

Senior Executive Officer,
Planning Department,
Meath County Council,
Buvinda House,
Dublin Road, Navan,
Co. Meath,
C15 Y291

Carl Shanley,

Date: 21 June 2021

RECEIVED
PLANNING DEPT.

25 JUN 2021

POST

Re: Proposed Kildalkey Amendment no. 1 Material Amendments to Draft Meath County Development Plan 2021-2027.

Dear Sir/Madam,

I am writing to you in connection with the above. It has come to my attention that correspondence dated 1st March 2020 was submitted by Tom Leavy and Joe Davis to the planning Department, Meath County Council as a submission for the draft Development plan 2021/2027 in respect of Kildalkey under submission no MH- C5-845. Submission no MH- C5-920 is also relevant as it also refers to the lands shown under submission no MH-C-845. I reside at [REDACTED] and the proposed Kildalkey Amendment no. 1 will have a direct impact on my family and me.

In their correspondence submission no MH-C5-845 states as follows:-

"the proposed zone land is owned by the Catholic Church and has zero chance of being development over the next five years. We strongly recommend the current three to seven acres zoned be switched across the road to our lands. See map attached we are builders and give an undertaking that we will deliver homes on the lands straight away. All services are available on the proposed land and the land is perfect for zoning. There is capacity on the sewerage. This land was previously zoned residential"

Submission no MH- C5-920 submitted on behalf of Thomas Leavy is also relevant as it also refers to the lands shown under submission no MH-C-845.

In this correspondence submission no MH-C5-920 states as follows:-

" the applicants would propose to amend the lands to residential zoned lands. The site is located on the western side of Kildalkey Village where the majority of residential lands exist. It is submitted that the lands currently proposed for residential zoning, surrounding the church are not realistically available for housing and the proposed lands highlighted above are more realistic and attainable as residential development in Kildalkey. Furthermore, the lands proposed to be zoned for residential housing are close to archaeological elements which should be further protected from development encroachment. The proposed site is a more appropriate site for residential development as it has no potential negative visual impact on existing. Conclusion and Suggested Zoning. We would suggest that the lands are zoned for residential development as an alternative to the proposed lands ear-marked for

residential development that are in the ownership of religious orders and have low chance of development in the plan period."

Chief Executives responses to Submission MH-C5-845 and MH-C5-920

The Chief Executives response to submission no. MH- C5-845 was as follows:

*"The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within. The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner. Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period. Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village. **Chief Executive's Recommendation: No change recommended.**"*

The Chief Executives response to submission no. MH- C5-920 was as follows:

*"The land use strategy for Kildalkey seeks to maintain and enhance the built environment creating a unique sense of place for those who live and work within. The land use strategy aims to make more efficient use of land within the built up area and to the rear of the village core. The provision of a compact, vibrant and effective village centre is essential if Kildalkey is to cater for its current and future population in a sustainable manner. Between 1996 and 2011 there was an increase in population of 143 – 633 persons. The village experienced modest growth (45 persons) between 2011-2016. Only natural / incremental residential growth is to be facilitated over the plan period. Having regard to the household allocation in the Core Strategy (i.e 26 residential units) there is adequate land zoned for residential development to cater for the needs of the village. **Chief Executive's Recommendation: No change recommended.**"*

Special Planning Meeting

At the Special Planning Meeting between Oct 2020 and March 2021 motions put forward by elected councillors were discussed and voted upon. Motion no. 177 submitted by Councillor Joe Fox refers to previous submission MH- C5-845. The motion reads as follows:

"I wish to support this submission as these lands are unlikely to be developed under the current ownership"

Motion no 102 (FTF) submitted by councillor Noel French refers to previous submission MH- C5-920. The motion reads as follows:

"That the lands submitted be zoned residential and the existing lands currently zoned residential be zoned open space. Reason - The lands were previously zoned for Post 2019 residential development. The lands are located on the edge of the village and is located near school, church and other facilities. It is suggested that the lands between the church and school will not be developed for residential purposes. This zoning swap would not result in a change to core strategy of 26 residential units for Kildalkey during the new Community development Plan."

On the 5th March 2021 the motions came up for debate in the council chambers. Motion no. 177 was discussed. Motion 177 was passed by a show of hands. As motion 102 refers to the same land swap and was theatrically voted upon in motion 177, motion 102 fell as a result and was not voted upon.

Kildalkey Amendment no. 1

Following the passing of motion 177 it is now proposed to zone lands A2 residential located on the north western fringe of the village opposite the national school. The lands between the school and parochial house would be rezoned from A2 residential to G1 community infrastructure zone. My home directly backs onto this new zoned land which is located adjacent to St Dymphna's cemetery. The new zoned land will directly impact me and my families' quality of life by way of privacy, visual amenity, light pollution, noise disturbance and security. Security issues are a concern as the submission shows a draft layout with an inner road running along the rear boundary of my site. I would have security concerns that easy access would be available to the rear of my property from this development.

Submission no MH-C5-845 states: *"we are builders and give an undertaking that we will deliver homes on the lands straight away."*

There is no evidence to suggest that the developer will deliver houses on this site as stated in their submission. In fact the evidence is contra to the submission as the developer has a record of selling local development land without developing it. The developer recently had the opportunity to provide housing under planning ref no. TA/200259, however the developer has decided to sell the site with planning permission and not develop the site.

The proposed zoned site if developed will significantly increase traffic on this side of the village and bring an increased risk of accidents around the school.

Kildalkey Written Statement 2013 -2019 as varied

The current written statement for Kildalkey states that the wastewater capacity remains at 290 PE

Volume 2 draft written statement and maps for Kildalkey Settlement 2021-2027

Following review of the draft written statement for Kildalkey the following should be noted:

Under section 3.0 Opportunities,

It is noted the draft statement acknowledges several potential development sites near the village core. The proposed site for zoning is on the periphery of the village. The potential sites near the village core should be developed first in line with good planning practise and policy. Failure to develop the central core sites will lead to rundown dilapidated buildings/sites which will become focal points for anti-social behaviour and an eye sore on the central village landscape. Potential development sites central in the village should be development first before more land is zoned residential. This strategy would make more efficient use of land within the built up area around the village core.

Under section 4.1 Settle and Housing, it is noted that the core strategy for the village envisages a household allocation of 26 residential units. It is an objective of the council in the draft written statement under KILD OBJ1: *"To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kildalkey as set out in Table 2.11 of the Core Strategy is not exceeded."*

It is also noted under section 4.3 Water Services Infrastructure it states: *"Kildalkey is served by the following water services infrastructure: , Water: Kildalkey is supplied from the Athboy Water Supply Scheme. It is on the periphery of that scheme and hence network constraints limit spare capacity. Wastewater: The village is served by the Kildalkey Wastewater Treatment Plant. Spare capacity at this plant is limited."*

Submission MH-C5-845 shows a draft housing layout for this site of 40 housing units which is in excess of the household allocation as proposed in the draft written statement. A 40 unit development is also in breach of council objective KILD OBJ1 as it would be in excess of the household allocation of 26 units. The potential PE for 40 four bed units is 320PE which is in excess of the current allocation of 290PE. In fact the available 290PE is greatly reduced when the housing development for 9 houses granted planning under planning ref no. TA/200259 is taken away from the available PE. Given the inadequate wastewater and drinking water infrastructure as stated in the Draft Written statement for Kildalkey settlement and no commitment to upgrade either, concern has to be raised about this zoning and its effect on the current village Water Services Infrastructure.

Under section 4.5 Cultural and Natural Heritage

It is an objective of the council in the draft written statement under KILD OBJ10: "*To protect the attractive quality of the built heritage of Kildalkey.*"

The proposed zoning is located adjacent to St Dympna's Cemetery, Kildalkey. St Dympna's cemetery is recorded as a protected structure in the Meath County Development Plan 2013-2019 under ID MH029-105 and is registered on the National Inventory of Architectural Heritage under ID 14325001. A number of other significant historical structures are located adjacent to the site which are scheduled for inclusion in the next revision of Record of Monument and Places register as established under section 12 of the National Monuments Acts 1930 to 2004. ME029-020001 (church in ruins) and ME029-020002 (holy well) are due for inclusion on the next revision of Record of Monument and Places registrar. Any development adjacent to these sites will have a detrimental effect on the historical significance on these structures. Given the significant historical importance of St Dympna's Cemetery (MH029-105), the church in ruins (ME029-020001) and St Dympna's well (ME029-020002), the proposed zoned lands and surrounding area should be zoned green belt to protect these heritage sites for future generations.

I trust that the council will ignore the recommendation of submission MH-C5-845 and subsequent motion 177 in respect of new zoned lands located at the north western fringe of the village and follow through with the Chief Executive recommendations of "*no change recommended*". Submission MH-C5-845 is purely speculative development in nature, will not enhance the village of Kildalkey and is submitted solely to advance the developers own interests.

The proposed new zoned lands is a premature request in terms of inadequate waste water capacity, inadequate main water supply, insensitive to our built heritage and excessively dense for a village setting. I am calling on Meath County Council to remove Zoning A2 on lands as shown on Material Amendment 1 Kildalkey and exclude the proposed zoned lands from the settlement boundary.

If you wish to discuss this further please do not hesitate to contact me at any stage

Yours Sincerely,

Carl Shanley,
Mobile [REDACTED]

Carl Shanley

21/06/2021