory process.**

'bord@pleanala.ie';  
'reception@artscouncil.ie';  
'info@antaisce.org';  
'info@fisheriesireland.ie';  
'info@opw.ie';  
'Corporatesupport.unit@dcenr.gov.ie';  
'manager.dau@ahg.gov.ie'; 'info@djei.ie';  
'info@daa.ie'; 'doce@dublincity.ie';  
'mbradley@emra.ie';  
'service@esb.ie';  
'sea@epa.ie';  
't.omahony@epa.ie';  
'planning@failteireland.ie';  
'info@forfas.ie';  
'mera@eircom.net';  
'info@nationaltransport.ie';  
'info@dublindocklands.ie'; 'rdpi.dne@hse.ie';  
'minister@environ.ie';  
'minister@education.gov.ie';  
'minister@defence.irlgov.ie';  
'info@agriculture.gov.ie';  
'Damien.clarke@agriculture.gov.ie';  
'anne\_flynn@education.gov.ie';  
'lorraine\_brennan@education.gov.ie';  
'sea@environ.ie';  
'Ciara.Gilgunn@environ.ie';  
'wcu@hsa.ie';  
'mail@heritagecouncil.ie';  
'info@hse.ie';  
'dir@sera.ie';  
'info@irishrail.ie';  
'info@buseireann.ie';  
'info@tii.ie';  
'Dig@bge.ie';  
'doosulli@bge.ie';  
'info@border.ie';  
'snl@udaras.ie';  
'info@eirgrid.com';  
'meatheast@gmail.com';  
'info@midlands.ie';  
'sdempsey@water.ie'

'plan@cavancoco.ie';  
'info@monaghancoco.ie';  
'plandept@kildarecoco.ie';  
'planning@offalycoco.ie';  
'info@westmeathcoco.ie';  
'planning@fingalcoco.ie';  
'info@sdublincoco.ie';  
'planning@dublincity.ie';  
'planning@dlrcoco.ie';  
'planadmin@wicklowcoco.ie';  
'planning@louthcoco.ie'

