



Uimhir Thagarta Uathúil: MH-C52-264

Údar: Kells Sinn Féin

Stádas: Submitted

Aighneacht: Kells Amendments MCC CDP 2021-26

Comhairliúchán:

Material Amendments to Draft Meath County Development Plan
2021-2027

Kells

Caibidil: Volume 2: Settlements »
Kells

Proposed Amendment Number: Proposed Kells Amendment No.
4

Proposed Kells Amendment No. 4 - refuse change

In the amendment to change the site from CI Mixed Use to DI Tourism, I note the site in question is in the path of the Newrath Stream with outflow into the Blackwater River SPA/SAC.

The applicant also proposes the following: Insert objective into *Section 7.0 Town Development Policies and Objectives* - 'KEL OBJ XX – *to promote and facilitate the delivering of a link road between the R163 and R147 at the Town parks, Zoned D1 Tourism, north of the Navan Road, in conjunction with a tourism related development. The specific location of the link road will be determined as part of any future planning application*'.

It must be noted the road in question would carry significant risk of negative environmental impacts on the Blackwater River SPA/SAC, as highlighted in An Bord Pleanála's Inspector's Report ABP-304799-19) which covers the connected surface water system in depth. Further to this, the Bord Pleanála report also notes the failure of a single Prescribed Body to provide comment or consultation on the environmental issues involved, issues which will have an impact on the river and the site in question, and the existing housing around the site.

The data provided by MCC in the EIA and NIS reports for the new Frontland's road and noted in An Bord Pleanála's Inspector's Report ABP-304799-19 in relation to the adjacent European Site, the Blackwater SAC/SPA is based on 10 year old reports dated to the original designation of the site as an SAC/SPA and does not note the Newrath Stream's high level of pollution, including untreated sewage. The property owner pursuing this Proposed Kells Amendment No. 4 actually highlighted the out of date information in his submission in the aforementioned An Bord Pleanála's Inspectors Report.

Furthermore, the automatic protection rights afforded to the Newrath Stream as part of the SPA/SAC as per the Habitats Directive, have, to date, been ignored and this must be rectified if the Blackwater is to meet its target of "good status" by 2027 at the latest.

With no clear need, reason or purpose for the proposed road which would have a significantly negative impact on traffic and road safety at that site, and as part of a proposed zoning amendment with numerous associated issues, including transport, environmental, housing, road safety and heritage, a fully updated EIA and NIS report must be carried out for the site and included in the drafting of the new Kells Development Plan before any consideration of a zoning change can be made.

Documents Attached: Níl