

Report in relation to consideration of Elected  
Members motions to material alterations to the  
**Draft Westmeath County  
Development Plan  
2021-2027**

<b>CONTENTS PAGE</b>	<b>Page No:</b>
Office of the Planning Regulator	3
Chapter 2	46
Chapter 3	48
Chapter 4	51
Chapter 6	54
Chapter 7	57
Chapter 8	61
Chapter 9	67
Chapter 10	74
Chapter 11	109
Chapter 12	114
Chapter 13	128
Chapter 14	155
Chapter 16	160
Appendix 6 Public Rights of Way	162
Volume 2 Book of Maps	164
Volume 3 SEA	206



# OFFICE OF THE PLANNING REGULATOR

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Paddy Hill: High Amenity Areas WH-DCDP-MA-01**

To retain the high amenity areas as set out in the Draft County Development Plan.

**REPORT:**

The intention of the motion is acknowledged.

The following motion also relates to this subject:

**WH-DCDP-MA-02 Councillor Frank McDermott**

**WH-DCDP-MA-82 Councillor Hazel Smyth**

In support of the motion, it is submitted that there is sufficient buffer provided to protect this area.

The Areas of High Amenity associated with the county's major lakes are designated due to their amenity value and recreational potential. The lakes which are the subject of this motion include Lough Lene and Lough Derravaragh. The identified lakes are within designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status.

Such areas have been identified as highly significant assets, both environmentally and culturally and are identified as key resources in sustaining a high quality of life for the residents of the County as well as being an important sustainable tourism resource. The high scenic quality and recreational and amenity value of these areas are also recognised as important assets for the County. In this regard it is a policy to promote, in association with Fáilte Ireland, the sustainable tourism potential of Areas of High Amenity centered around the Lakelands and to provide for the continued expansion of the tourism sector, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations. The areas immediately adjacent to the High Amenity areas are, likewise, also sensitive landscapes as development in these areas proximate may affect directly or indirectly the quality and integrity of the High Amenity areas.

It is considered that deletions to the High Amenity Areas, as provided for in the Draft Plan, dilute the level of protection afforded to High Amenity Areas in the County, with the potential to result in adverse effects upon the factors for which these areas of landscape have been designated.

Furthermore, the piecemeal erosion of these important High Amenity designations will reduce the protection of the overall landscape and undermine the long-term integrity of these important assets (designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status). Accordingly, it is recommended that the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh should be revised to its original form as set out under the current Westmeath County Development Plan. (CE OPR 1.18 refers)

Note: The Office of the Planning Regulator (OPR) in their submission to the Draft Plan recommend that the planning authority retain the designations of high amenity as set out under the current Westmeath County Development Plan and remove the proposed deletions as set out under the Draft Development Plan, having regard to the SEA Environmental Report. (OPR Recommendation 12 refers).

**RECOMMENDATION:**

See CE OPR 1.18 and CE EMRA 2.17

Revise the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh to its original form as set out under the current Westmeath County Development Plan, Map No. 42

*(OPR Recommendation 12)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Frank McDermott: High Amenity Areas WH-DCDP-MA-02**

With regard to Recommendation CE OPR 1.8 of the Chief Executive's Report, it is proposed that the high amenity areas remain as recommended in the Draft Plan.

**REPORT:**

The intention of the motion is acknowledged.

The following motion also relates to this subject:

**WH-DCDP-MA-01 Councillor Paddy Hill**

**WH-DCDP-MA-82 Councillor Hazel Smyth**

In support of the motion, it is submitted that there are 200 acres of bog as a buffer between the area and the shore of Lough Lene, more than at any other lake in north Westmeath.

The Areas of High Amenity associated with the county's major lakes are designated due to their amenity value and recreational potential. The lakes which are the subject of this motion include Lough Lene and Lough Derravaragh. The identified lakes are within designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status.

Such areas have been identified as highly significant assets, both environmentally and culturally and are identified as key resources in sustaining a high quality of life for the residents of the County as well as being an important sustainable tourism resource. The high scenic quality and recreational and amenity value of these areas are also recognised as important assets for the County. In this regard it is a policy to promote, in association with Fáilte Ireland, the sustainable tourism potential of Areas of High Amenity centered around the Lakelands and to provide for the continued expansion of the tourism sector, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations. The areas immediately adjacent to the High Amenity areas are, likewise, also sensitive landscapes as development in these areas proximate may affect directly or indirectly the quality and integrity of the High Amenity areas.

It is considered that deletions to the High Amenity Areas as provided for in the Draft Plan dilute the level of protection afforded to High Amenity Areas in the County, with the potential to result in adverse effects upon the factors for which these areas of landscape have been designated.

Furthermore, the piecemeal erosion of these important High Amenity designations will reduce the protection of the overall landscape and undermine the long-term integrity of these important assets (designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status). Accordingly, it is recommended that the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh should be revised to its original form as set out under the current Westmeath County Development Plan. (CE OPR 1.18 refers)

Note: The Office of the Planning Regulator (OPR) in their submission to the Draft Plan recommend that the planning authority retain the designations of high amenity as set out under the current Westmeath County Development Plan and remove the proposed deletions as set out under the Draft Development Plan, having regard to the SEA Environmental Report. (OPR Recommendation 12 refers).

**RECOMMENDATION:**

See CE OPR 1.18 and CE EMRA 2.17

Revise the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh to its original form as set out under the current Westmeath County Development Plan, Map No. 42

*(OPR Recommendation 12)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Hazel Smyth. WH-DCDP-MA-82.**

Motion that in line with submission WM-C1-63 and WM-C1-100, CPO 13.19 and 13.21 of the CDP are declined in accordance with the guidance provided by the expert planners in the area.

**REPORT:**

The intention of the motion is acknowledged.

The following motion also relates to this subject:

**WH-DCDP-MA-01 Councillor Paddy Hill**

**WH-DCDP-MA-02 Frank McDermott**

Submission in WM-C1-63 with regard to this topic states *"In relation to these two objectives - I understand that councillors recently passed a motion to make a number of changes to some of the high amenity areas in Westmeath. I would like to express my opposition to any such change without proper public consultation in advance to enable appropriate assessment by qualified experts, appropriate bodies, and the general public. In my view councillors are not properly qualified to assess the impact of any changes to high amenity areas. Any changes made without public consultation is likely to be resisted by the public and by NGOs – and any subsequent attempt to develop these areas is likely to be met with a significant number of objections. I therefore wish to submit the observation that there should be no changes to areas designated as High Amenity areas without an appropriate period of public consultation"*.

While

Submission in WM-C1-101 regarding this topic states *"More alarming is the proposal to make changes to some of the high amenity areas in the county and to rezone lands in the hinterland of our lake shores particularly Lough Derravaragh and Lough Lane. On behalf of our Ethos Group in Tyrrellspass I strongly object to any such changes without prior consultation with the public. The decision to rezone must be done after consultation with experts who understand the delicacy and fragility of the biodiversity in these protected areas"*.

The relevant policy objectives quoted are as follows:

CPO 13.19 Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

CPO 13.21 Protect lakeshores from any inappropriate development which would detract from the natural amenity of the area.



The Areas of High Amenity associated with the county's major lakes are designated due to their amenity value and recreational potential. The lakes which are the subject of this motion include Lough Lene and Lough Derravaragh. The identified lakes are within designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status.

Such areas have been identified as highly significant assets, both environmentally and culturally and are identified as key resources in sustaining a high quality of life for the residents of the County as well as being an important sustainable tourism resource. The high scenic quality and recreational and amenity value of these areas are also recognised as important assets for the County. In this regard it is a policy to promote, in association with Fáilte Ireland, the sustainable tourism potential of Areas of High Amenity centered around the Lakelands and to provide for the continued expansion of the tourism sector, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations. The areas immediately adjacent to the High Amenity areas are, likewise, also sensitive landscapes as development in these areas proximate may affect directly or indirectly the quality and integrity of the High Amenity areas.

It is considered that deletions to the High Amenity Areas as provided for in the Draft Plan dilute the level of protection afforded to High Amenity Areas in the County, with the potential to result in adverse effects upon the factors for which these areas of landscape have been designated. Furthermore, the piecemeal erosion of these important High Amenity designations will reduce the protection of the overall landscape and undermine the long-term integrity of these important assets (designated High Amenity Areas, Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas, reflecting their significant environmental status). Accordingly, it is recommended that the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh should be revised to its original form as set out under the current Westmeath County Development Plan. (CE OPR 1.18 refers)

Note: The Office of the Planning Regulator (OPR) in their submission to the Draft Plan recommend that the planning authority retain the designations of high amenity as set out under the current Westmeath County Development Plan and remove the proposed deletions as set out under the Draft Development Plan, having regard to the SEA Environmental Report. (OPR Recommendation 12 refers).

#### **RECOMMENDATION:**

See CE OPR 1.18 and CE EMRA 2.17

Revise the area designated as high amenity areas in the vicinity of Lough Lene and Lough Derravaragh to its original form as set out under the current Westmeath County Development Plan, Map No. 42

*(OPR Recommendation 12)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor John Shaw: Local Need Policy WH-DCDP-MA-03**

To amend CPO 9.1 to include the following text:

“Landowners for this purpose being defined as persons who own the land 5 years prior to the date of planning application”

*CPO 9.1:*

***Areas Under Strong Urban Influence***

*To accommodate demand from individuals for permanent residential development in defined ‘Rural Areas Under Strong Urban Influence’ who have strong links to the area and who are an intrinsic part of the rural community, subject to good planning practice, environmental carrying capacity and landscape protection considerations.*

***Local Housing Need***

*Permit residential development in areas defined ‘Rural Areas Under Strong Urban Influence and Stronger Rural Areas’ subject to the following circumstances:*

- 1. Persons who are actively engaged in agriculture, horticulture, forestry, bloodstock and peat industry,*
- 2. Members of farm families seeking to build on the family farm,*
- 3. Landowners for this purpose being defined as persons who own the land 5 years prior to the date of planning application.*
- 4. Persons employed locally whose employment would provide a service to the local community,*
- 5. Persons who have personal, family or economic ties within the area, including returning emigrants*
- 6. Persons who wish to return to farming and who buy or inherit a substantial farmholding which is kept intact as an established farm unit, will be considered by the Council to be farmers and will be open to consideration for a rural house, as farmers. Where there is already a house on the holding, refurbishment or replacement of this house is the preferred option.*

*The local area for the purpose of this policy is defined as the area generally within a 10km radius of the applicant’s family home.*

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-04 Councillor Hazel Smyth**

**WH-DCDP-MA-05 Councillor Tom Farrell**

In terms of rural housing policy, the European Commission issued an infringement notice against Ireland in 2007 in relation to the “local needs criteria” in the 2005 Sustainable Rural Housing Guidelines for Planning Authorities. This infringement notice was subsequently deferred pending the outcome of an infringement case taken against Belgium, now referred to as the Flemish Decree case and on which the European Court of Justice (ECJ) delivered its Judgement in 2013.

In its 2013 Judgement, the ECJ ruled that the Flemish Decree (requirement to demonstrate “a sufficient connection” to an area) constituted an unjustified restriction on fundamental freedoms under the Treaty on the Functioning of the European Union (the EU Treaty), in particular that it breached article 43 of the EU Treaty on the freedom of movement of citizens. In order to avoid the up-scaling of the previous infringement notice against Ireland and referral of the matter to the ECJ for determination, the Department of Housing Planning and Local Government have indicated their intention to revise the 2005 Guidelines to ensure that rural housing policies and objectives contained in local authority development plans comply with article 43 of the EU Treaty on the freedom of movement of citizens.

In the interim, there is an obligation on planning authorities, in line with Circular Letter PL 2/2017 dated 31 May 2017, to ensure that existing 2005 Rural Housing Guidelines Policy specifically to the application of the “local housing needs residency criteria” remain in place pending the conclusion of the national policy review process and issue of advice otherwise by the Department.

Under Circular Letter PL 2/2017 Planning Authorities are required to ***“defer amending their rural housing policy/ local housing need criteria in existing statutory development plans either by way of the cyclical review or variation procedures”***. This is considered prudent in order to avoid planning authorities adopting different approaches on the matter in the interim”.

Accordingly, having regard to Circular Letter PL 2/2017, in advance of revised guidance on rural generated housing, and in the absence of a comprehensive assessment of the need to tailor a wider approach to rural housing policy having regard to the provisions of the National Planning Framework, it is considered that the policy as set out under the Draft Plan should be amended to reflect that as set out in the current Plan until such time as appropriate guidance is issued and that an objective be included to review rural housing policy in line with Development Plan or other Guidelines in the area.

Accordingly, it is recommended that the rural housing policy as prescribed in CPO 9.1 is amended to reflect that as set out in the current Plan CDP 2014 – 2020.

## RECOMMENDATION

See CE OPR 1.15 and CE EMRA 2.13

Amended rural housing policy to reflect that as set out in the current Plan.

*(To permit residential development in areas defined 'Rural Areas Under Strong Urban Influence and Stronger Rural Areas' subject to the following circumstances:*

- 1. Persons who are actively engaged in agriculture, horticulture, forestry, bloodstock and peat industry,*
- 2. Members of farm families seeking to build on the family farm, Landowners and members of landowners' families (landowner for this purpose being defined as persons who owned the land in question since the year 2000),*
- 3. Persons employed locally whose employment would provide a service to the local community,*
- 4. Persons who have personal, family or economic ties within the area, including returning emigrants*
- 5. Persons who wish to return to farming and who buy or inherit a substantial farm-holding which is kept intact as an established farm unit, will be considered by the Council to be farmers and will be open to consideration for a rural house, as farmers. Where there is already a house on the holding, refurbishment or replacement of this house is the preferred option.*

*To manage the development of one off rural housing in conjunction with the Rural Typology Map and Local Need criteria. Applicants must submit documentary evidence of compliance with the rural housing policy and comply with local need criteria).*

(OPR Recommendations 10 and 11)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor John Shaw: Local Need Policy in High Amenity Areas WH-DCDP-MA-03**

To amend CPO 9.22 to include the following text:

“Landowners for this purpose being defined as persons who own the land 5 years prior to the date of planning application”

**CPO 9.22:**

Restrict development not related to farming practices and tourism in all High Amenity Areas, with the exception of housing for the immediate family (son/daughter) of established residents living on landholdings, who demonstrate a housing need and have long-term intrinsic links with the area. The entire landholding will be demonstrated to have been in the resident’s ownership 5 years prior to the date of application.

**REPORT:**

The intention of the motion is acknowledged.

In terms of the consideration of local housing need in Areas of High Amenity, the provisions of Circular Letter PL 2/2017 applies.

In this regard, there is an obligation on planning authorities to ensure that existing 2005 Rural Housing Guidelines Policy specifically to the application of the “local housing needs residency criteria” remain in place pending the conclusion of the national policy review process and issue of advice otherwise by the Department.

Under Circular Letter PL 2/2017 Planning Authorities are required to **“defer amending their rural housing policy/ local housing need criteria in existing statutory development plans either by way of the cyclical review or variation procedures”**. This is considered prudent in order to avoid planning authorities adopting different approaches on the matter in the interim”.

Accordingly, having regard to Circular Letter PL 2/2017, in advance of revised guidance on rural generated housing, and in the absence of a comprehensive assessment of the need to tailor a wider approach to rural housing policy having regard to the provisions of the National Planning Framework, it is not considered appropriate to include piecemeal revisions to existing policy in the area at this time. Having regard to Circular PL 2/2017, it follows that the text of CPO 9.22 is amended to reflect the text in the current County Development Plan as follows:

“To restrict development not related to farming practices and tourism in all High Amenity Areas, with the exception of housing for the immediate family (son/daughter) of established residents living on landholdings, who demonstrate a housing need and have long-term intrinsic links with the area. The entire landholding will be demonstrated to have been in the resident’s ownership since 2000. No more than three additional dwellings to be permitted on any such holding and provided there is no alternative site on the holding outside the Area of High Amenity”

Note: The OPR in its submission to the Draft Plan recommends that the Planning Authority amend policy objective CPO 9.22 to ensure the overall policy intent for high amenity areas is not undermined.

### **RECOMMENDATION**

See CE OPR 1.15 and CE EMRA 2.13

Amended rural housing policy to reflect that as set out in the current Plan.

(OPR Recommendations 10 and 11)

*To restrict development not related to farming practices and tourism in all High Amenity Areas, with the exception of housing for the immediate family (son/daughter) of established residents living on landholdings, who demonstrate a housing need and have long-term intrinsic links with the area. The entire landholding will be demonstrated to have been in the resident’s ownership since 2000. No more than three additional dwellings to be permitted on any such holding and provided there is no alternative site on the holding outside the Area of High Amenity.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Tom Farrell: Change to Local Need Policy WH-DCDP-MA-05**

To add an additional criteria to CPO 9.1 (Rural Housing Needs Policy objective) as follows:

Where a planning application is made by a person who has demonstrated extraordinary and exceptional circumstances, special regard shall be had to those circumstances in consideration of an application for planning permission for housing.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-03 Councillor John Shaw**

**WH-DCDP-MA-05 Councillor Hazel Smyth**

CPO 9.1 lists the criteria in relation to applications for a dwelling in areas defined 'Rural Areas Under Strong Urban Influence and Stronger Rural Areas'. The proposed motion seeks to add an additional provision to CPO 9.1 in relation to persons who demonstrate 'extraordinary and exceptional circumstances'.

In this regard, it should be noted that there is an obligation on Planning Authorities to adhere to Circular Letter PL 2/2017 dated 31 May 2017, to ensure that existing 2005 Rural Housing Guidelines Policy specifically to the application of the "local housing needs residency criteria" remain in place pending the conclusion of the national policy review process and issue of advice otherwise by the Department.

Under Circular Letter PL 2/2017 Planning Authorities are required to "*defer amending their rural housing policy/ local housing need criteria in existing statutory development plans either by way of the cyclical review or variation procedures*". This is considered prudent in order to avoid planning authorities adopting different approaches on the matter.

Accordingly, having regard to Circular Letter PL 2/2017, in advance of revised guidance on rural generated housing, and in the absence of a comprehensive assessment of the need to tailor a wider approach to rural housing policy having regard to the provisions of the National Planning Framework, it is considered that the policy as set out under the Draft Plan should be amended to reflect that as set out in the current Plan until such time as appropriate guidance is issued and that an objective be included to review rural housing policy in line with Development Plan or other Guidelines in the area.

## **RECOMMENDATION**

See CE OPR 1.15 and CE EMRA 2.13

Amended rural housing policy to reflect that as set out in the current Plan.

(OPR Recommendations 10 and 11)



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Change to Local Need Policy WH-DCDP-MA-04**

Requests that Section 9.4 of the Draft Plan, in line with Submission WM-C1-27 (reference to Flemish Decree), be removed in its entirety and replaced with a revised policy which obliges that applicants for permission in the open countryside must have genuine and demonstrated rurally-generated occupational or employment needs which specifically necessitates a 'one-off' dwelling in the countryside prior to being granted planning permission.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-03 Councillor John Shaw**

**WH-DCDP-MA-05 Councillor Tom Farrell**

Section 9.4 of the Draft Plan relates to Rural Settlement Strategy and includes narrative and policy objectives in relation to rural housing need in areas under strong urban influence, rural housing need in structurally weak areas and rural nodes.

The Planning Authority is required, under its Core Strategy, to include a development strategy for Rural Westmeath. Section 2.4 of the Core Strategy of the plan sets out the overall development strategy for the County including rural Westmeath. It is Council policy to support the sustainable development of rural areas in Westmeath by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

With regard to the motion to omit this section and revise Plan policy which obliges that applicants for permission in the open countryside must have genuine and demonstrated rurally-generated occupational or employment needs which specifically necessitates a 'one-off' dwelling, it should be noted that Circular Letter PL 2/2017 is of relevance.

In this regard, there is an obligation on Planning Authorities to adhere to Circular Letter PL 2/2017 dated 31 May 2017, to ensure that existing 2005 Rural Housing Guidelines Policy specifically to the

application of the “local housing needs residency criteria” remain in place pending the conclusion of the national policy review process and issue of advice otherwise by the Department.

Under Circular Letter PL 2/2017 Planning Authorities are required to ***“defer amending their rural housing policy/ local housing need criteria in existing statutory development plans either by way of the cyclical review or variation procedures”***. This is considered prudent in order to avoid planning authorities adopting different approaches on the matter.

Accordingly, having regard to Circular Letter PL 2/2017, in advance of revised guidance on rural generated housing, and in the absence of a comprehensive assessment of the need to tailor a wider approach to rural housing policy having regard to the provisions of the National Planning Framework, it is considered that the policy as set out under the Draft Plan should be amended to reflect that as set out in the current Plan until such time as appropriate guidance is issued and that an objective be included to review rural housing policy in line with Development Plan or other Guidelines in the area.

#### **RECOMMENDATION**

See CE OPR 1.15 and CE EMRA 2.13

Amended rural housing policy to reflect that as set out in the current Plan.

(OPR Recommendations 10 and 11)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Aoife Davitt: Wind Energy Policy WH-DCDP-MA-06**

Requests that the policy in relation to wind energy should be retained in the Draft Plan.

**REPORT:**

The intention of the motion is acknowledged in terms of providing separation distances between prospective wind developments and any associated residential receptors.

The following motions also relate to this subject:

**WH-DCDP-MA-07 Councillor Andrew Duncan**

**WH-DCDP-MA-08 Councillor Ken Glynn**

**WH-DCDP-MA-09 Councillor Dennis Leonard**

**WH-DCDP-MA-10 Councillor Hazel Smyth**

P-WIN 6 from the Westmeath County Development Plan 2014-2020, states the following:

*To provide the following separation distances between wind turbines and residential dwellings:*

- **500 metres**, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.
- **1000 metres**, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.
- **1500 metres**, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.
- **More than 2000 metres**, where the height of the wind turbine generator is greater than 150 metres.

P-WIN 6 has been replicated under the Draft Plan (CPO 10.132 refers).

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure

consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The following are included in the Draft Revised Wind Energy Development Guidelines:

- A setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.
- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the “preferred draft approach” announced by DHPCLG and DCCAIE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of an any future wind farm developments.
- Include a policy of zero shadow flicker and recommend planning authorities or An Bord Pleanála to impose condition(s) to ensure that no existing dwelling or other affected property will experience shadow flicker as a result of the wind energy development.
- Require a Community Report, which must set out how wind energy developers intend to provide an opportunity for local communities to benefit from proposed wind developments through community investment/ownership or through benefits and dividends. Models to support community participation will be implemented as part of the new Renewable Electricity Support Scheme (RESS). The two main methods of community investment indicated have the potential to offer significant socio-

economic benefits including employment, supply-chain, cheaper energy, new revenue streams, energy use reduction and carbon footprint reduction.

It is considered that the separation distances as proposed under this motion are contrary to that set out under the Draft Revised Wind Energy Development Guidelines, December 2019 (and the 2006 Wind Energy Guidelines) and as such the inclusion of specific separation distances under the Draft Plan is considered premature pending the adoption of said Guidelines on foot of public consultation.

As such CPO 10.132 should be removed from the Plan.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

~~Provide the following separation distances between wind turbines and residential dwellings:~~

- ~~• 500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~• 1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~• 1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~• More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Andrew Duncan: P-WIN 6/CPO 10.132 WH-DCDP-MA-07**

The proposed deletion of existing Wind Energy policy P WIN 6 in relation to set back distances on the existing plan should not proceed and this policy should be entirely re-instated in the draft plan.

**REPORT:**

The intention of the motion is acknowledged in terms of providing separation distances between prospective wind developments and any associated residential receptors.

The following motions also relate to this subject:

**WH-DCDP-MA-06 Councillor Aoife Davitt**

**WH-DCDP-MA-08 Councillor Ken Glynn**

**WH-DCDP-MA-09 Councillor Dennis Leonard**

**WH-DCDP-MA-10 Councillor Hazel Smyth**

P-WIN 6 from the Westmeath County Development Plan 2014-2020, states the following:

*To provide the following separation distances between wind turbines and residential dwellings:*

- **500 metres**, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.
- **1000 metres**, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.
- **1500 metres**, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.
- **More than 2000 metres**, where the height of the wind turbine generator is greater than 150 metres.

P-WIN 6 has been replicated under the Draft Plan (CPO 10.132 refers).

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The following are included in the Draft Revised Wind Energy Development Guidelines:

- A setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.
- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the “preferred draft approach” announced by DHPCLG and DCCAIE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of any future wind farm developments.
- Include a policy of zero shadow flicker and recommend planning authorities or An Bord Pleanála to impose condition(s) to ensure that no existing dwelling or other affected property will experience shadow flicker as a result of the wind energy development.
- Require a Community Report, which must set out how wind energy developers intend to provide an opportunity for local communities to benefit from proposed wind developments through community investment/ownership or through benefits and dividends. Models to support community participation will be implemented as part of the new Renewable Electricity Support Scheme (RESS). The two main methods of community investment indicated have the potential to offer significant socio-economic benefits including employment, supply-chain, cheaper energy, new revenue streams, energy use reduction and carbon footprint reduction.

It is considered that the separation distances as proposed under this motion are contrary to that set out under the Draft Revised Wind Energy Development Guidelines, December 2019 (and the 2006 Wind Energy Guidelines) and as such the inclusion of specific separation distances under the Draft Plan is considered premature pending the adoption of said Guidelines on foot of public consultation.

As such CPO 10.132 should be removed from the Plan.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

~~Provide the following separation distances between wind turbines and residential dwellings:~~

- ~~• 500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~• 1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~• 1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~• More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Ken Glynn: P-WIN 6/CPO 10.132 WH-DCDP-MA-08**

The proposed deletion of existing Wind Energy policy P WIN 6 in relation to set back distances on the existing plan should not proceed and this policy should be entirely re- instated in the draft plan.

**REPORT:**

The intention of the motion is acknowledged in terms of providing separation distances between prospective wind developments and any associated residential receptors.

The following motions also relate to this subject:

**WH-DCDP-MA-06 Councillor Aoife Davitt**

**WH-DCDP-MA-07 Councillor Andrew Duncan**

**WH-DCDP-MA-09 Councillor Dennis Leonard**

**WH-DCDP-MA-10 Councillor Hazel Smyth**

P-WIN 6 from the Westmeath County Development Plan 2014-2020, states the following:

*To provide the following separation distances between wind turbines and residential dwellings:*

- **500 metres**, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.
- **1000 metres**, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.
- **1500 metres**, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.
- **More than 2000 metres**, where the height of the wind turbine generator is greater than 150 metres.

P-WIN 6 has been replicated under the Draft Plan (CPO 10.132 refers).

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure

consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The following are included in the Draft Revised Wind Energy Development Guidelines:

- A setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.
- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the “preferred draft approach” announced by DHPCLG and DCCAIE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of an any future wind farm developments.
- Include a policy of zero shadow flicker and recommend planning authorities or An Bord Pleanála to impose condition(s) to ensure that no existing dwelling or other affected property will experience shadow flicker as a result of the wind energy development.
- Require a Community Report, which must set out how wind energy developers intend to provide an opportunity for local communities to benefit from proposed wind developments through community investment/ownership or through benefits and dividends. Models to support community participation will be implemented as part of the new Renewable Electricity Support Scheme (RESS). The two main methods of community investment indicated have the potential to offer significant socio-

economic benefits including employment, supply-chain, cheaper energy, new revenue streams, energy use reduction and carbon footprint reduction.

It is considered that the separation distances as proposed under this motion are contrary to that set out under the Draft Revised Wind Energy Development Guidelines, December 2019 (and the 2006 Wind Energy Guidelines) and as such the inclusion of specific separation distances under the Draft Plan is considered premature pending the adoption of said Guidelines on foot of public consultation.

As such CPO 10.132 should be removed from the Plan.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

~~Provide the following separation distances between wind turbines and residential dwellings:~~

- ~~• 500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~• 1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~• 1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~• More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Dennis Leonard: P-WIN 6/CPO 10.132 WH-DCDP-MA-09**

Request that Westmeath County Council not allow for industrial wind farm development in rural areas by retaining Wind Energy policy P-WIN 6 from County Development Plan 2014-2020.

**REPORT:**

The intention of the motion is acknowledged in terms of providing separation distances between prospective wind developments and any associated residential receptors.

The following motions also relate to this subject:

**WH-DCDP-MA-06 Councillor Aoife Davitt**

**WH-DCDP-MA-07 Councillor Andrew Duncan**

**WH-DCDP-MA-08 Councillor Ken Glynn**

**WH-DCDP-MA-10 Councillor Hazel Smyth**

P-WIN 6 from the Westmeath County Development Plan 2014-2020, states the following:

*To provide the following separation distances between wind turbines and residential dwellings:*

- **500 metres**, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.
- **1000 metres**, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.
- **1500 metres**, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.
- **More than 2000 metres**, where the height of the wind turbine generator is greater than 150 metres.

P-WIN 6 has been replicated under the Draft Plan (CPO 10.132 refers).

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The following are included in the Draft Revised Wind Energy Development Guidelines:

- A setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.
- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the “preferred draft approach” announced by DHPCLG and DCCAIE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of any future wind farm developments.
- Include a policy of zero shadow flicker and recommend planning authorities or An Bord Pleanála to impose condition(s) to ensure that no existing dwelling or other affected property will experience shadow flicker as a result of the wind energy development.
- Require a Community Report, which must set out how wind energy developers intend to provide an opportunity for local communities to benefit from proposed wind developments through community investment/ownership or through benefits and dividends. Models to support community participation will be implemented as part of the new Renewable Electricity Support Scheme (RESS). The two main methods of community investment indicated have the potential to offer significant socio-economic benefits including employment, supply-chain, cheaper energy, new revenue streams, energy use reduction and carbon footprint reduction.

It is considered that the separation distances as proposed under this motion are contrary to that set out under the Draft Revised Wind Energy Development Guidelines, December 2019 (and the 2006 Wind Energy Guidelines) and as such the inclusion of specific separation distances under the Draft Plan is considered premature pending the adoption of said Guidelines on foot of public consultation.

As such CPO 10.132 should be removed from the Plan.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

~~Provide the following separation distances between wind turbines and residential dwellings:~~

- ~~• 500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~• 1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~• 1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~• More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: P-WIN 6/CPO 10.132 WH-DCDP-MA-10**

Remove CPO 10.132 in its entirety and rely on setbacks as set out in the DHPLG Wind Energy Guidelines and any further amendments thereof, as required by CPO 10.131 and CPO 10.137.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-06 Councillor Aoife Davitt**

**WH-DCDP-MA-07 Councillor Andrew Duncan**

**WH-DCDP-MA-08 Councillor Ken Glynn**

**WH-DCDP-MA-09 Councillor Dennis Leonard**

P-WIN 6 from the Westmeath County Development Plan 2014-2020, states the following:

*To provide the following separation distances between wind turbines and residential dwellings:*

- **500 metres**, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.
- **1000 metres**, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.
- **1500 metres**, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.
- **More than 2000 metres**, where the height of the wind turbine generator is greater than 150 metres.

P-WIN 6 has been replicated under the Draft Plan (CPO 10.132 refers).

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The following are included in the Draft Revised Wind Energy Development Guidelines:

- A setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.
- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the “preferred draft approach” announced by DHPCLG and DCCAIE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of any future wind farm developments.
- Include a policy of zero shadow flicker and recommend planning authorities or An Bord Pleanála to impose condition(s) to ensure that no existing dwelling or other affected property will experience shadow flicker as a result of the wind energy development.
- Require a Community Report, which must set out how wind energy developers intend to provide an opportunity for local communities to benefit from proposed wind developments through community investment/ownership or through benefits and dividends. Models to support community participation will be implemented as part of the new Renewable Electricity Support Scheme (RESS). The two main methods of community investment indicated have the potential to offer significant socio-economic benefits including employment, supply-chain, cheaper energy, new revenue streams, energy use reduction and carbon footprint reduction.



Accordingly, the policy in question should be omitted as requested.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

Provide the following separation distances between wind turbines and residential dwellings:

- ~~500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: P-WIN 6/CPO 10.132**

**WH-DCDP-MA-11**

CPO 10.132 recommends set back distances for "wind turbine generators" according to specific heights. However the heights aren't adequately defined. Considering the scale and height of both the turbines and their blades, this height should be described according to the height of the wind turbine generator including the height of their blade.

**REPORT:**

The intention of the motion is acknowledged.

In relation to the assessment of wind energy developments, it should be noted that there are a number of Guidelines for Planning Authorities issued by Government Departments as per Section 28 of the Planning and Development Act 2000 (as amended). Planning Authorities are required to ensure consistency of development plans with any specific planning policy requirements specified in guidelines issued.

In this regard, Draft Revised Wind Energy Development Guidelines were issued, in December 2019, for public consultation. The purpose of the guidelines is to ensure a consistency of approach throughout the country for the treatment of planning applications for wind energy developments. The guidelines were also prepared within a wider national and EU energy policy context in line with binding EU and international obligations on Ireland to play its part in tackling both the causes and effects of climate change. As such, the Draft Plan also recognises the importance of wind energy, in addition to other renewable energy sources, in achieving national targets in relation to reducing fossil fuel dependency and greenhouse gas emissions.

The Draft Revised Wind Energy Development Guidelines set out a setback requirement for visual amenity purposes of 4 times the tip height to be applied between a wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres.

It is considered that the inclusion of more prescriptive policy in relation to height of turbines and their blades as provided for under this motion is contrary to the Draft Revised Wind Energy Development

Guidelines, December 2019 (and the 2006 Wind Energy Guidelines) and is considered premature pending the adoption of said Guidelines on foot of public consultation.

As such CPO 10.132 should be removed from the Plan.

Note: The OPR in their submission to the Draft Plan, considers policy objective CPO 10.132 to be contrary to government policy on wind energy development having regard to Ministerial guidance on wind farm development. Accordingly, the OPR requires the planning authority to remove policy objective CPO 10.132 in its entirety from Chapter 10 of the Draft Plan.

## RECOMMENDATION

See CE OPR 1.11 and CE EMRA 2.14

Remove CPO 10.132 from the Plan as follows:

Provide the following separation distances between wind turbines and residential dwellings:

- ~~500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres.~~
- ~~1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres.~~
- ~~1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres.~~
- ~~More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres.~~

*(OPR Recommendation 6)*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Ken Glynn: P-WIN 2/ CPO 10.135 WH-DCDP-MA-32**

There should be no amendments to the Wind Energy policy number P Win 2 in the existing Plan which relegates Industrial Wind-farms to cut away peat-land areas.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-33 Councillor Andrew Duncan**

**WH-DCDP-MA-34 Councillors Dennis Leonard & Johnnie Penrose**

**WH-DCDP-MA-35 Councillor Vinny McCormack**

CPO 10.135, recognises the role that peatlands can play (in appropriate circumstances) in accommodating large scale wind farms in the County in seeking to *“Encourage large-scale energy production projects, in the form of Wind Farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed.*

*In the context of this policy, industrial scale/large-scale energy production projects are defined as follows:*

*Projects that meet or exceed any of the following criteria:*

- Height: over 100m to blade tip, or
- Scale: More than five turbines
- Output: Having a total output of greater than 5MW

*Developments sited on peatlands have the potential to increase overall carbon losses. Proposals for such development should demonstrate that the following has been considered:*

- Peatland stability; and
- Carbon emissions balance”.

As such CPO 10.135, provides that the preferred location for large-scale energy production projects, in the form of windfarms, is on cutover cutaway peatlands in the County in a manner that is consistent with and does not undermine national policy in the area.

Note: While the OPR supports the policy intent in CPO 10.135, it recommends that the definition included for industrial scale / large-scale energy production projects be deleted in the absence of national definition of such developments. Accordingly, it requires the Planning Authority to amend policy objective CPO 10.135 to delete the definition for industrial scale / large-scale wind energy production projects.

## **RECOMMENDATION**

See CE OPR 1.13

Update terminology associated with 'Industrial Scale Wind Turbines' to 'taller commercial wind turbines'.

(OPR Recommendation 8 refers)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Andrew Duncan: P-WIN 2/ CPO 10.135 WH-DCDP-MA-33**

There should be no amendments to the Wind Energy policy number P Win 2 in the existing Plan which relegates Industrial Wind-farms to cut away peat-land areas.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-32 Councillor Ken Glynn**

**WH-DCDP-MA-34 Councillors Dennis Leonard & Johnnie Penrose**

**WH-DCDP-MA-35 Councillor Vinny McCormack**

CPO 10.135, recognises the role that peatlands can play (in appropriate circumstances) in accommodating large scale wind farms in the County in seeking to *“Encourage large-scale energy production projects, in the form of Wind Farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed.*

*In the context of this policy, industrial scale/large-scale energy production projects are defined as follows:*

*Projects that meet or exceed any of the following criteria:*

- Height: over 100m to blade tip, or
- Scale: More than five turbines
- Output: Having a total output of greater than 5MW

*Developments sited on peatlands have the potential to increase overall carbon losses. Proposals for such development should demonstrate that the following has been considered:*

- Peatland stability; and
- Carbon emissions balance”.

As such CPO 10.135, provides that the preferred location for large-scale energy production projects, in the form of windfarms, is on cutover cutaway peatlands in the County in a manner that is consistent with and does not undermine national policy in the area.

Note: While the OPR supports the policy intent in CPO 10.135, it recommends that the definition included for industrial scale / large-scale energy production projects be deleted in the absence of national definition of such developments. Accordingly, it requires the Planning Authority to amend policy objective CPO 10.135 to delete the definition for industrial scale / large-scale wind energy production projects.

## **RECOMMENDATION**

See CE OPR 1.13

Update terminology associated with 'Industrial Scale Wind Turbines' to 'taller commercial wind turbines'.

(OPR Recommendation 8 refers)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: P-WIN 2/ CPO 10.135**

**WH-DCDP-MA-34**

Requests that Policy P-WIN 2 from the current Development Plan is reinstated in the Draft Plan without amendment.

Questions why Policy Objective CPO 10.135 in the Draft Plan dilutes the original terms of P-Win 2, which strictly directs industrial windfarms to cut away bogs. In this regard, it is noted that policy objective 10.135 indicates that the council will "encourage" rather than "shall strictly direct" industrial scale windfarms to cut away bogs.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-32 Councillor Ken Glynn**

**WH-DCDP-MA-33 Councillor Andrew Duncan**

**WH-DCDP-MA-35 Councillor Vinny McCormack**

CPO 10.135, recognises the role that peatlands can play (in appropriate circumstances) in accommodating large scale wind farms in the County in seeking to *“Encourage large-scale energy production projects, in the form of Wind Farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed.*

*In the context of this policy, industrial scale/large-scale energy production projects are defined as follows:*

*Projects that meet or exceed any of the following criteria:*

- Height: over 100m to blade tip, or
- Scale: More than five turbines
- Output: Having a total output of greater than 5MW

*Developments sited on peatlands have the potential to increase overall carbon losses. Proposals for such development should demonstrate that the following has been considered:*

- Peatland stability; and
- Carbon emissions balance”.



As such CPO 10.135, provides that the preferred location for large-scale energy production projects, in the form of windfarms, is on cutover cutaway peatlands in the County in a manner that is consistent with and does not undermine national policy in the area.

Note: While the OPR supports the policy intent in CPO 10.135, it recommends that the definition included for industrial scale / large-scale energy production projects be deleted in the absence of national definition of such developments. Accordingly, it requires the Planning Authority to amend policy objective CPO 10.135 to delete the definition for industrial scale / large-scale wind energy production projects.

### **RECOMMENDATION**

See CE OPR 1.13

Update terminology associated with 'Industrial Scale Wind Turbines' to 'taller commercial wind turbines'.

(OPR Recommendation 8 refers)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Vinny McCormack: P-WIN 2/ CPO 10.135 WH-DCDP-MA-35**

That all industrial wind development be strictly directed to cut away bogs as per the previous county development plan.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-32 Councillor Ken Glynn**

**WH-DCDP-MA-33 Councillor Andrew Duncan**

**WH-DCDP-MA-34 Councillors Dennis Leonard & Johnnie Penrose**

CPO 10.135, recognises the role that peatlands can play (in appropriate circumstances) in accommodating large scale wind farms in the County in seeking to *“Encourage large-scale energy production projects, in the form of Wind Farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed.*

*In the context of this policy, industrial scale/large-scale energy production projects are defined as follows:*

*Projects that meet or exceed any of the following criteria:*

- Height: over 100m to blade tip, or
- Scale: More than five turbines
- Output: Having a total output of greater than 5MW

*Developments sited on peatlands have the potential to increase overall carbon losses. Proposals for such development should demonstrate that the following has been considered:*

- Peatland stability; and
- Carbon emissions balance”.

As such CPO 10.135, provides that the preferred location for large-scale energy production projects, in the form of windfarms, is on cutover cutaway peatlands in the County in a manner that is consistent with and does not undermine national policy in the area.

Note: While the OPR supports the policy intent in CPO 10.135, it recommends that the definition included for industrial scale / large-scale energy production projects be deleted in the absence of national definition of such developments. Accordingly, it requires the Planning Authority to amend policy objective CPO 10.135 to delete the definition for industrial scale / large-scale wind energy production projects.

## RECOMMENDATION

See CE OPR 1.13

Update terminology associated with 'Industrial Scale Wind Turbines' to 'taller commercial wind turbines'.

(OPR Recommendation 8 refers)

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: P-WIN 2/ CPO 10.135**

**WH-DCDP-MA-36**

It is considered that the criteria to determine industrial scale windfarms in policy objective 10.135 is ambiguous. It omits the word "or" from the three alternative criteria which identify industrial windfarms.

**REPORT:**

The intention of the motion is acknowledged.

CPO 10.135 provides that '*industrial scale/large-scale energy production projects are defined as follows:*

*Projects that meet or exceed any of the following criteria:*

- *Height: over 100m to blade tip, or*
- *Scale: More than five turbines*
- *Output: Having a total output of greater than 5MW'*

In the interests of clarity, it is considered that the term "or" should be included after the word "turbines" within CPO 10.135.

**RECOMMENDATION**

Having consideration to the above it is recommended that the Draft Development Plan is amended in this instance as follows:

"Encourage large-scale energy production projects, in the form of Wind Farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed. In the context of this policy, industrial scale/large-scale energy production projects are defined as follows:

Projects that meet or exceed any of the following criteria:

- Height: over 100m to blade tip, or
- Scale: More than five turbines or
- Output: Having a total output of greater than 5MW

Developments sited on peatlands have the potential to increase overall carbon

losses. Proposals for such development should demonstrate that the following has been considered:

- Peatland stability; and
- Carbon emissions balance.

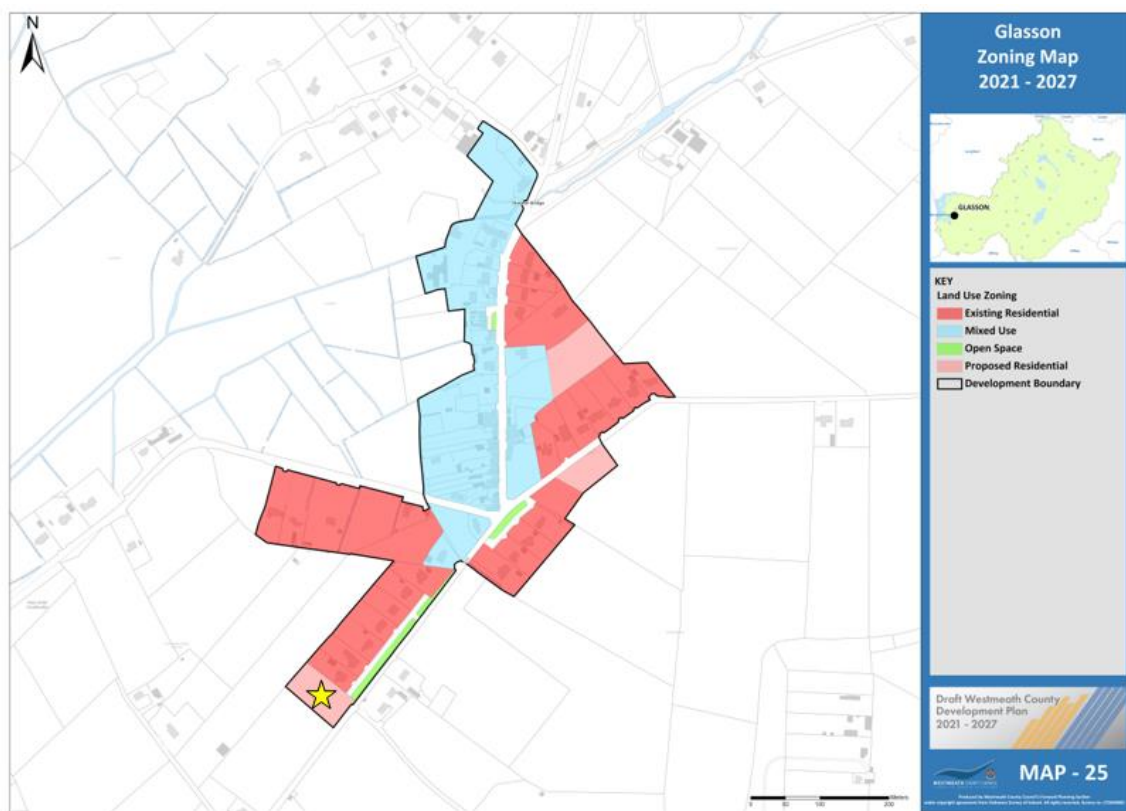
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Frankie Keena: Glasson WH-DCDP-MA-89**

To zone a small site for residential development on the southern side of Glasson Village, for one house



to the south west of the village at the location highlighted on the map below:

The intention of the motion is acknowledged.

It is submitted, in support of the motion, that the egress to the internal road that serves this site as well as six other existing houses is within the Glasson village speed limit boundary and therefore will not lead to an extension of the village boundary. It is also submitted that the site is serviced by a public sewerage system and complies with National Planning Policy where the building of houses within reason in serviced villages is encouraged. It is stated that the purpose of this proposed zoning is to provide for a one house development which would complement the beautiful character of the village and at the same time cater in some way for demand.

In relation to the proposed zoning, it should be noted that Glasson is designated as a rural serviced settlement in the Draft Plan, wherein it is an objective to provide important local level residential, retailing and community functions to their associated rural hinterlands. In these areas, emphasis is placed on maintaining towns and villages as local service centres by way of orderly consolidation and expansion of services.

It is an objective of the Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. This greenfield site outside the established settlement boundary does not provide for brownfield or the sequential development of Glasson, considering the existence of alternative suitable sites within the existing village envelope.

Glasson is a quaint rural village occupying a picturesque setting near Lough Ree. The Draft Plan promotes the consolidation of the village and protection of its form and character. The proposed motion would constitute a piecemeal extension to the settlement and accordingly would detract from its attractive form and setting, thereby undermining the unique character of the village.

Note: The OPR submission dated 30th June 2020 notes that the elected members made changes to the Draft Plan to zone land outside the development boundary of Glasson which the SEA Environmental Report considers would have potential for significant negative environmental effects. The OPR considers that there is no planning justification for zoning this land for 'Proposed Residential' and require the Planning Authority "to remove the Proposed Residential zoning outside the current development boundary on the southern approach road to Glasson."

**RECOMMENDATION:**

See CE OPR 1.9

*Amend Map No. 25 to remove the plot zoned "Proposed Residential" on the southern approach to Glasson Village.*

*(OPR Recommendation 4)*

## CHAPTER 2

### **Material alterations to the Draft Westmeath County Development Plan 2021-2027**



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Aoife Davitt. WH-DCDP-MA-12.**

Motion request that a caveat be included in all deliberations that the population needs and assumptions on which the County Development Plan are based are provisional and subject to change should the population figures to be inconsistent with the actual growth that has taken place.

**REPORT:**

The intention of the motion is acknowledged.

In this regard, it should be noted that the NPF Implementation Roadmap states that the transitional level of population growth detailed to 2026 will provide sufficient scope to enable City and County Development Plans to be reviewed, land zonings to be prioritised and Local Area Plans and planning permissions to be worked through, *'while also allowing for agility and ambition, as well as monitoring and review, as we move towards full implementation of the NPF and NDP'*.

In line with this, it is a policy objective of Westmeath County Council to monitor and review the operation and implementation of this Plan and to adjust as needed to ensure the effectiveness of its alignment with National and Regional policy and objectives. This will also ensure that any new statutory guidelines delivered under National Policy Objective 36 (as described in Section 2.2) are fully incorporated.

The merits of the motions are recognised and reflected under policy objective CPO 2.18 of the Draft Plan which seeks to *'Monitor development for compliance with the objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals in order to ensure effective alignment with National and Regional policy and objectives.'*

Further, it is proposed under CE OPR 1.4, to update CPO 3.13 as follows:

Support the ongoing monitoring and review of the HNDA, over the lifetime of the Plan, in conjunction with the Department of Housing, Planning and Local Government having consideration to the outcomes of any revised Development Plan Guidelines, and where appropriate, take any steps considered necessary to align with the approach set out in these guidelines.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 3

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-13.**

A Motion that 5% of housing allocation provided shall be for housing individuals with physical intellectual or mental health disabilities.

**REPORT:**

The intention of the motion is acknowledged.

In this regard, Section 3.4 of the Draft Plan supports the National Housing Strategy for People with a Disability 2011-2016 sets out a framework of initiatives to provide for the housing needs of vulnerable and disadvantaged households. The strategy has nine strategic aims, one of which seeks to address the specific housing needs of people with an intellectual and/or physical disability, moving from congregated settings in line with good practice, including through the development of frameworks to facilitate housing in the community.

In addition, an evidence-based methodological approach has been adopted to ensure that the County Westmeath Housing Strategy meets the housing needs of the county and its residents while remaining in keeping with local, regional and national guidelines. The Strategy is underpinned by a Housing Needs Demand Assessment which provides a robust baseline to inform and guide policies and objectives under the Westmeath County Development Plan 2021-2027.

CPO 3.3, seeks to 'secure the provision of social and affordable housing accommodation, to meet the needs of all households and the disadvantaged sectors in the county, including the elderly, first time buyers, single person households on modest incomes, people with disabilities, and special needs etc'. Further, CPO 3.6 seeks to 'support independent living for people with disabilities and the elderly and where possible, to ensure that housing is integrated within proposed or existing residential developments and located close to existing community facilities'. CPO 3.10, set out to 'continue to reflect household size and composition, including the accommodation needs of single parent families, single homeless persons, persons with disabilities and the elderly, etc. in accommodation provisions'.

Whilst the merits of the motion are fully acknowledged, it is considered that, in the absence of supporting legislative provision (similar to Part V) a requirement that a specific percentage of housing be allocated for this purpose, in the absence of any national guidance in the area, is outside the remit of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 4

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-14.**

A Motion that supports the design and development of age friendly public spaces (including street lighting, footpaths, roads, public seating), transport and buildings.

**REPORT:**

The intention of the motion is acknowledged.

It should be noted that Chapter 4, Sustainable Communities, is a new chapter in the Draft Westmeath County Development Plan 2021-2027. It is a stated aim of the chapter “To develop and support vibrant sustainable communities in Westmeath where people can live, work and enjoy access to a wide range of community, health and educational facilities and amenities, suitable for all ages and needs, in both urban and rural areas, thereby supporting a high quality of life for all to enjoy”.

In this regard it should be noted that policy objectives CPO 4.9 AND CPO 4.15 support the development of an age friendly society including a commitment to ‘support the Westmeath Age Friendly Programme and the Westmeath Age Friendly Strategy 2018-2022 aimed at improving the quality of life of older people throughout the County’

In terms of public spaces, Section 7.4.6, Universal Design – Places for everyone, recognises that it is important to recognise that successful public realms should not only be attractive but should serve a functional purpose that is easily accessible to everyone, regardless of age or ability. It is therefore important in the creation of new or adapted public spaces that an inclusive universal design approach is undertaken. CPO 7.12 requires that new social infrastructure developments are accessible and inclusive for a range of users and provide for an age friendly society in which people of all ages and abilities can live full, active, valued and healthy lives. Specific age friendly projects are identified with Chapter 8 Settlement Plans, with age friendly parking standards provided for within CPO 16.35 in Chapter 16 Development Standards.

CPO 16.21, in relation to Public Open Space Provision & Recreational Amenities, requires that open spaces should be easily accessible to all residents and provide for both passive and active uses for persons of all abilities regardless of age or mobility and including design measures and features incorporating sensory design aids, and landscaping, where feasible.

It is considered that support for the design and development of age friendly public spaces, transport and buildings are adequately provided for within the draft plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 6

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth. WH-DCDP-MA-15.**

A Motion that support the submission of Failte Ireland WM-C1-67 which requests that CPO 6.13 be amended to 'climate change' and not 'warmer summers'.

**REPORT:**

The intention of the motion is acknowledged, and in this regard, the updated terminology proposed is considered appropriate and as such should be amended accordingly.

**RECOMMENDATION:**

Reference CE CH 6.12

To edit CPO 6.13 as follows

Support opportunities for increased tourism as a result of ~~warmer summers~~Climate Change, within limits of existing infrastructure and sensitive habitats.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Aoife Davitt. WH-DCDP-MA-16.**

A Motion that walking and cycle tourism should be enhanced throughout the county in conjunction with the provision of services for campervans / campers to stay overnight.

**REPORT:**

The intention of the motion is acknowledged.

In this regard it should be noted that policy objective CPO 6.26 seeks to facilitate the development of high-quality tourist accommodation including caravan and camping at suitable locations throughout the county. CPO 6.28 encourages tourism accommodation, in particular caravan and camping facilities developments, to comply with Fáilte Ireland quality standards, to ensure such developments can contribute to the development of the tourism sector to their maximum potential.

The Plan also supports and promotes walking and cycling through the provision, upgrading and maintenance of cycleways and footpaths as resources allow. Specific walking and cycling projects are identified within Chapter 8 Settlement Plans. In tandem with these specific projects CPO 12.67 provides an overarching policy objective which seeks the preparation and implementation of a 'Green Infrastructure Strategy' for the County, to raise awareness of the importance of environmentally designated sites, river and canal corridors, and green spaces to adapting to climate change and enhancing opportunities for recreation and tourism.

Having regard to the above it is considered that existing policy is sufficiently robust to support any future works envisaged as part of this motion, the delivery of which is considered an operational issue and outside the remit of this Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 7

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-17.**

A Motion to prioritise a Town Centres First collaborative and strategic approach to the regeneration of our villages and towns, using the Collaborative Town Centres Health Check (CTCHC) framework to gather data and lead actions.

**REPORT:**

The intention of the motion is acknowledged.

In this regard, section 7.5 'Role of the Town Centre' of the Draft Westmeath County Development Plan 2021-2027 identifies the importance of our Town Centres as destinations that represent the social and economic heartbeat of our towns with an active role in retaining the vibrancy and vitality of the urban fabric. The draft plan advocates support for the Ministerial '*Framework for Town Centre Renewal*' (2017) which outlines the key attributes of a successful town centre and identifies existing supports and best practice examples from around the country.

The Framework includes an Action Plan for Town Centre Renewal which is intended to be a blueprint for towns and villages that also provides a structure for collaborative partnerships among stakeholders to achieve successful town centre renewal, whether a large town or small village.

The draft plan supports the preparation of site-specific Public Realm Strategies (CPO 7.16) to enhance the unique characteristics and assets of Westmeath's towns and villages. In addition to support for the use of targeted financial incentives to re-establish the role of town centres and encourage a greater take up of town centre development opportunities for retail, residential, commercial and leisure uses (CPO 7.15).

Section 2 of the Plan highlights the importance and need for compact growth, with development being focussed within and close to existing built-up areas. A core element of this approach is the regeneration of infill and brownfield sites. In this regard, it is a policy objective of Westmeath County Council to promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres. 30% of lands zoned for residential purposes as part of the Plan have been identified for brownfield development. These lands are primarily located outside Athlone and Mullingar where the greatest potential exists.

In this regard the importance of the role of regeneration in the delivery of Project Ireland 2040 is also acknowledged and supported with reference to the role of the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).

Having regard to the above it is considered that existing policy is sufficiently robust to support the regeneration of our towns and villages.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth. WH-DCDP-MA-19.**

A Motion in line with the submission WM-C1-63, it is asked that CPO 7.2 is amended such that any and all public seating provided by WCC are accessible, functional, and attractive.

**REPORT:**

This motion refers to public submission ref No. WM-C1-63 with regards to CPO 7.2, which relates to key attributes when considering public realm and public space enhancements.

In this regard Section 7 of the Plan sets out a range of positive best practice planning that serves to create and support sustainable communities by providing accessible, safe and distinct built environments reflective of the character, heritage and identity of each individual settlement supported by the creation of qualitative safe and attractive public spaces.

CPO 7.1 seeks to ‘provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements. CPO 7.2 further seeks to, apply the following key attributes when considering public realm and public space enhancements:

‘Accessible - connected and linked permeable spaces to ensure ease of movement.

Functional - safe, adaptable and social environments to attract and foster activity.

Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture & signage) based on a singular common design theme.

Distinctive - reference to local context and building on the character and identity of place’.

As such Plan policies support the delivery of public realm enhancements including public seating which is accessible, functional, and attractive.

The delivery of such public realm enhancements is however considered an operational matter and outside the remit of this Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 8

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard. WH-DCDP-MA-20.**

Motion requests that Westmeath County Council include a policy objective to support the construction of a link road between the Boreen Bradach L-5014-0 and the Killucan Rd L1015-0 to accommodate a secondary school and possible second primary school along it and allow the sharing of sporting facilities by the schools and Coralstown Kinnegad GAA.

**REPORT:**

The intention of the motion is acknowledged and in this regard Section 8.6.7 of the Draft Plan, in relation to Kinnegad, provides for future education needs in the form of a new secondary school to serve the town.

Accordingly, a site has been identified and appropriate lands zoned for such provision together with the inclusion of policy CPO 8.98, which seeks to “Support the development of a Secondary School on lands adjacent to St. Etchens Primary School”.

The Draft Plan also encourages future developments to provide for greater permeability and connectivity in association with the town.

In relation to the provision of specific link road, it should be noted that any such proposal requires the undertaking of a feasibility study for new infrastructure incorporating a “Corridor and Route Selection Process”. This process involves route corridor identification, evaluation and selection having regard to environmental constraints and opportunities in accordance with Section 10.6.3 Corridor & Route Selection Process of Chapter 10 Transport, Infrastructure & Energy.

Notwithstanding the above, it is considered that the current policy facilitates the provision of increased permeability associated with the provision of a school at this location, the exact route for which should be established as part of nay proposed layout and phasing having regard to the provisions of the ‘corridor and route selection process’ as stated above.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard. WH-DCDP-MA-21.**

Motion requests that Westmeath County Council include a policy objective to support the construction of a connector roadway between the Tesco site and the Main Street through the Tanyard site, to facilitate vehicular, bicycle and pedestrian connectivity to the Main Street, Kinnegad.

**REPORT:**

The intention of the motion is acknowledged.

The lands in question are identified as **Opportunity Site 1 – South of Main Street**, within Kinnegad Settlement Plan. It is considered that this site offers the potential to strengthen the commercial base of the town and presents an opportunity to introduce a modern development scheme onto the Main Street and associated backlands thereby improving the vitality and viability of the town centre.

CPO 8.108 highlights the importance of connections of the site onto Main Street and seeks to “Promote the consolidation of Kinnegad Town Centre through encouraging the re-use and regeneration of existing buildings and under-utilised brownfield and backlands for commercial development with the key priority of ensuring connectivity to the Main Street”, subject to detail design.

Having regard to the above issues it is considered that the existing policy is comprehensive and encapsulates the principle of the motion proposed.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor John Shaw: Kinnegad WH-DCDP-MA-114**

To amend Objective CPO 8.108 to clarify that an element of residential is permitted as part of the overall development of these lands.

**REPORT:**

The intention of the motion is acknowledged.

This opportunity site comprises of a strategic landbank in the town core located to the south of Main Street, with frontage onto the old Galway Road. The site was previously in use as a tannery. It comprises several vacant buildings on brownfield lands which are zoned “Mixed Use” and “Expanded Town Centre”. The site offers the potential to strengthen the commercial base of the town and presents an opportunity to introduce a modern development scheme onto the Main Street and associated backlands thereby improving the vitality and viability of the town centre. This opportunity site supports a number of uses including residential use.

**RECOMMENDATION:**

Having consideration to the above it is recommended that CPO 8.108 be amended as follows:

Support the development of under-utilised lands between the Inner Relief Road and the Main Street with appropriate mixed-use development with pedestrian/vehicular links to the Main Street (See Map 7). The site has the potential to enhance employment opportunities within the town core, and to provide for an element of residential development as part of a masterplan for the overall site, thereby increasing the sustainability and viability of the settlement.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard. WH-DCDP-MA-22.**

Motion request that Westmeath County Council current policy objective CPO 8.97 be broadened to support the development of an indoor sports centre and meeting rooms at Coralstown Kinnegad GAA in conjunction with all the voluntary and sporting groups in the area as a location where the site is available free gratis, a committee is in place, sports grants are available, and the site contains 500 car parking spaces. This would allow CPO 8.110 the full use of the site for a town park, open space, tree lined walking area, playground, outdoor basketball area, and possible skate park.

**REPORT:**

The intention of the motion is acknowledged and in this regard Section 8.6.7 and Section 8.6.9 of the Plan support the provision of a town park and community centre in a central location within the settlement, as follows:

*“CPO 8.97 (MBLO 17: Provide for a community centre to serve the needs of the town.*

*CPO 8.110 (MBLO 22): Support the provision of an easily accessible public park, complete with recreational and amenity facilities within the confines of the town centre”.*

In 2018, Westmeath County Council in partnership with Longford Westmeath Education & Training Board (LWETB) were successful in securing funding from the Rural Regeneration and Development Fund (RRDF) to support the provision of a Library and Education Centre, Town Park and Community facilities in line with the above objectives.

Coralstown Kinnegad GAA Club is situated to the north west of the town on lands zoned Sporting Recreational. ‘Sporting Recreational’ zoning provides for development that is incidental to or contributes to the enjoyment of recreation or leisure in addition to development that enhances the amenity value of such areas. This zoning provides for the use of land as sports grounds/playing pitches, golf courses, tennis courts, and other active indoor and outdoor recreational facilities as well as ancillary services that contribute to meeting the leisure, recreation and amenity needs of the immediate community and/or the wider area.

The provision of an indoor sports centre and meeting rooms at Coralstown Kinnegad GAA is facilitated under the existing zoning and as such it is not necessary to amend the draft plan in this instance.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard. WH-DCDP-MA-23.**

Motion request that Westmeath County Council include a policy objective to support any necessary steps to afford Kinnegad the maximum opportunity to attain a much-needed Secondary School in addition to the future second primary school that the Department of Education are indicating may be required.

**REPORT:**

The intention of the motion is acknowledged.

The rationale supporting this motion informs that Kinnegad is the third largest town in the county and all the top ten towns in Westmeath by population all have at least one secondary school. It is indicated that the N4N6 Department report of 2004 indicated the need for a secondary school in Kinnegad post 2011. It is submitted that with Enfield all the towns along the M4 and M6 from Dublin to Athlone and Dublin to Longford have a secondary school with Kinnegad being the exception.

Section 8.6.7 of the Draft Plan, in relation to Kinnegad, provides for future education needs in the form of a new secondary school to serve the town. Accordingly, a site has been identified and appropriate lands zoned for such provision together with the inclusion of policy CPO 8.98, which seeks to “Support the development of a Secondary School on lands adjacent to St. Etchens Primary School”. It is noted that the Department of Education in their submission also recognise that the demand for a second primary school is becoming evident.

It is considered that the Draft Plan provides strong support for the provision of school infrastructure across the county. Notwithstanding, it is recommended that CPO 8.98 be amended to support the provision of one or more schools on lands adjacent to St. Etchens Primary School.

**RECOMMENDATION:**

Reference CE 8.2

CPO 8.98 Support the development of ~~a Secondary School~~ *one or more schools* on lands adjacent to St. Etchens Primary School (See Map 7).

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Vinny McCormack. WH-DCDP-MA-25.**

Motion requests that each town and village should have a serviced site developed and available for purchase by those seeking to build a home. The sites should be suitable for a range of housing types subject to the granting of planning permission to each applicant. This development plan should commit to providing a serviced site in each town and village with a population greater than 500.

**REPORT:**

The intention of the motion is acknowledged and in this regard Chapter 2 Core Strategy identifies serviced sites as means of providing a viable alternative to rural one-off housing, contributing to the principle of compact growth.

In addition, CPO 10.95 supports the servicing of rural villages (serviced sites) with wastewater facilities to provide an alternative to one-off housing in the countryside, in line with RPO 4.78. Furthermore, lands are identified for serviced sites in the Self-Sustaining Growth Towns of Castlepollard, Moate and Kilbeggan. Relaxation in residential density is provided for in CPO 16.25 in areas identified for the provision of services and serviced sites that create “build your own home” opportunities within the existing footprint of self-sustaining growth towns, rural towns and villages and other rural settlements.

The merits of the motion are recognised along with the accruing benefits, having regard in particular to compliance with RPO 4.78 of the RSES and National Policy Objective 18b of the National Planning Framework.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended in this instance to include the following CPO;

Investigate the feasibility of providing serviced sites at appropriate locations in towns and villages across the county, in consultation with public infrastructure agencies such as Irish Water and local communities.

# CHAPTER 9

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth. WH-DCDP-MA-26.**

Motion requests that WCC introduce clear and appropriate targets and timescales for achieving sustainability goals and CPO 4.1 to be considered, as creating sustainable transport infrastructure will not be optimised by allowing one-off housing and CPO 9.17 should be amended such that no destruction of natural habitat on the site in advance of a planning application for the purpose of defeating a Councillor planner from requiring trees/hedgerows to be preserved.

**REPORT:**

The intention of the motion is acknowledged.

*Sustainability Goals*

In relation to the achievement of sustainability goals, the Development Plan provides a framework for development across the County for a six year period. In terms of sustainable development, the implementation of the Plan takes place over this period in line with a wide range of supporting Government policy and national guidance. There is also an obligation on the Planning Authority give a report to the members of the authority on the progress achieved in securing the objectives of the Plan no later than 2 years after the making of a development plan.

*CPO 4.1*

The Council is committed to the implementation of CPO 4.1, which sets out to ‘support sustainable transport infrastructure, by developing mixed use schemes, higher densities close to public transport hubs, safe walking routes in developments, promoting alternative modes of transport and reduce the need to travel’.

The strategic aims and policy objectives within the Draft Plan support sustainable communities and a sustainable, integrated and low carbon transport system and an increased modal share for walking and cycling and is supported by policy objective CPO 7.3. In providing an alternative to rural housing, the Draft Plan promotes and supports the delivery of sustainable, compact, sequential growth and urban regeneration in the town core of Key Towns as highlighted under CPO 7.26. In addition, CPO 9.18 reinforces relevant national guidance with respect to urban generated and speculative residential development outside the settlement hierarchy.

Such an approach is supported in the response to the challenge of achieving such modal shift, by the proposal to insert new policy objective which seeks to “*Work with the NTA to undertake analysis in*

*relation to modal shift between settlements and derive a realistic modal change target for the county”*  
Ref No. CE OPR 1.2.

#### *CPO 9.17*

The Draft Pan which provides a framework for conserving biodiversity and natural heritage at a local level and aims to conserve and enhance the biodiversity of County Westmeath by prioritising, coordinating and initiating actions to ensure effective conservation and enhancement in our county and raising awareness of biodiversity in partnership with local communities. Policy objective CPO 12.2 and CPO 12.3 are significant in this regard as they seek to support the implementation of relevant recommendations contained in the National Biodiversity Plan, the All Ireland Pollinator Plan and the National Peatlands Strategy and the implementation of the Westmeath Biodiversity Action Plan 2014-2020 (including any subsequent update).

As part of the assessment of proposals for development CPO 9.17 sets out to ‘retain, insofar as practicable, existing hedgerows and trees on new house sites’ and that ‘replacement trees and hedgerows should be of native species’. In terms of disruption of biodiversity in advance of the consideration of a a planning application, restrictions on cutting hedgerows are set out in Section 40 of the Wildlife Act 1976 as amended by the Wildlife (Amendment) Act 2000 and the Heritage Act 2018. These Acts stipulate that it is an offence to destroy vegetation on uncultivated land between the 1st of March and the 31st of August each year. The Heritage Act 2018 includes provisions to allow for managed hedge cutting and burning at certain times within the existing closed period on a pilot two-year basis.

#### **RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-27.**

Motion requests that WCC shall facilitate the production and sale of more locally produced health high quality food.

**REPORT:**

The intention of the motion is acknowledged.

The Draft Plan is supportive of locally produced foods, Section 9.12 Horticulture acknowledges the importance of the horticultural industry to Westmeath's rural economy. Local Country Markets are also making an important contribution to the food sector and local economy with markets held throughout the county on a weekly basis. Policy objective CPO 9.36 promotes the continued development and expansion of the Agri-Food Sector, while CPO 9.39 seeks to maintain a vibrant and healthy agricultural sector based on the principles of sustainable development.

Having regard to the range of policy in this area as set out above it is considered that the existing policies are comprehensive and encapsulates the essence of the motion proposed.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth. WH-DCDP-MA-28.**

Motion requests that in accordance with the submission from An Taisce, CPO 9.54 to be amended to include the following wording: "Seek to have new forest and replanting moved to 70% broadleaf to ensure that the carbon capture value of the wood is maintained when harvested" and CPO 12.35 to be modified to include the following wording "develop groups of local tree guardians throughout Westmeath similar to that in Birmingham, UK" and to add the following wording to CPO 12.36 "strengthen the impact of tree preservation orders and set quotas that ensure preservation orders are effective".

**REPORT:**

The intention of the motion is acknowledged.

The importance of native woodlands is acknowledged in the draft plan and in response to the request that replanting would be 70% broadleaf to ensure that the carbon capture value of the wood is maintained when harvested, it is considered, in the context of forestry policy, that a reference to the provision of higher proportions of broadleaf planting should be included in the Plan.

A specific condition of State aid approval for the Forestry Programme is to aim for annual planting of 30% broadleaves. It is noted that the replacement of broadleaf high forest by conifer species is exempt development up to 10 hectares. As such, it is considered that further analysis is required to assess the implications of increasing the requirement for broadleaf planting from 30-50% up to 70%.

It should be noted that the SEA has indicated that such change is not necessary from an SEA perspective, however it is considered that greater levels of broadleaf planting would further contribute towards the protection and management of the environment that is already provided for by the Plan

In terms of the request to amend CPO 12.35 so as to provide for the development of local tree guardians, it should be noted that the Draft Plan does not preclude such initiatives, however the delivery of same is outside the remit of the Plan.

Tree Preservation Orders (TPOs) may be made under Section 205 of the Planning & Development Act 2000 (as amended). The principle effect of a TPO is to prohibit the cutting down, topping, lopping or wilful destruction of trees without the planning authority's consent. TPO conditions provide a mechanism to specify site specific controls to be applied, to contravene such an order or a person shall be guilty of an offence. It should be noted that the Plan cannot extend beyond legislative provisions.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended in this instance.

It is proposed to amend policy CPO 9.48 as follows:

Encourage the development of forestry, **with higher proportions of broadleaf**, to a scale and in a manner, which maximises its contribution to the economic and social well-being of the County on a sustainable basis.”

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth. WH-DCDP-MA-112**

Motion requests that CPO 12.47 be amended to include an express requirement to set a target for the improvement of water quality in specific streams, rivers and lakes and include frequent testing of water quality (including for animal waste, nitrates and plastic pollution).

**REPORT:**

The intention of the motion is acknowledged.

It is submitted that the Council should set a target for improvement in water quality in our surface water bodies and that a monitoring program be introduced to include frequent testing of water quality. Monitoring of waters is the responsibility of the EPA; however, it should be noted that Westmeath County Council also samples the Lakes and Rivers under the National Monitoring Programme. It should be noted that the EU Water Framework Directive (WFD) also sets out the protection and enhancement of the country's water resources.

The plan also supports the implementation of recommendations and measures as outlined in the relevant River Basin Management Plan 2018-2021, and associated Programme of Measures, in addition to any such plan that may supersede same. It is a policy of the Plan to seek to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, groundwaters) as set out under CPO10.76 of Chapter 10. The identification of specific targets are considered to be outside of the remit of the Plan and as such no changes are necessary in this regard.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

# CHAPTER 10

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Vinny McCormack: Wind Energy Capacity Area 7 WH-DCDP-MA-29**

The low capacity wind energy designation of Area 7 should be formally retained as a policy within this plan as in the previous development plan.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-30 Councillor Andrew Duncan**

**WH-DCDP-MA-31 Councillors Dennis Leonard & Johnnie Penrose**

The Wind Energy Capacity Map was generated using the landscape character assessment together with wind speed data provided by SEAI. In terms of the request for a change of the classification of Area 7 from “medium capacity” to “low capacity” for wind energy development, it is considered that such an amendment is not justified given the landscape character of the area in question.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Andrew Duncan: Wind Energy Capacity Area 7 WH-DCDP-MA-30**

Requests that Area 7 on the existing plan remains designated as an area of low wind energy capacity on the wind energy capacity maps.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-29 Councillor Vinny McCormack**

**WH-DCDP-MA-31 Councillors Dennis Leonard & Johnnie Penrose**

The Wind Energy Capacity Map was generated using the landscape character assessment together with wind speed data provided by SEAI. In terms of the request for a change of the classification of Area 7 from “medium capacity” to “low capacity” for wind energy development, it is considered that such an amendment is not justified given the landscape character of the area in question.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: Wind Energy Capacity Area 7**

**WH-DCDP-MA-31**

Industrial Scale Wind Farms and associated Wind Energy Maps: I note that the western lowlands, namely area 7 is being rezoned as a landscape area which may have capacity for wind energy as opposed to other areas within Westmeath. I note there is no justification or explanation for this rezoning within the draft plan. This rezoning is a contradiction of Policy P-Win 2 in our current Development Plan which strictly directs Industrial Scale Windfarms to areas of cut away bogland. I do not accept that area 7 should be rezoned on the wind energy maps.

**REPORT:**

The intention of the motion is acknowledged.

The following motions also relate to this subject:

**WH-DCDP-MA-29 Councillor Vinny McCormack**

**WH-DCDP-MA-31 Councillors Dennis Leonard & Johnnie Penrose**

The Wind Energy Capacity Map was generated using the landscape character assessment together with wind speed data provided by SEAI. In terms of the request for a change of the classification of Area 7 from “medium capacity” to “low capacity” for wind energy development, it is considered that such an amendment is not justified given the landscape character of the area in question.

**RECOMMENDATION**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.



## **WESTMEATH COUNTY COUNCIL**

### **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

#### **Motion from Councillor Dennis Leonard: Transport WH-DCDP-MA-37**

To request that Westmeath County Council include a policy objective which would support the national Smarter Travel policy and make central tenets of its transport strategy: Killucan Station, a regular bus services to Westmeath towns and villages, a regular Mullingar bus service, a transport museum in Mullingar and the re-opening of light rail on the old Mullingar to Athlone Rail line.

#### **REPORT:**

The intention of the motion is acknowledged and with regard to Section 8.4.1.4 (Killucan-Rathwire Physical Infrastructure), Section 10.3.9, and Section 10.4.4 (Rail) of the Draft Plan include specific policies which support the motion proposed.

#### **Killucan Station**

The Draft Plan supports the re-opening of Killucan train station together with the development of public transport initiatives in keeping with the principles of Smarter Travel. In this regard CPO 8.152 seeks to “promote the re-opening and use of Killucan Station on the Dublin – Sligo rail line together with the provision of a car park and park and ride facilities to serve same”.

#### **Bus Services**

In term of bus services, Section 10.3.9 supports the National Transport Authority (NTA) in the provision of rural transport services through for example the implementation of the Local Link Rural Transport Programme Strategic Plan 2018-2022. The key priorities of this programme continue to be directed at addressing rural social exclusion and the integration of rural transport services with other public transport services. CPO 10.32 supports the operation of existing bus services and facilitates the provision of improved facilities for bus users in towns and villages, including the provision, in collaboration with the relevant agencies, of set down areas for coaches and bus shelters for passengers. Such provision is particularly required in towns and villages bypassed by National Routes. CPO 10.33 is also of relevance as it provides for “bus priority measures on existing and planned road infrastructure, where appropriate, in collaboration with the National Transport Authority, Bus Éireann and the Transport Infrastructure Ireland”.

### **Athlone Rail Line**

CPO 10.31 supports “the reopening of the Mullingar to Athlone Rail Line and Moate Railway Station, thereby increasing connectivity between these Towns”.

### **Transport Museum**

It is a stated objective to support the continued growth and sustainable development of Mullingar to act as a growth driver in the region and in this regard it is a policy of the Plan as set out at CPO 2.5, to “Prepare a Local Area Plan (LAP) for Mullingar to align with the RSES and this Core Strategy”, following the adoption of the Development Plan.

Accordingly, specific matters relating to Mullingar can be considered as part of the LAP review process.

Having regard to the above, it is considered that the Draft Plan currently provides for the issues envisaged under this motion (save for the provision of a transport Museum in Mullingar which is considered outside of the remit of the Plan) and as such there is no requirement to amend the Draft Plan in this instance.

### **RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Bill Collentine: Rail WH-DCDP-MA-38**

To support the upgrade of Mullingar rail line, to facilitate current increased use of rail travel and expected increase of Mullingar population.

**REPORT:**

The intention of the motion is acknowledged.

The plan promotes the enhancement of rail infrastructure as part of the delivery of a sustainable and low carbon transport system.

In this regard, the following policy objectives contained within the plan are of relevance:

CPO 10.29 Support the improvement of existing rail transport infrastructure, including the provision of increased frequency of services on the Dublin to Sligo and Dublin to Galway Lines.

CPO 10.31 supports “the reopening of the Mullingar to Athlone Rail Line and Moate Railway Station, thereby increasing connectivity between these Towns”.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Aoife Davitt: Electric Vehicle charging points WH-DCDP-MA-39**

To make provisions for electric car charging facilities in every town and village in County Westmeath.

**REPORT:**

The intention of the motion is acknowledged.

It is stated in the plan that the Council will continue to support and facilitate the development of infrastructure to increase the usage of Electric Vehicles by the inclusion of dedicated fully functional Electrical Vehicle (EV) charging points through appropriate objectives. In this regard, the following policy objectives have been included in the plan:

CPO 10.39 Facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards prescribed in Development Management Standards Chapter 16 of this plan.

CPO 10.40 Support the growth of Electric Vehicles with support facilities, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations.

It is therefore considered that there is sufficient policy provision in the plan to support this motion.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Aoife Davitt: Broadband WH-DCDP-MA-40**

That the Development Plan acknowledges the importance of Broadband and support of the upgrading of the current services and installation of broadband to areas but most notably rural communities where there is currently very poor quality or no access to facilitate working from home, educational requirements, support of communication or leisure.

**REPORT:**

The merits of the motion are acknowledged.

The plan recognises that the provision of an efficient broadband service is critical in the development of a knowledge-based economy. To this end, the need to build new infrastructure to provide increased capacity in order to raise the quality of coverage and to meet the demand for services is recognised. Westmeath continues to benefit from the rollout of several Government led broadband schemes (including the National Broadband Scheme, Rural Broadband Scheme and Broadband for Schools), ensuring that broadband services are available in communities across the County.

The following policy objectives are contained within the plan:

- CPO 10.165 Support and facilitate delivery of the National Broadband Plan
- CPO 10.168 Support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the County, in order to ensure economic competitiveness for the enterprise and commercial sectors and in enabling more flexible work practices e.g. teleworking.
- CPO 10.170 Support the co-ordinated and focused development and extension of broadband infrastructure throughout the County.

Furthermore, Section 9.10.1 of the plan provides policy in relation to E-Working / Tele-Networking and Home-Based Economic Activity in Rural Areas.

Accordingly, it is considered that there is sufficient policy provision in the plan to support the motion as proposed.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Aoife Davitt: Road Gritting WH-DCDP-MA-41**

I submit a motion that there be a policy in relation to gritting the main approach roads to all Primary and Secondary Schools in County Westmeath.

**REPORT:**

The intention of the motion is acknowledged.

The issue of the winter maintenance of roads is an operational matter and as such, does not fall within the remit of the County Development Plan.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Dennis Leonard: Renewable Energy WH-DCDP-MA-42**

To request that Westmeath County Council include a policy objective which would ensure a fair balance of solar, wind, hydro, biogas, geothermal, waste to energy, biofuels, retrofitting etc, so not to end up with too much reliance on one form of renewable energy that might adversely affect local communities.

**REPORT:**

The merits of the motion are acknowledged and supported and it is recognised that in transitioning to a low carbon economy, future diversification and adaptation to new energy technologies is vital. In this regard, the Draft Plan contains an extensive range of policies supporting various forms of renewable energy (Chapter 10 Transport, Infrastructure & Energy) including wind, solar, bioenergy, thermal and hydro amongst others. The Draft Plan also promotes sustainable building design in line with new building regulations as well as development management guidance in the area of sustainable building design, energy efficiency, low carbon development and retrofitting of energy reduction measures in established properties.

The development of bioenergy technologies, production of bio-crops and forestry for biomass in the generation of renewable energy as well as production units in appropriate locations is also supported while also recognizing the opportunities afforded to this area in relation to farm diversification and employment.

Policies in this area include:

- CPO 10.128: Support local, regional, national and international initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of the natural resources in an environmentally acceptable manner and having particular regard to the requirements of the Habitats Directive.
- CPO 10.130: Promote and support the use of renewable forms of energy as a contribution to the energy demand of all new buildings where it is consistent with the proper planning and sustainable development of an area.
- CPO 10.139: Support Ireland's renewable energy commitments outlined in national policy by facilitating solar power where such development does not have a negative impact on the surrounding environment, landscape, historic buildings or local amenities.



- CPO 10.140: Encourage and support the development of solar energy infrastructure, including solar PV, solar thermal and seasonal storage facilities.
- CPO 10.142: Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation of geothermal energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.
- CPO 10.146: Support the production of sustainable energy from renewable sources such as wind, solar, bio-energy and the development of waste to energy/Combined Heat and Power Schemes at suitable locations and subject to compliance with the Habitats Directive.
- CPO 10.149: Prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. This strategy will support the development of renewable energy infrastructure to deliver government objectives in relation to energy efficiency and the transition to a low carbon future.
- CPO 10.150: Support future projects and funding initiatives to support renewable energy usage in Westmeath.
- CPO 10.155: Develop guidelines and standards to assist property owners in respect of energy retrofitting and planning considerations.

Having regard to the extensive range of policy in this area as set out above it is considered that the existing policies are comprehensive and encapsulate the essence of the motion proposed.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Policy documents WH-DCDP-MA-43**

Submission WM-C1-1 does not seem to have been addressed within the Chief Executive Report and it is asked that all road projects (whether new or existing) take into account the Westmeath County Council biodiversity and climate change adaption plans.

**REPORT:**

The merits of the motion are acknowledged.

Submission WM-C1-1 requests that any new road project should take account of the County Biodiversity and Climate Change Adaption Plans.

In terms of the design of new roads projects, it is considered appropriate that regard be taken of the Westmeath County Heritage Plan, Westmeath Biodiversity Action Plan and Westmeath Climate Adaptation Strategy. Accordingly, it is recommended that reference should be made to the aforementioned publications in Section 10.5.3 of the plan which deals with Corridor and Route Selection Process.

**RECOMMENDATION:**

See CE CH 10.1

*Insert reference to the “Westmeath County Heritage Plan”, “Westmeath Biodiversity Plan” and ‘Westmeath Climate Adaptation Strategy’ in Section 10.5 of the plan as follows:*

***Stage 2 – Route Identification, Evaluation and Selection***

- Potentially feasible routes within the preferred corridor will be identified and assessed. The selection of preferred routes will avoid constraints and meet opportunities to the optimum extent, as advised by the relevant specialists, taking into account project level information and potential mitigation measures that are readily achievable;
- In addition to the constraints identified above, site specific field data may be required to identify the most appropriate routes; and

In addition to environmental considerations, the identification of route corridors and the refinement of route lines is likely to be informed by other considerations. *Regard shall be taken of the 'Westmeath County Heritage Plan 2018-2023', 'Westmeath Biodiversity Action Plan 2014-2020' and the 'Westmeath Climate Adaptation Strategy 2019-2024' (or any revision made to these aforementioned publications), in the design of both national and non-national roads.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Public transport projects WH-DCDP-MA-44**

In line with submission WM-C1-25, I request that the Council include an express provision within the CDP to support the development of rail, cycle and other public transport projects.

**REPORT:**

The intent of the motion is acknowledged and in this regard the plan supports a change in modal shift to a sustainable and low carbon transport system by the enhancement of public transport initiatives in the form of rail and bus infrastructure together with pedestrian and cycle facilities with a particular emphasis on developing the existing greenway network within the county. In this regard, the following policy objectives contained within the plan are of relevance:

- CPO 10.1 Promote and deliver a sustainable, integrated and low carbon transport system with ease of movement throughout County Westmeath by enhancing the existing transport infrastructure in terms of road, bus, rail, cycling and pedestrian facilities.
- CPO 10.2 Support the development of a low carbon transport system by continuing to promote modal shift from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport.
- CPO 10.17 Continue to develop an integrated and connected network of sustainable greenways and green routes within Westmeath and to adjoining counties, in accordance with the *“Strategy for the Future Development of National and Regional Greenways”*.
- CPO 10.25 Support the continued integration of national, regional and local bus and rail services to ensure the delivery of a seamless and fully integrated public transport service.
- CPO 10.28 Continue to work with the relevant transport providers, agencies and stakeholders to facilitate the integration of active travel (walking, cycling etc.) with public transport, thereby making it easier for people to access and use the public transport system.
- CPO 10.29 Support the improvement of existing rail transport infrastructure, including the provision of increased frequency of services on the Dublin to Sligo and Dublin to Galway Lines.

Accordingly, it is considered that the numerous policy objectives listed above encapsulate the essence of this motion and therefore no further amendment to the plan is warranted.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Electricity WH-DCDP-MA-45**

In line with the submission from Eirgrid, WM-C1-69, it is requested that the following wording is incorporated into the CDP - "Planning applications in the vicinity of existing substations and other transmission grid infrastructure must demonstrate that they are not in conflict with any future development of such infrastructure in the interests of ensuring the consistent and reliable transmission of electricity on Ireland's high voltage grid."

**REPORT:**

The intent of the motion is acknowledged.

In this regard, the plan recognises that the provision of electricity infrastructure is necessary to sustain economic growth. EirGrid's grid development strategy, GRID25, is designed to ensure that the transmission network has the capacity to provide for growth in electricity demand between now and 2025 and the plan supports the implementation of this strategy. It is further acknowledged that each planning application is assessed on its own merits. However, it is considered that there is sufficient policy provision in the plan to protect the ESB grid network and existing electricity infrastructure and prevent the asset from becoming undermined. In this regard, the following policy objectives are of relevance:

CPO 10.157 Support and promote the sustainable improvement and expansion of the electricity transmission and distribution network that supply the County, subject to landscape, residential, amenity and environmental considerations.

CPO 10.161 Support the implementation of EirGrid's Grid 25 Investment Programme, subject to landscape, residential, amenity and environmental considerations.

CPO 10.163 Support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development

CPO 10.164 Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy including the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Microplastics WH-DCDP-MA-46**

In support of WM-C1-92, I request that the Council include an objective to carry out a micro-plastics study as a pilot scheme of local water bodies, in line with the objectives of the Climate Adaptation Plan.

**REPORT:**

The intent of the motion is acknowledged.

There are a number of policy objectives contained in the plan which support the implementation of the River Basin Management Plan 2018-2021 and associated Programme of Measures and the protection of existing water resources, CPO 10.76 and CPO 10.78 refer.

CPO 10.76 sets out to 'support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan 2018-2021, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of the plan. Development proposals shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands'.

CPO 10.78 also seeks to 'contribute towards, as appropriate, the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, wetlands, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations 2010 (as amended) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same)'.

The Environment Section is currently in discussions with the EPA and LAWPro with regard to the next round of River Basin District Management plans (2021 to 2026) using a very prescriptive national framework to identify waterbodies under stress that require attention. Micro plastics is not referenced specifically as a particular threat to waterbodies in Westmeath but the environment



directorates will partake in any such national investigatory programme into microplastics that is implemented by EPA/LAWPro.

It is therefore considered that this matter is outside the remit of the County Development Plan.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Sustainable Transport WH-DCDP-MA-47**

It is strongly asked that WM-C117, is incorporated in terms of its asks - including the need for CPO 10.2 to be amended to include express wording regarding the modal shift to sustainable modes of transport, CPO 10.11 to be amended to include a clear policy objective to request Iarnród Éireann to provide accommodation for bicycles on inter-city and commuter trains

**REPORT:**

The intent of the motion is acknowledged and in this regard the plan supports a change in modal shift to a sustainable and low carbon transport system by the enhancement of public transport initiatives in the form of rail and bus infrastructure together with pedestrian and cycle facilities with a particular emphasis on developing the existing greenway network within the county. In this regard, the following policy objectives contained within the plan are of relevance:

- CPO 10.1 Promote and deliver a sustainable, integrated and low carbon transport system with ease of movement throughout County Westmeath by enhancing the existing transport infrastructure in terms of road, bus, rail, cycling and pedestrian facilities.
- CPO 10.2 Support the development of a low carbon transport system by continuing to promote modal shift from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport.
- CPO 10.17 Continue to develop an integrated and connected network of sustainable greenways and green routes within Westmeath and to adjoining counties, in accordance with the *“Strategy for the Future Development of National and Regional Greenways”*.
- CPO 10.25 Support the continued integration of national, regional and local bus and rail services to ensure the delivery of a seamless and fully integrated public transport service.
- CPO 10.28 Continue to work with the relevant transport providers, agencies and stakeholders to facilitate the integration of active travel (walking, cycling etc.) with public transport, thereby making it easier for people to access and use the public transport system.

- CPO 10.29 Support the improvement of existing rail transport infrastructure, including the provision of increased frequency of services on the Dublin to Sligo and Dublin to Galway Lines.

Accordingly, it is considered that the numerous policy objectives listed above encapsulate a modal shift to more sustainable modes of transport and therefore no further amendment to the plan is warranted.

With regard to the proposal to amend CPO 10.11 to request Iarnrod Éireann to provide accommodation for bicycles on inner-city and commuter trains, this issue is an operational matter for Iarnrod Éireann and as such is outside the remit of the County Development Plan.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: Noise Pollution WH-DCDP-MA-48**

I note that policy objective 10.123 in the draft requires all development to be designed and operated in a manner that will minimise and contain noise levels in accordance with Noise regulations. I would suggest that the actual noise regulations should be defined to avoid any ambiguity in the plan. In this regard, I would suggest the following additional wording for 10.123 as a policy which Requires all development to be designed and operated in a manner that will minimise and contain noise levels in accordance with World Health Organisation's 2018 Environmental Noise Guidelines (as may subsequently be amended).

**REPORT:**

The intent of the motions is acknowledged.

CPO 10.123 states the following:

“Require all developments to be designed and operated in a manner that will minimise and contain noise levels”

It is considered that the proposed amendment to CPO 10.123 to reference WHO Noise guidelines would contravene national noise guidelines and as such is not appropriate for inclusion under the Plan.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillors Dennis Leonard & Johnnie Penrose: Noise Pollution WH-DCDP-MA-111**

I would also question the ambiguity in policy objective 10.136 that the council should ensure that proposals for energy development demonstrate that human health has been considered, including those relating to the topics of: (a) Noise (including consistency with the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region) It is not an adequate policy objective to simply "consider" issues of human health. Policy 10.123 should require all energy developers or transmitters to comply with W.H.O Guidelines. Health protection should be a policy requirement which underpins all schemes for energy development/transmission.

I would suggest the following new wording for 10.136 (a) as follows: *It is a strict policy of Westmeath County Council that all proposals for energy development and or transmission comply with World Health Organisation Guidelines including those relating to the topics of: (a) Noise (including consistency with the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region) and are managed and assessed by the energy developer on a ongoing basis by the developer using B.A.T (Best Available Technology as defined by Section 5 in the EPA Act 1992) in accordance with the W.H.O Guidelines and Environmental Noise Directive 2002/49/EC"*

**REPORT:**

The intent of the motions is acknowledged.

With regard to CPO 10.136, the Draft Revised Wind Energy Development Guidelines 2019 state the following:

- That assessments of noise are based on best international practice on wind turbine noise control including the Institute of Acoustics Good Practice Guides, WHO Guidelines and a procedure for the assessment of low frequency noise complaints.
- That a noise limit, referred to as a Relative Rated Noise Limit (RRNL) in the range of 35 – 43 dB(A), while not exceeding the background noise level by more than 5dB(A) with an upper limit of 43 dB(A). This is in line with the "preferred draft approach" announced by DHPCLG and DCCAE on 13th June 2017. The noise limits in the Draft Guidelines are more onerous than the 2006 Wind Energy Guidelines and afford a higher level of protection to people who live in the vicinity of any future wind farm developments.

The noise limits in the Draft Guidelines afford a higher level of protection to people who live in the vicinity of any future wind farm developments that that set out under the 2006 Wind Energy Guidelines.

It is further noted that CPO 10.131 states the following:

Have regard to the principles and planning guidance set out in Department of Housing, Planning and Local Government publications relating to 'Wind Energy Development' and the DCCA Code of Practice for Wind Energy Development in Ireland and any other relevant guidance which may be issued in relation to sustainable energy provisions.

In order to address any ambiguity between CPO 10.136 and CPO 10.131, it is recommended that the reference to the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region in CPO 10.136 should be removed.

#### **RECOMMENDATION:**

See CE CH 10.25

Update CPO 10.136 as follows:

*Ensure that proposals for energy development demonstrate that human health has been considered, including those relating to the topics of:*

*Noise (~~including consistency with the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region~~);*

*Shadow Flicker (for wind turbine developments, including detailed Shadow Flicker Study);*

*Ground Conditions/Geology (including landslide and slope stability risk assessment);*

*Air Quality; and Water Quality;*

*Assessment of impacts on collision risk species (bird and bats).*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 10.23 WH-DCDP-MA-49**

CE CH 10.23 - Insert a new CPO after CPO 10.24 "Support the carrying out of a permeability and connectivity audit of existing pedestrian and cycle facilities in the towns of Athlone and Mullingar".  
Reword: "Carry out..." rather than "Support..."

**REPORT:**

The intent of the motion is acknowledged. Given Athlone's status as a "Regional Centre" and Mullingar as a "Key Town", these designated settlements are subject to an Urban Area Plan and Local Area Plan respectively and as such will be informed by area based transport assessments. Such assessments will be undertaken by consultants and will include an audit of pedestrian and cycle facilities. The proposed wording will strengthen this new policy objective and therefore is considered acceptable to the Planning Authority.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan is amended in this instance as follows:

CE CH 10.23

Insert a new CPO after CPO 10.24

*Carry out of a permeability and connectivity audit of existing pedestrian and cycle facilities in the towns of Athlone and Mullingar*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 14.5 WH-DCDP-MA-50**

CE CH 14.5 - Insert new CPO after CPO 14.49. Support the undertaking of a review of historic designed landscapes, demesnes and gardens within the County. Reword: “Undertake...” rather than “Support...”

**REPORT:**

The intent of the motion is acknowledged and supported.

CE CH 14.5 states the following:

*Support the undertaking of a review of historic designed landscapes, demesnes and gardens within the County.*

The plan acknowledges the importance of the many Historic Parks, Gardens and Demesnes in Westmeath. These planned landscapes are characteristic of 18<sup>th</sup> and 19<sup>th</sup> century settlement and are often the setting of a Protected Structure; e.g. the manor house, estate houses, gate lodges, walled gardens, outbuildings and enclosed yards and gardens. The National Inventory of Architectural Heritage (NIAH), includes a survey of Historic Gardens and Designed Landscapes. There are 225 demesnes or designed landscapes recorded in County Westmeath.

The Council is committed to the carrying out of this review however it should be noted that the completion of same is dependent on securing the necessary funding which the Council is also committed to pursuing. As such it is considered that the existing wording is appropriate in this instance.

**RECOMMENDATION:**

See. CE CH 14.5

*Support the undertaking of a review of historic designed landscapes, demesnes and gardens within the County.*



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 10.19 WH-DCDP-MA-51**

Remove eg. retail outlets from CE CH 10.19. This rational should apply to ALL new developments so no example should be required. This standard should also be set out in the document in a similar nature to car parking standards. Motion to include requirement for minimum number of covered secured bicycle spaces.

**REPORT:**

The intent of the motion is acknowledged.

CE CH 10.19 states the following:

Amend CPO 10.64 as follows: Ensure the provision of appropriate sheltered bicycle parking facilities, *in convenient and secure locations in all new developments, e.g. close to the entrances of retail outlets*, as part of any new applications in urban areas to assist with supporting modal shift away from private cars to more sustainable modes of transport i.e. Cycling, Walking, Public Transport.

The plan notes that the provision of secure cycle parking facilities is essential for supporting the promotion and development of cycling as a more sustainable mode of transport. Accordingly, high quality secure cycle parking at origins and destinations is considered to be a key element of any strategy aimed at encouraging cycling. High quality cycle parking should be regarded as an integral part of any new development. In this regard, the following policy objective has been included in the plan:

CPO 10.64 Ensure the provision of appropriate Bicycle parking facilities as part of any new applications in urban areas to assist with supporting modal shift away from private cars to more sustainable modes of transport i.e. Cycling, Walking, Public Transport.

The example cited in CPO 10.64 is merely an example but the intent of the objective is that bicycle parking facilities should be provided in all new developments of appropriate scale.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 10.20 WH-DCDP-MA-52**

Add 'seating' to CE CH 10.20

**REPORT:**

The intent of the motion is acknowledged.

CE CH 10.20 states the following:

Insert new CPO after CPO 10.26 as follows:

*Ensure that new development proposals for public transport infrastructure are designed to be fully accessible to people with disabilities and older persons by adopting a universal design approach to the built environment, including footpaths, roads, pedestrian crossing points, bus stops and interchange facilities.*

It is considered that the proposed addition of seating to this CPO would strengthen this policy objective and therefore is considered to be acceptable.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the CPO which is the subject of CE CH 10.20 is amended as follows:

*Ensure that new development proposals for public transport infrastructure are designed to be fully accessible to people with disabilities and older persons by adopting a universal design approach to the built environment, including footpaths, roads, pedestrian crossing points, bus stops, seating and interchange facilities.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 10.21 WH-DCDP-MA-53**

CE CH 10.21 change 'Athlone and Mullingar' with 'all towns and villages'

**REPORT:**

The intent of the motion is acknowledged.

CE CH 10.21 states the following:

Insert new CPO after CPO 10.64

Undertake a review of public cycle parking provision in Athlone and Mullingar, in order to inform any future Urban Area Plan for Athlone and Local Area Plan for Mullingar.

A review of public cycle parking provision in both Athlone and Mullingar will be undertaken as part of the area based transport assessments being prepared for these settlements. Such assessments will inform the future Urban Area Plan for Athlone and the Local Area Plan for Mullingar. At present there are no further transport assessments planned for other towns in the county. Accordingly, the CPO which is the subject of this motion remains valid and no further amendment is warranted.

Furthermore, the Council is committed to continued co-operation with the NTA for the purpose of developing further analysis in relation to modal shift across the county and in deriving a realistic modal change target for Westmeath and will accordingly implement recommendation across the county as appropriate in line with operational programs.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Text change CE CH 10.23 WH-DCDP-MA-54**

CE CH 10.23 Replace 'Athlone and Mullingar' with 'all towns and villages'

**REPORT:**

The intent of the motion is acknowledged.

CE CH 10.23 states the following:

Insert a new CPO after CPO 10.24

Support the carrying out of a permeability and connectivity audit of existing pedestrian and cycle facilities in the towns of Athlone and Mullingar

Given Athlone's status as a "Regional Centre" and Mullingar as a "key town", these designated settlements are subject to an Urban Area Plan and Local Area Plan respectively and as such will be informed by area based transport assessments. Such assessments will be undertaken by consultants and will include an audit of pedestrian and cycle facilities. It is therefore considered that the CPO which is the subject of this motion is valid and therefore no further amendments are required.

In relation to the examination of other towns and villages, the Council is committed to continued co-operation with the NTA for the purpose of developing further analysis in relation to modal shift across the county and in deriving a realistic modal change target for Westmeath. It is considered that the carrying out of permeability and connectivity audits for all towns and villages is premature pending this work which will be used to identify priority areas for future improvements. These improvements will be implemented as appropriate in line with operational programs.

**RECOMMENDATION:**

See CE CH 10.23

Insert a new CPO after CPO 10.24

Support the carrying out of a permeability and connectivity audit of existing pedestrian and cycle facilities in the towns of Athlone and Mullingar

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Air Quality WH-DCDP-MA-55**

To include the following objective in the plan:

“It is a strategic aim of the county to reduce polluting emissions and implement measures to improve indoor and outdoor air quality by:

- Participating in, and facilitating national programmes of air quality monitoring,
- Working to develop and promote the Air Quality Index for Health,
- Develop Local Air Quality Management Plans that identify pollution 'hot spots' and aim to reduce pollution through local action on emissions,
- Assessing radon levels in indoor settings.

**REPORT:**

The intent of the motion is acknowledged.

The plan recognises that poor air quality both in the urban and rural environment can lead to major environmental problems and be detrimental to the health of citizens of the County. The most sensitive areas in relation to air quality are built-up urban areas and major transport developments.

Accordingly, the following policy objective has been included in the plan:

CPO 10.120 Promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/5/0/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 201) (or any updated/superseding documents).

It is further noted that the Environment Section currently actively participate in the national ambient air quality monitoring programme. Online monitoring stations continuously monitor air quality in Mullingar and Athlone and the data is publicly available at [airquality.ie](http://airquality.ie). Strategies to address air quality deficiencies and hot spots will be based on national guidance.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

# CHAPTER 11

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Climate Action/Tree planting WH-DCDP-MA-56**

As set out in WM-C1-147 and WM-C1-146 submissions respectively, it is important that such proposals from the Environmental Directorate of the Council be incorporated into the plan.

**REPORT**

The intention of the motion is acknowledged.

Submission WM-C1-147 requests that the relevant actions detailed in recent Climate Change Adaptation Strategy are considered for inclusion in the incoming plan.

Submission WM-C1-146 provides for consideration to be given to the inclusion of a Tree planting policy in the plan.

Climate action has been addressed throughout the Development Plan and a dedicated Climate Action chapter sets out to address the increasing importance that climate change and action play in Westmeath. In this regard CPO 11.1 is of relevance as it provides for the implementation of the Westmeath County Council Climate Change Adaptation Strategy 2019-2024 as follows:

Support the implementation and achievement of European, national, regional and local objectives for climate adaptation and mitigation as detailed in the following documents, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage) and having regard to the Climate mitigation and adaptation measures which have been outlined through the policy objectives in this Development Plan:

- Climate Action Plan (2019 and any subsequent versions);
- National Mitigation Plan (2017 and any subsequent versions);
- National Climate Change Adaptation Framework (2018 and any subsequent versions);
- Any Regional Decarbonisation Plan prepared on foot of commitments included in the emerging Regional Spatial and Economic Strategy for the Eastern and Midland Region;
- Relevant provisions of any Sectoral Adaptation Plans prepared to comply the requirements of the Climate Action and Low Carbon Development Act 2015, including those seeking to contribute towards

the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050; and

- Westmeath County Council Climate Change Adaptation Strategy 2019-2024.

With regard to the request for the inclusion of a tree planting policy in the plan, the importance of tree protection, maintenance and planting to the County's biodiversity and overall environment is recognised across the Plan and supported accordingly under existing CPO's. Accordingly, it is recommended that the Plan supports the development of a tree planting policy for the County.

**RECOMMENDATION:**

See CE CH 12.10

Insert a new CPO in Section 12.14 as follows:

Support the preparation of a Tree Planting Policy for the County which promotes biodiversity and indigenous tree planting

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Climate Action WH-DCDP-MA-57**

To include the following in Chapter 11 Climate Action.

To assess and report on the estimated carbon footprint (including the carbon generated during construction and use) of all strategic infrastructure projects contained within this project at every stage of consultation.

2. To adopt a strategic approach to monitoring the effectiveness of the climate action outlined in this plan.

3. To provide measured targets to reduce carbon footprints, transport emissions, energy demands, flood risks and infrastructure vulnerability in the county.

**REPORT:**

The intention of the motion is acknowledged.

**Project Assessment**

With regard to the implementation of the plan and the setting of specific targets, these matters are contingent upon a number of factors including availability of funding and other resources. The Council will continue to avail of existing funding streams to implement the objectives of the Plan. All Development Plans including objectives, are reviewed and monitored, after two years following adoption at which time the level of implementation or otherwise is assessed.

**Monitoring Effectiveness**

To this end, the Council is also committed to cooperating with agencies in the delivery and implementation of climate actions through engagement with, for example, the Eastern and Midlands Climate Action Regional Office (CARO). In terms of carbon reduction, the Council is committed to engagement with and support for EPSON EU research project (QGasSP) which aims to identify a robust methodology for quantifying the relative greenhouse gas impacts of alternative spatial planning policies. In addition, the Plan includes a policy objective to work with relevant stakeholders to realise climate change targets as follows:

CE OPR 1.2: Work with key stakeholders to carry out an assessment of how the implementation of the Plan will contribute to realising overall national targets on renewable energy and climate change, and in particular wind energy production and the potential wind energy resource.

### **Measured Targets**

The SEA Environmental Report also contains various measures and systems for monitoring the implementation of the Plan, in areas such as climate action, transport and flood risk. This includes indicators and targets as indicated in Section 10 of the SEA Environmental Report.

### **RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

# CHAPTER 12

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Dennis Leonard: Green Infrastructure WH-DCDP-MA-58**

To request that Westmeath County Council adopt a Green Infrastructure strategy for the county to include a policy of developing a county wide strategy for walking and cycling that would include loop walks and cycles both through towns and rural areas. This would facilitate joined up thinking rather than a piece meal approach to this vital infrastructure. This strategy will aid health, obesity, tourism, heritage, local infrastructure and care for the environment.

**REPORT:**

The intention of the motion is acknowledged. In this regard, Green Infrastructure is one of the cross-cutting themes of the plan as the Council identifies green infrastructure as a key strategic asset for the County and this Development Plan and therefore includes policy objectives for the protection, preservation, management and enhancement of this resource in an integrated manner.

The Plan provides for the preparation of a Green Infrastructure Strategy will include provisions for improved access across Westmeath through improved walking and cycling routes whilst also ensuring adequate protection to the existing environment and ecology of the landscape. CPO 12.68 refers.

CPO 12.68 Prepare and implement a 'Green Infrastructure Strategy' for the County, to raise awareness the importance of environmentally designated sites, river and canal corridors, and green spaces to adapting to climate change and enhancing opportunities for recreation and tourism.

Furthermore, there are numerous policies contained in the plan which support the development of an integrated network of greenways within the county.

In this regard, the following policy objectives are of relevance:

CPO 12.73 Support the development of an integrated Strategic Greenway Network of national and regional routes and maximise connectivity to existing greenways and link with cycling and walking infrastructure.

CPO 12.74 Support the delivery of sustainable strategic greenways, blueways and peatways projects in the County in accordance with the *Strategy for the Future Development of National and Regional Greenways*.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: TPO's WH-DCDP-MA-59**

Submission WM-C1-12 calls on the Council to justify the lack of tree preservation measures within the CDP and we call on WCC to incorporate tree preservation measures within the CDP

**REPORT:**

The intention of the motion is acknowledged. The plan recognises that Trees, woodlands and hedgerows are an important natural and landscape asset in County Westmeath and provide a biodiversity function in the provision of food, habitat and shelter in exposed areas and function as pollution filters and carbon sinks. In this regard, Appendix 7 includes a list of Tree Preservation Orders (TPO's) in the county. Furthermore, CPO 12.36 provides for designation of additional TPO's where appropriate.

CPO12.36 provides for the protection of trees subject to Tree Preservation Orders and seeks to designate additional Tree Preservation Orders, where appropriate.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Peat Extraction WH-DCDP-MA-60**

Policy CPO 12.58, in line with Submission WM-C1-27, be amended to prevent peat extraction to continue in the context of the climate and biodiversity crisis.

**REPORT:**

The intention of the motion is acknowledged. It is stated in the plan that peatlands are a characteristic part of the landscape of Co. Westmeath. They preserve a record of the historic environment and are considered amongst the most important ecosystems of the world, because of their key value for biodiversity, regulation of climate as a valuable natural carbon sink, water filtration and supply.

CPO 12.58 states the following:

Exercise control of peat extraction, both individually and cumulatively, which would have significant impacts on the environment.

It should be noted that, in certain circumstances, peat extraction in a new or extended area of less than 10 hectares is considered exempt development.

Having regard to the proposed motion, it is considered that CPO 12.58 could be strengthened by reference to compliance with legislative provisions.

**RECOMMENDATION:**

Having consideration to the above it is recommended that CPO 12.58 be amended as follows:

Exercise control of peat extraction, both individually and cumulatively, which would have significant impacts on the environment, *in accordance with legislative provisions, in the interest of protecting and enhancing biodiversity and addressing climate change.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Trees WH-DCDP-MA-61**

In line with the submission WM-C1-63, it is asked that WCC agree to amend CPO 12.37 and 12.38 and commit to increase tree cover in all towns and villages across Westmeath due to air quality, shade, aesthetic and health benefits they provide.

**REPORT:**

The intention of the motion is acknowledged.

CPO 12.37 states the following:

Discourage the felling of mature trees and hedgerow, particularly species rich roadside and townland boundary hedgerows to facilitate development and seek Tree Management Plans to ensure that trees are adequately protected during development and incorporated into the design of new developments.

CPO 12.38 states the following:

Protect and preserve existing hedgerows in new developments, particularly species rich roadside and townland boundary hedgerows, and where their removal is necessary during the course of road works or other works seek their replacement with new hedgerows of native species indigenous to the area.

The submitted motion is of merit and accordingly it is considered that a policy which supports an increase in tree cover in all towns and villages (the delivery of which should be considered under operational programs) should be included in the plan.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended as follows:

Insert new CPO after CPO 12.38

*Support increases in tree cover in all towns and villages across Westmeath due to air quality, shade, aesthetic and health benefits they provide.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: Wetlands WH-DCDP-MA-62**

As proposed under submission WM-C1-84, CPO 12.41 should be strengthened by replacing it with two new policy objectives: 1) to increase the total area of wetlands in the county through restoring degraded wetlands and creating new wetlands, ideally situated where they would act as buffers, ecological corridors or stepping stones, and 2) to ensure that developments or other projects do not result in a net loss of biodiversity.

**REPORT:**

The intention of the motion is acknowledged.

CPO 12.41 states the following:

Resist development that would destroy, fragment or degrade any wetland in the County.

As part of the preparation of the County Development Plan, the Council commissioned the preparation of a Wetlands Survey for the County. The survey documents the location, extent and conditions of wetlands in the county, setting out recommendations for their preservation.

The plan includes a specific policy objective in relation to the implementation of the recommendations of the Wetlands Survey, CPO 12.42 refers:

CPO 12.42 Support the implementation of recommendations made in the County Westmeath Wetlands Survey 2019 and subsequent versions thereof.

Having regard to the foregoing, it is considered that the Draft Plan currently supports the submitted motion and as such there is no requirement to amend the Draft Plan in this instance.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Ecosystems WH-DCDP-MA-63**

CE CH 12.2 add the words 'and implement' after the word investigate below. Investigate a protocol in relation to the application of an ecosystems services scoring approach to inform the assessment of planning applications.

**REPORT:**

The intent of the motion is acknowledged.

In this regard the Draft Plan has been prepared in line with the RSES policy objective to 'promote an Ecosystem Services Approach in the preparation of statutory land use plans'. Details in this regard are set out under Section 2.2 of the Plan.

In terms of assessing planning applications, CE CH 12.2 recommends the following:

"Investigate a protocol in relation to the application of an ecosystems services scoring approach to inform the assessment of planning applications"

It is considered appropriate that the above CPO is amended to include the term "implement" in recognition of the wider biodiversity value of non-designated sites.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended in this instance as follows:

Investigate *and implement* a protocol in relation to the application of an ecosystems services scoring approach to inform the assessment of planning applications.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: WH-DCDP-MA-64**

CE CH 12.4 Wording does not make sense. Remove the words 'consideration of'

**REPORT:**

The intent of the motion is acknowledged.

CE CH 12.4 states the following:

Insert the following text change to CPO 12.21 within Section 12.11

CPO12.21 Lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should have minimum environmental impact and Dark Sky lighting should be considered in the interest of reducing the impact of lighting on wildlife as part of any future planning application, thereby contributing towards the protection of amenity and the protection of light sensitive species such as bats. Consideration of EUROBATS guidelines should be applied in informing proposed development(s), where relevant.

The proposed changes to CPO 12.21 were recommended by the Department of Culture, Heritage & the Gaeltacht. It is considered in the interests of clarity that the terms "consideration of" should be removed

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended and CPO reworded as follows:

"Lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane. Lighting fixtures should have minimum environmental impact and Dark Sky lighting should be considered in the interest of reducing the impact of lighting on wildlife as part of any future planning application, thereby

contributing towards the protection of amenity and the protection of light sensitive species such as bats. EUROBATS guidelines should be applied in informing proposed development(s), where relevant

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Peatlands WH-DCDP-MA-65**

CE CH 12.5 include the words 'Monitor and' in front of 'Exercise'

**REPORT:**

The intention of the motion is acknowledged.

CE CH 12.5 states the following:

Insert the following text change to CPO 12.58 at Section 12.11 as follows:

Exercise control of peat extraction, both individually and cumulatively, which would have significant impacts on the environment, *in accordance with legislative provisions, in the interest of protecting and enhancing biodiversity and addressing climate change.*

The role of the Council in relation to peatlands is to exercise control over peatlands by means of the planning application process. It is considered that the monitoring of peatlands is outside the remit of the Council.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Louise Heavin: Trees WH-DCDP-MA-66**

To insert the following text into the Development Plan: to develop a plan for the protection and continuous maintenance of trees in urban areas.

**REPORT:**

The intent of the motion is acknowledged.

The plan recognises that Trees, woodlands and hedgerows are an important natural and landscape asset in County Westmeath and provide a biodiversity function in the provision of food, habitat and shelter in exposed areas and function as pollution filters and carbon sinks.

The proposed motion has merit and should be incorporated into the plan by way of a new policy objective.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan be amended to include a new policy objective after CPO 12.40 as follows:

*Support the development of a plan for the protection and maintenance of public trees in urban areas*



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Frankie Keena: Peatlands WH-DCDP-MA-67**

My submission questions the wording in CPO 12.58 and indeed the proposed amended version by our CEO in the absence of clarification on the latest Planning Regulations relating to peatland extraction.

**REPORT:**

The intent of the motion is acknowledged.

CPO 12.58 sets out to 'Exercise control of peat extraction, both individually and cumulatively, which would have significant impacts on the environment'.

It is the remit of the Council in relation to peatlands, under current legislation, to determine applications for peat harvesting (save for that which is exempt development) by means of the planning application process. Any such determination must have regard to the impact of such proposal on the environment as part of any assessment process.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Frankie Keena: Peatlands WH-DCDP-MA-68**

This motion refers to a proposal by the CEO to insert a new CPO under the Archaeology Policy Objectives, Section 14.3. The proposed wording from the CEO for the CPO is “to ensure that all proposed development affecting disturbance to peatlands is subject to archaeological monitoring, in consultation with the Department of Culture, Heritage and the Gaeltacht, unless otherwise agreed with the Planning Authority”.

My submission seeks more clarity on this matter particularly in relation to “all proposed development affecting disturbance to peatlands”. I understand the need to engage an archaeologist if any proposed development is near an identified archaeological monument. Therefore, this proposed draft CPO needs to be more specific in stating that fact.

**REPORT:**

The intent of the motion is acknowledged.

CE CH 14.2 states the following:

Insert a new CPO under the Archaeology Policy Objectives, Section 14.3 as follows;

*Ensure that all proposed development affecting disturbance to peatlands is subject to archaeological monitoring, in consultation with the Department of Culture, Heritage and the Gaeltacht, unless otherwise agreed with the Planning Authority.*

The Council recognises the importance of peatlands as a major archaeological and non renewable resource. The above recommendation is considered appropriate given, for example, the discovery of a significant archaeological Track/Togher at Mayne Bog near Coole Co. Westmeath in 2005.

As the harvesting of peat is governed by the planning process, it is considered that any application which results in disturbance to peatlands, is referred to the Department of Culture, Heritage and the Gaeltacht and if considered appropriate is subject to archaeological monitoring.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Frankie Keena: Peatlands WH-DCDP-MA-115**

To insert new CPO into the plan as follows:

“To recognise the intrinsic historic cultural tradition that has been at the heart of life in Westmeath through the exercising of traditional peat management skills to save turf for domestic use only on non designated bogs in accordance with legislative provisions”

**RESPONSE**

The merits of the motion are noted and in this regard it is recommended that Section 12.17 of the Plan in relation to peatlands be updated to recognize the importance of traditional peat management skills associated with cutting turf for domestic use.

**RECOMMENDATION**

Having consideration to the above it is recommended that Section 12.17 of the plan is updated as follows:

The Council recognises the importance of peatlands as a major natural, archaeological and non-renewable resource in addition to recognising the important historical traditions and peat management skills associated with cutting turf for domestic use. In their natural state peatlands act as long-term sinks for atmospheric carbon dioxide. Peatlands are the most important long-term carbon store in the terrestrial biosphere. They sequester and store atmospheric carbon for thousands of years. Given the extent of intact raised bogs in Westmeath, considerable potential exists to use this valuable resource to mitigate against the impacts of climate change.

# CHAPTER 13

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Andrew Duncan. WH-DCDP-MA-69.**

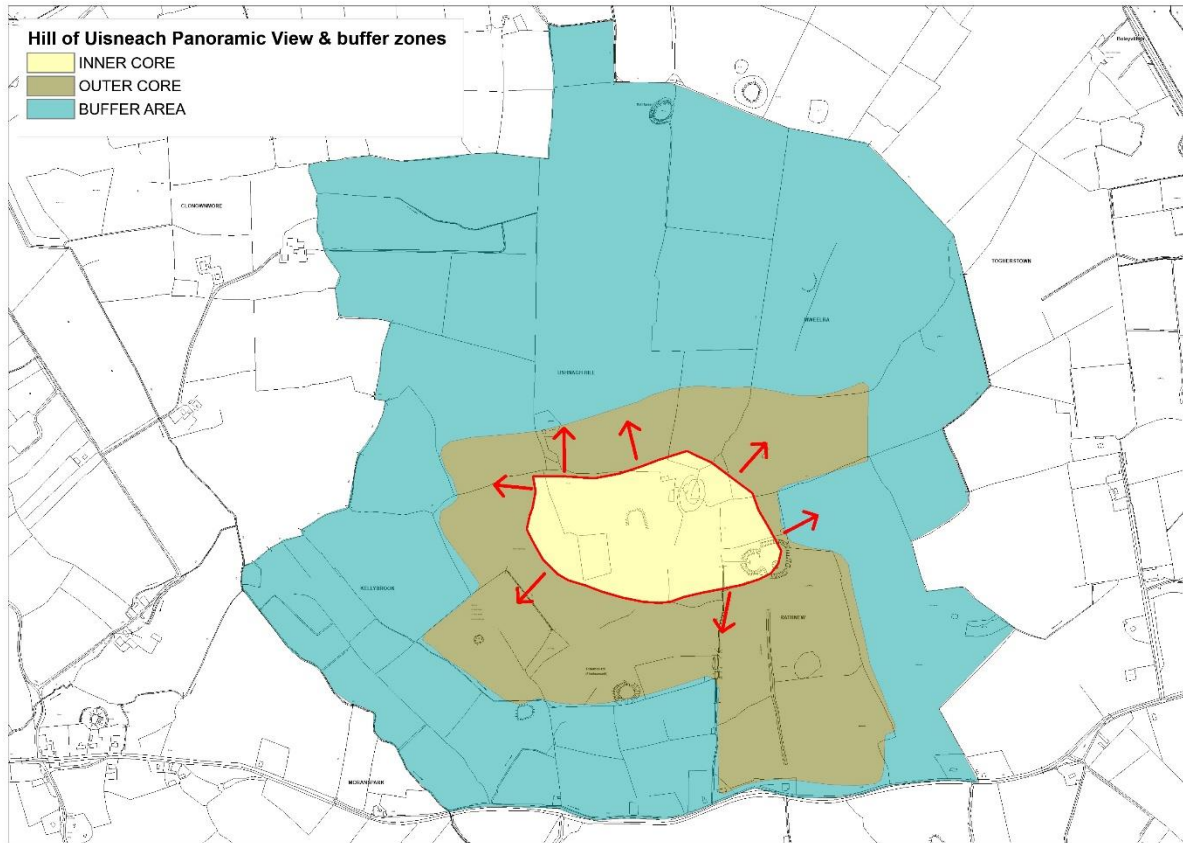
Motion that the following additional policy should be inserted to protect the panoramic views around Uisneach: *“Any significant, industrial and or infrastructural developments which would impact upon Uisneach and its protected views will not be permitted due to the sensitivity of the site”*

**Motions WH-DCDP-MA-70 & WH-DCDP-MA-71 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged.

In recognition of the exceptional archaeological and cultural significance of the Hill of Uisneach, the site has been designated as a High Amenity Area in the Plan. The Council recognise the significance and sensitivity of the Hill of Uisneach and given that the site is listed on the tentative list for UNESCO status since 2010 (Uisneach is again being considered by the DHLGH for inclusion on the upcoming revised tentative list of World Heritage Site as part of a Royal Sites application currently under development), further protection has been afforded to the site by designating the area as a High Amenity Area with views from the perimeter skyline ridge identified as a Protected Panoramic View. The extent of the High Amenity Area is graphically depicted in the map below and comprises of the area highlighted in turquoise with associated protective policies.



In this regard the following CPOs provide an appropriate level of protection in association with Uisneach:

CPO 13.17: Protect and enhance the setting of the Hill of Uisneach and support increased public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.

CPO 13.18:

- a) *“Protect and sustain the established appearance and character of views associated with the High Amenity Area around the Hill of Uisneach.*
- b) *Require any development proposals within the High Amenity Area around the Hill of Uisneach to demonstrate that no adverse effects will occur on the established appearance or character of this feature as viewed from either the Protected Panoramic Views or from surrounding public roads”*

CPO 13.19: Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

CPO 13.20: Protect and preserve designated High Amenity Areas from inappropriate urban generated housing development or any other development which would be injurious to or detract from the natural amenity of Areas of High Amenity.

CPO 14.23: Seek funding to prepare and implement a Conservation Management Plan for Uisneach in consultation with landowners, the National Monument Service and the Department of Culture, Heritage & the Gaeltacht.

CPO 14.20: Continue to support the promotion of Uisneach as one of the Royal Sites of Ireland under the proposal for its designation as a UNESCO World Heritage Site and/or other appropriate initiatives.

Having regard to the foregoing, it is considered that the existing policy in the plan affords sufficient protection to the Hill of Uisneach.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Vinny McCormack. WH-DCDP-MA-70.**

Motion that in light of ongoing developments relating to the possible inclusion of the Hill of Uisneach as a UNESCO World Heritage Site, that this County Development plan would adopt UNESCO guidelines in terms of development and prohibit the development of industrial windfarms within the zones associated with the Hill of Uisneach.

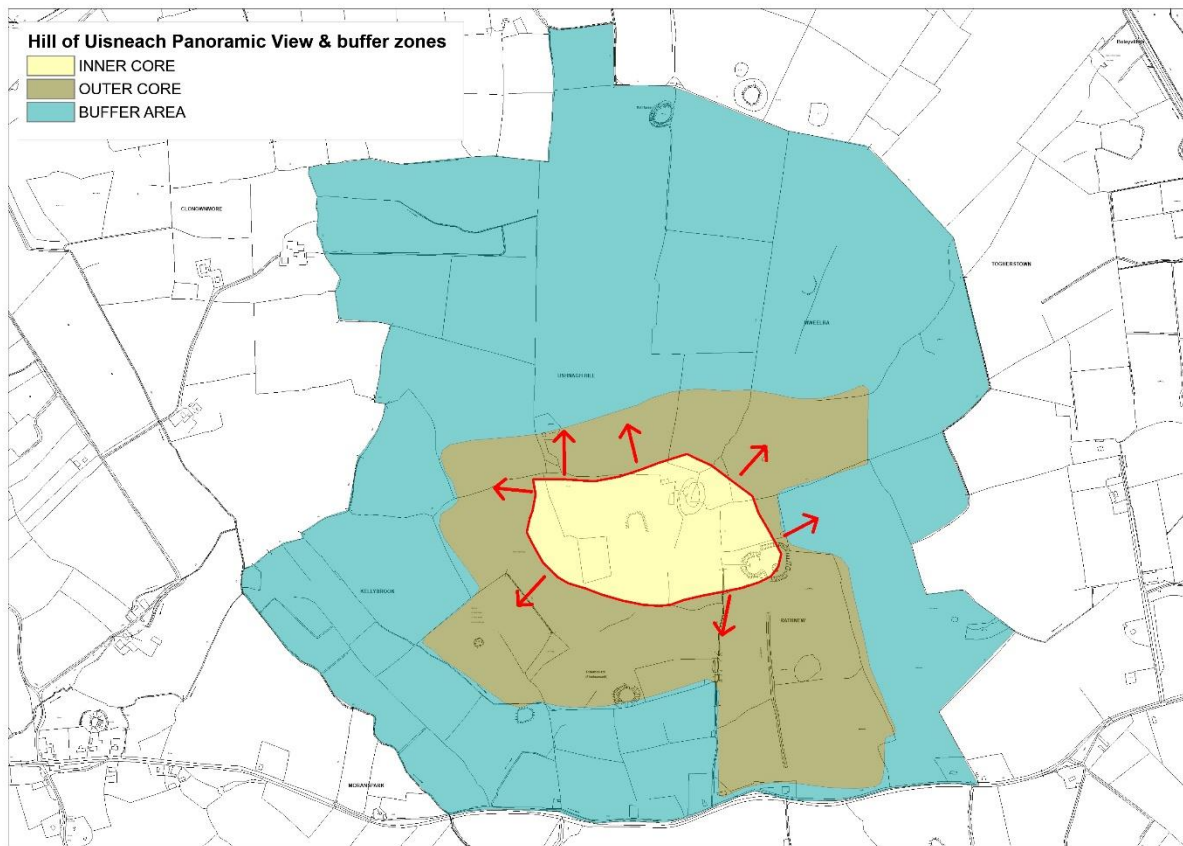
**Motions WH-DCDP-MA-69 & WH-DCDP-MA-71 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged.

In recognition of the exceptional archaeological and cultural significance of the Hill of Uisneach, the site has been designated as a High Amenity Area in the Plan. The Council recognise the significance and sensitivity of the Hill of Uisneach and given that the site is listed on the tentative list for UNESCO status since 2010 (Uisneach is again being considered by the DHLGH for inclusion on the upcoming revised tentative list of World Heritage Site as part of a Royal Sites application currently under development), further protection has been afforded to the site by designating the area as a High Amenity Area with views from the perimeter skyline ridge identified as a Protected Panoramic View. The extent of the High Amenity Area is graphically depicted in the map below and comprises of the area highlighted in turquoise with associated protective policies.





In this regard the following CPO provide an appropriate level of protection in association with Uisneach:

CPO 13.17: Protect and enhance the setting of the Hill of Uisneach and support increased public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.

CPO 13.18:

- a) *“Protect and sustain the established appearance and character of views associated with the High Amenity Area around the Hill of Uisneach.*
- b) *Require any development proposals within the High Amenity Area around the Hill of Uisneach to demonstrate that no adverse effects will occur on the established appearance or character of this feature as viewed from either the Protected Panoramic Views or from surrounding public roads”*

CPO 13.19: Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

CPO 13.20: Protect and preserve designated High Amenity Areas from inappropriate urban generated housing development or any other development which would be injurious to or detract from the natural amenity of Areas of High Amenity.

CPO 14.23: Seek funding to prepare and implement a Conservation Management Plan for Uisneach in consultation with landowners, the National Monument Service and the Department of Culture, Heritage & the Gaeltacht.

CPO 14.20: Continue to support the promotion of Uisneach as one of the Royal Sites of Ireland under the proposal for its designation as a UNESCO World Heritage Site and/or other appropriate initiatives.

Having regard to the foregoing, it is considered that the existing policy in the plan affords sufficient protection to the Hill of Uisneach.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Denis Leonard/Johnnie Penrose. WH-DCDP-MA-71.**

Motion states that while I note that Uisneach has now been listed as an archaeological setting with specific zones of protection in the draft, I note that these zones are limited to the circumference of the hill itself. These zones do not extend beyond the hill to the panoramic views from the summit of the hill, which are an intrinsic part of the value of this setting. Similarly, I also note that the draft refers to the placement of Uisneach on the U.N.E.S.C.O tentative list however the draft fails to afford the setting any of the protections which this setting of both national and international renown would require, in advance of this nomination process.

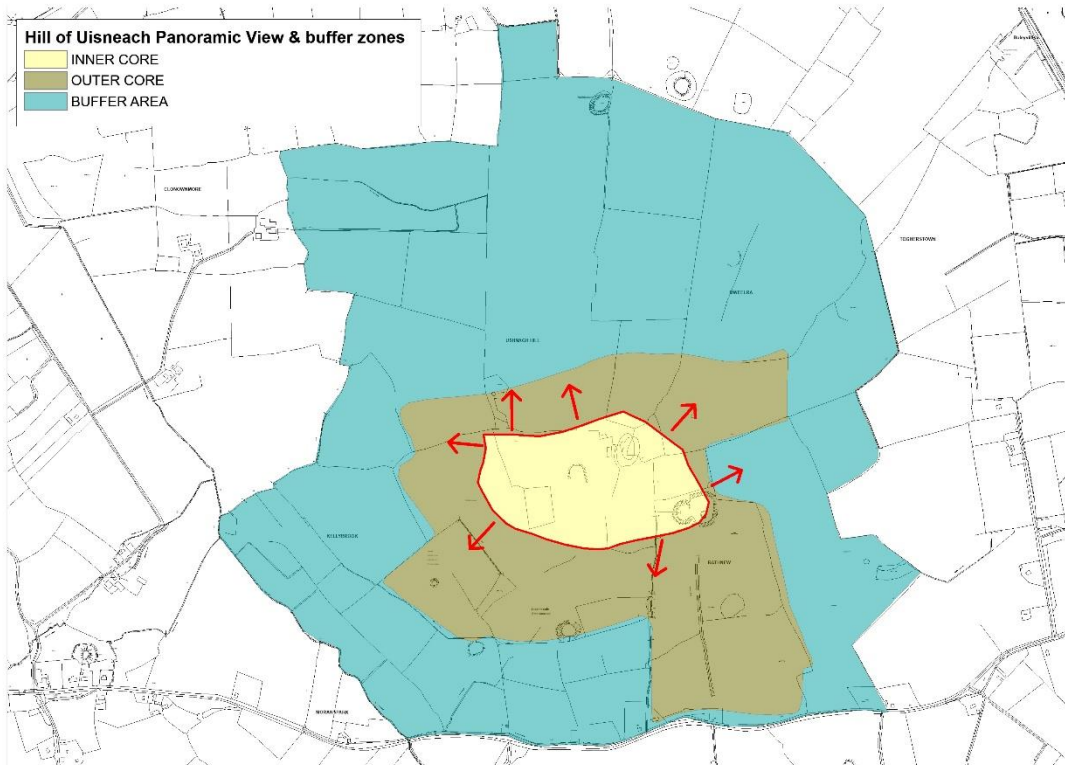
**Motions WH-DCDP-MA-69 & WH-DCDP-MA-70 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged.

The Draft Plan contains comprehensive policy in relation to the protection of its setting which has been established in line with UNESCO World Heritage Operational Guidelines, relating to the employment of Core and Buffer Zones to the protection of World Heritage Sites.

In recognition of the exceptional archaeological and cultural significance of the Hill of Uisneach, the site has been designated as a High Amenity Area in the Plan. The Council recognise the significance and sensitivity of the Hill of Uisneach and given that the site is listed on the tentative list for UNESCO status since 2010 (Uisneach is again being considered by the DHLGH for inclusion on the upcoming revised tentative list of World Heritage Site as part of a Royal Sites application currently under development), further protection has been afforded to the site by designating the area as a High Amenity Area with views from the perimeter skyline ridge identified as a Protected Panoramic View. The extent of the High Amenity Area is graphically depicted in the map below and comprises of the area highlighted in turquoise with associated protective policies.



In this regard the following CPO provide an appropriate level of protection in association with Uisneach:

CPO 13.17: Protect and enhance the setting of the Hill of Uisneach and support increased public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.

CPO 13.18:

- a) *“Protect and sustain the established appearance and character of views associated with the High Amenity Area around the Hill of Uisneach.*
- b) *Require any development proposals within the High Amenity Area around the Hill of Uisneach to demonstrate that no adverse effects will occur on the established appearance or character of this feature as viewed from either the Protected Panoramic Views or from surrounding public roads”*

CPO 13.19: Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

CPO 13.20: Protect and preserve designated High Amenity Areas from inappropriate urban generated housing development or any other development which would be injurious to or detract from the natural amenity of Areas of High Amenity.

CPO 14.23: Seek funding to prepare and implement a Conservation Management Plan for Uisneach in consultation with landowners, the National Monument Service and the Department of Culture, Heritage & the Gaeltacht.

CPO 14.20: Continue to support the promotion of Uisneach as one of the Royal Sites of Ireland under the proposal for its designation as a UNESCO World Heritage Site and/or other appropriate initiatives.

Having regard to the foregoing, it is considered that the existing policy in the plan affords sufficient protection to the Hill of Uisneach in line with UNESCO World Heritage Operational Guidelines, relating to the employment of Core and Buffer Zones, to the protection of World Heritage Sites.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Denis Leonard/Johnnie Penrose. WH-DCDP-MA-72.**

Motion states that I note that the Uisneach landscape policies contained in our current Plan are now re-listed as policy objectives. This appears to be an unnecessary adjustment to the clearly defined policies in our current Development Plan. On this basis, I am now seeking that the current policies for Uisneach, which are now listed as policy objective numbers 13.17 and 13.18 are reaffirmed as policies.

**Motions WH-DCDP-MA-73, WH-DCDP-MA-74 and WH-DCDP-MA-75 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged. In this regard it should be noted that the Draft Plan has been prepared under an updated legislative framework including the requirement to align with national and regional policy.

It should be noted that the use of the term Policy Objective has been included to ensure alignment and consistency with the planning hierarchy as set at national and regional levels under the National Planning Framework and Eastern and Midlands Regional and Spatial Economic Strategy.

There has been no erosion of the content or protection afforded to policy areas as listed under the Draft resulting from the change in terminology.

In this regard it is recommended, in the interest of clarity, that a statement be added to the start of the Plan, clarifying that the CPO's listed in the plan constitute the policies and objectives of the Plan.

**RECOMMENDATION:**

Include a statement clarifying that the CPO's listed in the Plan constitute the policies and objectives of the Plan.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Andrew Duncan. WH-DCDP-MA-73.**

Motion that all the Wind Energy, Landscape and Cultural policies in Chapters 10, 13 and 14 on the existing Westmeath County Development Plan should remain as policies and should not be altered to policy objectives.

**Motions WH-DCDP-MA-72, WH-DCDP-MA-74 and WH-DCDP-MA-75 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged. In this regard it should be noted that the Draft Plan has been prepared under an updated legislative framework including the requirement to align with national and regional policy.

It should be noted that the use of the term Policy Objective has been included to ensure alignment and consistency with the planning hierarchy as set at national and regional levels under the National Planning Framework and Eastern and Midlands Regional and Spatial Economic Strategy.

There has been no erosion of the content or protection afforded to policy areas as listed under the Draft resulting from the change in terminology.

In this regard it is recommended, in the interest of clarity, that a statement be added to the start of the Plan, clarifying that the CPO's listed in the plan constitute the policies and objectives of the Plan.

**RECOMMENDATION:**

Include a statement clarifying that the CPO's listed in the Plan constitute the policies and objectives of the Plan.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Ken Glynn. WH-DCDP-MA-74.**

Motion that all the Wind Energy, Landscape and Cultural policies in Chapters 10, 13 and 14 on the existing Westmeath County Development Plan should remain as policies and should not be altered to policy objectives.

**Motion WH-DCDP-MA-72, WH-DCDP-MA-73 and WH-DCDP-MA-75 also relate to this topic.**

**REPORT:**

The intention of the motion is acknowledged. In this regard it should be noted that the Draft Plan has been prepared under an updated legislative framework including the requirement to align with national and regional policy.

It should be noted that the use of the term Policy Objective has been included to ensure alignment and consistency with the planning hierarchy as set at national and regional levels under the National Planning Framework and Eastern and Midlands Regional and Spatial Economic Strategy.

There has been no erosion of the content or protection afforded to policy areas as listed under the Draft resulting from the change in terminology.

In this regard it is recommended, in the interest of clarity, that a statement be added to the start of the Plan, clarifying that the CPO's listed in the plan constitute the policies and objectives of the Plan.

**RECOMMENDATION:**

Include a statement clarifying that the CPO's listed in the Plan constitute the policies and objectives of the Plan.



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Denis Leonard/Johnnie Penrose. WH-DCDP-MA-75.**

Motion that states I must question the proposed amendments of the existing policies for the lakes in the current Development Plan to policy objectives in the draft, considering the national renown of Westmeath as the "Lake County". I do not accept any justification for amending or altering the status of these policies in the draft Plan. Our current Development Plan provides a clear distinction between the differing policies and objectives for the lakes. In essence, I do not accept there is any justification for the amendment of all the landscape policies and amenity policies in Chapter 13 of the draft Plan.

**Motion WH-DCDP-MA-72, WH-DCDP-MA-73 and WH-DCDP-MA-74 also relate to this topic.**

**REPORT:**

It is submitted that the reason for the submission is that differing lakes form an essential mosaic of areas of high amenity value throughout the county, from Lough Ree in the west to Lough Derravaragh in the North and Loughs Owel and Ennell in the heart of the County. It is submitted that these policies for the lakes are essential to protect these unique landscape resources and that their associated high amenity status is also intrinsic to the human enjoyment of these natural resources within the county.

The intention of the motion is acknowledged. In this regard it should be noted that the Draft Plan has been prepared under an updated legislative framework including the requirement to align with national and regional policy.

It should be noted that the use of the term Policy Objective has been included to ensure alignment and consistency with the planning hierarchy as set at national and regional levels under the National Planning Framework and Eastern and Midlands Regional and Spatial Economic Strategy.

There has been no erosion of the content or protection afforded to policy areas as listed under the Draft resulting from the change in terminology.

In this regard it is recommended, in the interest of clarity, that a statement be added to the start of the Plan, clarifying that the CPO's listed in the plan constitute the policies and objectives of the Plan.

**RECOMMENDATION:**

Include a statement clarifying that the CPO's listed in the Plan constitute the policies and objectives of the Plan.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Denis Leonard/Johnnie Penrose. WH-DCDP-MA-76.**

Motion states that “proposed policy objective 13.11 requires a visual impact assessment for proposed developments with the potential to impact on significant landscape features within the county. I would submit that a visual impact assessment is a superficial assessment of development, a more rigorous landscape assessment should be utilised in accordance with national guidelines. I would suggest the following change to policy objective 13.11: It is a *policy* of Westmeath County Council to require *landscape* and visual impact assessment for *significant developments* within the County and or developments with the potential to impact on significant landscape features within the county. Furthermore, I note that the relevant assessment guidelines are also omitted in the proposed draft. The guidelines which underpin such assessments should be in accordance with the standards which are typically applied by An Bord Pleanla. **Suggested New Additional Policy: "The undertaking of landscape and visual impact assessments should be carried out in line with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 issued by the Landscape Institute and Institute of Environmental Management and Assessment (IEMA) and any superseding guidelines which the IEMA may issue. The Landscape and Visual impact assessment should address all elements of the proposed development including related infrastructure.** In summary, we are seeking the re-instatement of all the aforementioned policies in the current Development Plan together with an improvement on the existing policies for both Uisneach, the lakes, the landscape and health protection particularly in relation to the areas of either energy development or transmission”.

**Motion WH-DCDP-MA-78 also relates to this topic.**

**REPORT:**

The intention of the motion is acknowledged.

The comments in relation to the use of *The Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)* when preparing landscape visual assessments are noted.

A Landscape Character Assessment (LCA) of the County has been undertaken which provides an understanding of the value and sensitivity of the County's landscapes and its future management needs. The LCA is a tool for identifying the features that give a specific area its 'sense of place' and also provides policy recommendations relating to each landscape type. The LCA will inform decision

making in relation to the protection of the environment, natural resources and heritage and will be used to guide development.

In line with the Westmeath Landscape Character Assessment, the value of Westmeath's landscape which offers a wealth of natural and cultural assets supporting quality of life and tourism is recognised, with a variety of policies CPO 13.1 - CPO 13.6 providing a range of protection to landscapes and lakelands by recognising their capacity to sustainably integrate development.

It should be noted that the Draft Plan has been prepared under an updated legislative framework including the requirement to align with recently updated national and regional policy. The Draft Plan been crafted accordingly and consequently the simple reiteration of policies (unspecified) from the previous Plan is considered neither appropriate, reasonable nor feasible.

Having regard to the range of policy in this area, as set out above, it is considered that modification to existing policies are not necessary or appropriate in this instance.

Notwithstanding this, reference to the following document should be included at Section 13.26; *"Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)"*.

#### **RECOMMENDATION:**

##### **CE CH 13.5**

Reference to the following document to be included at Section 13.26, *"Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)"*.

Pre-planning discussions with the Planning Authority are essential to agree suitable assessment points for views of strategic and local significance in order to enable the proper visual assessment of a development proposal, *in accordance with "Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)"*.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Andrew Duncan. WH-DCDP-MA-78.**

Motion that Policy 13.11 on the existing plan should include a requirement for both visual and landscape impact assessments.

**Motion WH-DCDP-MA-76 also relates to this topic.**

**REPORT:**

The intention of the motion is acknowledged.

A Landscape Character Assessment (LCA) of the County has been undertaken which provides an understanding of the value and sensitivity of the County's landscapes and its future management needs. The LCA is a tool for identifying the features that give a specific area its 'sense of place' and also provides policy recommendations relating to each landscape type. The LCA will inform decision making in relation to the protection of the environment, natural resources and heritage and will be used to guide development.

In line with the Westmeath Landscape Character Assessment, the value of Westmeath's landscape which offers a wealth of natural and cultural assets supporting quality of life and tourism is recognised, with a variety of policies CPO 13.1 - CPO 13.6 which provide a range of protection to landscapes and lakelands by recognising their capacity to sustainably integrate development.

Having regard to the range of policy in this area as set out above it is considered that modification to existing policies are not necessary or appropriate in this instance. Notwithstanding this reference to the following document to be included at Section 13.26, "*Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)*".

**RECOMMENDATION:**

**CE CH 13.5**

Reference to the following document to be included at Section 13.26, "*Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)*".

Pre-planning discussions with the Planning Authority are essential to agree suitable assessment points for views of strategic and local significance in order to enable the proper visual assessment of a development proposal, *in accordance with “Guidelines for Landscape and Visual Assessment (Third Edition) (GLVIA3)”*.

## WESTMEATH COUNTY COUNCIL

### Material alterations to the Draft Westmeath County Development Plan 2021-2027

Monday, 16th November 2020

Motion from Councillor's Denis Leonard/Johnnie Penrose. WH-DCDP-MA-77.

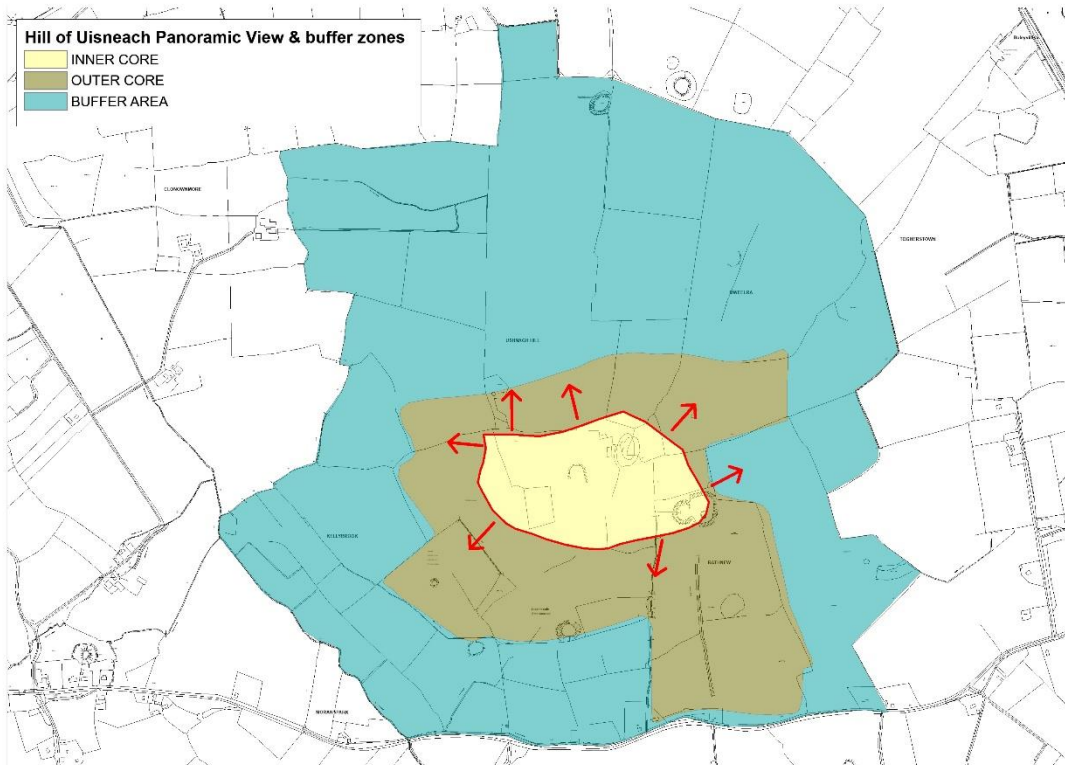
Motion seeks the insertion of a policy to ensure the sensitivity of Uisneach is maintained and that the precautionary principle is applied prior to the grant of any permissions: Suggested Additional New Policy for Uisneach: "As a landscape of both national and international renown, it is a policy of Westmeath County Council to apply the precautionary principle and ensure that the setting of the Hill of Uisneach and its associated zones are maintained and enhanced in advance of any formal nomination and or preparation of a management plan. In advance of any formal grant of planning permission, Westmeath Co Council will apply the zone of theoretical visibility including reverse zones as defined in the International U.N.E.S.C.O Guidelines, to define where development would not normally be permitted due to the sensitivity of the setting and its associated zones; Development will be subject to scrutiny in terms of its impact on the setting of the Hill of Uisneach."

#### REPORT:

The intention of the motion is acknowledged.

The Draft Plan contains comprehensive policy in relation to the protection of its setting which has been established in line with UNESCO World Heritage Operational Guidelines, relating to the employment of Core and Buffer Zones to the protection of World Heritage Sites.

In recognition of the exceptional archaeological and cultural significance of the Hill of Uisneach, the site has been designated as a High Amenity Area in the Plan. The Council recognise the significance and sensitivity of the Hill of Uisneach and given that the site is listed on the tentative list for UNESCO status since 2010 (Uisneach is again being considered by the DHLGH for inclusion on the upcoming revised tentative list of World Heritage Site as part of a Royal Sites application currently under development), further protection has been afforded to the site by designating the area as a High Amenity Area with views from the perimeter skyline ridge identified as a Protected Panoramic View. The extent of the High Amenity Area is graphically depicted in the map below and comprises of the area highlighted in turquoise with associated protective policies.



In this regard the following CPO provide an appropriate level of protection in association with Uisneach:

CPO 13.17: Protect and enhance the setting of the Hill of Uisneach and support increased public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.

CPO 13.18:

- a) *“Protect and sustain the established appearance and character of views associated with the High Amenity Area around the Hill of Uisneach.*
- b) *Require any development proposals within the High Amenity Area around the Hill of Uisneach to demonstrate that no adverse effects will occur on the established appearance or character of this feature as viewed from either the Protected Panoramic Views or from surrounding public roads”*

CPO 13.19: Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

CPO 13.20: Protect and preserve designated High Amenity Areas from inappropriate urban generated housing development or any other development which would be injurious to or detract from the natural amenity of Areas of High Amenity.



CPO 14.23: Seek funding to prepare and implement a Conservation Management Plan for Uisneach in consultation with landowners, the National Monument Service and the Department of Culture, Heritage & the Gaeltacht.

CPO 14.20: Continue to support the promotion of Uisneach as one of the Royal Sites of Ireland under the proposal for its designation as a UNESCO World Heritage Site and/or other appropriate initiatives.

Having regard to the foregoing, it is considered that the existing policy in the plan affords sufficient protection to the Hill of Uisneach in line with UNESCO World Heritage Operational Guidelines, relating to the employment of Core and Buffer Zones, to the protection of World Heritage Sites.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Hazel Smyth. WH-DCDP-MA-79.**

Motion that in accordance with WM-C1-139, I call on WCC to incorporate an objective to develop trails, protect trees and create biodiversity zones along lakeshores in the county and for local authorities to act to avoid any adverse possession by landowners of land on such lake shores in the County.

**REPORT:**

The intention of the motion is acknowledged.

Many of our lakes have been identified as highly significant assets, both environmentally and culturally and are identified as key resources in sustaining a high quality of life for the residents of the County as well as being an important sustainable tourism resource. The high scenic quality and recreational and amenity value of these areas are also recognised as important assets for the County. In this regard it is a policy to promote, the sustainable potential, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.

CPO 13.28 provides for the protection of the County's lakes and their shorelines, islands, amenity and biodiversity from inappropriate development. While CPO 13.30, CPO 13.31 and CPO 13.32 provide for; improved access to the lakes and around the lakeshore; increased public accessibility, subject to ecological sensitivities and constraints being addressed; the development, in consultation with the National Parks and Wildlife Service (NPWS) and Irish Trails, of the Westmeath Way to include the lakes of the County; and the development of a connected network of greenways to the principal lakes in the County and their respective lakeshores subject to ecological sensitivities and constraints being addressed.

With regards to the request contained within WM-C1-139 for the inclusion of a tree protection order (TPO) along the eastern side of Lough Owel and the N4, CPO12.36 provides for the protection of trees subject to Tree Preservation Orders and seeks to designate additional Tree Preservation Orders, where appropriate. Further detailed assessment in this regard should be carried out in advance of a recommendation to designate any further TPO.

Having regard to the range of policy in this area as set out above it is considered that the existing policies are comprehensive and encapsulates the essence of the motion proposed.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Aoife Davitt. WH-DCDP-MA-80.**

Motion to promote and enhance the lakes within Westmeath and to develop their natural occurring resources.

**REPORT:**

The intention of the motion is acknowledged.

Many of our lakes have been identified as highly significant assets, both environmentally and culturally and are identified as key resources in sustaining a high quality of life for the residents of the County as well as being an important sustainable tourism resource. The high scenic quality and recreational and amenity value of these areas are also recognised as important assets for the County. In this regard it is a policy to promote, the sustainable potential, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.

CPO 13.28 provides for the protection of the County's lakes and their shorelines, islands, amenity and biodiversity from inappropriate development. While CPO 13.30, CPO 13.31 and CPO 13.32 provide for; improved access to the lakes and around the lakeshore; increased public accessibility, subject to ecological sensitivities and constraints being addressed; the development, in consultation with the National Parks and Wildlife Service (NPWS) and Irish Trails, of the Westmeath Way to include the lakes of the County; and the development of a connected network of greenways to the principal lakes in the County and their respective lakeshores subject to ecological sensitivities and constraints being addressed.

Having regard to the range of policy in this area as set out above it is considered that the existing policies are comprehensive and encapsulates the essence of the motion proposed.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Aoife Davitt. WH-DCDP-MA-81.**

Motion to make the provision for a shelter at Lough Owel Diving boards to promote Lough Owel as a year-round swimming destination and to provide adequate facilities for those that use this amenity.

**REPORT:**

The intention of the motion is acknowledged.

The Draft Plan notes that recreational provision can be enhanced on the lake in a sustainable and sympathetic manner, by building on what is already in existence and in line with specific objectives. Accessibility may need to be improved in certain locations, whilst recreational development should be consolidated around the existing facilities on the south eastern side of the lake.

It is considered that current policy in this area provides support for the motion as proposed, the delivery of which is considered an operational matter outside the remit of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor's Hazel Smyth. WH-DCDP-MA-84.**

Motion that in support of WM-C1-98 by Pat Coyle, I call on WCC to incorporate within the CDP an objective to consider using marginal lands in ownership of the Council being designated for use for community gardens, allotments, etc. that are ultimately for the benefit of the local community.

**REPORT:**

The intention of the motion is acknowledged.

It is considered appropriate in line with the motion proposed that an objective which supports the use of suitable marginal lands in Council ownership, for community projects such as neighbourwood schemes and biodiversity projects be included as part of the Plan.

**RECOMMENDATION:**

**Reference CE CH 13.3**

Insert new CPO after CPO 13.53 as follows:

*Support the use of suitable marginal lands in Council ownership for community projects such as neighbourwood schemes and biodiversity projects.*

# CHAPTER 14

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Vinny McCormack. WH-DCDP-MA-85.**

Motion request in line with submission WM-C1-152 I submit that this development plan supports the development of an off-road greenway linking Loughnavalley with the Hill of Uisneach.

**REPORT:**

The intention of the motion is acknowledged.

In terms of Loughnavalley, the tourism potential associated with Uisneach is recognised and the plan highlights the potential of activity tourism to contribute to economic growth in rural areas. In this regard the Plan provides for the promotion of the Hill of Uisneach as a sustainable visitor offering with enhanced access to the site, including the creation of walking and cycling connections with the Old Rail Trail (Galway to Dublin) Greenway.

The Plan adequately provides for the development of tourism related services in Loughnavalley, appropriate to the settlements designated role as set out under the Settlement Hierarchy however the inclusion of a policy to support the provision of a greenway linking Uisneach is considered premature at this time in the absence of a study which assesses the feasibility of providing same relative to other greenway infrastructure in the County and as such no further change to the Plan is recommended.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.



**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-86.**

Motion request to identify architectural heritage that may be under threat due to climate change or neglect and progress measures to ensure protection of at risk architectural heritage.

**REPORT:**

The intention of the motion is acknowledged.

The Council acknowledges the rich architectural heritage of County Westmeath as demonstrated by the 1,661 structures listed on the Record of Protected Structures for the County. The Council is mindful of its responsibilities in relation to the conservation of the built heritage of the County.

The motion in relation to identifying architectural heritage buildings that may be under threat due to climate or neglect and to progress measures to ensure protection for at risk architectural heritage is strongly supported.

In this regard, CPO's 14.29- 14.33 are relevant. Existing policy provision provides for the undertaking of an audit of Protected Structures in Council ownership to assess the impact of climate change on the buildings. Furthermore, CPO 14.32 sets out to provide guidance for owners of protected structures or historic buildings on upgrading for energy efficiency and climate resilient measures and promote the principles of sustainable building design in conservation.

Department of Culture, Heritage and the Gaeltacht provide assist with the conservation and restoration of heritage properties through schemes which are generally administered by the local authorities.

Whilst the merits of the motion are fully acknowledged, it is considered that existing policy objectives contained within the Draft Plan adequately provides for the motion as proposed.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Louise Heavin. WH-DCDP-MA-87.**

Motion request that the Council appoint a multi-disciplinary team which communicates the historical, architectural context and focuses on the repair and upgrade of existing historic buildings and their adaptation to new users with regard to their architectural character and significance.

**REPORT:**

The intention of the motion is acknowledged.

The aim identified in Chapter 14 Cultural Heritage is that “Westmeath County Council recognises the importance of identifying, valuing and safeguarding our archaeological, architectural and cultural heritage for future generations and aims to do so by means of proper management, sensitive enhancement and/or appropriate development of this resource”.

Relevant Information regarding the historical and architectural context of buildings are provided in Volume 6 - Record of Protected Structures and Architectural Conservation Areas (ACA) in the Draft Plan, in addition to the National Inventory of Architectural Heritage (NIAH) produced by the Department of Culture, Heritage and the Gaeltacht.

Policy objective CPO 14.3 supports the implementation of objectives and actions of the and update during the lifetime of the Plan.

Westmeath County Heritage Plan 2018-2023, whose implementation is support by policy objective CPO 14.3 in the Draft Plan, Objective 3.3 promotes best practice in conservation and management of Westmeath heritage through the provision of appropriate expertise by Westmeath County Council.

There are a wide range of heritage and conservation needs and responsibility that the council meets on a daily basis, including, but not limited to; the raising of awareness of the County’s rich architectural heritage; guiding best practice in terms of conservation and the re-use of historic buildings; supporting the implementation of national grant schemes such as the Historic Structures Fund and the Built Heritage Investment Scheme; assisting the public in carrying out appropriate works to protected structures by way of s.57 Declarations; supporting the securing of urban regeneration funding; and providing expert guidance in the area of major infrastructural projects.

The Council currently applies multi-disciplinary teams together with targeted assistance of external expertise with specific skills in the areas where assistance is needed at any given time to engage on

specific issues/projects. In this regard issues are considered from a planning, engineering, design and conservation perspective with specific conservation expertise available from the Architects in the Housing Capital Team.

It is considered that an appropriate policy framework is in place to support the Motion as presented, however the appointment of specific teams to deal with ongoing operational needs is considered to be outside the remit of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# CHAPTER 16

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Aoife Davitt. WH-DCDP-MA-88.**

Motion request that the Council prioritise road safety and traffic calming measures near or at all schools within County Westmeath with the installation of a tabletop speed ramp or speed ramps and flashing amber lights on approach or near the entrance and to adopt this policy as other counties before us have.

**REPORT:**

The intention of the motion is acknowledged.

Significant investment and improvements in the existing road infrastructure have been made by the Local Authority in terms of upgrades, realignments, maintenance, traffic management measures, traffic calming measures and road safety measures. The provision of a safe pedestrian and vehicular access is a prerequisite for all development proposals in the interest of traffic safety for all road users. Chapter 10 of the Plan, 'Transport, Infrastructure and Energy' provides the policy context in ensuring the provision of efficient and sustainable infrastructural network, whilst providing for the safety of users.

Policy objective CPO 10.52 addresses the safety of children at schools by assessing safe routes to schools for school children and by the installation of traffic management measures. Require School Travel Plans to be submitted with applications by schools or colleges in accordance with actions as set out under Smarter Travel, A Sustainable Transport Future 2009 – 2020. Whilst not specific to schools CPO 10.53 promotes road safety measures throughout the County, including traffic calming, road signage and parking. CPO 4.29 requires applications for extensions to an existing school or a new school be in accordance with the Department of Environment's code of Practice on the Provision of Schools and the Planning System July 2008, with CPO 10.46 identifying a need for significant development proposals to be accompanied by a Traffic and Transport Assessment (TTA) and Road Safety Audit (RSA).

Whilst the merits of the motion are fully acknowledged, it is considered that road safety and traffic calming measures near or at schools are adequately provided for within the Draft Plan. The carrying out of these works is considered an operational matter outside the remit of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# APPENDIX 6- List of Public Rights of Way

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard Lands at Griffinstown, Kinnegad. WH-DCDP-MA-108.**

Motion request that Westmeath County Council retain the existing right of way between the R148 and Griffinstown Cemetery in the interest of access for family members of deceased and its historical, cultural, and archaeological importance.

**REPORT:**

The intention of the motion is acknowledged.

In support of the motion it is submitted that existing public rights of way constitute an important amenity and they enable the enjoyment of high-quality landscapes, providing a valuable link to natural assets and places of natural beauty such as the lakes, bogs and forests to those that live and visit the County. It is indicated that there are other pedestrian rights of way within the County such as mass paths and cemeteries which have existed for centuries but not all of which are readily identifiable.

The Planning and Development Act 2000, as amended, sets out, under Section 206 and Section 207, provisions for the making of a 'Right of Way'. Section 14 of the Planning and Development Act 2000 (as amended) requires a County Development Plan to indicate locations on a map and to preserve public rights of way.

In order to establish a right of way there a legal process which needs to be adhered to, which may include the establishment of an agreement with relevant stakeholders, prior to inclusion in the Development Plan.

Appendix 6 of the Draft County Development Plan 2021-2027 lists Public Rights of Way that have been identified within the county, which will be the subject of further investigation. This list is not exhaustive, and it is intended this will be added to during the lifetime of the Plan.

The designation of additional rights of way are endorsed under policy objective CPO 12.80, however the inclusion of that as outlined under the current motion is considered premature at this time.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

# VOLUME 2 – BOOK OF MAPS

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**



**WESTMEATH COUNTY COUNCIL**

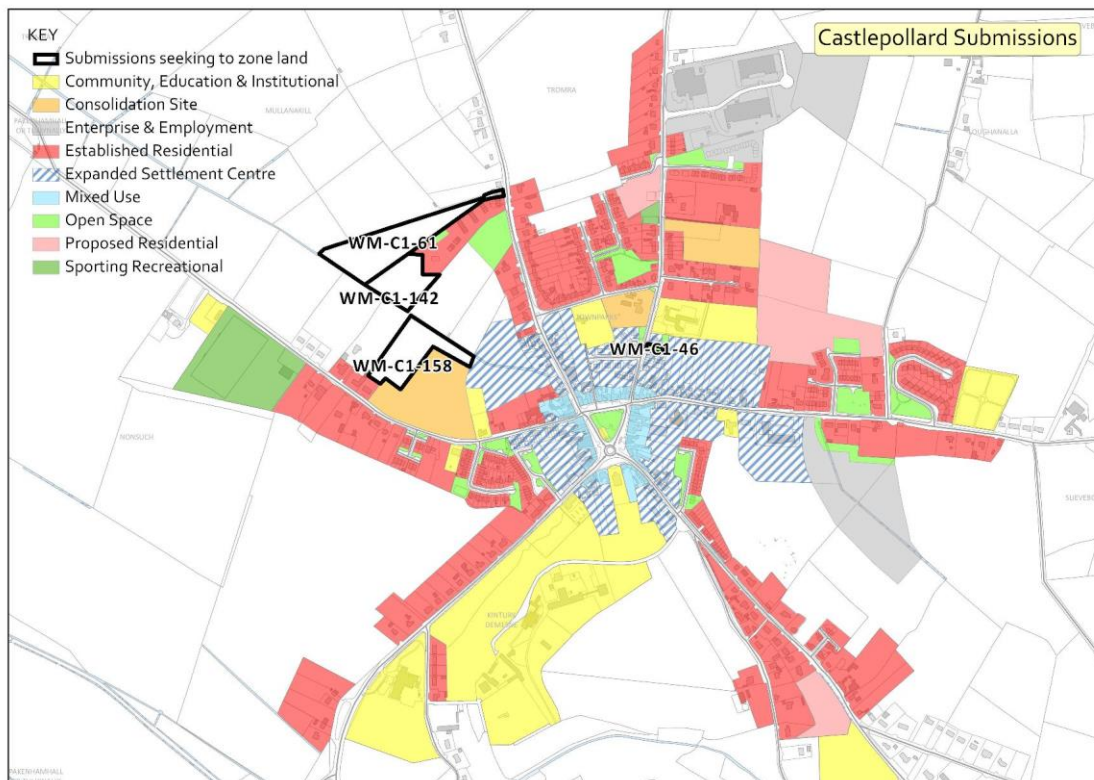
**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Paddy Hill Lands at Castlepollard. WH-DCDP-MA-90**

**Residential Zoning**

A Motion to support the zoning of lands contained within public submissions WM-C1-61 and WM-C1-142. Submissions WM-C1-61 and WM-C1-142 request subject lands to be zoned 'Proposed Residential'. Subject lands are identified on attached map.



**REPORT:**

The intention of the motion is acknowledged.

The submissions WM-C1-61 and WM-C1-142 refer to requests to zone additional residential lands located outside of the settlement boundary.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing

Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES).

Furthermore, the amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. These greenfield sites, removed from the established settlement boundary do not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfil this objective.

The SEA report considers that zoning lands in response to this submission would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

It is considered that there is no evidence-based need or planning rationale for the proposed zoning changes having regard to the quantum of land zoned for residential in Castlepollard, opportunities for infill development inside the current development boundary, its position in the county settlement hierarchy, its projected growth to 2027.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

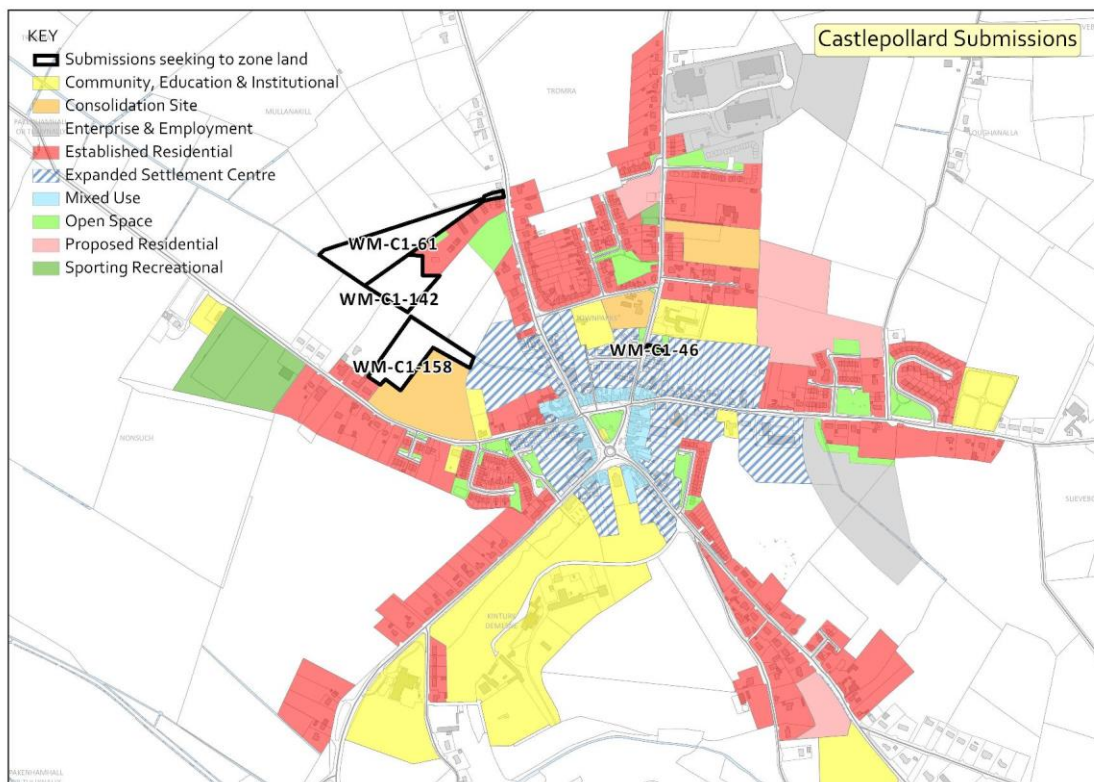
**Monday, 16th November 2020**

**Motion from Councillor Paddy Hill Lands at Castlepollard. WH-DCDP-MA-90**

**Consolidation Site Zoning**

A Motion to support the zoning of lands contained within public submission WM-C1-158.

Submission WM-C1-158 requests subject lands to be zoned "Consolidation Site" Subject lands are identified on attached map.



**REPORT:**

The intention of the motion is acknowledged.

The submission WM-C1-158 requests that unzoned lands located outside of the development boundary be zoned as "Consolidation Site".

In this regard, there are 4.68 hectares of Land zoned for Consolidation Site in the Draft Plan for Castlepollard. It is an objective of the Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. This greenfield site does not provide for brownfield or infill development or the sequential development of

Castlepollard, considering the existence of alternative suitable sites within the existing village envelope. It is considered that there are sufficient lands provided for in the Draft Plan for Consolidation site for the duration of the Plan, given Castlepollards' position within the overall Settlement Hierarchy.

It is considered that there is no evidence-based need or planning rationale for the proposed zoning changes having regard to the quantum of land zoned for consolidation purposes in Castlepollard, opportunities for infill development inside the current development boundary, its position in the county settlement hierarchy, its projected growth to 2027.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

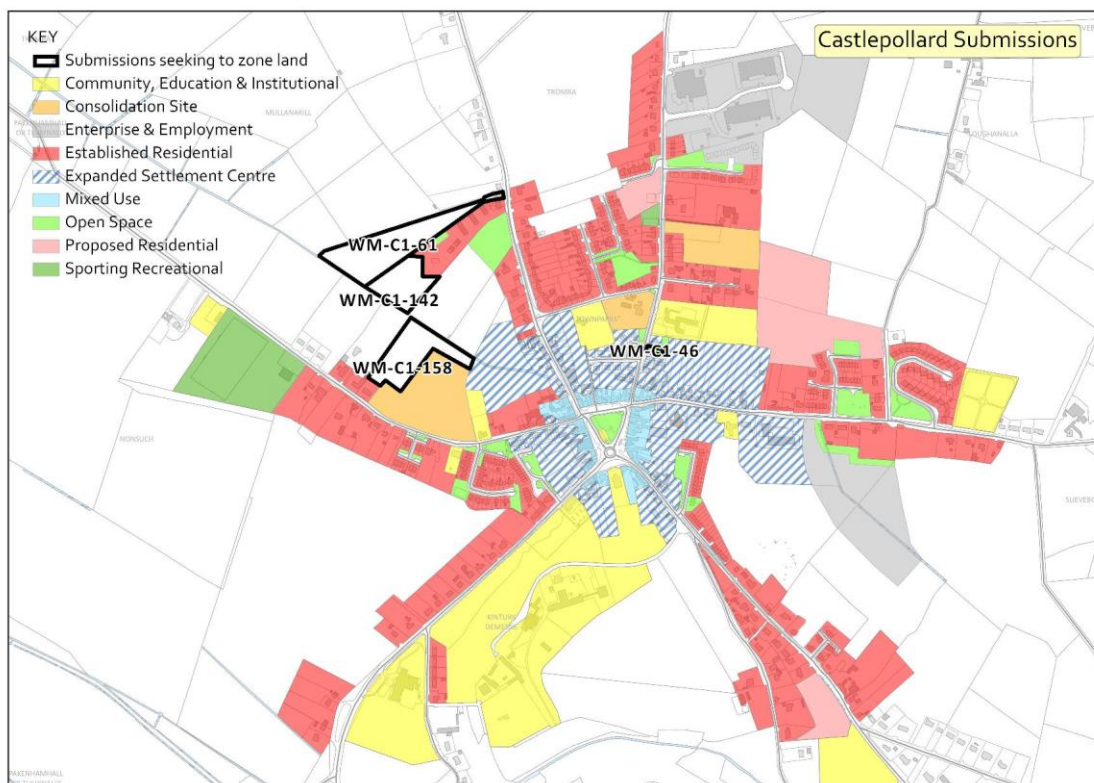
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Paddy Hill Lands at Castlepollard. WH-DCDP-MA-91**

A Motion to support the zoning of lands contained within public submission WM-C1-46 from ‘Open Space’ to ‘Proposed Residential’ as such a request will facilitate sustainable development considering the current infrastructure serving this landholding.



**REPORT:**

The intention of the motion is acknowledged.

It should be noted that the subject lands were initially included for amenity purposes in association with planning application Ref No. 00/1601, which was a grant of planning permission for two dwelling houses. A subsequent planning application Ref No. 06/2021 on the subject lands was refused planning permission and one of the reasons cited “*The development would contravene materially condition no. 1 attached to previously granted permission PI Ref: 00-1601*”. Notwithstanding the history associated with the site, it is considered that there is no justification for rezoning the subject lands “Proposed Residential” as it would impact on the residential amenity of existing properties in the vicinity.

The SEA report considers that zoning lands in response to this submission would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-

combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

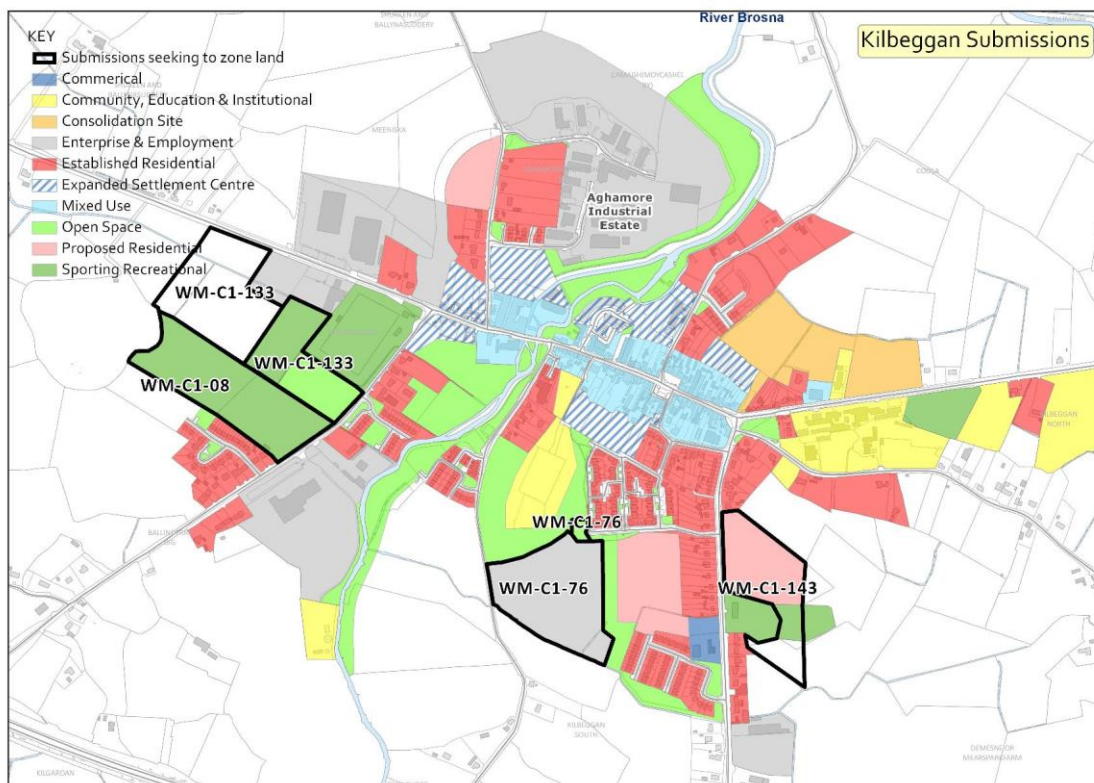
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Liam McDaniels Lands at Kilbeggan. WH-DCDP-MA-92**

A Motion to support the zoning of lands contained within public submission WM-C1-133 to 'Enterprise and Employment' on lands at Moate Road, Kilbeggan.



**REPORT:**

The intention of the motion is acknowledged.

It is submitted that 'this plot of land is zoned 'Enterprise and Employment' under the current Westmeath County Development plan 2014-2020. The owners have planning permission to develop a warehouse building on this land and plan, at some stage, to further develop the facility as their business and employee numbers expand. They are a local family who have developed and grown this business, (granite and marble supplies, headstones etc.) over many years providing much needed local employment. The business itself is currently located on Main Street, Kilbeggan where the potential for future expansion and development cannot be met. The Draft Westmeath County Development Plan 2021-2027 proposes to de-zone this land on the Moate Road from the Kilbeggan Development Boundary. It is submitted that failure to zone this land will prevent the land owners from continuing with their development plans to relocate their business to this more suitable location.'

The subject lands are located off the R446 Kilbeggan to Moate road, lands comprise of 3.13 hectares and were zoned “Enterprise & Employment” under the previous Westmeath County Development Plan 2014-2020. The Draft plan contains 33.51 hectares of “Enterprise & Employment” zoned lands. Enterprise and Employment zoned lands have been reduced at this location in order to consolidate development within the settlement of Kilbeggan in line with the town’s position in the Settlement Hierarchy.

It is noted that lands within the submitter’s ownership that have the benefit of planning permission for warehouse development have been included under the “Enterprise and Employment” zoning designation as set out under the Draft Plan.

The Strategic Flood Risk Assessment identifies that a drain approaches from the west of the settlement along the R446 Moate Road and the site subject to this motion, which is low-lying in nature, is subject to flood risk. A justification test and stage 3 detailed assessment in accordance with the requirements of the Planning System & Flood Risk Management Guidelines 2009 would be required to zone land at this location.

An underlying key principle of the NPF and RSES is to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. This greenfield site on the peripheral of the settlement boundary does not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfil this objective.

The SEA report considers that Zoning lands in response to this submission would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

It is considered that there are sufficient lands provided for in the Draft Plan for enterprise and employment for the duration of the Plan, given Kilbeggan’s position within the overall Settlement Hierarchy.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.



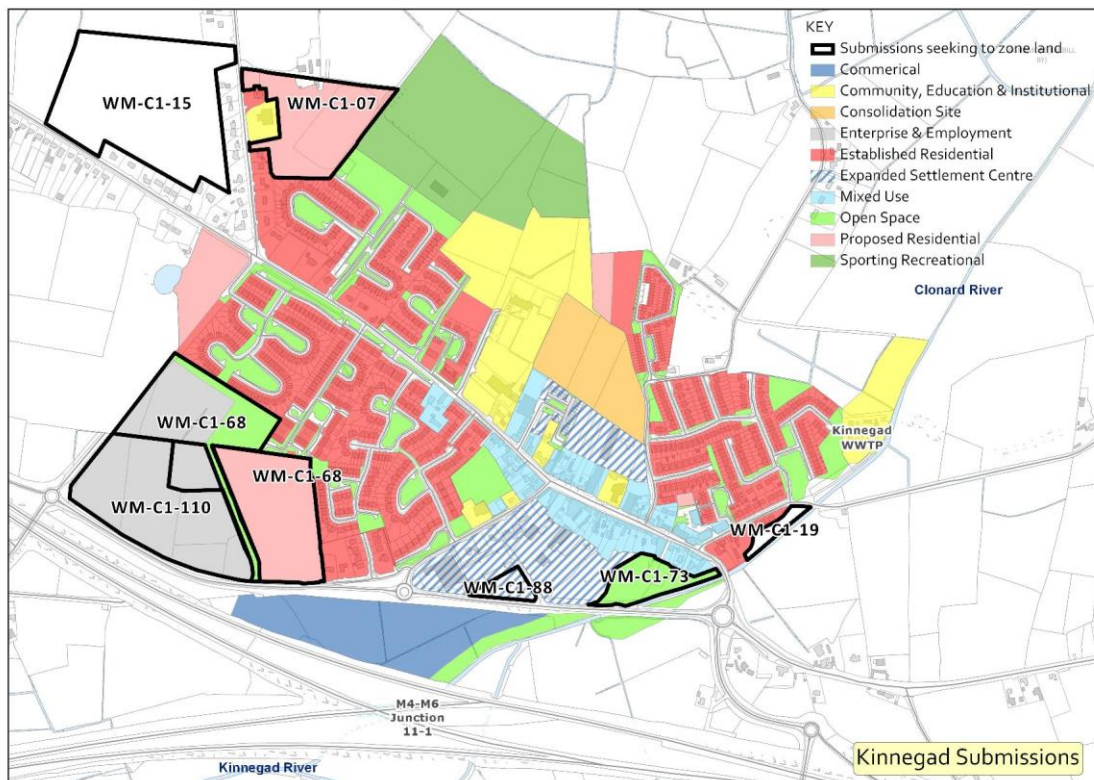
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motions from Councillor Denis Leonard Lands at Kinnegad. WH-DCDP-MA-93**

A Motion to support the zoning of lands contained within public submission WM-C1-73 which request a change in zoning from 'Open Space' to 'Expanded settlement Centre' to the rear of Main Street, Kinnegad, to allow for the expansion of the primary care centre in Kinnegad and any development would be subject to a flood risk assessment.



**Motion WH-DCDP-MA-94 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

It is submitted that the proposal will allow for expansion of the current medical centre at Main street Kinnegad which houses a pharmacy, GP practice and numerous HSE services. It is submitted that medical professionals would facilitate from expansion in terms of the need for a regional primary care centre to serve a wide catchment area and the provision of many local jobs for healthcare professionals.

The principal risk associated with the zoned land is from the Kinnegad River; however, this is subject to an OPW Arterial Drainage scheme and the channel here has been widened and deepened. This site is contained entirely within PFRA 1% AEP flood outline and it is not certain that the site is developable until a more detailed assessment is undertaken.

Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

A Stage 3 detailed FRA must be undertaken at Plan Making Stage to confirm the extent of Flood Zones A and B. In the absence of such a Justification Test, an amendment to the zoning cannot be recommended.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.

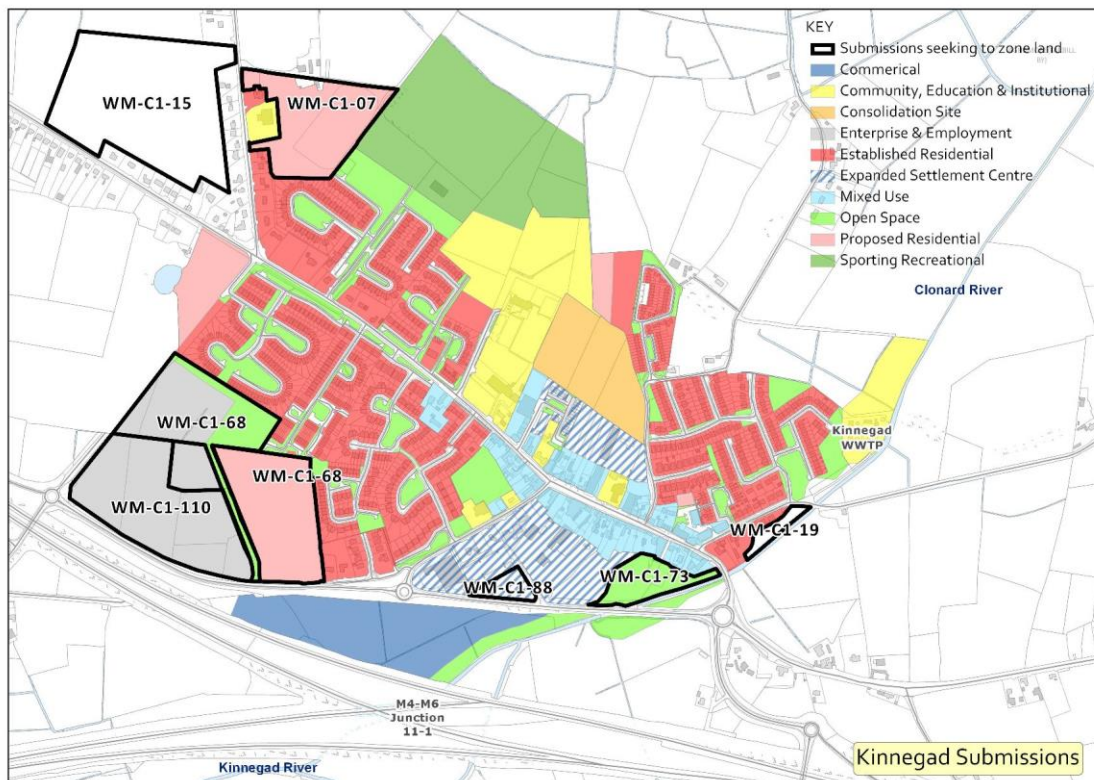
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motions from Councillor John Shaw Lands at Kinnegad. WH-DCDP-94**

A Motion to support the zoning of lands contained within public submission WM-C1-73 which request a change in zoning from 'Open Space' to 'Expanded settlement Centre' to the rear of Main Street, Kinnegad, to allow for the expansion of the primary care centre in Kinnegad and any development would be subject to a flood risk assessment.



**Motion WH-DCDP-MA-93 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

It is submitted that the proposal will allow for expansion of the current medical centre at Main street Kinnegad which houses a pharmacy, GP practice and numerous HSE services. It is submitted that medical professionals would facilitate from expansion in terms of the need for a regional primary care centre to serve a wide catchment area and the provision of many local jobs for healthcare professionals.

The principal risk associated with the zoned land is from the Kinnegad River; however, this is subject to an OPW Arterial Drainage scheme and the channel here has been widened and deepened. This site is contained entirely within PFRA 1% AEP flood outline and it is not certain that the site is developable until a more detailed assessment is undertaken.

Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

A Stage 3 detailed FRA must be undertaken at Plan Making Stage to confirm the extent of Flood Zones A and B. In the absence of such a Justification Test, an amendment to the zoning cannot be recommended.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.

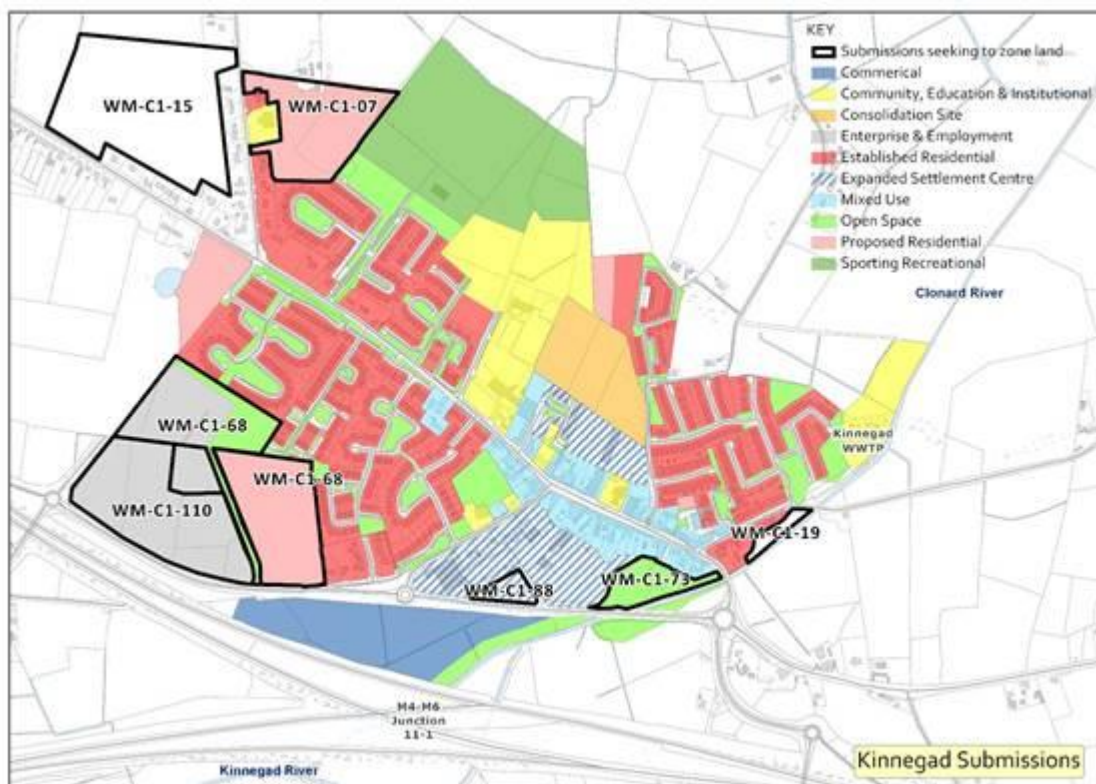
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Denis Leonard. WH-DCDP-MA-113**

Motion requests that as Kinnegad is an age friendly town with no age friendly infrastructure that a Specific Local Objective (SLO) to allow the appropriate consideration of provision of a nursing home with an activity facility and meeting room as a central area for a small cluster of housing that would support an elderly population in accessing services they require locally in a sustainable development. An ideal site would be the one proposed in submission WM-C1-15 which has my support.



**REPORT:**

The rationale considers that the proposal would not interfere with any of the other proposed development sites already identified as it would cater for a small but growing elderly population who have no other alternatives for accommodation, activities and supports.

Regarding this motion, it should be noted that Section 4.9.1 Lifetime Housing/Housing for Older People, of the Draft Plan advocates a range of measures to facilitate longer and healthier lives in the community.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

Kinnegad is defined as a 'Self Sustaining Growth Town' in the RSES. Such towns are considered 'towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining'. It is considered that there are sufficient lands zoned in Kinnegad, to cater for the population and housing provision during this Plan period.

Each settlement within the hierarchy has its own unique demographic characteristics. In this regard CSO indicated that Kinnegad has a younger population than the county average, with only 6% of the population of Kinnegad over 65 compared to the county average of 19.7%. Given the existing wider policy to support age friendly development, with 64% of the population of working age, it is considered the designation of Kinnegad as an age friendly town does not fit with the demographic profile of the town.

The SEA report notes that zoning of the additional lands would be unnecessary given the projected growth for the settlement. Suitable lands within and/or closer to the settlement's centre have been zoned by the Draft Plan based on evidence-led planning. Zoning lands in response to this proposal at this time would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA (with associated time and resource requirement) would be required on proposed material alterations arising.

Furthermore, the amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements, it is not considered that the proposed lands, in this instance, fulfil this objective.

In conclusion, there is no evidence-based need or planning rationale for the proposed zonings which would be in breach of the Core Strategy of both the Draft Plan and the RSES and NPF.

**RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft **Development Plan not be amended** in this instance.

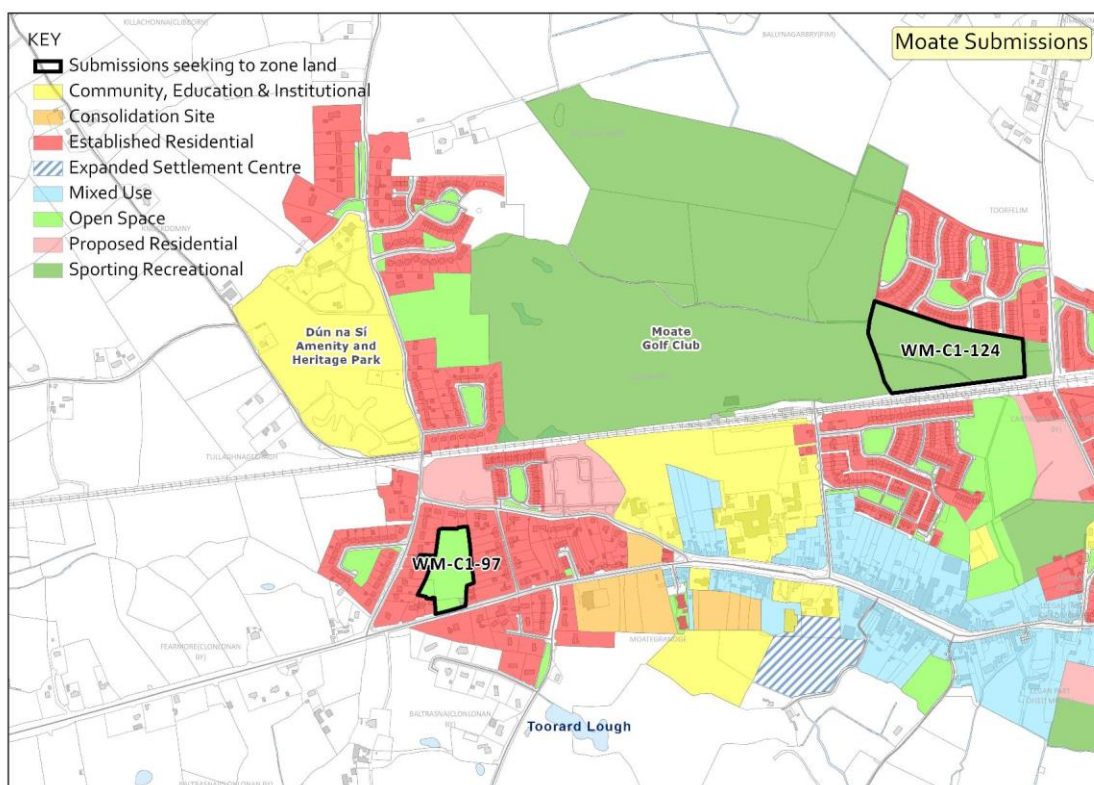
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor John Dolan Lands at Moate. WH-DCDP-MA-95**

A Motion to support the zoning of lands contained within public submission WM-C1-124 from ‘Open Space’ to ‘Proposed Residential’ at Cartronkeel, Moate.



**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

Moate is defined as a 'Self Sustaining Growth Town' in the RSES. Such towns are considered 'towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining'. It is considered that there are sufficient lands zoned in Moate to cater for the population and housing provision during this Plan period.

The site in question is proximate to an existing watercourse and is subject to flooding. In accordance with the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities", 2009, as the site is prone to flooding, the site cannot be considered for residential development.

Having regard to the above, it is considered that there is no evidence-based need or planning rationale for the proposed additional residential zoning to be included as part of the Plan at this time. The addition of these lands would result in a housing and population growth that would be considered unsustainable over the lifetime of this plan and it is therefore recommended that the lands not be zoned for residential purposes as part of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.



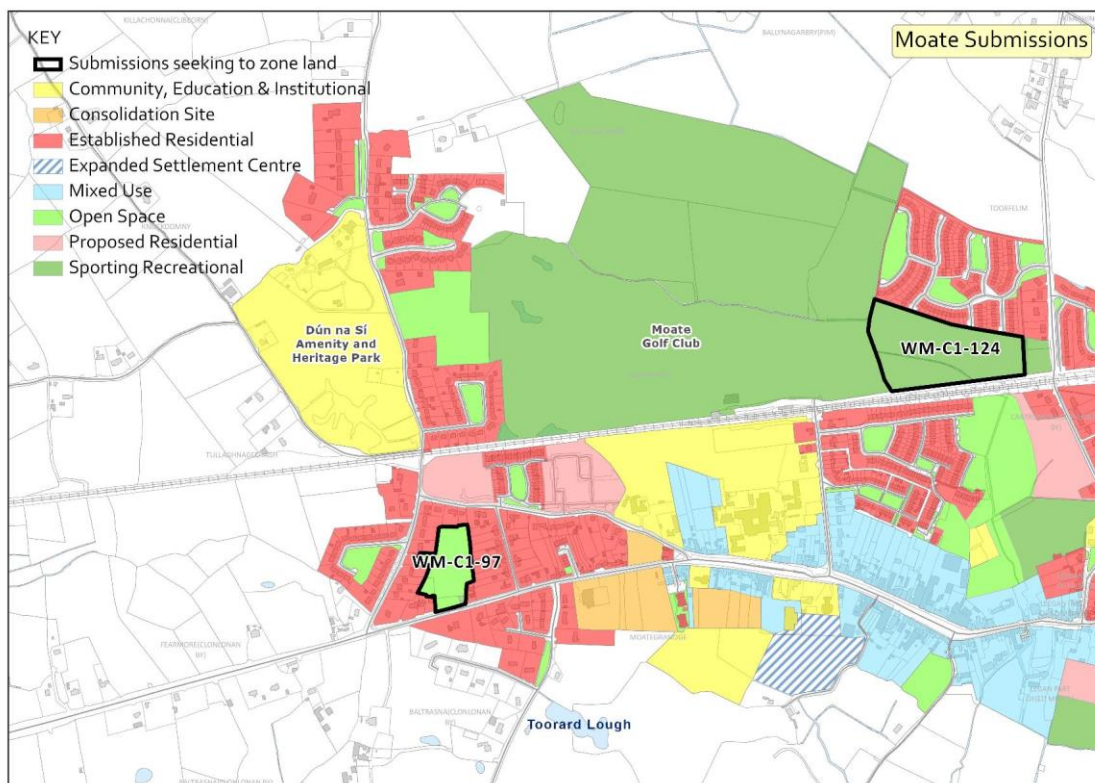
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Tom Farrell Lands at Moate. WH-DCDP-MA-96**

A Motion to support the partial zoning of lands contained within public submission WM-C1-97 from 'Open Space' to 'Proposed Residential' at Athlone Road, Moate.



**Map 1 – Draft Plan Zoning**



## Map 2 – Motion Map

### REPORT:

The intention of the motion is acknowledged.

The motion requests a change of zoning from “Open Space” to “Proposed Residential” on a 1.38 hectares land plot with access onto the Athlone Road, Moate. It is submitted that ‘while noting the Chief Executives response with regard to sufficient lands zoned in Moate to cater for there are existing services on the subject lands including, water, sewerage, footpath, lighting, etc. It is submitted that the site is location within the 50km speed limit and given its proximity to the town core, it is presented that this site complies with national policy with regard to consolidation, sequential and infill development.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

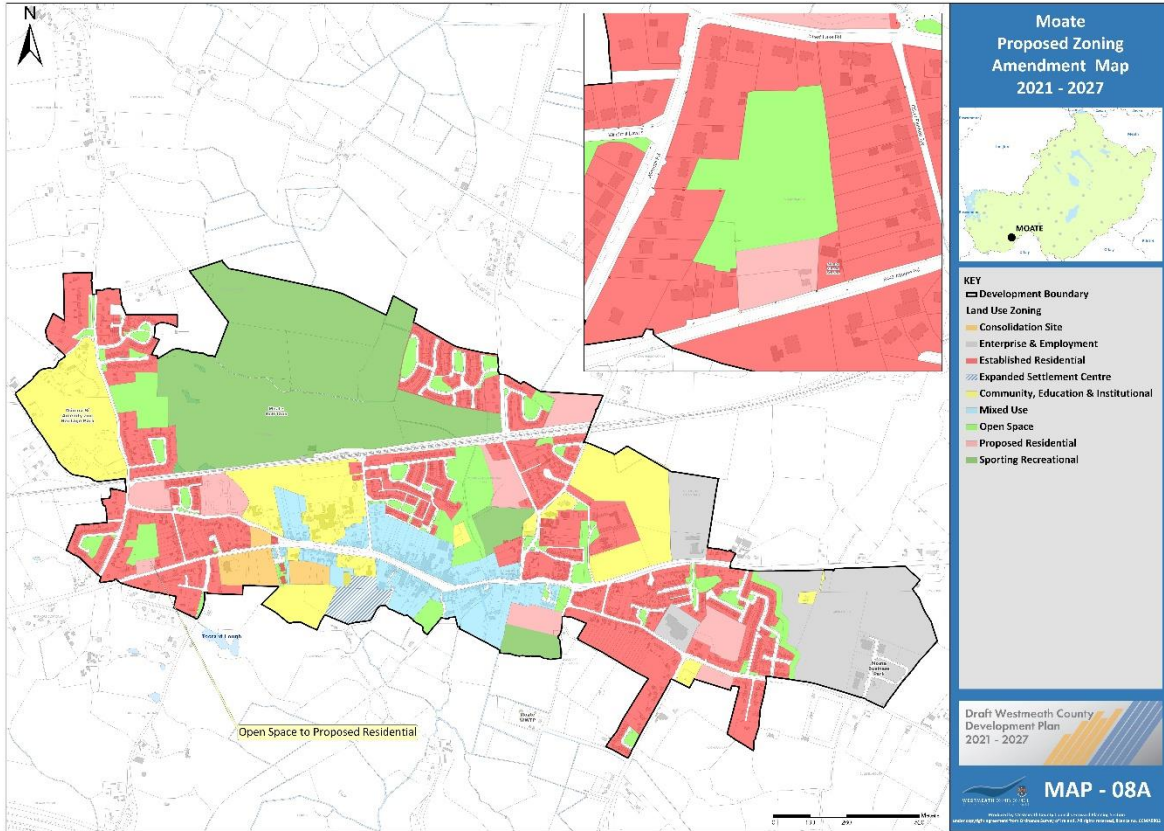
Moate is defined as a 'Self Sustaining Growth Town' in the RSES. Such towns are considered 'towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining'.

The area of lands being considered to change from 'Open Space' to 'Proposed Residential' measures 0.27 hectares. The subject lands are located in close proximity to Moate settlement centre and all associated services including infrastructure, schools, retail provisions and amenity facilities. These lands are bounded by established residential dwelling on three sides with the remaining boundary fronting the public roadway. Development along this roadside boundary is considered infill in nature, on vacant lands and provides an opportunity for the sequential delivery of serviced sites in a central accessible location.

To summarise, the subject lands consist of a relatively small plot which has convenient proximity to the town centre and local services and provide the potential for self-build plots in accordance with RPO 4.78 of the EMRA RSES, which provides for the development of serviced sites to create 'build your own home' opportunities and thus provide a viable alternative to housing in the open countryside

#### **RECOMMENDATION:**

Having consideration to the above it is recommended that the Draft Plan be **amended** to change zoning from 'Open Space' to 'Proposed residential' as illustrated on attached Map 08A.



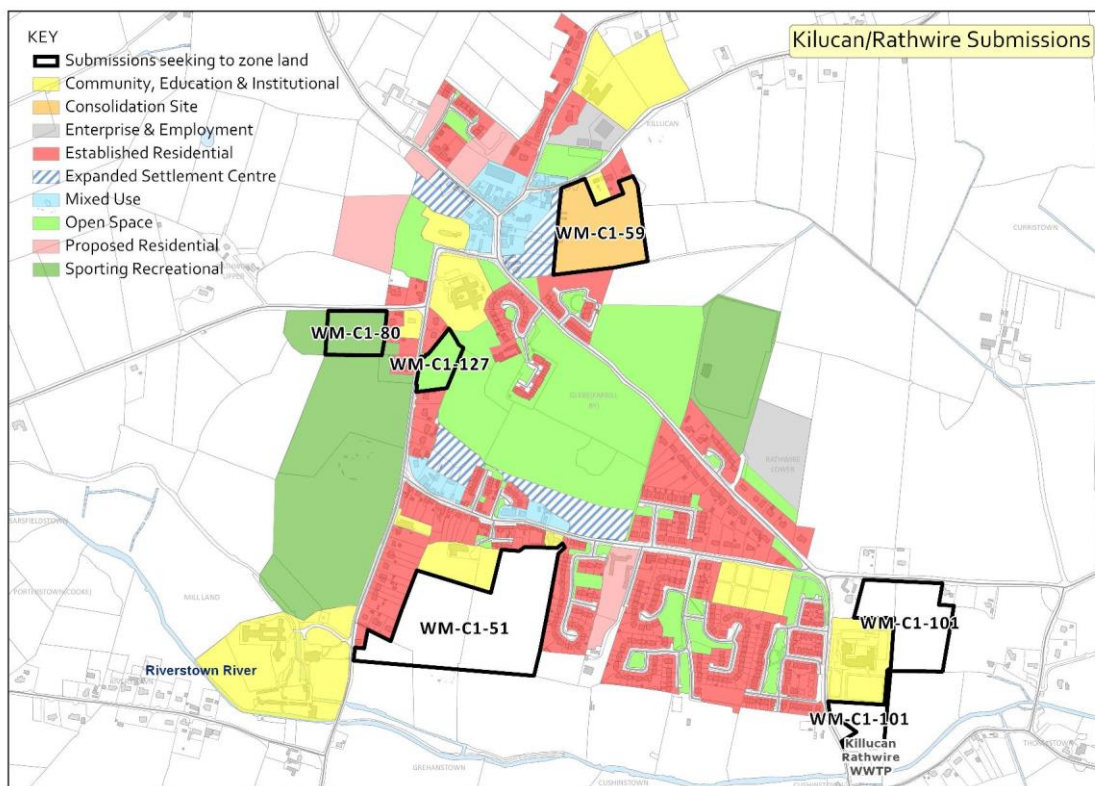
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor John Shaw Lands at Killucan/Rathwire. WH-DCDP-MA-97**

A Motion to support the zoning of lands contained within public submission WM-C1-101 are zoned 'Proposed Residential' at Killucan/Rathwire as per submissions received.



**Motion WH-DCDP-MA-98 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

Killucan-Rathwire is defined as a 'Self Sustaining Town' in the Core Strategy. Such towns are considered 'towns with a low level of jobs and services and are characteristically commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining'. It is considered that there are sufficient lands zoned in this settlement, to cater for the population and housing provision during this Plan period.

Furthermore, the amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements.

This greenfield site, situated outside the development boundary of Killucan-Rathwire, does not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfils this objective.

The SEA report considers that Zoning lands in response to submission WM-C1-101 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Having regard to the above, it is considered that there is no evidence-based need or planning rationale for the proposed additional residential zoning to be included as part of the Plan at this time. The addition of these lands would result in a housing and population growth that would be considered unsustainable over the lifetime of this plan and it is therefore recommended that the lands not be zoned for residential purposes as part of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

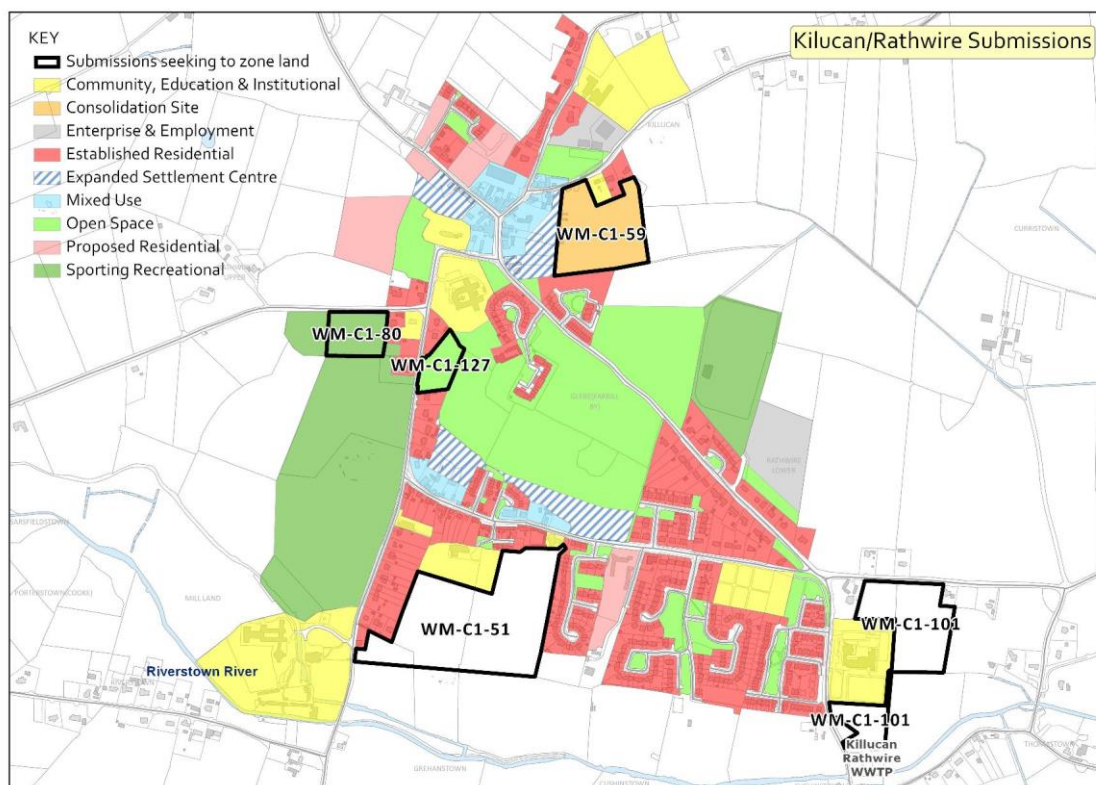
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Hazel Smyth Lands at Killucan/Rathwire. WH-DCDP-MA-98**

A Motion to support the zoning of lands contained within public submission WM-C1-101 are zoned Community-use/spaces as per submissions received.



**Motion WH-DCDP-MA-97 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

The proposal consists of two plots of lands. Plot 1 is situated to the north east of St Joseph’s Primary School where a requested zoning designation of consolidation development is sought to facilitate Community/Residential/Mixed Uses in order to allow for a greater sense of community and or ‘placemaking’.

In this regard, there are 3.1 hectares of Land zoned for Consolidation Site in the Draft Plan for Killucan-Rathwire. It is an objective of the Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. This greenfield site

does not provide for brownfield or infill development or the sequential development of Killucan-Rathwire, considering the existence of alternative suitable sites within the existing village envelope. It is considered that there are sufficient lands provided for in the Draft Plan for Consolidation site for the duration of the Plan, given Killucan-Rathwire's position within the overall Settlement Hierarchy.

The second plot located to the south of the Primary School is identified as a potential site for the future expansion of the local wastewater treatment plant. The site of the wastewater treatment plant is located outside of the settlement development boundary and accordingly land use zoning does not apply. Chapter 10 of the Draft Plan, however, provides policies which support the development, expansion and timely delivery of water and waste-water infrastructure for the county in line with Irish Water capital investment programme which is aligned with the County Settlement Hierarchy.

It is considered that the Draft Plan adequately provides for the expansion of the local wastewater treatment system, if required, and as such no further zoning is necessary in this instance.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.



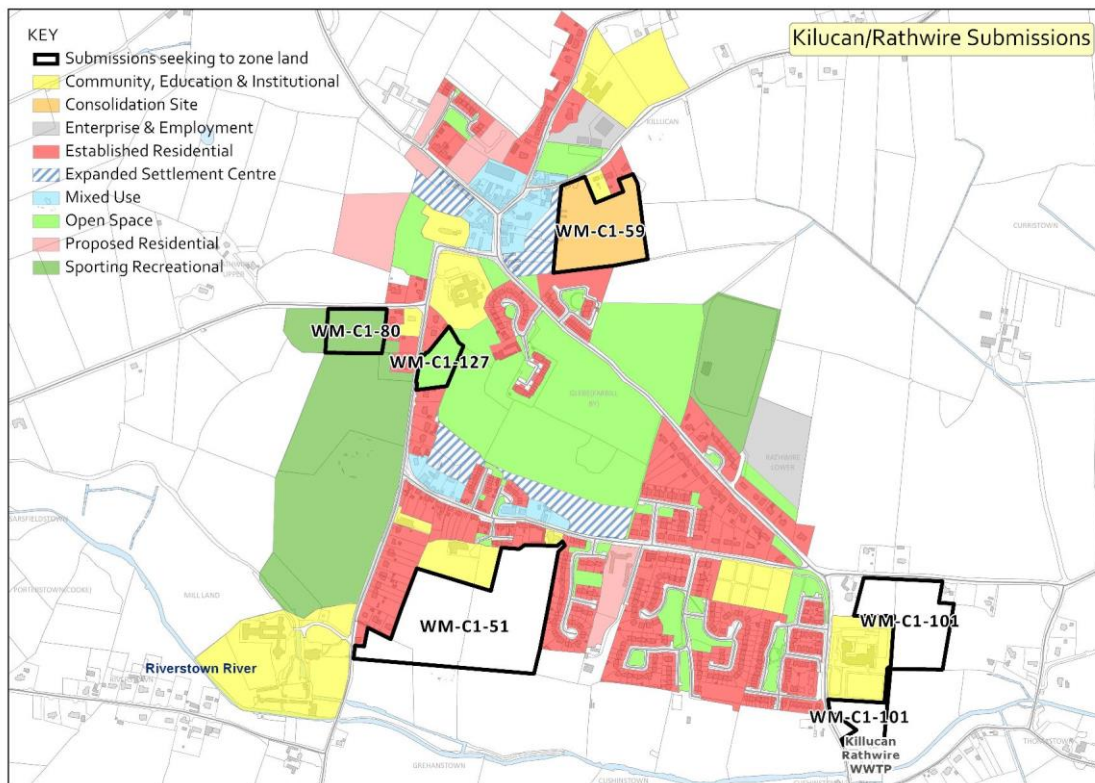
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor John Shaw Lands at Killucan/Rathwire. WH-DCDP-MA-110**

A Motion to support the zoning of lands contained within public submission WM-C1-127 are zoned 'Proposed Residential' at Killucan/Rathwire as per submissions received.



**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

Killucan-Rathwire is defined as a 'Self Sustaining Town' in the Core Strategy. Such towns are considered 'towns with a low level of jobs and services and are characteristically commuter towns

with good transport links and capacity for continued commensurate growth to become more self-sustaining'. It is considered that there are sufficient lands zoned in this settlement, to cater for the population and housing provision during this Plan period.

Furthermore, the amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements.

This greenfield site contained within submission WM-C1-127 does not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfil this objective.

Submission WM-C1-127 refers to a plot located between the settlements of Killucan and Rathwire on lands zoned "Open Space" as part of a larger area of tree planted open landscape providing an important visual break between Killucan and Rathwire. These lands provide an attractive landscape feature that adds character to this self-sustaining town. Policy objective CPO 8.164 supports the maintenance of this "Open Space" as seeks to *"Ensure that the landscape setting between Killucan and Rathwire is maintained in order to protect the distinct identity, character and form of both settlements"*. As such, it is considered important to retain the Open Space zoning on these lands.

The SEA report considers that Zoning lands in response to submission WM-C1-127 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Having regard to the above, it is considered that there is no evidence-based need or planning rationale for the proposed additional residential zoning to be included as part of the Plan at this time. The addition of these lands would result in a housing and population growth that would be considered unsustainable over the lifetime of this plan and it is therefore recommended that the lands not be zoned for residential purposes as part of the Plan.

#### **RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

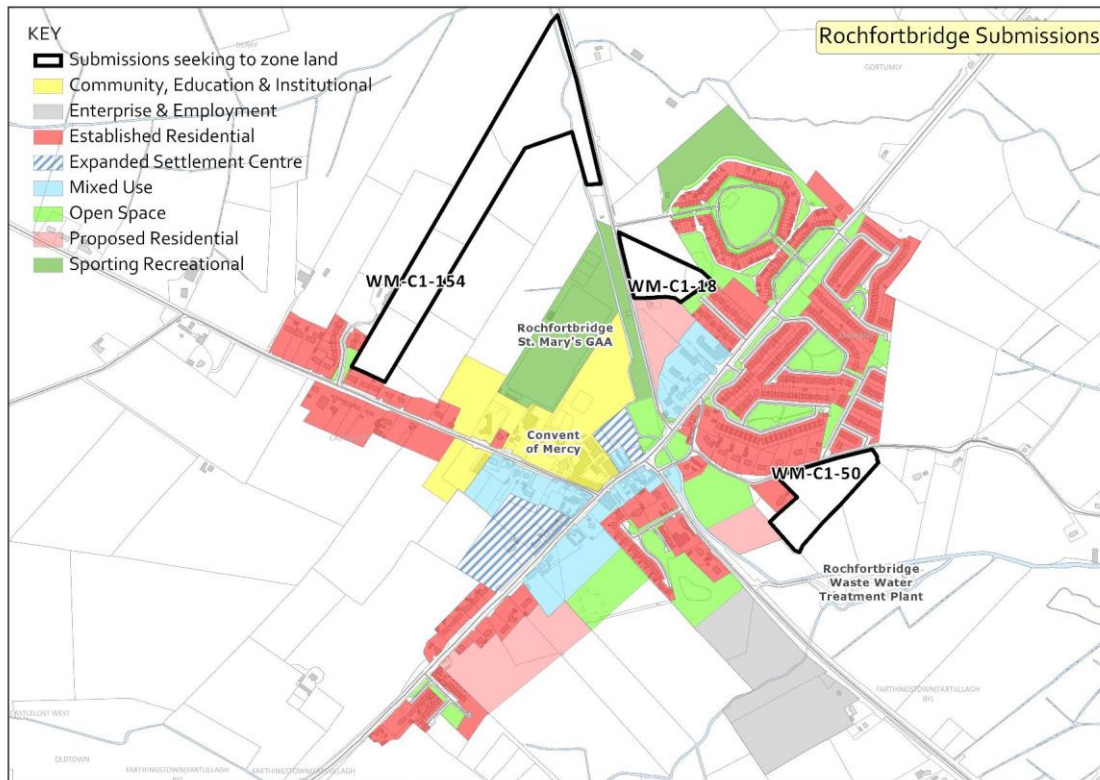
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor John Shaw Lands at Rochfortbridge. WH-DCDP-MA-99**

A Motion to support the zoning of lands contained within public submissions WM-C1-154 to be zoned 'Proposed Residential' at Rochfortbridge as per submissions received to meet the ongoing housing demand in Rochfortbridge.



**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

Rochfortbridge is defined as a 'Self Sustaining Town' in the Core Strategy. Such towns are considered 'towns with a low level of jobs and services and are characteristically commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining'. It is considered that there are sufficient lands zoned in this settlement, to cater for the population and housing provision during this Plan period.

Furthermore, the amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. These greenfield sites removed from the established settlement boundary does not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfil this objective.

It is noted that the Eastern and Midlands Regional Assembly have requested, with regard to the selection of Rochfordbridge as a Self-Sustaining Town, that clarification be included and/or reclassification if necessary, in relation to the selection of Rochfortbridge at this tier.

The SEA report considers that Zoning lands in response to submission WM-C1-154 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other zoning proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Having regard to the above, it is considered that there is no evidence-based need or planning rationale for the proposed additional residential zoning to be included as part of the Plan at this time. The addition of these lands would result in a housing and population growth that would be considered unsustainable over the lifetime of this plan and it is therefore recommended that the lands not be zoned for residential purposes as part of the Plan.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

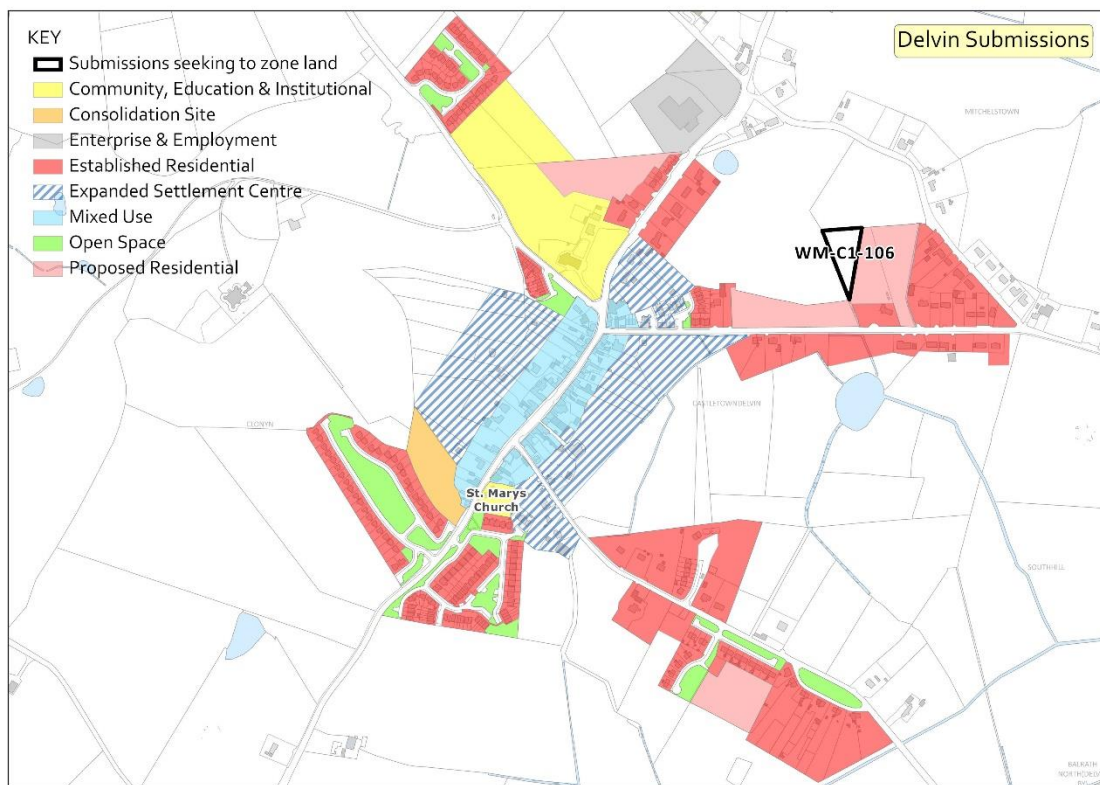
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Paddy Hill at Delvin. WH-DCDP-MA-100**

A Motion to support the zoning of lands (0.83 acres) contained within public submissions WM-C1-106 are zoned 'Proposed Residential' at Delvin. This request will facilitate sustainable development considering the current infrastructure serving this landholding.



**Map 1 – Delvin Submission**

**Motion WH-DCDP-MA-101 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population

requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

The rationale highlights that proposed zoning leaves an area of 0.83 acres within the existing field boundaries unzoned, it is submitted that the inclusion of the remainder of the site within the residential zoning would enable our client to develop the lands under a masterplan for the entirety of the site. It is considered that in its current form the proposed zoning will not facilitate the preparation of a comprehensive plan for the development of the lands into the future due to the fact that any scheme proposed within the area proposed for zoning will not represent a completed development.

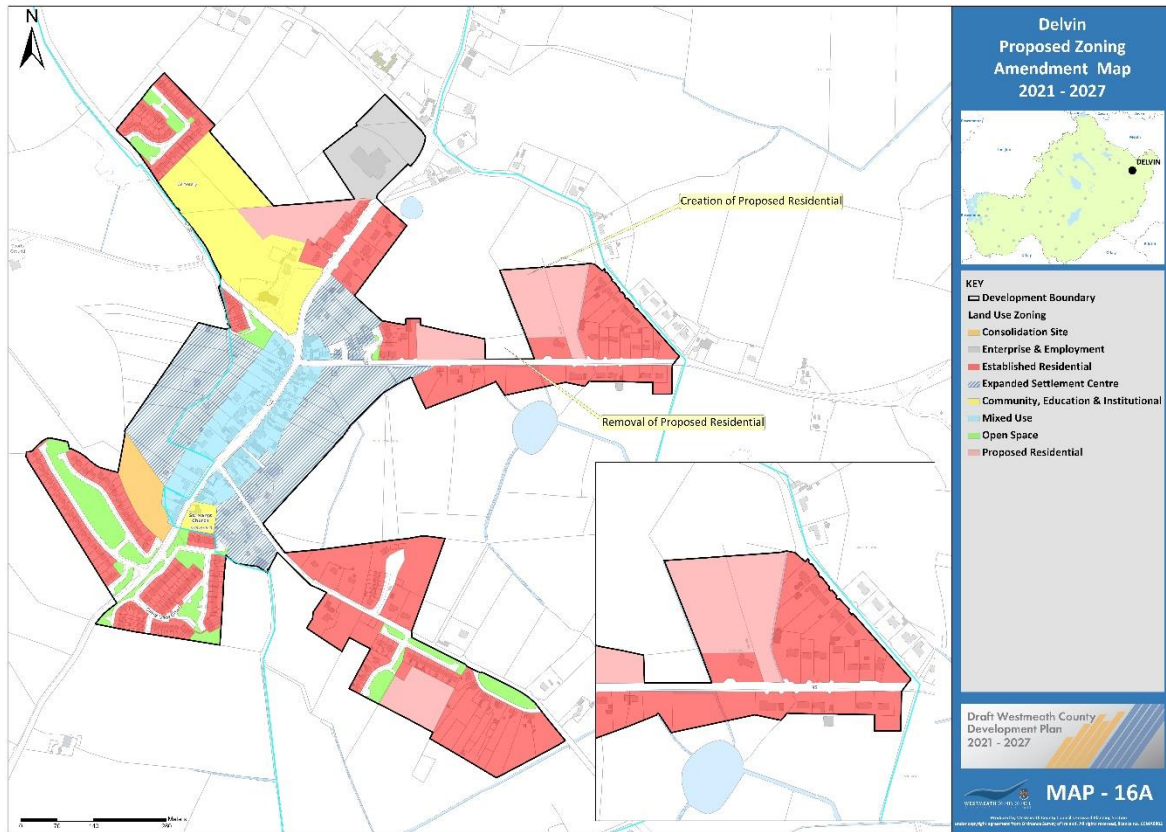
A northern portion of the site has been identified as being vulnerable to pluvial flooding due to its low-lying nature with mapping suggesting that there are some topographic low depressions. It is considered that any pluvial flooding should be able to be managed by the appropriate design of any stormwater management system.

The motion highlights the fact that lands zoned 'Proposed Residential', on adjoining lands to submission WM-C1-106, are unserviceable as they contain an over ground foul sewer pipeline traversing these lands.

Having regard to the issues highlighted in the motion that the sewer arrangement will not provide for the viable development of the adjacent lands, it is considered rational that a reduction in zoning associated with the existing residentially zoned site can facilitate the zoning of the remainder of the site in question thereby providing for a development proposal having regard to the natural boundaries of these lands.

**RECOMMENDATION:**

Having regard to the considerations outlined above, it is recommended that the Draft Development Plan be amended in this instance as outlined in Map 2.



**Map 2 – Delvin Amendment**

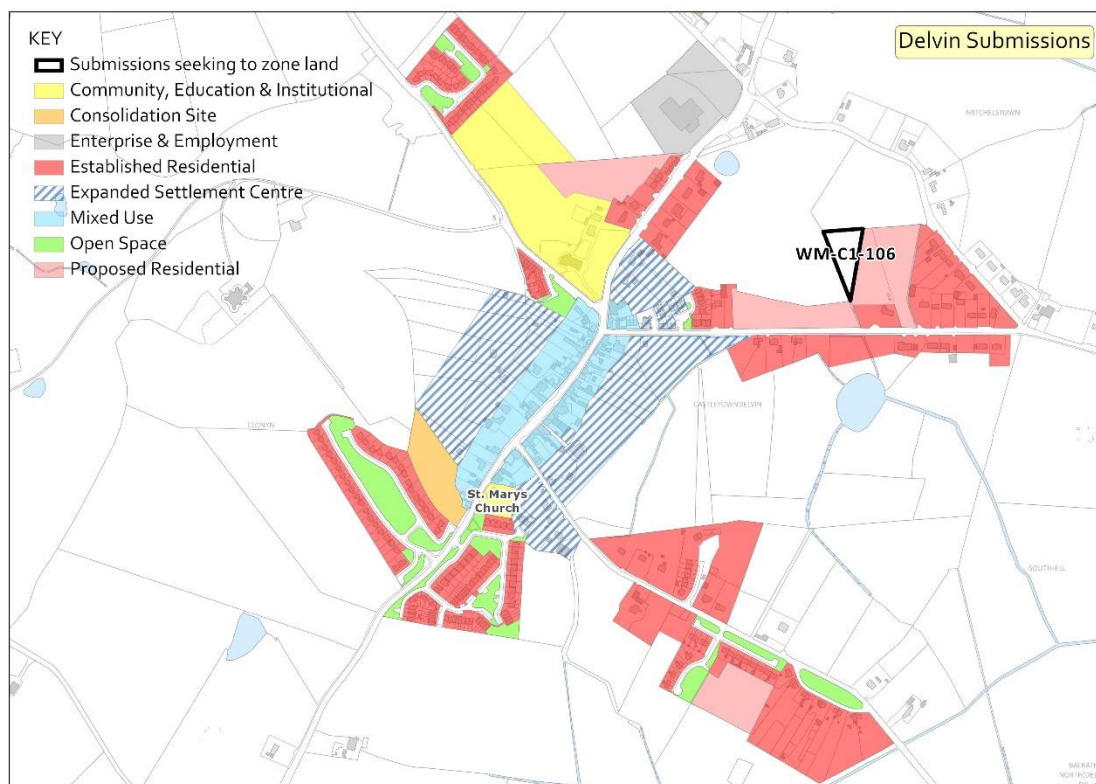
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Frank McDermott Lands at Delvin. WH-DCDP-MA-101.**

A Motion to support the zoning of lands (0.83 acres) contained within public submissions WM-C1-106 are zoned 'Proposed Residential' at Delvin as per submissions received. It is my view that the adjoining land cannot comply with the density required to achieve sustainable development because of the over ground sewer.



**Map 1 – Delvin Submission**

**Motion WH-DCDP-MA-100 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and



population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

The rationale highlights that proposed zoning leaves an area of 0.83 acres within the existing field boundaries unzoned, it is submitted that the inclusion of the remainder of the site within the residential zoning would enable our client to develop the lands under a masterplan for the entirety of the site. It is considered that in its current form the proposed zoning will not facilitate the preparation of a comprehensive plan for the development of the lands into the future due to the fact that any scheme proposed within the area proposed for zoning will not represent a completed development.

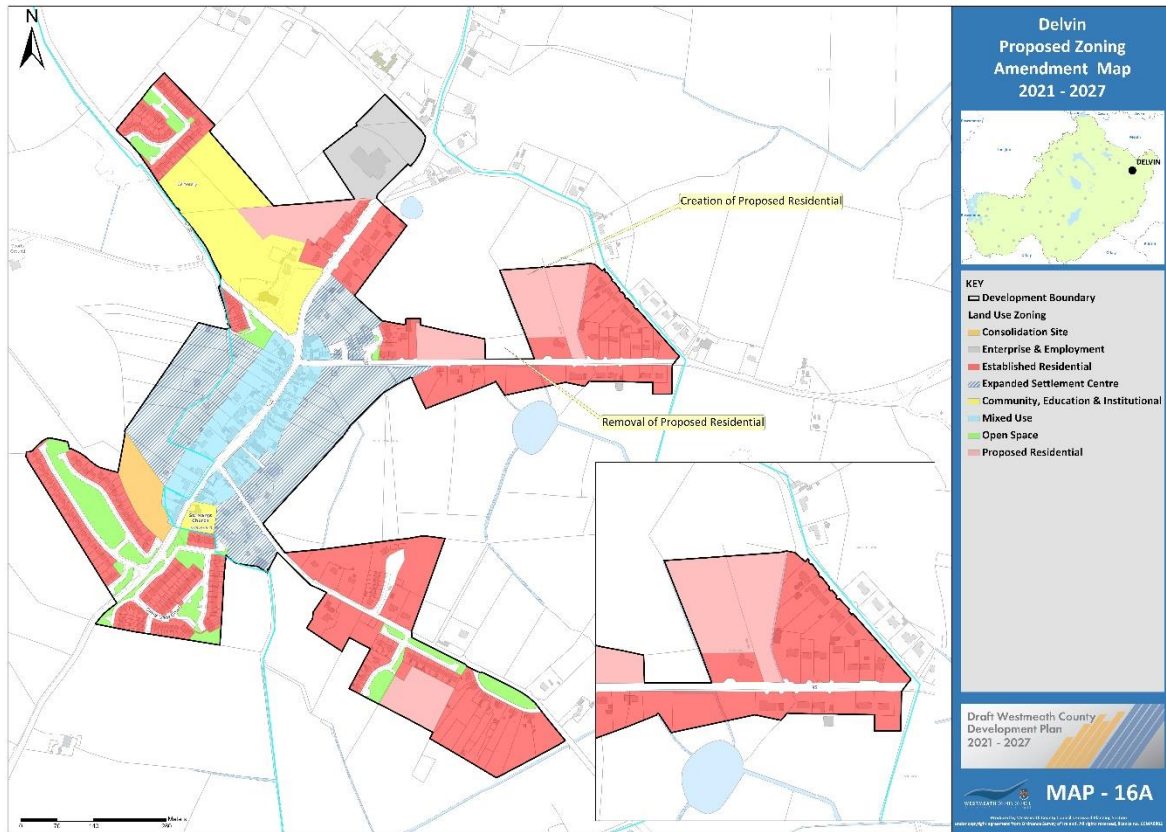
A northern portion of the site has been identified as being vulnerable to pluvial flooding due to its low-lying nature with mapping suggesting that there is some topographic low depressions. It is considered that any pluvial flooding should be able to be managed by the appropriate design of any stormwater management system.

The motion highlights the fact that lands zoned 'Proposed Residential', on adjoining lands to submission WM-C1-106, are unserviceable as they contain an over ground foul sewer pipeline traversing these lands.

Having regard to the content of submission WM-C1-106 as highlighted in the members motion that the sewer arrangement will not provide for the viable development of the adjacent lands, it is considered rational that a reduction in zoning associated with the existing residentially zoned site can facilitate the zoning of the remainder of the site in question thereby providing for a development proposal having regard to the natural boundaries of these lands.

**RECOMMENDATION:**

Having regard to the considerations outlined above, it is recommended that the Draft Development Plan be amended in this instance as outlined in Map 2.



**Map 2 – Delvin Amendment**

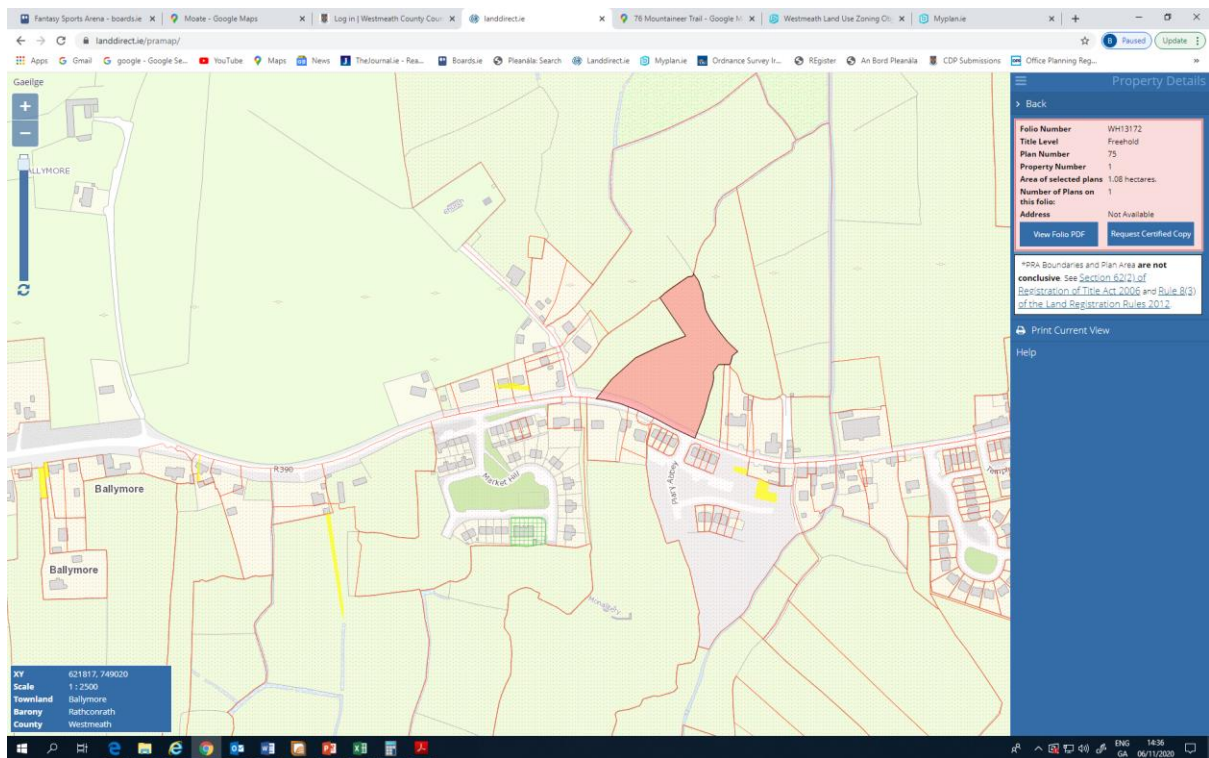
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

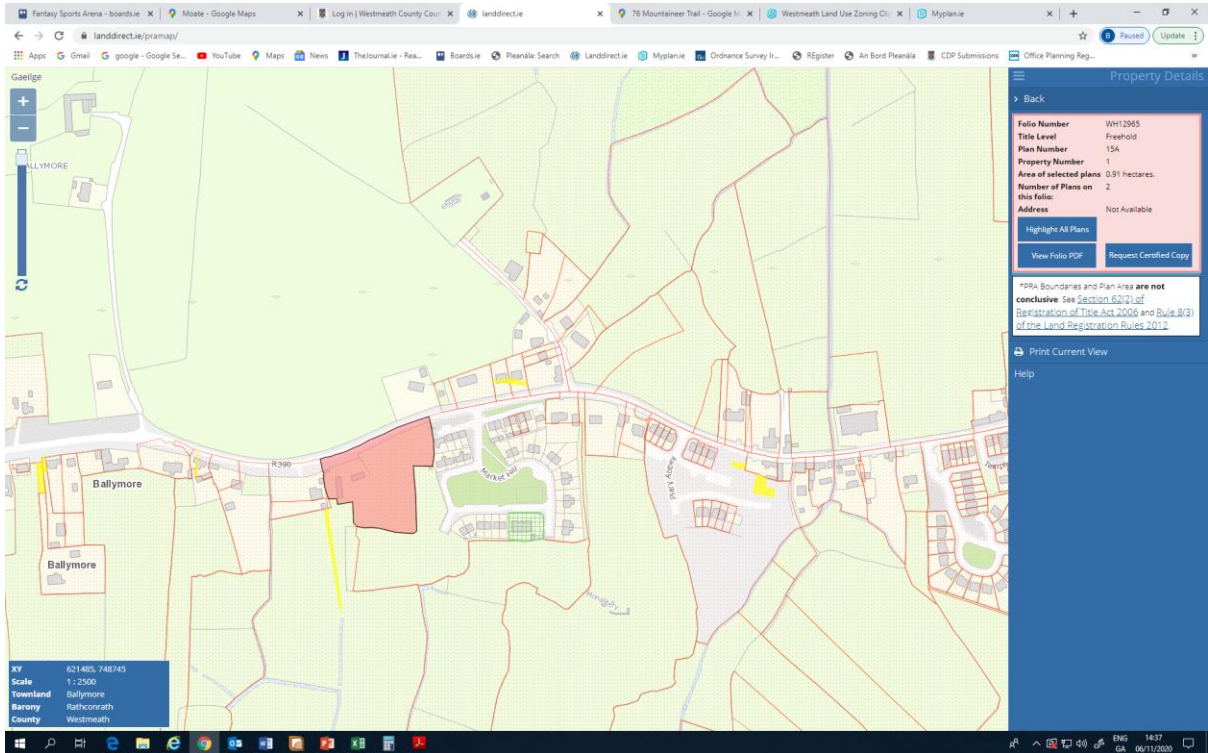
**Monday, 16th November 2020**

**Motion from Councillor Vinny McCormack at Ballymore. WH-DCDP-MA-102**

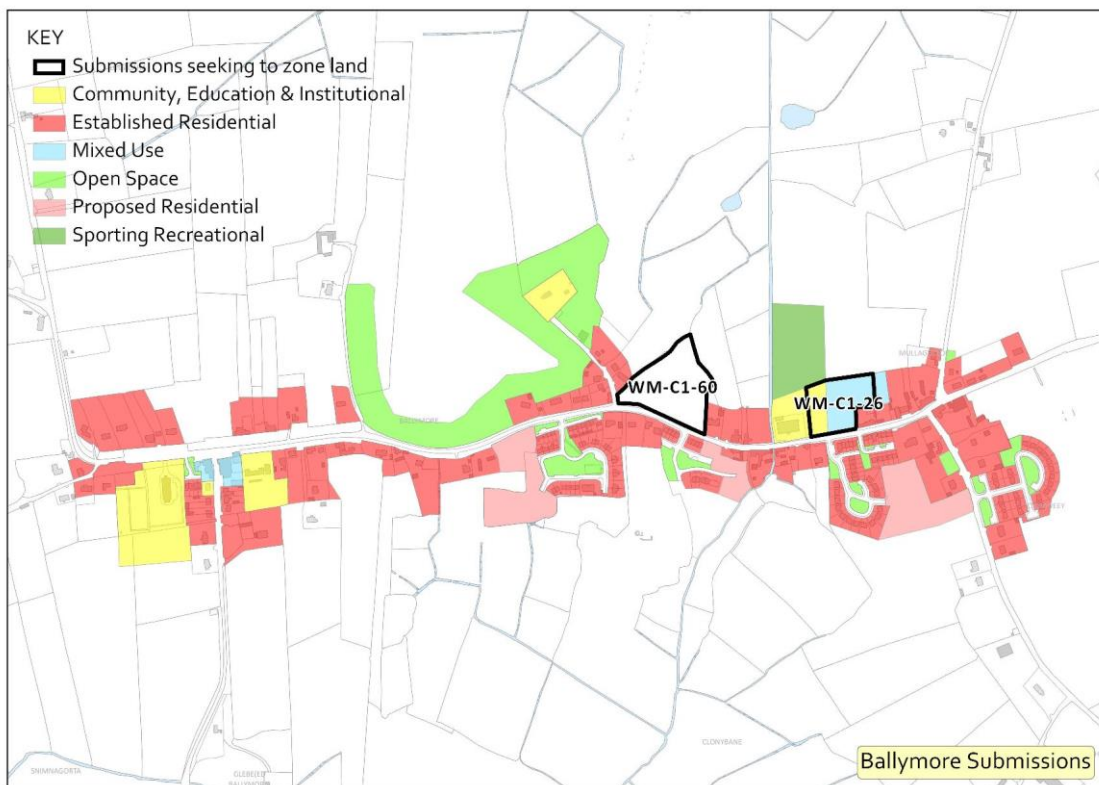
That lands at Ballymore with a folio number WH13172 (Map 1) be zoned residential in the County Development Plan and that lands with a folio number of WH12965 (Map 2) be zoned as agricultural.



Map 1 - Folio No. WH13172



Map 2 - Folio No. WH12965



Map 3 – Draft CDP.

**REPORT:**

The intention of the motion is acknowledged.

The proposed motion involved inter changing a plot of land measuring 1.08 ha with a land plot measuring 0.4 ha, which is currently zoned 'Proposed Residential' in the Draft Plan. The land plot contained in Map 2 - Folio No. WH12965 measures 0.91ha in total, of which 0.4ha are zoned 'Proposed Residential', 0.21ha zoned 'Established Residential' with the remaining 0.3ha unzoned. Planning history on these lands refers to a grant of planning permission for two dwellings Ref No. 89/424 which has since expired.

The 1.08ha plot also has planning history which refers to a grant of planning permission for the development of 12 dwellings Ref No. 06/4494.

Ballymore is a picturesque elongated settlement that extends to 1.7km in length. The village is characterised by a number of visual breaks in the streetscape primarily located to the north of the Main St. The site which is the subject of this motion comprises of a greenfield plot and as such constitutes a break in the streetscape. In addition, the land is located within an Archaeological Zone of Potential as identified on the Ballymore Objectives Map contained within Volume 2 Book of Map Westmeath County Development Pan 2014-2020. Whereas, lands contained within land folio number WH12965 (Map 2), which are currently zoned 'Proposed Residential' are considered to be infill in nature and provide for an expansion of Market Hill residential development in a more compact form of growth. It is further noted that the majority of residential development in Ballymore is located to the south of the Main St. In this regard, it is considered that appropriate lands have been zoned for residential purposes in Ballymore to meet requirements up to 2027.

**RECOMMENDATION:**

With respect to the above submission, no changes are recommended.

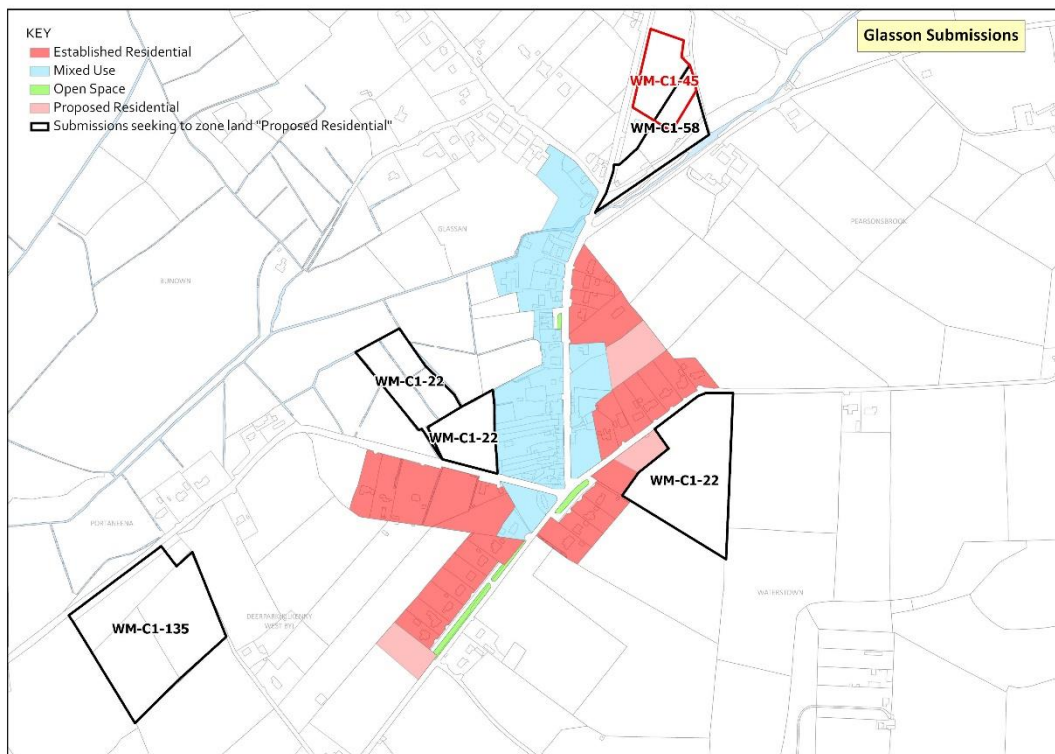
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Aengus O'Rourke: Glasson WH-DCDP-MA-116**

To Support Submission C145 to rezone the land indicated in this submission for residential development to facilitate the local demand for housing in the immediate area of the village of Glasson.



**RESPONSE:**

The intention of the motion to zone land for residential development at the periphery of the settlement is acknowledged.

Justification has been provided for the zoning of the proposed site. In this regard, it is stated that the lands are suitable for residential development as the necessary services are in place and convenient to the site in question. Wastewater services are in close proximity, there is an existing water connection and existing public lighting in place. As a serviced area on the edge of the village, the local authority should ensure that sites like this are actively considered for residential zoning ensuring that sufficient high quality, well located and affordable residential development can take place. This site

previously had permission for residential development that did not go ahead at the time. The site enables a logical extension of the village to the north of Glasson and could also easily facilitate badly needed footpaths at this location, as a starting point towards extending footpaths in to the village.

Glasson is designated as a rural serviced settlement in the Draft Plan, wherein it is an objective to provide important local level residential, retailing and community functions to their associated rural hinterlands. In these areas, emphasis is placed on maintaining towns and villages as local service centres by way of orderly consolidation and expansion of services.

It is an objective of the Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. These greenfield sites outside the established settlement boundary does not provide for brownfield or the sequential development of Glasson, considering the existence of alternative suitable sites within the existing village envelope.

The amount of lands zoned for residential development as part of the Draft Plan is underpinned by the Westmeath Core Strategy and accompanying Housing Strategy. The Core Strategy and Housing Strategy are evidence based, using robust and verified methodologies, that define the housing and population requirements for County Westmeath for the Plan period, whilst maintaining consistency with National and Regional Policy (namely NPF and RSES). Based on these housing and population requirements, the Draft Plan provides an evidence-based rationale for the extent of lands zoned for residential purposes.

The amount and location of zoned lands required was also guided by the NPF and RSES requirements to promote consolidation of existing settlements and more compact forms of growth. As such, it is an objective of the Draft Plan, in line with national and regional policy, to facilitate infill and brownfield development within the existing built footprint of urban settlements. These greenfield sites removed from the established settlement boundary do not provide for brownfield or the sequential development of the town and in this regard, it is not considered that the proposed lands, in this instance, fulfil this objective.

The SEA Report considers that expanding the development boundary/zoning these lands in response to submission WM-C1-45 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA (with associated time and resource requirement) would be required on proposed material alterations arising.

Having regard to the above, it is considered that there is no evidence-based need or planning rationale for the proposed additional residential zoning to be included as part of the Plan at this time. The addition of these lands would result in a housing and population growth that would be considered unsustainable over the lifetime of this plan and it is therefore recommended that the lands not be zoned for residential purposes in accordance with the Core Strategy.

## **RECOMMENDATION**

Having consideration to the above it is recommended that the Draft Development Plan not be amended in this instance.



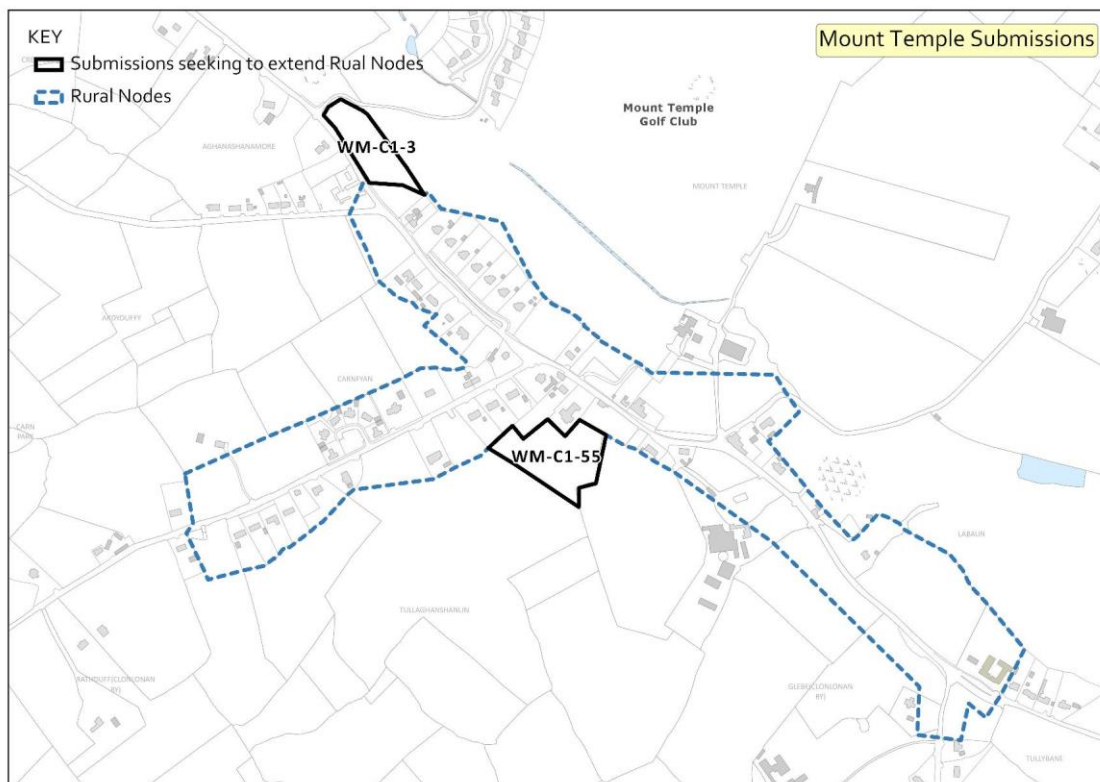
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Frankie Keena at Mount Temple. WH-DCDP-MA-103.**

A Motion to support the zoning of lands contained within public submission WM-C1-3 are zoned 'Proposed Residential' at Mount Temple as per submission received.



**REPORT:**

The intention of the motion is acknowledged.

It is submitted that this land has been identified through research as suitable development land that would be in line with the future development of a growing and vibrant community.

Mount Temple is designated as a Rural Node in the Draft Plan. Rural nodes are unserved settlements intended to support appropriately scaled development capable of being serviced by local arrangements (e.g. individual wastewater treatment system).

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent

with the regionally and nationally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements.

It is noted that Mount Temple has been subject to recent drinking water restrictions. In addition to these issues, groundwater at this location is extremely vulnerable to pollution and it is considered that residential development at this scale could, if permitted, impact upon vulnerable groundwaters. Such an approach is not consistent with the requirements of the EU Water Framework Directive.

The SEA Report considers that expanding the development boundary/zoning these lands in response to submission WM-C1-3 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Accordingly, the zoning of lands at this location for residential development, in the absence of available services, would result in significant cumulative adverse effects on the environment, contrary to the proper planning and sustainable development of the area and accordingly it is recommended that no amendment to the Plan be made in this instance.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.

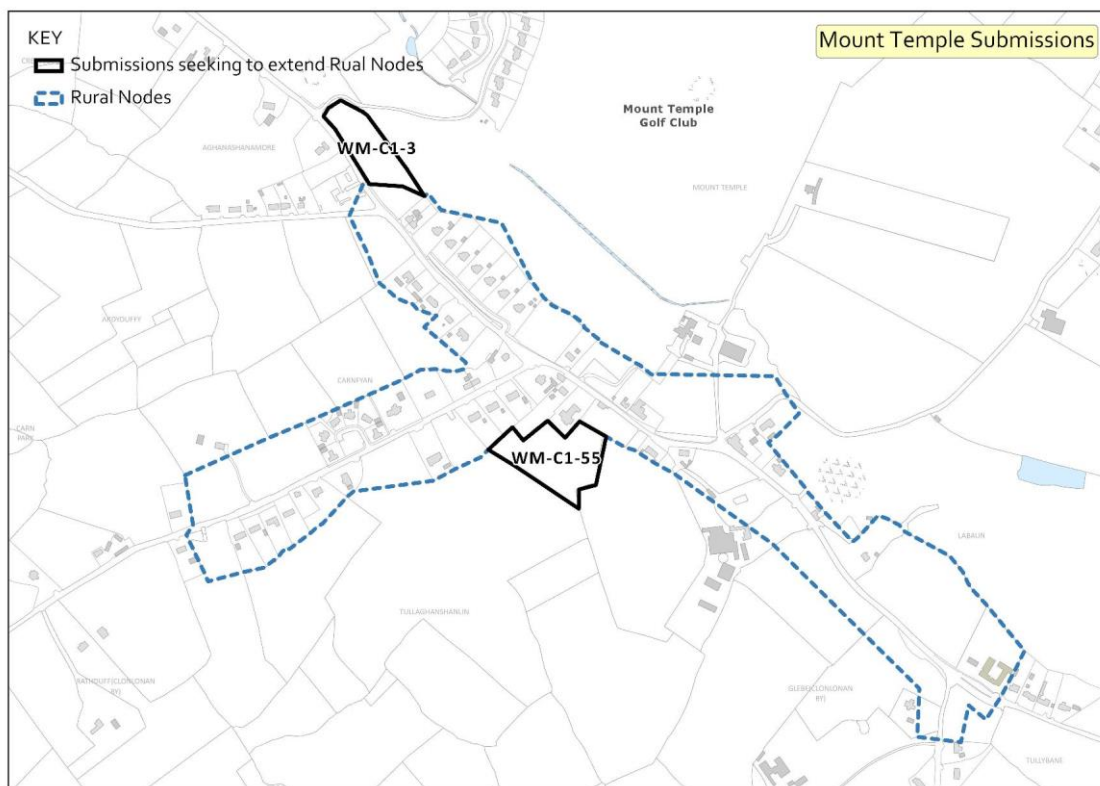
**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Vinny McCormack Lands at Mount Temple. WH-DCDP-MA-104**

A Motion to support the zoning of lands contained within public submission WM-C1-55 are zoned 'Proposed Residential' at Mount Temple as per submissions received.



**Motion WH-DCDP-MA-109 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

It is submitted that this land has been identified through research as suitable development land that would be in line with the future development of a growing and vibrant community.

Mount Temple is designated as a Rural Node in the Draft Plan. Rural nodes are unserviced settlements intended to support appropriately scaled development capable of being serviced by local arrangements (e.g. individual wastewater treatment system).

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally and nationally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements.

It is noted that Mount Temple has been subject to recent drinking water restrictions. In addition to these issues, groundwater at this location is extremely vulnerable to pollution and it is considered that residential development at this scale could, if permitted, impact upon vulnerable groundwaters. Such an approach is not consistent with the requirements of the EU Water Framework Directive.

The SEA Report considers that expanding the development boundary/zoning these lands in response to submission WM-C1-55 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Accordingly, the zoning of lands at this location for residential development, in the absence of available services, would result in significant cumulative adverse effects on the environment, contrary to the proper planning and sustainable development of the area and accordingly it is recommended that no amendment to the Plan be made in this instance.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday, 16th November 2020**

**Motion from Councillor Frankie Keena at Mount Temple. WH-DCDP-MA-109.**

A Motion to support the zoning of lands contained within public submission WM-C1-55 are zoned 'Proposed Residential' at Mount Temple as per submissions received.

The response from the CEO is noted in relation to the submission to zone land for residential purposes in Mount Temple Village. In fairness to the two submissions (WM – C1- 55 and WM – C1 – 3) for this village I do feel that they should have received their own individual response from the CEO as from a sequential test perspective one proposed site is located right in the core of the village while the other is on the periphery.

My submission relates to WM – C1 – 55 which is an area of land opposite the community centre, beside the local shop and Church and within walking distance to the local school. In essence, it is ideal from a location point of view.

Through the consultation process on the draft County Development Plan the applicant made a submission for residential zoning on 1.1 hectares of land for a very low density small cluster of houses on this site. A site suitability report was submitted. I fully support this request for the following reasons:

1. The central location of the site in the village.
2. A small cluster of good quality family houses on this site would compliment the character of the village.
3. These houses would help in addressing the demand for housing in this area.
4. The local school would benefit from extra enrolments and thereby sustaining employment within the school.
5. Mount Temple Village enjoys the presence of a school, a shop, a Church, a Golf Course, a pub, a high quality restaurant, Caulry GAA Club and Temple Villa FC within it's environs.
6. Community spirit in Mount Temple Village is very strong with fantastic work being carried by voluntary committees such as Tidy Villages, Hall Committee, Christmas Lights Committee, Heritage Committee, Active Age Committee, etc.

Under our current County Development Plan 2014 – 2020 this village is designated as an unserviced settlement and the proposed designation in the draft County Development Plan 2020 – 2027 is a rural node.

It is important to note the CEO's comment about drinking water in the village where he states "*Mount Temple HAS been subject to recent drinking water restrictions*". The key word there is "HAS" as thanks to the work of Irish Water they have now completed temporary upgrading works at the Athlone Water Treatment Plant which in turn gives the capacity to abstract and treat an

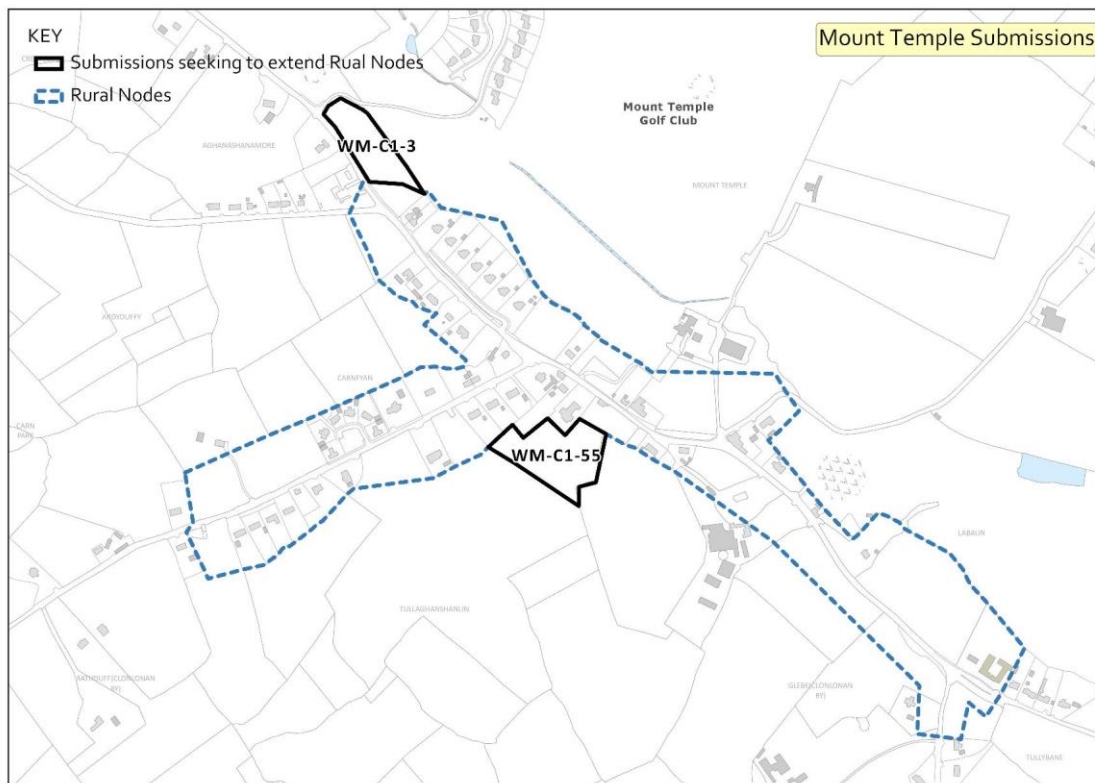
extra two mega litres of water a day and subsequently this can be piped throughout the area. Further to this, through Irish Water's excellent leak detection work programme they have saved approximately one mega litre of water a day in the Athlone area. Irish Water have stated that this work should give adequate water supply in this network which serves Mount Temple for the next number of years. In the meantime, they are planning for a complete upgrading of this Water Treatment Plant in Athlone which will be a key factor in the implementation of the South Westmeath Regional Water Supply.

In addition, I feel that the statement by the CEO that "*residential development at this scale COULD, if permitted, impact upon vulnerable groundwater*" should be examined further. Again, the key word here is "COULD". As a local authority we need to be examining other ways of addressing this issue as realistically it will be a long time before there will be, if ever, a mains sewerage system in this village. I ask the question, how come Longford County Council allows treatment plants of various scales to address the housing need in their villages, small towns and indeed the commercial needs such as Centre Parcs.

As a planning authority we rightly allowed a treatment plant to be put in for the M6 service station at Fardrum but when it comes to the provision of housing in these times of severe housing shortage the policy at executive level is different. The local authority is responsible for issuing a licence for discharge. While it may be said in reply that there has to be a certain loading level before treatment plants can be considered, I am told that our other neighbour Offaly County Council also consider treatment plants for small house clusters.

It is also said by the executive that the EPA will not allow them. In response to this I would like to reference the EPA Wastewater Treatment Manual, Treatment Systems for Small Communities, Business, Leisure Centre & Hotels for everyone's information. Also Irish Water requires treatment plants to be at the standard TEC 700 99 05 before they will take them in charge. Surely we can condition that any treatment plants that we allow should be to this standard.

Taking all these points into consideration I am requesting that this zoning in Mount Temple be allowed.



**Motion WH-DCDP-MA-104 also relates to these lands**

**REPORT:**

The intention of the motion is acknowledged.

It is submitted that this land has been identified through research as suitable development land that would be in line with the future development of a growing and vibrant community.

Mount Temple is designated as a Rural Node in the Draft Plan. Rural nodes are unserviced settlements intended to support appropriately scaled development capable of being serviced by local arrangements (e.g. individual wastewater treatment system).

The quantum and location of zoned land in the County is directly influenced by the Development Plan's Settlement and Core Strategy. The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence based 'Core Strategy' to be provided in Development Plans. The Core Strategy identifies the quantum and location of development for the plan period that is consistent with the regionally and nationally defined population targets and settlement hierarchy, and, which reflects the availability of existing services, planned investment, sequential development and environmental requirements.

It is noted that Mount Temple has been subject to recent drinking water restrictions. In addition to these issues, groundwater at this location is extremely vulnerable to pollution and it is considered that residential development at this scale could, if permitted, impact upon vulnerable groundwaters. Such an approach is not consistent with the requirements of the EU Water Framework Directive.

The SEA Report considers that expanding the development boundary/zoning these lands in response to submission WM-C1-55 would be premature and would not wholly align with objectives relating to sustainable development. Cumulatively, in-combination with all other proposals contained within other submissions, additional potential adverse significant effects would be likely on various environmental components and full SEA would be required on proposed material alterations arising.

Accordingly, the zoning of lands at this location for residential development, in the absence of available services, would result in significant cumulative adverse effects on the environment, contrary to the proper planning and sustainable development of the area and accordingly it is recommended that no amendment to the Plan be made in this instance.

**RECOMMENDATION:**

With respect to the above submissions, no changes are recommended.



# VOLUME 3 – SEA

## **Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: SEA Map Data WH-DCDP-MA-105**

It is submitted that Submission WM-C1-4 has not been referred to in the Chief Executive Report. It is therefore requested that in accordance with this submission, the most recent map data is used in the Strategic Environmental Assessment (SEA) report.

**REPORT**

The intention of the motion is acknowledged.

Submission WM-C1-4 from the Geological Survey of Ireland (GSI) welcomes the use of certain GSI datasets in the SEA and Plan and requests the use of additional datasets.

In terms of mapping, relevant datasets were mapped in the SEA Environmental Report. The SEA focus on the issues (and associated levels of detail) of most relevance at Plan level but also recognise that the Plan will provide a framework for consent for various individual projects to which other, perhaps more localised, environmental issues and/or addition levels of detail will be required. Clarity in this regard should be provided as part of the SEA by way of footnote.

GSI's comments in relation to the use of additional available datasets are noted and reference to same should be made, particularly in relation to future project-level assessments.

**RECOMMENDATION:**

See CE SEA 1

*Include reference to all GSI datasets that are not mapped in the SEA Environmental Report.*

Include the following footnote:

*As required, the SEA focuses on the issues and associated levels of detail of most relevance at Plan level. In recognition that the Plan provides a framework for consent for various individual projects to which other, more localised, environmental issues and/or addition levels of detail will be required.*

*The SEA notes the availability of other data sources from GSI, including:*

- *Landslide events and susceptibility mapping*

- *Mineral locality mapping*
- *Aggregate potential mapping;*
- *Bedrock mapping;*
- *Quaternary and physiographic mapping; and*
- *National aquifer and recharge mapping.*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth: SEA WH-DCDP-MA-106**

Submission WM-C1-27 requests the Council to replace the term 'minimise' with 'reduce emissions by at least 40% by 2030 in the Strategic Environmental Objective (SEO) in respect of 'Climatic Factors' in the accompanying Strategic Environment Assessment, and this should be addressed in the Chief Executive's Report.

**REPORT:**

The intention of the motion is acknowledged.

For the purposes of consistent monitoring and reporting, which is considered to be important, the language in the SEA is consistent with that adopted in the RSES SEA Monitoring Programme – to ensure consistency across the monitoring programmes.

Excerpt from EMRSES:

	<p>— Air Quality Directive</p> <ul style="list-style-type: none"> <li>Significantly decrease noise pollution by 2020 and move closer to WHO recommended levels.</li> </ul>
<p><b>CLIMATE</b> <i>Guiding Principle: Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts.</i></p>	<ul style="list-style-type: none"> <li>To <b>minimise</b> emissions of greenhouse gasses.</li> <li>Integrate sustainable design solutions into the region's infrastructure (e.g. energy efficient buildings; green infrastructure).</li> <li>Contribute towards the reduction of greenhouse gas emissions in line with national targets.</li> <li>Promote development resilient to the effects of climate change.</li> </ul>

Notwithstanding, a link between the relevant legislative commitments referred to in the SEA Environmental Report and the SEO referred to in the motion should be included.

**RECOMMENDATION:**

See CE SEA 6

To insert the following footnote after the SEO 'Climatic Factors within Table 5.1 Strategic Environmental Objectives (SEOs), Indicators and Targets – Target as follows;

*Please also refer to relevant legislation and requirements under Section 4.10, Section 8.8.11 and Appendix I*

**WESTMEATH COUNTY COUNCIL**

**Material alterations to the Draft Westmeath County Development Plan 2021-2027**

**Monday 16th November 2020**

**Motion from Councillor Hazel Smyth SEA WH-DCDP-MA-107**

The submission, WM-C1-49 from the EPA requests the Council to amend Section 5, Strategic Environmental Objectives with regards to the objective for Soil and Land, in the second bullet point as follows: 'prioritise the sustainable use of infill and brownfield sites over the use of greenfield within the County'. I request that this amendment be made, as the built surface cover target limit of 4% is below the EU average and is also included in the National Planning Framework.

**REPORT:**

The intention of the motion is acknowledged.

The EPA in their submission have requested in relation to Strategic Environmental Objectives, with regards the objective for Soil and Land, to consider amending the second bullet point as follows "~~Promote~~ Prioritise the sustainable use of infill and brownfield sites over the use of greenfield within the County". Additionally, with regards the built surface cover target limit of 4% below the EU average, this is also included as a target in the National Planning Framework".

It should be noted that the Strategic Environmental Objectives with regards to the objective for Soil and Land sets out to:

- Protect soils against pollution, and prevent degradation of the soil resource
- Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County
- Safeguard areas of prime agricultural land and designated geological sites
- Maintain built surface cover nationally to below the EU average of 4%.
- Achieve the 40% target for growth on infill as per NPF.

Regarding the rewording of the second bullet, to ensure consistency with upper tier regional and national monitoring, i.e. the Monitoring Programme as set out in the Eastern and Midlands Regional Spatial and Economic Strategy, it is considered appropriate to retain the existing wording.

It is considered appropriate to include reference in the SEA Environment Report to the relationship between the target set out under bullet 5 and the fact that this target is included the targetas part of the NPF.

**RECOMMENDATION:**

See CE SEA 3

Insert Text addition highlighted below within Table 5.1 Strategic Environmental Objectives (SEOs), Indicators and Targets – Target associated with Soil & Land Component of the SEA Environmental Report as follows:

Maintain built surface cover nationally to below the EU average of 4% as per the NPF