

Manager's Report on the Submissions Received on the Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019



December 2012



comhairle chontae na mí
meath county council



TABLE OF CONTENTS

Section 1 Introduction and Overview of Manager's Report

1.1	Introduction	1
1.2	Preparation of the Draft Meath County Development Plan 2013-2019	2
1.3	Public Consultation Draft Meath County Development Plan 2013-2019	2
1.4	Public Consultation Proposed Amendments to the Draft Meath County Development Plan 2013-2019	4

Section 2 Legislative Background to Manager's Report

2.1	Statutory Contents of the Manager's Report	5
2.2	Procedure following preparation of Manager's Report.....	5

Section 3 Issues Raised during the Consultation Phase and Manager's Opinion on Issues Raised

3.1	Introduction	7
3.2	Submission by the National Transport Authority.....	9
3.3	Submission by the Department of Environment, Community and Local Government..	12
3.4	Chapter 1 Introduction	14
3.5	Chapter 2 Core Strategy	16
3.6	Chapter 4 Economic Strategy.....	22
3.7	Chapter 6 Transport.....	25
3.8	Chapter 7 Water, Drainage and Environmental Services	27
3.9	Chapter 8 Energy and Telecommunications	28
3.10	Chapter 9 Cultural and Natural Assets	30
3.11	Chapter 11 Development Management Standards and Guidelines	35
3.12	Appendix 5 Retail Strategy	36
3.13	Appendix 12 Protected Views and Prospects	40
3.14	Volume 3 – Book of Maps.....	44

Section 4 Submissions on Strategic Environmental Assessment and Appropriate Assessment Reports

4.1	Appropriate Assessment and Strategy Environmental Assessment Reports	45
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Section 5 Manager's Recommendations for Modifications to the Proposed Amendments	46
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APPENDICES

Appendix 1 - List of prescribed authorities notified of the display of the Proposed Amendments to the Draft Meath County Development Plan 2013-2019

Appendix 2 – Summary table of people/organisations who made submissions during the public consultation stage for the Proposed Amendments to the Draft Meath County Development Plan 2013-2019

Appendix 3 – Summary of extraneous issues referred to in submissions received



SECTION 1 INTRODUCTION AND OVERVIEW OF MANAGER'S REPORT

1.1 INTRODUCTION

The purpose of this report is to provide a description of the public consultation undertaken for the display of proposed amendments to the Draft Meath County Development Plan 2013-2019, to respond to issues raised in the submissions and observations made during the public consultation and to make recommendations for modifications to the amendments as deemed appropriate. Consultation on the proposed amendments to the Draft Development Plan took place between Friday 12th October and Thursday 8th November 2012 during which time a total of 26 written submissions were received.

This report comprises five separate sections:

Section 1 provides an introduction and overview of the report and procedure for the preparation of the Draft Development Plan. It also describes the public display process for the proposed amendments to the Draft Plan.

Section 2 details the legislative background and requirements for the report.

Section 3 provides a discussion of the issues raised during the consultation phase on the proposed amendments to the Draft Plan, the Manager's response to same and recommendations for changes to the proposed amendments.

Section 4 outlines the submissions received on the Strategic Environmental Assessment and Appropriate Assessment reports which were prepared in conjunction with the proposed amendments to the Draft Development Plan.

Section 5 provides a summary listing of all of the Manager's Recommendations for modifications to the proposed amendments to the Draft Meath County Development Plan 2013-2019.



This report forms part of the statutory procedure for the preparation of the Meath County Development Plan 2013-2019 and is being submitted to the Elected Members of Meath County Council for their consideration on the 3rd December 2012.

1.2 PREPARATION OF THE DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The preparation of a new Development Plan for Meath began on 2nd March 2011 when formal notice was published by Meath County Council of the review of the Meath County Development Plan 2007 – 2013. At the same time, a period of pre draft public consultation was undertaken which took place from 2nd March 2011 to 29th April 2011. The public consultation was advertised through a number of media platforms including newspaper advertisements, both local and national, the Meath County Council website and twitter feed and a website set up specifically to provide information on the review of the Development Plan. In addition, prescribed authorities were notified.

A Strategic Issues Paper was prepared for the purposes of raising awareness of the nature of both the development plan and the review process. The preparation of the Strategic Issues Paper was notified in the public advertisements and the document was made available for download from the County Development Plan review website and for sale from the Planning Department.

Five public information evenings were held, one in each of the electoral areas of the county, in order to provide an opportunity for members of the public to learn about the review process, to highlight some of the strategic issues facing the county and to facilitate feedback from the public about issues they felt should be taken into account in the preparation of the Draft Development Plan.

Submissions were invited from the public during this pre draft consultation period and could be made electronically or sent via post. A total of 67 submissions were received. A more detailed account of this public consultation phase can be found in the 'Manager's Report on Pre Draft Public Consultation Phase' which can be accessed at <http://countydevelopmentplan.meath.ie>

1.3 PUBLIC CONSULTATION DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The public consultation stage for the Draft Meath County Development Plan 2013-2019 took place from Friday 25th May 2012 to Friday 3rd August 2012 inclusive.



The public consultation stage was advertised through a number of media platforms:

- Notification on Meath County Council and the County Development Plan websites.
- Notification from Meath County Council's twitter feed.
- Advertisements in local and national newspaper.
- Advertisements on local radio.
- Formal notification was issued to the required statutory bodies.

Submissions were invited from the public during the consultation period and could be made electronically or sent via post. A total of 139 submissions were received.

A series of public information sessions were held in order to provide an opportunity for members of the public to learn about the Draft Plan. The events were held in each electoral area of the county as follows:

- Ashbourne Library on Monday 11th June 2012
- Dunshaughlin Area Office on Monday 11th June 2012
- Trim Library on Tuesday 12th June, 2012
- Duleek Area Office on Wednesday 13th June, 2012
- Planning and Transportation Department, Navan on Friday, 15th June, 2012
- Kells Town Council on Tuesday 19th June, 2012
- The Village Hotel, Bettystown on Tuesday 10th July 2012

In addition, Meath County Council Planning Staff gave an information briefing to Comhairle na nÓg at its meeting on 31st May and to the Community Forum at their meeting on 30th May 2012.

Following completion of the public consultation period, a Manager's Report was prepared on the submissions summarising the issues raised, detailing the Manager's response to them and outlining recommended changes to the Draft Development Plan. This report can be accessed at: <http://countydevelopmentplan.meath.ie>

The report was distributed to the members of Meath County Council on 14th September. The members discussed the report at a meeting of the council on 24th September where the Council formally resolved to place amendments to the Draft Development Plan on public display.

1.4 PUBLIC CONSULTATION PROPOSED AMENDMENTS TO THE DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The proposed amendments to the Draft Meath County Development Plan 2013-2019 were placed on public display from Friday 12th October 2012 to Thursday 8th November 2012. The display of the proposed amendments was advertised through the following media platforms:

- The Meath County Council and the County Development Plan websites.
- Meath County Council's twitter feed.
- Advertisements in local and national newspaper.
- Advertisements on local radio.
- Formal notification to the required statutory bodies.

The proposed amendments were available to view at:

- The Meath County Development Plan 2013-2019 website.
- The Planning Department, Navan.
- Meath County Council Area Offices in Kells Town Council, Navan Town Council, Duleek, Dunshaughlin and Trim.
- Public libraries in Ashbourne, Athboy, Duleek, Dunboyne, Dunshaughlin, Kells, Navan, Nobber, Oldcastle, Rathcairn, Slane and Trim.

In total, 26 submissions were received on the proposed amendments.

SECTION 2 LEGISLATIVE BACKGROUND TO MANAGER'S REPORT

2.1 STATUTORY CONTENTS OF THE MANAGER'S REPORT

Section 12(8) of the Planning and Development Acts 2000-2012 requires that the County Manager prepare a report on the submissions and observations received during the consultation period for the proposed amendments to the Draft Development Plan and submit same to the elected members of Meath County Council for their consideration. The Act requires that the Manager's Report shall:

- (a) List the persons or bodies who made submissions or observations.
- (b) Summarise the issues raised by other bodies and people.
- (c) Give the response of the Manager to the issues raised, taking account of:
 - Any directions issued by the members of Meath County Council under Section 11(4),
 - the proper planning and sustainable development of the area,
 - the statutory obligations of any local authority in the area,
 - any relevant policies or objectives for the time being of the Government or of any Minister of the Government

2.2 PROCEDURE FOLLOWING PREPARATION OF MANAGER'S REPORT

The Manager's Report must be prepared and submitted to the members of Meath County Council not later than 8 weeks from the date of publication of the proposed amendments to the Draft Development Plan. This report is being issued to the members on the 3rd of December 2012.

In accordance with section 12(9)(b) of the Planning and Development Acts 2000-2012, the members must complete their consideration of the Manager's Report and the Draft Development Plan within 6 weeks of receiving the Manager's Report. Following this, the members must resolve to make the Development Plan, either with or without the proposed amendments. A further

modification to an amendment may be made but only where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European Site. A further modification to an amendment cannot be made where it relates to an increase in the area of land zoned for any purpose or an addition to or deletion from the Record of Protected Structures.

In making the Development Plan the Council 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.

The adopted Development Plan shall come into effect 4 weeks from the day that it is made.



SECTION 3 SUBMISSIONS MADE DURING THE CONSULTATION PHASE AND MANAGER'S RESPONSE TO ISSUES RAISED

3.1 INTRODUCTION

A total of 26 submissions were received during the consultation phase. The Council wishes to express its appreciation to those who made submissions. A list of the persons and organisations that made submissions (and indicating the relevant Chapter/Appendix/Map to which the submission refers) is included in Appendix 2. Following receipt of the submissions, an analysis was carried out of each submission extracting and categorising all of the issues raised in a table format. Specific issues were raised with the relevant Council Department for comment where appropriate. The County Manager's Report was prepared following on the analysis of same.

A wide range of issues were raised. These are discussed according to the relevant chapter/section of the Draft Development Plan in the following order:

1. Introduction
2. Core Strategy
3. Economic Strategy
4. Transport
5. Water, Drainage and Environmental Services
6. Energy and Telecommunications
7. Cultural and Natural Assets
8. Development Management Standards and Guidelines
9. Appendix 5 - Retail Strategy
10. Appendix 12 - Protected Views and Prospects
11. Volume 3 – Book of Maps

The submissions received from the National Transport Authority and Department of the Environment, Community and Local Government are summarised and responded to separately.

A submission was not received from the Regional Planning Guidelines (RPG) Office.



In instances where there are no submissions on a particular chapter or topic, the corresponding section does not appear in this report. In addition, in accordance with Section 12(8) of the Planning and Development Acts 2000-2012, this report addresses only those submissions made in relation to the proposed amendments and the likely significant effects on the environment of implementing the proposed amendments. A number of submissions were received which did not refer to the amendments or which raised a mix of issues, both relating to amendments and referring back to the Draft Development Plan. Any issues or submissions not relating to the amendments to the Draft Development Plan are not referred to in this report. However, for information purposes, Appendix 3 contains a summary of the issues in the submissions received that do not specifically relate to the amendments.

The discussion of the issues raised includes the Manager's response and recommendation for any modifications to the proposed amendments deemed appropriate. In the interests of clarity, the summary of issues raised is printed in italics and the Manager's response and recommendation is printed in normal font. The Manager's Recommendations are numbered for ease of reference and Section 5 lists them.

Furthermore for ease of reference, Appendix 2 includes a summary table listing the submissions, the relevant chapter/appendix the submission relates to and also indicates the page number within this report and the Manager's Recommendation number that relate to it.

As part of the iterative process for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA), the Manager's Recommendations have been assessed and the comment in relation to SEA and/or AA is included within this report.

Any minor identified typographical errors or discrepancies will be corrected in the final adopted Plan. Similarly, where draft plans or policy documents, prepared by other bodies, have been updated or approved during the Development Plan preparation process, these updated versions will be incorporated within the final Development Plan.

3.2 SUBMISSION BY THE NATIONAL TRANSPORT AUTHORITY (SUBMISSION NO. 3010)

Main Issues Raised

Section 2.9.6 Primary Land Use Zoning Categories

Reference is made to the proposed amendment stating that "Existing employment generating uses together with their expansion to an appropriate scale and size shall be facilitated notwithstanding the category of settlement specified."

The Authority consider that the expansion of such areas should be conditional on this expansion being consistent with regional policy (reference is made to RPG strategy recommendation ER3) and with the Authority's policy on the location of employment (refer to LU1 of the draft NTA Transport Strategy for the Greater Dublin Area). It is stated that to ensure consistency with the draft Transport Strategy, the Authority requests that an extra qualifier is incorporated in the text of the Development Plan to ensure that the expansion of existing development areas is consistent with regional policy (particularly strategic recommendation ER3) and the Authority's policy on the location of employment (see LU1 of the draft Transport Strategy).

4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

The submission notes that there are minor amendments in relation to Bremore Port (p. 66). The Authority emphasises that the development of a business park in the environs of Bremore Port should be dependent on the delivery of the proposed port.

4.3 Employment Sectors

Reference is made to the text which refers to the Maynooth Environs and states "The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context."

The Authority consider that any proposal to locate intensive office based development in Maynooth Environs is inconsistent with the Authority's policy on the location of employment, as presented in the Draft Transport Strategy. It is also contrary to regional policy which encourages "mixed use settlement forms and sustainable centres, in which employment and residency are located in close proximity to each other and strategic multi-modal transport corridors, which promote a choice of sustainable travel modes, green travel choices and to arrest long distance commuter trends and congestion" (Strategic Recommendation ER3 of the Regional Planning Guidelines for the Greater Dublin Area). It is stated that to ensure consistency with the draft

Transport Strategy, the Authority requests that the text of the Development Plan be amended to delete any reference to intensive office based development in the Maynooth Environs.

Manager's Response

Section 2.9.6 Primary Land Use Zoning Categories

The Development Plan has been drafted to be consistent with the Regional Planning Guidelines and to support the National Transport Authority's Draft Transport Strategy. It is not the intention of the amendment to the Draft Development Plan to facilitate development which would not accord with either of these documents. However, in order to address these matters, it is considered appropriate to adjust the wording of the amendment.

4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

There were only minor amendments made to the descriptive text concerning the proposed Deepwater Port Facility in East Meath. No amendments were made to the policies or text concerning potential landside activities. Therefore Meath County Council is not in a position to revisit them now. It is noted that ED POL 10 refers to "landside activities to support the proposed deep water port."

4.3 Employment Sectors

The Draft Development Plan outlined that the high level economic development objectives for the Maynooth/Leixlip area include:

1. Development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with NUIM and major employers already established in the sub region (Intel, Hewlett Packard);
2. Development of key linkages and partnerships with NUIM – brand the area as a centre of excellence in the knowledge based economy;
3. Local Area Plan for Maynooth Environs adopted in 2008 with specific focus on attracting high technology and bio-technology firms. Commitment from Kildare County Council to provide requisite piped water services for employment generating uses.

The potential for a specific local objective to be applied to lands in the Maynooth Environs follows on from this and, as stated in the Plan, it is envisaged that such an objective would seek "To provide for high technology/bio-technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area." ¹ The accompanying text in Section 4.3

¹ At the time of writing the Maynooth LAP is under review by Kildare County Council.

acknowledges the challenges in integrating land use and transport in the Maynooth Environs. It states that "Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint." The text referred to in the submission, which relates to assessing the suitability of these lands to accommodate intensive office based development in a development management context, is linked to the preceding statement, as the mobility management proposals will be examined at that time, through all stages of the development management process, to ensure that an appropriate scale of development is achieved.

Manager's Recommendation

It is recommended to make the following change:

Recommendation MR 1

To amend the text in Section 2.9.6 Primary Land Use Zoning Categories as follows:

"Existing employment generating uses together with their expansion to an appropriate scale and size, **consistent with the Regional Planning Guidelines for the Greater Dublin Area and the National Transport Authority Transport Strategy for the Greater Dublin Area**, shall be facilitated notwithstanding the category of settlement specified." (proposed additional text shown in bold font)

SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.



3.3 SUBMISSION BY THE DEPARTMENT OF ENVIRONMENT, COMMUNITY AND LOCAL GOVERNMENT (SUBMISSION NO. 3021)

Main Issues Raised

4.3 Employment Sectors

Reference is made to the proposed amendment concerning a specific zoning objective for lands in the Maynooth Environs. The Department consider that it would be appropriate to indicate in the County Development Plan that planning for such a complex would need to be undertaken in close association with Kildare County Council.

12.5 Monitoring & Review

The Department welcome the inclusion of objective IMP & MON OBJ 1 which relates to the production of an annual monitoring and evaluation report. They consider that it would be appropriate to publish such reports on the Meath County Council website.

Telecommunications Antennae

A general reference is made to Circular Letter 07/12 issued by the Department on the subject of Telecommunications Antennae. A specific submission was made on this circular letter and one of the amendments to the Draft Development Plan. This is discussed in Section 3.9 and Manager's Recommendation MR 5 refers.

Manager's Response

4.3 Employment Sectors

Meath County Council continues to engage with Kildare County Council on matters of mutual interest, e.g. the provision of services for towns along the Kildare/Meath border such as Kilcock, Johnstownbridge and Maynooth. It is intended that the Council will continue this positive dialogue with Kildare County Council which is in keeping with the ethos of 'Putting People First' (DoECLG, 2012) in terms of delivering services efficiently. Consequently it is not considered necessary to insert specific wording into the County Development Plan to facilitate this.

12.5 Monitoring & Review

The support for the inclusion of objective IMP & MON OBJ 1 is noted. Meath County Council will give consideration to publishing such reports.

Manager's Recommendation

No change recommended.



SEA/AA Comment

No SEA/AA Issues.



3.4 CHAPTER 1 INTRODUCTION

Submissions received relevant to this chapter: 3022

Main Issues Raised

1.6 Planning Policy Context

It is noted that the definition of the Greater Dublin Area as stated in the amended Plan will fundamentally change in 2014 with the implementation of local government changes and that failure to acknowledge this will date the Plan.

1.8 Myplan.ie

It is noted that the stated number of planning authorities may change following local government reform and that this should be acknowledged. Reference is also made to a typographical error in this section.

Manager's Response

1.6 Planning Policy Context

Development Plans are prepared and adopted at a particular point in time and it is inevitable that there will be policy and statutory changes during the lifetime of the Plan which will render sections out of date. The contents of the submission regarding the counties in the Greater Dublin Area are noted. Meath County Council is aware that the legislation to enact the proposals in 'Putting People First' has not yet been published. In light of this, a significant re-wording of the text is not considered appropriate.² However, it is considered that a minor change to the wording of the footnote could be made to reference the accuracy of the statement at the time of preparation of the Plan.

1.8 Myplan.ie

The issue of the number of planning authorities is similar to that raised above in relation to the counties in the Greater Dublin Area. As per the previous response, a minor change to the wording of this section could be made to address this matter.

The Plan will be subject to full proof reading prior to the publication of the final document.

² It is noted that in the document "Putting People First" DOECLG (2012) that it is proposed to rationalise the number of Regional Authorities in Ireland and specifically to establish a restructured Midlands East Regional Assembly to contain all the Counties of Leinster with the exception of Kilkenny, Carlow and Wexford

Manager's Recommendation

It is recommended to make the following changes:

Recommendation MR 2

To amend the text in Section 1.6 Planning Policy Context as follows:

"At the time of writing, the counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown'. (proposed new text shown in bold font)

SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.

Recommendation MR 3

To amend the text in Section 1.8 Myplan.ie as follows:

"Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of ~~each of the 32~~ **the** planning authorities across the country." (proposed new text shown in bold font and text to be deleted shown as strikethrough.)

SEA/AA Comment

No SEA/AA Issues.



3.5 CHAPTER 2 CORE STRATEGY

Submissions received relevant to this chapter: 3006, 3007, 3011, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 2025

Main Issues Raised

General

It is requested that the phrase the 'Drogheda Environs' should be replaced with the wording the 'Drogheda Southern Environs'.

It is submitted that the core strategy still fails to integrate properly with the Regional Planning Guidelines.

2.3.2 Future Population Growth

Support is expressed for the modifications made to Table 2.5 in one submission. A separate submission states that the figures displayed in Tables 2.4 and 2.5 still amount to over-zoning and that lands should be de-zoned. A further submission considers that the Kilcock Environs should receive a larger household allocation which would reflect the status of the settlement as a Moderate Sustainable Growth Town and that there are no committed units in the Environs. A separate submission considers that Dunshaughlin should receive a larger household allocation. The revisions to the household allocation and zoning requirements for the Drogheda Environs are noted.

The housing allocation made to the rural area is queried. It is noted that the committed units in the rural area exceeds the total allocation and it is stated that this brings into question whether accommodating a 'demand led and criteria based' approach to rural housing can in fact be operated consistent with the County Development Plan and Regional Planning Guidelines.

It is argued in a number of submissions that allowance should be made for planning applications for residential schemes which expire. It is further submitted that there is limited scope and relevance for an extension of time to these permissions given the changed market sentiment towards housing types, standards for residential units and Building Regulations requirements.

2.3.3 Residential Zoned Land Provision

Following on from the amendments in relation to the proposals to incorporate zoning and development objectives for towns and villages into the County Development Plan, it is suggested that the role and hierarchy of plans needs to be unambiguous. The County Development Plan



should make it clear that the individual Local Area Plan (LAP) will effectively be part of the Development Plan and town plans will act as stand alone Development Plans for particular towns. There should also be clarity with regards to the manner in which administrative boundaries will be dealt with in terms of plan making i.e. Towns Councils and County Council. The County Development Plan needs to ensure that the provisions are in place for each Town Plan to cover the entire area of a settlement notwithstanding administrative boundaries.

A submission supports the amendment of the Plan as it refers to the variation of the County Development Plan, within one year of its adoption, to include land use zonings maps and objectives.

Reference is made to the amendments that relate to applications for alterations to existing residential schemes. Approval is expressed for the amendment that states that the moratorium on residential schemes would not apply to applications which concern changes to the design or layout of a scheme provided that no additional increase in units results. However, the amendment which states that these applications shall be required to be consistent with the lifespan of the parent application is opposed. It is stated that this would dilute and undermine the benefit and value of the previous amendment allowing flexibility regarding design or layout changes to existing permitted schemes. Revised text is suggested stating that new applications intended to replace those previously permitted should have a lifespan of their own.

A further submission refers to objective CS OBJ 2 and states that the persons on whose behalf the submission is being made wish to record their interest in the forthcoming review of the Ashbourne LAP. Reference is made to the extent of excess zoned lands in Ashbourne as stated in Table 2.4. It is considered by the authors of the submission that some of the existing residential zoned lands do not support the sustainable development of the town.

2.3.4 Guidelines for the Review of Local Area Plans/Development Plans

The National Roads Authority has requested that they are consulted as a stakeholder at the earliest stages in the preparation of Local Area Plans identified under objectives CS OBJ 2 and CS OBJ 3 that affect the national road network.

2.9.6 Primary Land Use Zoning Categories

The revisions to the definitions of retail unit sizes in the Plan are welcomed.



Reference is made to the proposed insertion of text relating to the expansion of existing employment generating uses in the E2 zoning category. It is submitted that this text should be altered to allow for the expansion of these uses to include other land uses.

2.6 Infrastructure and Supporting Services

The reference to the Navan-Drogheda rail line is welcomed.

Manager's Response

General

The point raised in the submission with regards to the terminology for the environs of Drogheda is noted. However, cognisance must be taken of the fact that this is the Meath County Development Plan and it is implicit that the environs of Drogheda being referred to are the environs of Drogheda in Meath – the only area of Drogheda over which Meath County Council has administrative authority. It is noted that the environs area was similarly referred to as the Drogheda Environs in the Meath County Development Plan 2007 – 2013 settlement strategy without incurring confusion or misunderstanding. The Kilcock and Maynooth environs in Meath are referred to in a similar fashion. It is acknowledged that Meath County Council, Louth County Council and Drogheda Borough Council and the Department of the Environment and other Statutory Stakeholders have co-operated in the past with regards to the strategic planning of the wider Drogheda area. It is anticipated that this approach will continue particularly in light of advocated 'best practice' models of integrated planning as set out in 'Putting People First' (DoECLG, 2012).

A number of significant amendments were proposed to the Draft Development Plan in order to ensure that the Development Plan was demonstrably consistent with the Regional Planning Guidelines. Meath County Council is satisfied that the Development Plan complies with the Regional Planning Guidelines for the Greater Dublin Area.

2.3.2 Future Population Growth

It is clear from Table 2.4 that there is an excess of residential zoned land. As outlined in the amended Draft Development Plan, this will be dealt with through variations to Town Development Plans, the preparation of new Town Development Plans, amending Local Area Plans and the preparation of new zoning objective maps for a large number of the towns and villages in Meath to be subsumed by Variation to the County Development Plan. It is considered that the household distribution proposed is appropriate taking into account the place of each centre in the settlement hierarchy and relevant factors detailed in the core strategy. In respect of



Dunshaughlin, it should be noted that as per the Draft County Development Plan and the Regional Planning Guidelines for Greater Dublin Area 2010-2022, the town will achieve the status of Moderate Sustainable Growth Town when permission is granted for Phase II of the Navan-Dublin rail line to include a station at Dunshaughlin. It therefore cannot be directly compared to the towns which are presently Moderate Sustainable Growth Towns. The allocation for the Kilcock Environs takes account of the nature of that area which is part of a Moderate Sustainable Growth Town and which is entirely greenfield at present. Kilcock will also expand through the growth of the urban area which is located in County Kildare. In the future, it is considered that the plan led growth of the town of Kilcock may be best served through the preparation of integrated planning strategies for the town as a whole. It is considered that such an approach would be supported by the document 'Putting People First' referred to above.

The level of committed units in the rural area is likely to have been more affected by the economic climate with reduced levels of construction than would have been the case in previous years. Meath County Council is required to provide for projected population growth for the rural area in the core strategy. However, the Council is also mindful of the guidance in the Sustainable Rural Housing Guidelines and the Regional Planning Guidelines which provides that where local needs assessment criteria has been satisfied, and subject to satisfying good practices and general planning requirements, rural generated housing needs should be accommodated where they arise. The approach in the Development Plan has sought to achieve a balance between these aims. Objective CS OBJ 9 states that details of the units permitted in comparison with the household allocations stated in Table 2.4 will be included in the Development Plan two year Progress Report on said document. This will provide useful information in this regard.

The submission from the Dublin and Mid East Regional Authorities on the draft Development Plan expressed concern regarding the inclusion of an allowance for units likely to expire and recommended that Meath County Council ensure that the core strategy figures are consistent with the housing and population provisions of the Regional Planning Guidelines. Significant Amendments were proposed to the population calculations and household allocations as a consequence of this submission.

2.3.3 Residential Zoned Land Provision

The amendments to the Draft Development Plan set out the intentions of the Meath County Council with regards to Local Area Plans. They state:



"In order to streamline the process of reviewing LAPs, Meath County Council intend to reduce the number of standalone LAPs and to incorporate objectives for the remainder of the urban centres into the County Development Plan. Local Area Plans are mandatory for Drogheda Environs, Dunboyne, Ashbourne, Laytown/Bettystown and Ratoath as their respective populations all exceeded 5,000 at the 2011 Census of Population. It is now proposed to retain LAPs for these centres and for Dunshaughlin. A new LAP is required for Laytown/Bettystown. The existing process of having a joint LAP for Dunboyne/Clonee/Pace will be maintained.

For all other centres, it is proposed to include objectives in the County Development Plan, i.e. Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarney/Mornington East, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill."

Therefore, as a consequence, there will be a total of 6 Local Area Plans. It is further stated that all other existing Local Area Plans will be revoked and that zoning and development objectives for the centres listed above will be included in the County Development Plan. Individual Local Area Plans will not be part of the Development Plan as the adoption of a Local Area Plan is a separate statutory process. Town Development Plans are required to be prepared for Navan, Trim and Kells because those settlements, as statutory Town Councils, are planning authorities in their own right and consequently a separate statutory Development Plan is legally required. The current Development Plans for Trim, Kells and Navan were jointly adopted by the relevant Town Council and Meath County Council as the plans extended beyond the Town Council boundaries. At the time of writing the Kells Development Plan is under review and Kells Town Council and Meath County Council have both resolved to prepare a joint plan. It is not considered necessary to further modify the Meath County Development Plan to elaborate on this arrangement given that it is the established practice for the planning authorities in question.

The support for the variation of the County Development Plan to include land use zonings maps and objectives is noted.

The amended wording of the Draft County Development Plan seeks to facilitate alterations to existing permitted schemes. Planning legislation allows for the extension of duration of planning applications. It is not considered appropriate to insert a wording to facilitate new applications as any new applications must be considered on their merits, in accordance with the policies and

objectives of the Development Plan and the proper planning and sustainable development of the area.

Consideration of existing residential land use zonings for Ashbourne will take place during the amendment of the Ashbourne Local Area Plan as referred to in the core strategy.

2.3.4 Guidelines for the Review of Local Area Plans/Development Plans

Meath County Council consults with a range of statutory authorities including the National Roads Authority in the preparation of Local Area Plans and it is the intention of the Council to continue this approach in the future.

2.9.6 Primary Land Use Zoning Categories

The support for the amendments in relation to the insertion of new retail definitions is noted.

The amendment to the explanatory text for the E2 zoning reflects the opinion of Meath County Council that expansion of existing employment uses in the E2 zoning category would be accommodated regardless of the category of settlement concerned. The suggested amendment to allow such expansion to include other, new uses is inappropriate, as any new use should comply with the specification for the different category of settlement. Otherwise, the principle of differentiating between settlement categories for the E2 zoning set out in the Plan would be negated.

2.6 Infrastructure and Supporting Services

The support expressed for the inclusion of a reference to the Navan-Drogheda rail line is noted.

Manager's Recommendation

No change recommended.

SEA/AA Comment

No SEA/AA Issues.



3.6 CHAPTER 4 ECONOMIC STRATEGY

Submissions received relevant to this chapter: 3007, 3012, 3019, 3022, 3024, 3025

Main Issues Raised

Section 4.1.4 Ashbourne/Dunboyne

The National Roads Authority has requested that it is consulted as a stakeholder at the earliest stages in the preparation of the studies referred to for Dunboyne and in relation to objective ED OBJ 2.

A second submission also relates to the amendments on Ashbourne/Dunboyne. It submits that the text should be revised to read:

*"Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone ~~for~~ **with** employment generating uses within the Dunboyne / Pace area to the Department of the Environment, Community & Local Government." (proposed text shown as bold font; text to be deleted shown as strikethrough)*

In a separate submission, it is argued that the policy to potentially develop North Dunboyne as a Strategic Development Zone is ill advised, misguided, represents developer led planning and will undermine the primary role of Navan and other prioritised settlement centres to the detriment of the residents of County Meath. It is also noted that the Dunboyne/Clonee/Pace LAP has already been the subject of negative commentary by the DoECLG.

Section 4.2 Quantum of Available Zoned Employment Generating Land

Reference is made to a typographical error in the amendments made to this section.

Section 4.3 Employment Sectors

A number of submissions have stated that the additional text included in this section related to specific local zoning objectives should be removed. It is argued that they are contrary to the Regional Planning Guidelines and, in the case of the Maynooth Environs, has been the subject of a decision to refuse planning permission by An Bord Pleanála.

Section 4.5.7 Strategic Guidance on the Distribution of Retail Floorspace

The National Roads Authority refer to the statement in the amendments that "applications for bulky goods floorspace within the County will be considered on their merits." It is submitted that this statement should be qualified in accordance with the DoECLG's 'Spatial Planning and National



Roads Guidelines for Planning Authorities' given the potential impacts such development has on the national roads network.

Manager's Response

Section 4.1.4 Ashbourne/Dunboyne

Objective ED OBJ 2 refers to a review of the appropriateness of the nature, location and quantum of industrial and employment generating land. Meath County Council notes the wishes of the National Roads Authority to be consulted as part of the preparation of this study. It is the intention of Meath County Council to consult with the Authority in this regard and in the other studies referred to for Dunboyne.

Dunboyne has been designated as a Secondary Economic Growth Town in the Regional Planning Guidelines for the Greater Dublin Area. The County Development Plan recognises the specific role that such designation represents and acknowledges the different role that Navan has as a Primary Economic Growth Town in the Regional Planning Guidelines. The County Development Plan outlines the view of Meath County Council that there is significant potential for economic development opportunities at Dunboyne North. The text of the Plan referred to in the submission clearly identifies that employment generating uses are the focus for this area. It is not considered appropriate to amend the text as suggested. It should also be noted that the Development Plan recognises that the designation of a Strategic Development Zone in this area will require "the completion of an integrated land use and transportation approach to planning for the area, in consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including an examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne." This recognises that the designation must be plan led and supported by necessary background studies.

Section 4.2 Quantum of Available Zoned Employment Generating Land

The typographical error referred to is noted.

Section 4.3 Employment Sectors

The text on local objectives is complementary to the information contained in Table 4.2 which outlined the hierarchy of economic centres and the targeted sectors for these. In this table, the knowledge based economy focusing on high technology/bio-technology, research and development is specifically targeted for Maynooth; data centres is one of the sectors targeted for Ashbourne and manufacturing, the equine industry and office based industry are the targeted



sectors for Ratoath. On this basis, it is considered that the text on local zoning objectives should remain in the Development Plan.

Section 4.5.7 Strategic Guidance on the Distribution of Retail Floorspace

The comment from the National Roads Authority is noted. Reference has been made to guidelines produced by the Department of Environment, Community and Local Government guidelines in a number of locations throughout the Development Plan. It is therefore considered that the statement referred to could also be modified to include such a reference.

Manager's Recommendation

It is recommended to make the following change:

Manager's Recommendation MR 4

To amend the text in Section 4.5.7 as follows:

"Applications for bulky goods floorspace within the County will be considered on their merits, **taking into account the DoECLG's 'Spatial Planning and National Roads Guidelines'**".
(proposed additional text shown in bold font.)

SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.



3.7 CHAPTER 6 TRANSPORT

Submissions received relevant to this chapter: 3003, 3007

Main Issues Raised

Section 6.7.1 Dublin Airport

The Dublin Airport Authority expresses support for the inclusion of this section in order to protect the safety and environmental wellbeing of individuals on the ground in proximity to the airport.

Section 6.10.6 Development at National Road Junctions

The National Roads Authority has requested that it is consulted as a stakeholder at the earliest stages in the preparation of the study referred to in policy TRAN POL 39.

Section 6.10.8 Developments of National and Regional Strategic Importance

The National Roads Authority has requested that it is consulted as a stakeholder at the earliest stages in the preparation of the study referred to in objective TRAN OBJ 23.

Manager's Response

Section 6.7.1 Dublin Airport

The support for the inclusion of section 6.7.1 is noted.

Section 6.10.6 Development at National Road Junctions

Policy TRAN POL 39 refers to the carrying out of a review, as part of the town development and local area plans processes, of land at strategic locations adjoining urban related motorway junctions which had previously been identified for employment generating uses. Meath County Council notes the wishes of the National Roads Authority to be consulted as part of the preparation of this study. It is the intention of Meath County Council to consult with the Authority and other relevant statutory stakeholders in this regard.

Section 6.10.8 Developments of National and Regional Strategic Importance

Objective TRAN OBJ 23 refers to the preparation of a Thematic Spatial Strategy for industrial development and enterprise. Meath County Council notes the wishes of the National Roads Authority to be consulted as part of the preparation of this study. It is the intention of Meath County Council to consult with the Authority in this regard.

Manager's Recommendation

No change recommended.



SEA/AA Comment

No SEA/AA Issues.



3.8 CHAPTER 7 WATER, DRAINAGE AND ENVIRONMENTAL SERVICES

Submissions received relevant to this chapter: 3016

Main Issues Raised

7.15 Flood Risk Management

Reference is made to the proposed additional text in this section. It is submitted that the text should be amended to reflect the work undertaken in some settlements, e.g. the Kilcock Environs, to address flood risk to zoned lands, and additional suggested text is outlined.

Manager's Response

The proposed amendment referred to is a general statement reflecting the need to take flood risk into account when considering land use zoning. The assessment of flood risk would also have regard to relevant studies. The Strategic Flood Risk Assessment which forms part of the County Development Plan (Appendix 7) refers to the Kilcock Environs Flood Risk Assessment and Management study. It is not considered necessary to amend the text further.

Manager's Recommendation

No change recommended.

SEA/AA Comment

No SEA/AA Issues.



3.9 CHAPTER 8 ENERGY AND TELECOMMUNICATIONS

Submissions received relevant to this chapter: 3015, 3026

Main Issues Raised

8.1.5 Wind Energy Development

Reference is made to the proposed additional text in this section. The Irish Wind Energy Association state that they believe that there should be no blanket prohibition on development in Natura 2000 sites. They state that the exclusion of these areas in the draft Plan runs contrary to specific EU Commission advice on the implementation of Natura 2000 regulations. Projects should be considered on a case by case basis.

Policy EC POL 16

Reference is made to the above policy which was altered in the amendments. The Irish Wind Energy Association would like to ensure that the Development Plan is not overly prescriptive with regards to grid infrastructure and that there is no prescribed direction to place the electricity infrastructure underground. It is currently not the policy of the system operators to offer underground cable options instead of overhead power lines. There are many technical and operational difficulties that apply to underground cables which do not apply to overhead power lines.

8.2.3 Telecommunications Antennae

Reference is made to policy EC POL 33 as amended. It is noted that the amendment refers to any future revisions or expanded guidelines on telecommunications structures. In this regard, the submission highlights that the Department of the Environment, Community and Local Government recently issued a circular letter giving advice in this area.

Manager's Response

8.1.5 Wind Energy Development

The amendment referred to does not impose a blanket ban on development in Natura 2000 sites. It states that the "aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment)" (emphasis added). Therefore development can be considered where the appropriate assessment process demonstrates that there are no risks to the integrity of a Natura 2000 site.



Policy EC POL 16

The amended policy EC POL 16 requires that the location of local energy services such as electricity, be underground, where appropriate. (emphasis added) Policy EC POL 19 (which was not subject to amendment) promotes the placing underground of existing overhead cables and associated equipment where appropriate. (emphasis added) These policies therefore recognise that there may be situations where the placing of services underground may not be the most appropriate option and facilitates such circumstances.

8.2.3 Telecommunications Antennae

Circular Letter PL 07-12 on Telecommunications Antennae and Support Structure Guidelines was issued on 19th October, after the proposed amendments to the Draft Meath County Development Plan 2013-2019 were placed on public display. It is considered that Policy EC POL 33 should be modified to include a reference to the circular letter.

Manager's Recommendation

It is recommended to make the following change:

Manager's Recommendation MR 5

To amend Policy EC POL 33 as follows:

"To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" July 1996, **except where they conflict with Circular Letter PL 07/12 which shall take precedence**, together with any subsequent revisions or expanded guidelines in this area." (proposed additional text shown in bold font.)

SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.

3.10 CHAPTER 9 CULTURAL AND NATURAL ASSETS

Submissions received relevant to this chapter: 3004, 3011, 3013

Main Issues Raised

9.4 Achievements

Support is outlined for the amendments made to the last paragraph in this section.

9.5 Challenges

Support is outlined for the new policies in relation to implementing the County Meath Heritage Plan, in particular CSA SP 4.

9.6.5 UNESCO World Heritage Site of Brú na Bóinne Management Plan

The amendment stating that it is the intention of the Planning Authority to propose a variation of the County Development Plan to incorporate the revised Brú na Bóinne Management Plan, when completed, is welcomed.

9.6.7 Development in the UNESCO World Heritage Site of Brú na Bóinne - Development Assessment Criteria

The Department of Arts Heritage and the Gaeltacht have recommended that objective CH OBJ 2 is further amended and suggested text is accordingly outlined as follows:

"CH OBJ 2 To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development and to preserve the ridgelines, panoramic views and scenic vistas within and from the UNESCO World Heritage Site of Brú na Bóinne".

The Department has also suggested that policy CH POL 2 be amended to state that Meath County Council will "consider" individual housing within the UNESCO World Heritage Site of Brú na Bóinne rather than "permit".

9.6.7 Development in the UNESCO World Heritage Site of Brú na Bóinne - Exempted Development

The Department of Arts Heritage and the Gaeltacht have recommended that the text in relation to exempted development within the World Heritage Site of Brú na Bóinne is further amended and suggested text is accordingly outlined.



9.6.8 World Heritage Tentative List

Support is outlined for Policy CH POL 5 in one submission. However, the Department of Arts, Heritage and the Gaeltacht have recommended that the policy is further amended and suggested text is accordingly outlined.

9.6.9 Archaeological Heritage

Support is expressed for the inclusion of the new objective CH OBJ 12 which relates to the proposal to establish a 'National Monuments Advisory Committee'. However, it is suggested that the wording should be amended to either:

(A) Establish a National Monuments Committee subject to available resources OR

(B) Consider establishing a National Monuments Committee.

It is submitted that either of these wouldn't constitute a material amendment.

The new statement that Meath County Council will work with stakeholders to examine the feasibility of establishing a County Museum and Archive is also welcomed.

9.6.10 Architectural Heritage – Record of Protected Structures

The Department of Arts, Heritage and the Gaeltacht have referred to the proposed text regarding the re-use and adaptation of existing buildings and have requested that the applicable years of the Government Policy on Architecture be inserted into the text.

9.7.3.1 Green Infrastructure Strategy for County Meath

Support is outlined for the amendments made to this section.

9.7.8 Woodlands, Hedgerows and Trees

Support is outlined for the amendments made to objective NH OBJ 6.

9.7.11 The Coast

Support is outlined for the amendments made to policy NH POL 22.

9.9 Historic Landscape Characterisation

Support is outlined for objective LC OBJ 4 as amended.



Manager's Response

9.4 Achievements

The support for this amendment is noted.

9.5 Challenges

The support for these amendments is noted.

9.6.5 UNESCO World Heritage Site of Brú na Bóinne Management Plan

The support for this amendment is noted.

9.6.7 Development in the UNESCO World Heritage Site of Brú na Bóinne - Development Assessment Criteria

The submission relating to objective CH OBJ 2 from the Department of Arts, Heritage and the Gaeltacht is noted. Appendix 12 lists the views and vistas relating to the UNESCO World Heritage Site of Brú na Bóinne that will be protected. Objective LC OBJ 5 of the Development Plan seeks the preservation of these views. It is considered that the Plan is sufficiently robust to protect the landscape of the UNESCO World Heritage Site of Brú na Bóinne. Therefore it is not considered necessary to change the wording of CH OBJ 2.

The suggested change in wording to Policy CH POL 2 is considered acceptable as it would reflect the wording of the policy which acknowledges that applications are subject to compliance with a range of criteria, other than the local need requirement specified in the policy.

9.6.7 Development in the UNESCO World Heritage Site of Brú na Bóinne - Exempted Development

It is considered that the suggested change to the amendment relating to exempted development is reasonable in that it would encourage members of the public to avail of the opportunity to seek and receive guidance prior to carrying out any works.

9.6.8 World Heritage Tentative List

The support for the amendment to Policy CH POL 5 is noted.

It is noted that the Department of Arts, Heritage and the Gaeltacht have suggested revised wording to this policy. It is considered that the amended policy satisfactorily reflects the intention of Meath County Council to support the nomination of these sites as World Heritage Sites. It



should be noted that Tara and Kells are currently afforded considerable protection under existing legislation and elsewhere under the aegis of this plan.

9.6.9 Archaeological Heritage

The support for the inclusion of objective CH OBJ 12 is noted. It is considered that the wording of the objective, as amended, satisfactorily addresses the potential establishment of a National Monuments Advisory Committee for Meath.

The support for the statement regarding the feasibility of establishing a County Museum and Archive is noted.

9.6.10 Architectural Heritage – Record of Protected Structures

It is considered that the relevant policy years for the operation of the Government Policy on Architecture should be inserted into the text.

9.7.3.1 Green Infrastructure Strategy for County Meath

The support for the amendments to this section is noted.

9.7.8 Woodlands, Hedgerows and Trees

The support for the amendments to objective NH OBJ 6 is noted.

9.7.11 The Coast

The support for the amendments to policy NH POL 22 is noted.

9.9 Historic Landscape Characterisation

The support for the amendments to objective LC OBJ 4 is noted.



Manager's Recommendation

It is recommended to make the following changes:

Manager's Recommendation MR 6

To reword Policy CH POL 2 to read as follows:

"To ~~permit~~ **consider** individual housing within the UNESCO World Heritage Site of Brú na Bóinne as shown on Map No. 9.1, only ~~to~~ **for** those involved locally in full time agriculture, and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan." (Text to be deleted shown as strikethrough. New text shown in bold font.)

SEA/AA Comment

No SEA/AA Issues.

Manager's Recommendation MR 7

To change the text in Section 9.6.7 to read as follows:

"Those ~~Anyone~~ considering undertaking **development** works within the area **of the UNESCO World Heritage Site of Brú na Bóinne should** ~~is strongly advised to~~ first consult Meath County Council **before commencement of any works.**" (Text to be deleted shown as strikethrough. New text shown in bold font.)

SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.

Manager's Recommendation MR 8

To alter the amended text as follows:

"In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on **Architecture 2009-2015** asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise." (amended text shown in bold font)

SEA/AA Comment

No SEA/AA Issues.



3.11 CHAPTER 11 DEVELOPMENT MANAGEMENT STANDARDS AND GUIDELINES

Submissions received relevant to this chapter: 3004

Main Issues Raised

Support is outlined for the amendment to Section 11.12(e).

Manager's Response

The support for the amendments to Section 11.12(e) is noted.

Manager's Recommendation

No change recommended.

SEA/AA Comment

No SEA/AA Issues.



3.12 APPENDIX 5 RETAIL STRATEGY

Submissions received relevant to this section: 3014, 3017

Main Issues Raised

Section 5- Health Check Assessment

Navan Opportunity Site OS8

The amended boundary for this site is noted and it is stated that it is clear that this site in its entirety presents an opportunity for commercial development. It is requested that any phasing required to deliver the overall lands takes into consideration market demand and end user requirements. It is essential that a catalyst for development is permitted at an early stage so as to attract further investment.

Dunshaughlin - Retail Opportunity Sites

Reference is made to the additional text stating that alternative locations would be considered for town centre development. It is requested that site OS1 is clearly identified as the primary focus for an expansion of the town's retail offer.

Kells – Opportunity Sites

It is noted that some of the site boundaries have been amended. It is requested that the Local Authority ensure that the boundaries shown are for indicative purposes only as certain parts of development may require some lands outside of the sites in order to be realised.

Dunboyne – Opportunity Sites

Reference is made to the amended opportunity site OS3. It is submitted that this site should be excluded from the Plan until such time as a demand sustained by a vibrant population exists at Dunboyne as otherwise it could detract from the Dunboyne Town Centre being realised.

Section 7 Quantitative Assessment

It is submitted that the amended capacity assessment is ambiguous and does not explain how the existence of extant permissions will impact on the assessment of retail proposals. It is requested that further clarity is provided in this regard.

One of the submissions received disagrees with the indicative convenience floorspace potential for Dunboyne as stated in Table 7.11. It is stated that this does not bear out in terms of the current vacancy level in the town and it is requested that it is adjusted as it will tend to encourage piecemeal retail development which will militate against the town centre provision.



Section 9 Criteria for Assessing Future Retail Development

Support is expressed for the changes in the text on the sequential approach set out in the amendments.

Section 9 Criteria for Assessing Future Retail Development - Local Shops and Petrol Filling Stations

It is stated that the application of the sequential test is unclear in these circumstances. It would appear to be the intention of the Council to require a sequential test in instances whereby the scale of a local store associated with a petrol filling station exceeds 100 sq.m. However, it could also be interpreted as requiring a sequential test even if it was a stand alone store in excess of 100 sq.m. While requiring the sequential test is probably not appropriate for either instance, it certainly should not be applied unilaterally on all retail stores over 100 sq.m.

Manager's Response

Section 5 - Health Check Assessment

Navan Opportunity Site OS8

The phasing of the development of this site is a matter that can be addressed in the local planning policy framework and development management process.

Dunshaughlin - Retail Opportunity Sites

The merits of developing OS1 are noted within the retail strategy. It is not considered appropriate to identify a hierarchy of sites within Dunshaughlin.

Kells – Opportunity Sites

This point does not relate to a proposed amendment to the retail strategy. It is noted that opportunity site boundaries are indicative only.

Dunboyne – Opportunity Sites

The proposed amendments to the retail strategy include a revision to the site boundary of OS3 in order to clarify the full extent of the site. It is considered appropriate to designate a number of retail opportunity sites within Dunboyne in order to meet the future retailing requirements of the town. In this regard, it is not considered appropriate to remove OS3 from the retail strategy.

Section 7 Quantitative Assessment

The retail strategy is clear in stating that the potential floorspace figures set out within the retail strategy are indicative only and not intended to be interpreted as caps. Each planning application



will be assessed on its individual merits. A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalisation of town centre lands will continue to be promoted as a priority.

The potential floorspace figures set out in the retail strategy are considered to be reflective of the role and function of Dunboyne within the County retail hierarchy. This floorspace may or may not materialise over the lifetime of the retail strategy but it is considered that there is scope for the development of additional retail floorspace within the town in line with its designation as a Level 3 centre. Any application for retail development within the town will be assessed on its individual merits including potential impact on the existing town centre.

Section 9 Criteria for Assessing Future Retail Development

The support expressed for the changes in the text on the sequential approach is noted.

Section 9 Criteria for Assessing Future Retail Development - Local Shops and Petrol Filling Stations

This 100 sq.m. cap relates only to local stores associated with petrol filling stations. This will be clarified within the retail strategy.

Manager's Recommendation

It is recommended to make the following change:

Manager's Recommendation MR 9

It is recommended to make the following change to paragraph 9.3.20:

Local Shops and Petrol Filling Stations

9.3.20 As stated in the Retail Planning Guidelines, the size of retail units associated with petrol filling stations should not exceed 100 sq. metres **net**. Where permission is sought for floorspace in excess of 100 sq. metres **in retail units associated with petrol filling stations** the sequential approach to retail development shall apply **i.e. the retail element of the proposal shall be assessed by the Planning Authority in the same way as would an application for retail development (without petrol/diesel filling facilities) in the same location.** (proposed new text shown in bold font).



SEA/AA Comment

Proposed changes clarify position. No SEA/AA Issues.



3.13 APPENDIX 12 PROTECTED VIEWS AND PROSPECTS AND MAP 9.5.1

Submissions received relevant to this appendix: 3009, 3011

Main Issues Raised

The Meath Archaeological and Historical Society welcome the increased number of views and prospects to be protected and the considerable increase from the Draft Development Plan (73 to 101). The Society also state that there are only 7 protected views from the Tara/Skryne hills compared to 10 in the Draft Development Plan and query why this is the case.

They also consider that the accuracy of the descriptions of views is still deficient. The example is given of View 44. The amendment states that this view is 'panoramic' but the description – running to 18 lines – suggests defined views and omits 'in every direction' in the amendments. It is stated that the description is elaborate and one cannot understand the necessity to describe it in this manner. View 47 (Skryne church) is similar. It is noted that all the other view descriptions run to between 2 and 7 lines and this needs to be worked on.

It is suggested that latitude and longitude coordinates should be used in view descriptions.

It is stated that map 9.5.1 does not accurately show where the views are, does not inform and must be changed. It was noted that when the map was examined on the Internet and enlarged, it caused the map to be pixillated and illegible.

The submission expresses concern as to how the setting and ambience of the World Heritage Site (of Brú na Bóinne) are handled in the Plan, particularly with reference to views numbered 87 a, b, c, d and 88. It is stated that this description does not make any sense and needs to be re-formatted and that it could be interpreted to mean panoramic views within the World Heritage Site.

A different submission states that the text in the description for Views 87 a-d and 88 should be reviewed and amended for clarity as follows:

"Elevated panoramic View across ~~the~~ landscape ~~setting of~~ within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure. "

View 91

It is stated that this view is in the nature of a scenic route and that the description should be amended to clarify the limits at each end of the route. This could be done by amending the text or by including co-ordinates.

Views 93a, b & c

The description for Views 93 a-c should also be amended to clarify the precise locations of the protected views along the road. This could be done by amending the text or by including co-ordinates.

Manager's Response

The support for the increased number of views is welcomed. The statement regarding the number of views in the Tara area has been checked and is not accepted. There has been no reduction in the number of protected views in this area.

It is considered that the text in combination with the mapping of the views adequately describes the location, direction and significance of the views to allow for an assessment of the visual impact of developments within the view field. It is not considered necessary to include co-ordinates for latitude and longitude.

It is acknowledged that the resolution of the internet views map 9.5.1 should be improved. This will be done for the published version of the final, adopted Meath County Development Plan 2013-2019.

It is acknowledged that the text of views numbered 87 a, b, c, d and 88 requires clarification. The submission has correctly interpreted the text to mean within the World Heritage Site.

View 91

It is considered that the description should be amended for clarity.

Views 93a, b & c

It is agreed to amend the text.

Manager's Recommendation

It is recommended to make the following changes:

Recommendation MR 10

To amend the text of Views 87a-d and view 88 to read as follows:

"Elevated panoramic View across ~~the landscape setting of~~ within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure." (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA Comment

No SEA/AA Issues.

Recommendation MR 11

To alter the text of View 91 to read as follows

"Direction – **North and North West** (sample view on **Map 9.5.1**)

Description – All views **from** within ~~and towards~~ the World Heritage Site **boundaries along the** ~~are from Boyne and from the / Boyne Navigation tow path and proposed greenway~~ **looking towards the core area of the World Heritage Site."** (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA Comment

No SEA/AA Issues.

Recommendation MR 12

To amend the text for views 93a, b, and c, for clarity, as follows:

"View 93a. Location: local road **L16002, 1.2km** east of Fennor Cross Roads.

Description: ~~The road between Rosnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne."~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

View 93b. Location: local road **L16002, 0.7km** west of Rosnaree.



Description: ~~The road between Rossnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

View 93c. Location: ~~At bend on local road~~ **L16002, 1.65km east of** ~~half way between Fennor Cross roads and Rosnaree.~~

Description: ~~The road between Rossnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA Comment

No SEA/AA Issues.

3.14 VOLUME 3 – BOOK OF MAPS

Submissions received relevant to this section: 3002

Main Issues Raised

Map 6.4.2 Access to National Roads Exceptional Circumstances

A submission opposes the inclusion of a proposed access point to a depot for M3 Motorway Maintenance on the N51 dual carriageway. It is argued that it is inappropriate given the planning history for the maintenance depot, the site zoning, the nature of the proposed depot and the surrounding area and the fact that the depot was not included in the details for the M3 scheme. It is argued that the proposal would give rise to a traffic hazard.

Manager's Response

The "Spatial Planning and National Roads Guidelines" outline official Departmental policy regarding access onto national roads. The Guidelines generally seek to avoid the creation of any additional access point from new development/intensification of traffic from existing entrances onto national roads outside the 60 kph speed limit. However, Section 2.6 of the Guidelines provides for exceptional circumstances to same and state that Planning Authorities may identify stretches of national roads where a less restrictive approach may be applied as part of the Development Plan preparation, including in relation to developments of national and regional strategic importance. Maps 6.4.1 – 6.4.7 illustrate these locations, which include the location of a proposed maintenance depot for the M3 motorway. A decision to grant planning permission for such a development was issued and in these circumstances it was considered appropriate to indicate this access point. Proposals for developments at this entrance point, as with all the entrance points indicated, must still be assessed in terms of how they accord with the proper planning and sustainable development of the area, including other Development Plan provisions such as zoning.

Manager's Recommendation

No change recommended.

SEA/AA Comment

Manager's response clarifies position. No SEA/AA Issues.



SECTION 4 SUBMISSIONS ON STRATEGIC ENVIRONMENTAL ASSESSMENT AND APPROPRIATE ASSESSMENT REPORTS

4.1 APPROPRIATE ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT REPORTS

Submissions received relevant to this section: 3015

Section 4.4 Submission by the Irish Wind Energy Association

The Irish Wind Energy Association welcome the statement that Chapter 4 of the SEA Report will be reviewed to incorporate any relevant findings from the SEAI Wind Atlas into the baseline information for the County.

Manager's Response

The comments are noted.

Manager's Recommendation

No change recommended.

SEA/AA Comment

No SEA/AA Issues



SECTION 5 MANAGER'S RECOMMENDATIONS FOR MODIFICATIONS TO THE PROPOSED AMENDMENTS

For ease of reference the following is a full listing of all of the Manager's Recommendations for modifications to the proposed amendments:

RECOMMENDATION MR 1

To amend the text in Section 2.9.6 Primary Land Use Zoning Categories as follows:

"Existing employment generating uses together with their expansion to an appropriate scale and size, **consistent with the Regional Planning Guidelines for the Greater Dublin Area and the National Transport Authority Transport Strategy for the Greater Dublin Area**, shall be facilitated notwithstanding the category of settlement specified." (proposed additional text shown in bold font)

SEA/AA COMMENT

Proposed changes clarify position. No SEA/AA Issues.

RECOMMENDATION MR 2

To amend the text in Section 1.6 Planning Policy Context as follows:

"**¹At the time of writing, the** counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown." (proposed new text shown in bold font)

SEA/AA COMMENT

No SEA/AA Issues.

RECOMMENDATION MR 3

To amend the text in Section 1.8 Myplan.ie as follows:

"Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of ~~each of the 32~~ **the** planning authorities across the country." (proposed new text shown in bold font and text to be deleted shown as strikethrough.)



SEA/AA COMMENT

No SEA/AA Issues.

MANAGER'S RECOMMENDATION MR 4

To amend the text in Section 4.5.7 as follows:

"Applications for bulky goods floorspace within the County will be considered on their merits, **taking into account the DoECLG's 'Spatial Planning and National Roads Guidelines'**".
(proposed additional text shown in bold font.)

SEA/AA COMMENT

Proposed changes clarify position. No SEA/AA Issues.

MANAGER'S RECOMMENDATION MR 5

To amend Policy EC POL 33 as follows:

"To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" July 1996, **except where they conflict with Circular Letter PL 07/12 which shall take precedence**, and any subsequent revisions or expanded guidelines in this area." (proposed additional text shown in bold font.)

SEA/AA COMMENT

Proposed changes clarify position. No SEA/AA Issues.

MANAGER'S RECOMMENDATION MR 6

To reword Policy CH POL 2 to read as follows:

"To ~~permit~~ **consider** individual housing within the UNESCO World Heritage Site of Brú na Bóinne as shown on Map No. 9.1, only ~~to~~ **for** those involved locally in full time agriculture, and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan." (Text to be deleted shown as strikethrough. New text shown in bold font.)

SEA/AA COMMENT

No SEA/AA Issues.



MANAGER'S RECOMMENDATION MR 7

To change the text in Section 9.6.7 to read as follows:

Those ~~Anyone~~ considering undertaking **development** works within the area **of the UNESCO World Heritage Site of Brú na Bóinne should** ~~is strongly advised to~~ first consult Meath County Council **before commencement of any works.**" (Text to be deleted shown as strikethrough. New text shown in bold font.)

SEA/AA COMMENT

Proposed changes clarify position. No SEA/AA Issues.

MANAGER'S RECOMMENDATION MR 8

To alter the amended text as follows:

"In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on **Architecture 2009-2015** asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise." (amended text shown in bold font)

SEA/AA COMMENT

No SEA/AA Issues.

MANAGER'S RECOMMENDATION MR 9

It is recommended to make the following change to paragraph 9.3.20 of the Retail Strategy:

Local Shops and Petrol Filling Stations

9.3.20 As stated in the Retail Planning Guidelines, the size of retail units associated with petrol filling stations should not exceed 100 sq. metres **net**. Where permission is sought for floorspace in excess of 100 sq. metres **in retail units associated with petrol filling stations** the sequential approach to retail development shall apply **i.e. the retail element of the proposal shall be assessed by the planning authority in the same way as would an application for retail development (without petrol/diesel filling facilities) in the same location.** (proposed new text shown in bold font).

SEA/AA COMMENT

Proposed changes clarify position. No SEA/AA Issues.



RECOMMENDATION MR 10

To amend the text of Views 87a-d and view 88 to read as follows: "Elevated panoramic View across ~~the~~ landscape ~~setting of~~ within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure." (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA COMMENT

No SEA/AA Issues.

RECOMMENDATION MR 11

To alter the text of View 91 to read as follows:

Direction – **North and North West** (sample view **on Map 9.5.1**)

Description – All views **from** within ~~and towards~~ the World Heritage Site **boundaries along the** ~~are from~~ Boyne ~~and from the~~ / Boyne Navigation tow path and proposed greenway **looking towards the core area of the World Heritage Site.** (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA COMMENT

No SEA/AA Issues.

RECOMMENDATION MR 12

To amend the text for views 93a, b, and c, for clarity, as follows:

View 93a. Location: local road **L16002, 1.2km** east of Fennor Cross Roads.

Description: ~~The road between Rosnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

View 93b. Location: local road **L16002, 0.7km** west of Rosnaree.

Description: ~~The road between Rosnaree and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

View 93c. Location: ~~At bend on~~ local road **L16002, 1.65km east of** ~~half way between~~ Fennor Cross roads ~~and Rosnaree.~~



Description: ~~The road between Rossharee and Fennor Cross Roads looking~~ **View** towards the Core Area of the World Heritage Site. ~~The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.~~ (Proposed new text shown in bold font. Text to be deleted shown as strikethrough)

SEA/AA COMMENT

No SEA/AA Issues.



Manager's Report on the Submissions Received on the Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019

Appendix 1



December 2012



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**APPENDIX 1 LIST OF PRESCRIBED AUTHORITIES NOTIFIED OF THE DISPLAY OF THE
PROPOSED AMENDMENTS TO THE DRAFT MEATH COUNTY DEVELOPMENT PLAN
2013-2019**

- An Bord Pleanála
- An Taisce
- Arts Council
- Bord Gáis
- Bus Éireann
- Cavan County Council
- Central Fisheries Board
- Department of Arts, Heritage and the Gaeltacht
- Department of Communications, Energy and Natural Resources
- Department of Education and Skills
- Department of Finance
- Department of Jobs, Enterprise and Innovation
- Department of the Environment, Community and Local Government
- Drogheda Borough Council
- Dublin Airport Authority
- Dublin City Council
- Dublin Regional Authority
- Dundalk Town Council
- Environmental Protection Agency
- ESB
- Fáilte Ireland
- Fingal County Council
- Fisheries Ireland
- Forfás
- Health and Safety Authority
- Health Service Executive
- Heritage Council
- Iarnród Éireann
- Inland Fisheries Ireland

- Irish Rail
- Kildare County Council
- Louth County Council
- Meath East Business Owners
- Midlands Regional Authority
- Monaghan County Council
- National Parks and Wildlife Service
- National Roads Authority
- National Transport Authority
- Offaly County Council
- Office of Public Works
- South East Regional Authority
- Údarás na Gaeltachta
- Westmeath County Council

Manager's Report on the Submissions Received on the Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019

Appendix 2



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**APPENDIX 2 SUMMARY TABLE OF PERSONS/ORGANISATIONS WHO MADE
SUBMISSIONS DURING THE PUBLIC CONSULTATION PHASE FOR THE PROPOSED
AMENDMENTS TO THE DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019**

No.	Name	Relevant Amendment Chapter/ Appendix	Page Number (where relevant)	Recommendation No. (where relevant)
3001	Martin Reynolds (Martin Reynolds Architect)	Does not refer to any specific amendment	n/a	n/a
3002	John Hurley	Map 6.4.2	44	n/a
3003	Dublin Airport Authority	Chapter 6	25	n/a
3004	Roger Garland (Keep Ireland Open)	Chapter 9 & 11	30, 35	n/a
3005	Inland Fisheries Ireland	Does not refer to any specific amendment	n/a	n/a
3006	Lawrence & Long Architects on behalf of Mr Sean Quinn & Mr David Rogers	Chapter 2	16	n/a
3007	National Roads Authority	Chapters 2, 4 & 6	16, 22, 25	MR 4
3008	Forward Planning Section, Department of Education & Skills,	Does not refer to any specific amendment	n/a	n/a
3009	Cllr. Eugene Cassidy	Appendix 12	40	MR 12, MR 13, MR 14
3010	National Transport Authority	Chapters 2, 4	9	MR 1
3011	Meath Archaeological and Historical Society	Chapter 2, 9, Appendix 12.	16, 30, 40	
3012	Kieran Cummins	Chapter 2 & 4	16, 22	n/a
3013	Department of Arts, Heritage and the Gaeltacht	Chapter 9	30	MR 6, MR 7, MR 8, MR 9, MR 10
3014	GVA Planning on behalf of Tesco Ireland	Chapter 2 & Appendix 5	16, 36	MR 11
3015	Irish Wind Energy Association	Chapter 8, SEA	28, 46	n/a
3016	John Spain Associates on behalf of Baker Tilly Ryan Glennon.	Chapter 2, 7	16, 27	n/a
3017	Fergal Ralph	Appendix 5	36	n/a
3018	Declan Brassil & Company Ltd on behalf of McGarrell Reilly Group	Chapter 2	16	n/a
3019	Declan Brassil & Company Ltd on behalf of McGarrell Reilly Group	Chapter 4	22	n/a
3020	Castlethorn Construction	Chapter 2	16	n/a
3021	Department of Environment, Community and Local Government	Chapter 4, 12	12	n/a
3022	Louth Local Authorities	Chapters 1, 2 & 4	14, 16, 21	MR 2, MR 3

Appendix 2 Manager's Report Proposed Amendments to Draft Meath County Development Plan 2013-2019

3023	Fehily Timoney & Company	Refers to sections which have not been amended.	n/a	n/a
3024	An Taisce	Chapter 2 & 4	16, 22	n/a
3025	Ian Lumley	Chapter 2 & 4	16, 22	n/a
3026	Cllr. Eugene Cassidy	Chapter 8	28	MR 5



Manager's Report on the Submissions Received on the Proposed Amendments to the Draft Meath County Development Plan 2013 - 2019

Appendix 3



December 2012



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APPENDIX 3 SUMMARY OF EXTRANEOUS ISSUES REFERRED TO IN SUBMISSIONS RECEIVED

Introduction

As stated in Section 3.1, in accordance with Section 12(8) of the Planning and Development Acts 2000-2012, this report is statutorily required to address only those submissions made in relation to the proposed amendments and the likely significant effects on the environment of implementing the proposed amendments. However, a number of submissions were received which did not refer specifically to the published amendments as required under planning legislation or which raised a range of issues, both relating to amendments and referring back to the Draft Development Plan. For information purposes, this Appendix details a summary of the issues raised which did not relate specifically to the amendments to the Draft Development Plan and are thus outside the frame of reference of this Manager's Report.

The following submissions raised such issues:

No.	Name
3001	Martin Reynolds Architect
3005	Inland Fisheries Ireland
3006	Lawrence & Long Architects on behalf of Mr Sean Quinn & Mr David Rogers
3008	Department of Education & Skills, Forward Planning Section
3009	Cllr. Eugene Cassidy
3011	Meath Archaeological and Historical Society
3012	Kieran Cummins
3014	GVA Planning on behalf of Tesco Ireland
3017	Fergal Ralph
3021	Department of Environment, Community and Local Government
3023	Fehily Timoney & Company
3024	An Taisce - The National Trust for Ireland
3025	Ian Lumley
3026	Cllr. Eugene Cassidy

Issues Raised

The issues raised included the following:

- The public advertisements of the proposed amendments did not contain any detail of the content and nature of the amendments.
- The rate of invalidation of planning applications in County Meath.
- Inland Fisheries Ireland noted that Meath County Council had taken account of many of the recommendations contained in their submission made on the Draft Development Plan.
- Reference was made to the potential for residential use on a specific landholding in Ashbourne.
- It was requested that the Development Plan make provision for the re-zoning of lands in Ashbourne to provide for adequate and appropriately located zoned residential lands that would consolidate the growth of the town and prevent urban sprawl.
- It was requested that the description of View 19 in Appendix 12 be altered.
- The Department of Education and Skills had no comment on the proposed amendments.
- It was submitted that it should be permissible to make comments on the Draft Development Plan in its entirety and not just the proposed amendments to the Draft Plan. Furthermore, the timeframe for making submissions was considered to be too short.
- The clarification given in the Manager's Report on the Draft Development Plan to the timeframe referred to in Objective LC OBJ 6 was welcomed.
- The absence of an objective to preserve the alignment of the proposed N2 Slane Bypass was welcomed.
- It was submitted that hedgerows within the World Heritage Site of Brú na Bóinne should be subject to specific protection.

- Additional protected views around Knowth were requested.
- An interim heritage repository should be established under the auspices of Meath County Council but with the assistance and cooperation of local historical societies.
- The provisions in the Draft Development Plan relating to proposals for a deepwater port facility in East Meath should be omitted.
- Opposition was expressed to the Leinster Orbital Route generally and its possible location in the environs of the Tara/Skryne landscape.
- It was requested that additional definitions for types of retail outlet should be provided.
- It was requested that Site OS2 be omitted from the list of Opportunity Sites in Dunboyne.
- The Department of Environment, Community and Local Government noted that Meath County Council made no changes in response to their comments on the need for clarity regarding terms in relation to persons who are an intrinsic part of the local rural community. The Department state that they remain of the view that further clarity is necessary in this regard.
- Comments were made in respect of Appendix 7 – Landscape Character Assessment, particularly as it applies to wind energy developments.
- Reference was made to Section 8.2.3 as it refers to temporary permissions for telecommunications antennae.