

Mr Patrick Sheils,



Planning Section,
Meath County Council
Buvinda House
Dublin Road
Navan
Co. Meath

29th June 2021

Re: Development Plan for Meath 2019-2024 – Duleek Area Plan – Applicant Mr Patrick Sheils

Dear Sirs,

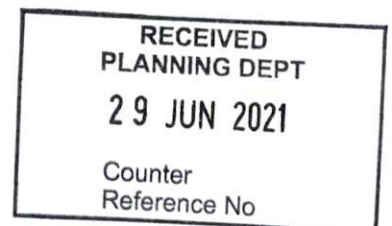
Please find attached my submission to Meath County Council in the relation to the Meath County Development Plan 2019-2024 (Duleek Area Plan)

Yours sincerely

Patrick Sheils



A handwritten signature in black ink, appearing to be 'P. Sheils'.



By hand

Frank Burke & Associates
Baidara
Tem Road
Navan
Co. Meath
25-5-2018

Planning Office
Planning Section
Meath Co. Co.
Quivinda House
Dublin Road
Navan
Co. Meath

Re: - Development Plan for Meath 2019-2024 – Duleek Area Plan – Applicant Mr. Paddy Shiels of Garballagh, Duleek.

Dear Si/Madam,

I write regarding the next revision of the development plan for the Meath County Development Plan and in particular the proposed Duleek Local Area Plan: work on which we understand has commenced. In this regard, my client was advised to make a formal submission in respect of zoning.

Please find enclosed our submission in respect of that plan requesting a residential zoning (A2) for lands at the Commons, Duleek. The subject lands are located to the west of the village, adjacent to the Belfry Housing Estate and south of the Balrath Road. They are more particularly as shown on the map included in the submission.

The application is made on behalf of Mr. Paddy Shiels of [REDACTED] who owns the lands.

I would be obliged if this request could be considered by the planning staff and the area members at the next meeting when the submissions on the Meath County Plan and in particular the Duleek Plan are under consideration.

We are aware that the Council has not yet invited submissions; as such we ask that the submission is held on file for future consideration. Please acknowledge receipt of this submission both to me and to my client at the above address.

Sincerely,



Frank Burke
Chartered Engineer

Encl.: - Submission

Submission to Meath County Council

In relation to the

The Meath County Development Plan 2019-2024
(Duleek Area Plan)

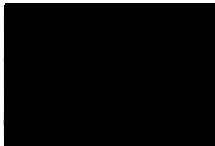
For

Mr. Patrick Shiels
of 

Prepared by:
Frank Burke & Associates
Consulting Engineers
Baldara
Trim Road
Navan

For

Patrick Shiels



May 2018

Submission for the Zoning of Lands at Commons, Duleek, Co. Meath for Paddy Shields of [REDACTED]

1.0 Overview

This application for residential zoning relates to lands located on the outskirts of the village of Duleek in Co. Meath in the townland of Commons. Paddy Shields of [REDACTED] owns all of the land that is the subject of this application. The land is located west of the village and adjacent to the Duleek Pitch & Putt Club and two housing estates, The Belfry and Bathe Abbey. The lands are located just to the south of the Duleek/Balrath Regional Road, just opposite the GAA field. The subject lands lie to the north of the Parmodin Stream, which is a tributary of the Nanny River.

The subject lands form a small farm holding that is currently in use for tillage. Some of the lands (C. 1.9 hectares) that are the subject of this application are zoned for residential use in the 2013-19 Development Plan (post 2019). The lands are also crossed by a high voltage electricity cable. There is a buffer zone around the high voltage line. We proposed to allow for this in the zoning proposal. Part of the holding that is the subject of this application (c.2.1 hectares) is not currently zoned in the Duleek Development Plan.

Part of the rationale for this submission is that all the lands are located adjacent to the village and the lands fall within the serviceable envelope for the village. As such they are ideal for development. In this regard, they are likely to be developed for residential or other purposes as part of the future growth of Duleek.

The subject lands can, immediately, be serviced with potable water, surface water and foul drainage facilities. In this regard, the holding also can be developed in its own right or developed as part of a wider area development. The applicant is prepared to participate in developing a wider area plan for the Duleek West area with the local authority and the other landowners and stakeholders.

This submission details the case for zoning the land **Residential (A2)** in the next review of the Duleek Development Plan, which forms part of Meath County Development Plan. The lands abut lands currently in use for residential purposes, Bathe Abbey (private) and The Belfry; the latter is an estate development by Glenbrier Construction (private). The lands also abut land zoned for residential purposes to the north of the regional road. *As indicated above, some of the lands are already zoned, as such we could consider that the lands north of the stream that are not zoned proposal of residential development should now be zoned. The lands could be developed as a viable unit.*

2.0 Location of the Lands

The subject lands lie on the western outskirts of the village of Duleek in Co. Meath on the southern side of the Duleek/Balrath Regional Road, some 2-300m past the junction with

the Dowdstown Road. The land can be accessed by way of a field gate located on the regional road. The lands are directly opposite to lands already zoned and abut land developed for residential purposes.

The land that is the subject of this application (c. 4 hectares) is part of a small land holding of some 7.1 hectares, which is currently in agricultural use. The lands are currently under tillage.

The land that is the subject of this application is shown bounded by the red line on the attached site location map, which also shows the existing zoning.

3.0 Area

The site the subject of this zoning application comprises about 4 hectares.

4.0 Current Zoning

In the current zoning proposals for the Duleek, some 1.9 hectares is zoned for residential use (A2); the remainder of the land is not zoned. As was indicated above, there is a buffer zone for an electricity line traversing the land.

5.0 Zoning Proposal

This application calls for a **Residential** zoning for all of the lands in question.

We are proposing an **A2 zoning** as set out in the Meath County Development Plan for the lands within the area bounded by the red line coloured red. This A2 zoning includes in the written text for that specific land use-zoning objective is *"to provide for new communities etc."*

6.0 Site Description

The subject lands comprises two fields, which are currently under tillage and which can be accessed by means of a gate located on the Balrath Road.

Paddy Shields has farmed the land since he acquired them many years ago; as such the lands have been used for farming purposes for some considerable time.

7.0 Outside Factors

The size of the holding from an agricultural aspect is small and given the trend in farming to large units, the holding in its own right could not be considered a viable commercial unit for the long term.

The East Meath area, including Duleek, is the subject of considerable development pressure. The result is that the current owner has no option but to seek zoning for the

holding, as the location is such that the holding has potential for development in the short to medium term.

Indeed part of the holding has already been zoned but the size of the area is such that the economic return is limited. Further a partial development impacts on the agricultural viability of the remainder of the land north of the stream.

Further the applicant feels that it would be better to shift his agricultural interests to a larger agricultural unit. In this regard, he will be able to plan the development of an alternative farm unit if he can dispose of the Duleek lands for development purposes or indeed develop them himself.

8.0 Services

A) Water Supply: -

The lands can be serviced with a potable water supply by way of a connection from the water supply in the village from the mains located on the Balrath Road, directly outside the lands. The pipe sizes of the distribution network in the locality are adequate in capacity and pressure to serve any development on the subject lands. We would indicate that the source of the supply for the town is taken from the Boyne at Roughgrange. The water is pumped from Roughgrange to Staleen, where the main treatment works for the Drogheda & East -Meath Regional Water Supply Scheme is located. There are a number of supply reservoirs from which the area can be served depending on the prevailing circumstances. We understand that there is spare capacity available in the regional scheme. All the service reservoirs are substantially higher than the subject lands, so pressure in the Duleek area is more than adequate.

It is proposed to provide a separate supply to serve each dwelling or building proposed as part of any future development on the lands. These service pipes will be taken from a suitably sized ring main designed to serve either the total land holding or a wider area if considered necessary. This supply main will have the various water supply fittings such as valves; hydrants etc. fitted at the most appropriate locations. The construction details for the main will be agreed with the local authority at the appropriate time.

B) Surface Water Drainage; -

Surface water can be drained directly from the lands to an existing drain located on the lands. This drain is adequate in size, is capable of being piped and drains directly to the Parmodin Stream and subsequently the Nanny, the latter takes the entire surface water from the Duleek area. There is adequate capacity in both the drain and the main river to cater for a discharge from a residential development on the subject lands, particularly if attenuation is included as a design feature of any new development. The applicant has direct access to this local drain and does not require wayleave facilities over any other land.

The lands lie outside the area at risk in Duleek from flooding of the Nanny River.

C) Sewerage: -

Foul sewerage mains serving the Belfry estate were provided by the developer "Glenbrier" to serve the scheme in question. As indicated this estate is located west of the subject lands, i.e. further west along the Balrath Road. The design, sizing and levels of this service main has the capacity to serve the subject lands. This system forms part of the village scheme and as such the holding can be drained into the village network. The provision of a sewer connection to the existing mains will not require a wayleave as the applicant's land abuts the public road in the immediate vicinity of the existing mains.

Adequate capacity exists in the piped network in the vicinity of the site to cater for any proposed development on the holding; this can be done by either a gravity supply to the existing system or pumped. The existing treatment system for foul sewage in Duleek is limited but the village is the subject of a proposed major upgrading in the near future.

The extent that development of the subject lands can take place will in the short term be limited by the available capacity in the treatment works. This should not be a limiting factor as far as rezoning is concerned given the authorities proposals to improve the drainage facilities in the village inline with the proposed growth in population. Further, any planning application made by the applicant in the future will require that:

- (1) The issues in respect of drainage by gravity to the sewer network will have to be addressed to the satisfaction of the local authority.
- (2) Capacity is available in the pumping and/or sewerage works to treat the effluent generated by the development.

In any event, the holding can also be developed as part of a wider area plan; if the local authority prefers this option. Any plan developed in this manner will include detail drainage proposals for the whole area including the subject site.

D) Roads: -

As was indicated, the land has direct road access onto the Balrath Regional Road. In relation to this road the applicant has some 100m of road frontage available for the provision of an entrance.

All in all sufficient road frontage is available to the applicant to provide an entrance to serve the lands, which can be designed so as to comply with the requirements of the new national design manual NRA DMRB or the design standard prevailing at the time.

In any event, it is possible that the lands will be developed as part of a wider area development. Irrespective of whether the lands are developed as a unit on its own, in phases or as part of a wider area network, the developers will have to ensure that the

appropriate standards in respect of roads are complied with and that the design proposals comply with the roads objectives contained in the council's local area action plan.

E) Other Services

Both gas and electricity supplies are readily available in the area.

9.0 The Case for Rezoning

The site represents a natural area to zone for residential use, in that it is located quite close to existing lands in residential use. All of the land falls within the potential serviceable envelope for the village. It could also be deemed to lie within the existing built-up area.

The overall development for the East Meath area will include the development of one or more local service centre like Duleek, where local services can be provided at reasonable cost. The village has quite a few services in existence including school, church, hotel etc. These can also serve the subject lands. Indeed the lands about the pitch & putt club and are opposite the GAA field.

Duleek is located within the zone of influence of the Greater Dublin Area, in this regard: there is an increasing demand for housing units to be provided to service the existing shortfall. Indeed, the East Meath area including all the main villages would be considered to be a prime development area for the GDA. The development of villages like Duleek, where services exist and where the capacity can be extended at reasonable cost will in a small way help to address the housing deficit problem. The zoning of the subject land would fully comply with the recommendations of the Bacon Report and recent circulars that were issued by the DOELG.

The National Primary Road between Belfast and Dublin has been upgraded to full motorway standard and there is easy access from Duleek via an interchange designed to serve the East Meath area. The N2 from Dublin to Derry is also the subject of upgrading from Ashbourne to the M50. These major road links to the area will increase the demand on the town and villages of East Meath for additional housing land over and above that arising from its own natural growth. The requirements will exceed that for other similar towns within the greater Dublin commuter belt. There are plans to upgrade the rail service between Drogheda and Dublin. This upgrading of the rail service will take some years to realise, however, the proposed improvements in the road and rail linkage will further increase the attractiveness of Duleek as both a residential town and a local centre.

10.0 Conclusion

As we have indicated above, the land can be developed on its own or as part of a wider area scheme. In regard to the former, the land can be serviced at present. In regard to the latter option, the applicant is prepared to work with both the local authority and other land owners and developers in both preparing this area plan and developing the plan.

We conclude, having taken the above into consideration, that there is a strong case for zoning the land the subject of this submission residential (A2). We trust that the planning authority will agree and zoning the land residential in the next review of the Duleek or Meath County Development Plan.

A handwritten signature in blue ink, appearing to read 'F. Burke'.

Frank Burke
Chartered Engineer

C.c. Mr. Paddy Shields

Dated: - 25-5-2018

Encl.: - Site Location & Zoning Proposal Map

LAND USE ZONING OBJECTIVES

- A1** To protect and enhance the amenity of developed residential communities.
- A2** To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1** To protect, provide for and / or improve town and village centre facilities and uses.
- D1** To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
- E2** To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.
- H1** To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

-  Protected Structures
-  Trees to be Preserved
-  Development Area Boundary
-  Sites and Monuments
-  Residential Phase II (Post 2019)
-  Multiple Residential Development Granted Planning Permission
-  Flood Zones A & B
-  Masterplan Boundary
-  Overhead cable line buffer (25m)

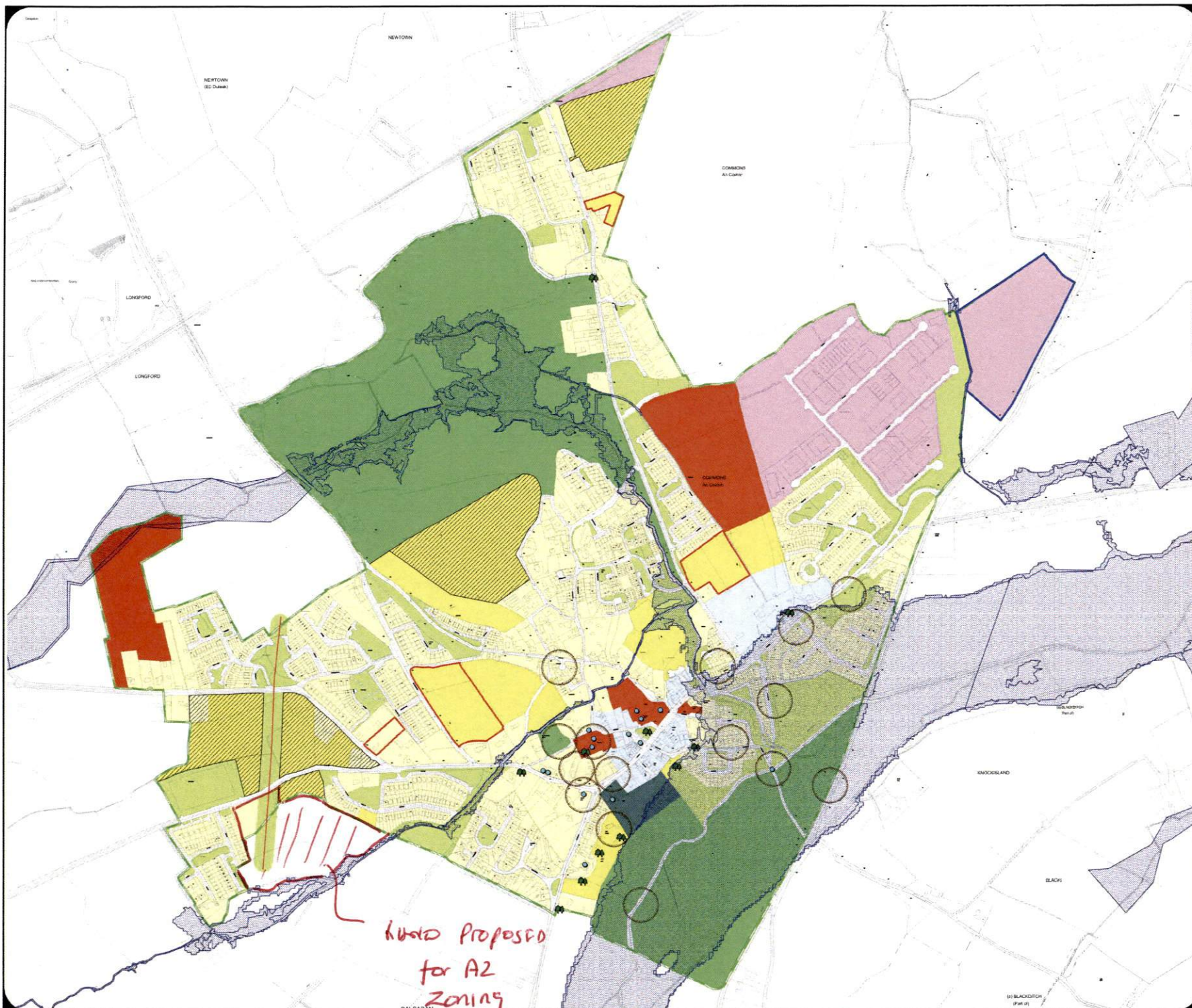
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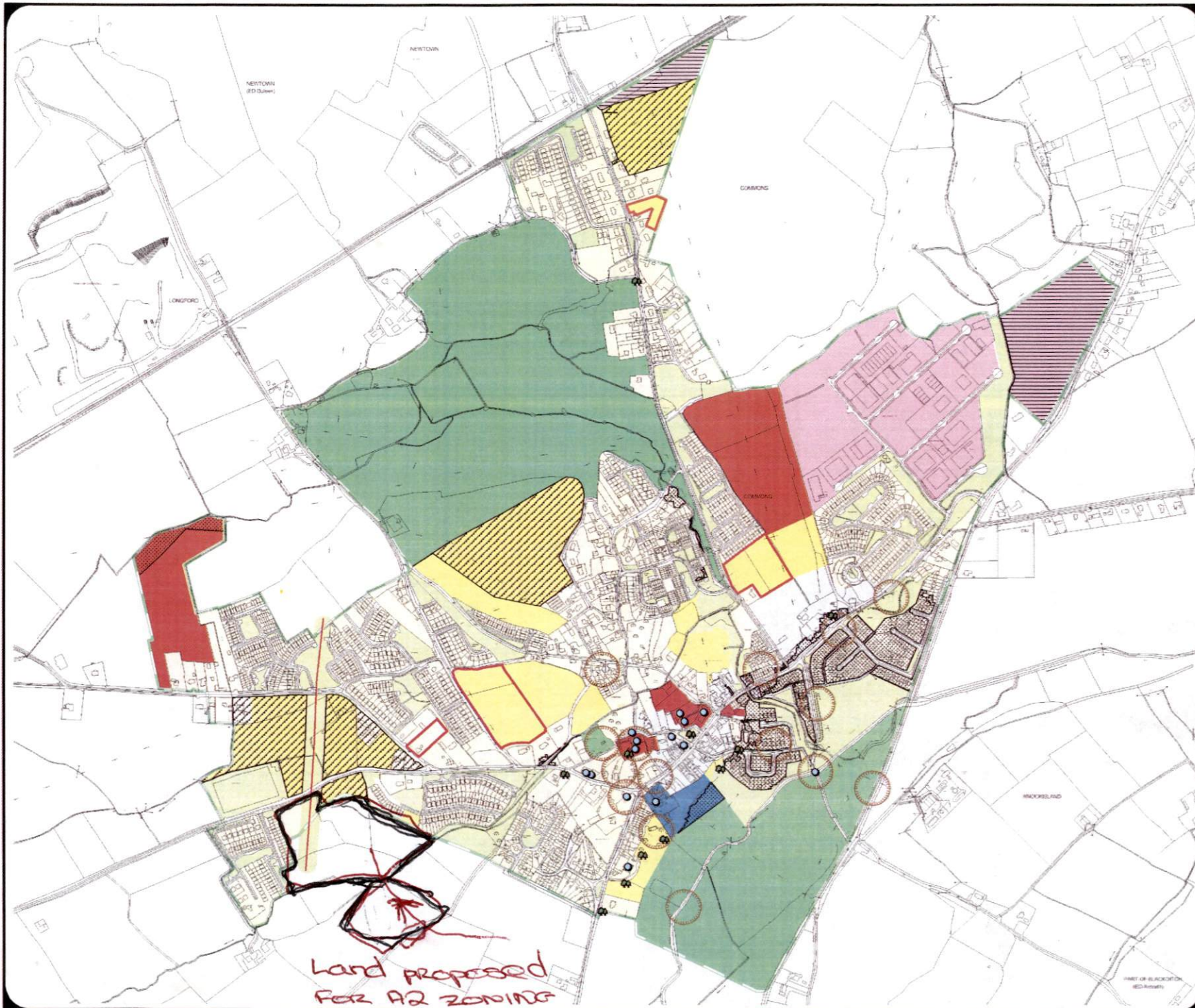
Contact:
Planning Department
Meath County Council
Borris Road,
Navan,
Co. Meath
C15 Y2M1

Tel: (045) 9087000
Fax: (045) 9087001
e-mail: planning@meathcoco.ie
web: <http://countydevelopmentplan.meath.ie>

Scale: 1:50,000
Not to scale

Reference Only:
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County Development Plan Adopted, All Variations to 2016





VARIATION MADE on the 19th May 2014

LAND USE ZONING OBJECTIVES

- A1** To protect and enhance the amenity of developed residential communities.
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- B1** To protect, provide for and / or improve town and village centre facilities and uses.
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- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.
- H1** To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

- Protected Structures
- Trees to be Preserved
- Development Area Boundary
- Sites and Monuments
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands
- Interface with Flood Risk Zones A & B
- Multiple Residential Development Granted Planning Permission
- Overhead cable line buffer (25m)

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Planning Department
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Abbey Mall
Abbey Road
Navan, Co. Meath

Tel: (046) 9077020
Fax: (046) 9077021
e-mail: planning@meathcoco.ie
web: <http://communitydevelopmentplan.meath.ie>

Scale:
Not to scale

Mapinfo File:
C:\Mapinfo\Planning\Development\Plans\Meath\County Development Plan 2013\Variation number 2
Produced By: S.K [05/14]

Land proposed
for A2 zoning