



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.
9

Proposed Kells Amendment No. 9 – refuse change

This proposal relates to the Backlands project on which the 10 year planning permission has expired. The proposed amendment follows a recent failed planning application made by the Backland's owner to add wholly unsuitable junctions to already busy and curtailed traffic system at Kells.

In light of the Backland's expired planning permission and the major issue of future flooding and potential pollution to the groundwater and drinking water systems via the already "poor quality" Protected Blackwater SPA/SAC, no changes can be considered unless as part of the proper planning process which will be undertaken as part of the new Kells Development Plan, in which all prescribed bodies and affected stakeholders can contribute properly.

In Summary

The proposed Kells zoning amendments No. 2 to No. 9 inclusive are wholly unsuitable for the following reasons:

They have come at the 11th hour and have not been considered as part of the wider strategic planning for the Meath Development Plan and are premature given the delay in the new Kells Development Plan which is the correct forum for review and proper analysis of potential zoning changes.

They proposed amendments contradict a number of pre-existing core retail, housing and environmental principles and policies contained in the 2013-19 Kells Development Plan.

They do not take consideration of the legal responsibilities of the local authorities in terms of the maintenance and protection of the Boyne and Blackwater Valley Special Area of Conservation and Special Protected Areas; including the obligation to have all waters up to "good" standard by 2027 on a protected water system that is currently rated as "poor" and "bad".

These proposed isolated amendments are not feasible before a full review of the Kells Development Plan, including an Environmental Impact Assessment and Natura 2000 Report, as the amendments do not take into consideration the pre-existing legal responsibilities of the local authorities and planning department under the Water Framework Directive, the Habitats Directive, the Urban Waste Water Directive, Floods Directive, Groundwater Directive and Drinking Water Directive, and of course, the updated Planning and Development Regulations.

Poorly considered zoning in Kells is likely to have a continued detrimental impact on the town's future development when considered in relation to Proposed Amendment MH-C5-816 to the new Meath Development Plan from the *Office of the Planning Regulator*: "Amend the following objective in Section 3.7 - 'The Settlement Hierarchy and Future Population Growth in Meath': SH OBJ 4 To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 20267' **not being available for residential development during the lifetime of the subject development plan and no permission for dwellings will be granted on these lands by Meath County Council.**"

We note, in the past, poorly thought out zoning changes in Kells undertaken in order to ease the progress of particular projects have had a significant detrimental impact on the wider socio-economic development of Kells. This has been due to the fact that, while supported by local authority representatives, when unsuitable projects reach An Bord Pleanála they are inevitably delayed or refused to the detriment of Kells, if realistic zoning is not applied to the town plan, no housing stock might get built for another decade.

It is crucial that any zoning changes be made only after full consideration of the community's needs, both social and economic and, its longer term sustainable development, to the benefit of all the residents and rate payers; and which will require full input from a wide range of prescribed bodies.

These significant zoning amendments can only be considered as part of the preparation for the next Kells Development Plan as a number of key environmental, economic, social and housing policies and regulations are contradicted as part of the applied for amendments; and all community members and affected stakeholders must be provided their full legal right to contribute in a fully transparent process.

Documents Attached: Níl