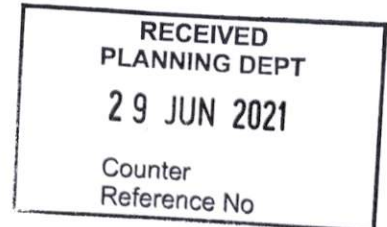


Senior Executive Officer,  
Planning Department,  
Meath County Council,  
Buvinda House,  
Dublin Rd., Navan, Co. Meath C15Y291.  
June 28<sup>th</sup> 2021.



**BY HAND.**

Dear Séan,

I wish to make the following observations/ submissions regarding the proposed Material Amendments to the Draft Meath County Development Plan 2021-2027.

**1. Volume 1, Chapter 11 Development management standards & land use zoning objectives. Section 14- 11.14.6 Land use zoning categories. PAGE 54 Vol. 1 MATERIAL AMENDMENTS.**

As per [ FTF] NoM22 [ 17/12/2020], which was accepted & agreed, this objective was amended to include an additional definition, which is not included on P54-

***"WL White Lands. Objective To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre. White lands can only be released where it would lead to significant employment creation, or which cannot reasonably be accommodated on other employment zoned land."***

**2. Amendment No.: Proposed Ratoath Amendment No. 1. [ Volume 2 page 107]**

Recommendation 14 by the Office of the Planning Regulator [MH-C5-816] is very specific and *"highlights the inconsistency between objective RA OBJ 2 [ Master Plan 1, now MP33] and the land use zoning objective for the subject site as 'White Land'. It is requested that this objective be amended to only refer to the lands proposed to be zoned D1- Tourism."*

The recommendation cannot & should not have been amended.

**3. Amendment No.: Proposed Ratoath Amendment No. 2. [ Volume 2 page 107-108]**

Amend RA OBJ 3 [ Master Plan 2, now MP34] of the written statement. " The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site....."

*Will there be two swimming pools in Ratoath since the above objective & submission MH-C5-386 [ Master plan 1, now MP33] both seek to locate a swimming pool?[ One southeast of Ratoath/ west of R155 & the other South of Ratoath/ east of R155].*

**4. Amendment No.: Proposed Ratoath Amendment No. 3 [ Volume 2 page 108]**

**I oppose the reduction in area of F1 zoning** & I note the comments of the flooding & SEA consultants. As I stated at the Special Planning meetings, Ratoath residents need MORE open space F1 lands not LESS.

**5. Amendment No.: Proposed Ratoath Amendment No. 5 [ Volume 2 page 111].**

The zoning of this land should remain G1 Community & NOT be amended to B1 Town Centre. The population is aging & there is a requirement for additional Nursing Home beds/ Retirement village accommodation. Similarly, excellent synergies & collaboration have developed between the local Early years providers/ early years educators & the residents of Silverstream Healthcare/ Ratoath Manor nursing home. An opportunity exists for the co-location of an educational facility & the Retirement Home. There is adequate Commercial/ Town Centre zoning in Ratoath, some as yet undeveloped.

**6. Amendment No.: Proposed Ratoath Amendment No. 6 [ Volume 2 page 112].**

As per Proposed Ratoath Amendment No. 1 [ OPR Recommendation 14], I object to the zoning of Rural Area to White Land. The zoning of this land is contrary to the RSES, whereby zoning or re-zoning of land closer to the town centre, has been ignored.

There is ample land in the Municipal District zoned for Enterprise & Employment, some remains undeveloped. [ East of the R155 & South of the R125 at Ratoath; Dunboyne North , Pace & Bracetown, all within 10 minutes' drive from the centre of Ratoath].

Recent drone footage by citizen archaeologist, [REDACTED], has identified numerous Neolithic monuments in this area, which should be examined by the National Monuments Service, to determine the heritage value & potential of same for Tourism [D1] potential.

This block of land is the last remaining Green corridor between Ratoath & the Capital. SARS-Cov 2 has exposed the dire need of residents for outdoor & green space. Whilst Ireland has

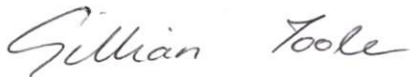
not yet adopted a "Rights of Nature Code", I predict that local residents would seek to preserve this land as a Green belt between Ratoath & the Capital, whilst continuing to enjoy the biodiversity of the Bridle Path/ Cunney's lane.

**7. Amendment No.: Proposed Dunboyne/ Clonee/ Pace Amendment No. 5 [ Volume 2 page 35].**

Indicative road layout through MP2 & MP3 [ now MP 23 & MP 24]. I object to this indicative road layout as it does not serve the needs of the wider hinterland & does not solve the traffic issues in the area, arising from high volumes of traffic from Damastown/ Tyrelstown using the surrounding local road network, in an attempt to avoid Clonee village. There needs to be a broader assessment of the Roads needs in this entire area, taking account of the safety of residents in the surrounding townlands.

Thank you very much to everyone who is responsible for the preparation of this phase of the Draft County Development Plan process.

Yours sincerely,



Gillian Toole.

Councillor Ratoath Municipal District.

E:

T:

