

## **14<sup>th</sup> Adjourned Special Planning Meeting to consider the Chief Executive's Report on submissions made on the Draft County Development Plan of Louth County Council – 2<sup>nd</sup> June 2021**

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Minutes of the resumed Special Meeting of Louth County Council held via MS Teams, hosted from the Chamber, County Hall, Dundalk on Wednesday 2<sup>nd</sup> June 2021 at 5.30 p.m.

**In attendance: (P) Present in Chamber. (R) Remote Attendance**

**Presiding:**

Councillor Michelle Hall, Leas Cathaoirleach (P)

**Members:**

Councillors: *Marianne Butler, Paula Butterly, James Byrne, Joanna Byrne, Edel Corrigan, Tom Cunningham, Maria Doyle, Fiachra MacRaghnaill Pearse McGeough, Andrea McKeivitt, Kevin Meenan, Declan Power, John Reilly, , John Sheridan, Pio Smith, Jim Tenanty, Eileen Tully, Antoin Watters, Maeve Yore*

**All Councillors attended remotely**

**Apologies:**

Councillors: *Kevin Callan, Emma Coffey, Hugh Conlon, Conor Keelan, Seán Kelly, Paddy McQuillan, Dolores Minogue Liam Reilly, Tomás Sharkey*

**Officials:**

**Chief Executive:** Joan Martin, Chief Executive (P)

**Directors of Services:** Frank Pentony (P)

**Meetings Administrator:** Gráinne Tuomey (P)

**Senior Planner:** Joanna Kelly (P)

**Senior Executive Planner:** Turlough King (P)

**Senior Executive Planner:** Marguerite Quinn (R)

**Executive Planner:** Gerard Brennan (R)

**Assistant Planner:** Ciara Doran (R)

**Senior Staff Officer:** Clare O'Hagan (R)

An Leas Cathaoirleach Michelle Hall welcomed Members back to the Special Council Meeting to consider the Chief Executive's Report on the submissions made on the Draft County Development Plan. Cllr. Michelle Hall then requested the Meeting's Administrator go through the protocols for meetings and carry out a roll call.

Gráinne Tuomey, Meeting Administrator outlined the procedures for remote meeting participation, in line with the Council's adopted Standing Orders, reminded members of their individual responsibility on Declarations and Ethics and took a roll call.

The Leas Cathaoirleach called on Joanna Kelly, Senior Planner to recommence items.

A document submitted by Cllr. Paula Butterly and supported by Members with proposals on the Rural Policy was referenced, as was an email sent to Members which attached recent decisions by An Bord Pleanála and linked to the OPR site.

Members were presented with the wording of NPO19 on screen and Joanna Kelly, Senior Planner read this out – wording as follows:

*“National Policy Objective 19*

*Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:*

*In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;*

*In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.”*

Members were advised that it was really important to understand that as all of Louth is under Urban Influence they must bear National Policy in mind when looking at Rural Policy. They were told that the rural population is increasing in electoral divisions and a balance must be maintained to protect Louth’s areas of natural scenic beauty and to protect the environment. Members were heavily cautioned against increasing further sprawl, and advised that any further loosening out would result in the core strategy figure of 871 units being met more quickly. Further caution was given that creation of car dependent developments goes against all aspects of climate action and rural dwellings puts pressure on eco systems increasing risk of pollution to groundwater, surface etc. Joanna Kelly advised that her role as Senior Planner is to advise and assist, and she was strongly advising that any local policies made should not supersede National Policy.

The Chief Executive told Members that the whole thrust of Ireland 2040 as it applied to Louth was to encourage growth of Drogheda and Dundalk and to encourage compact growth. Population figures were pre-decided for Drogheda and Dundalk and there was a finite number of houses that can be built outside these areas regardless. Members were advised that the more the rural policy was relaxed the more pressure was being put on these areas. On queries raised around Monasterboice, clarification was given to Members regarding National Monuments and World Heritages Sites which are given special protection for posterity for future generations, and while locally this may impact on planning, it was hugely important to preserve sites for the benefit of the planet.

Members were presented with a comparison map of Louth showing overall population increase in 2011 and 2016. They were then shown a comparison map of one off housing in Louth in 1999 and Q2 2020, and advised that Louth could not sustain the huge increases in one off housing built.

Cllr. Paula Butterly proposed that Members go through the document submitted point by point and that a vote be taken on each point.

Cllr. Pearse McGeough seconded this.

### Qualifying Criteria Rural Policy Zone 1

CE REPORT PAGE no. 517 – Qualifying Criteria Rural Policy Zone 1 - Point 1 - Agriculture  
No Amendment or Change to Draft Plan

Joanna Kelly, Senior Planner advised Members that as there was no amendment or change on point 1 of page 517, agreement was sought to accept and move on.

On questioning, no member objected to this and it was therefore agreed to move on.

CE REPORT PAGE no. 517 – Qualifying Criteria Rural Policy Zone 1 - Point 2 – Son/Daughter of  
Landowner  
CE Recommendation- wording as per page 517, point 2

Amended Wording was proposed by Cllr. Paula Butterly as per Point 1 of her word document.

Senior Planner, Joanna Kelly told Members that she wanted to be clear that as her role was to provide advice she was strongly giving a clear recommendation not to change the wording from 'son or daughter' to include 'close relative' as defined in Cllr. Paula Butterly's proposal. Members were further reminded that the plan would go for further strategic environment assessment and the findings of this assessment could run the risk of a Ministerial Direction. Ms. Kelly advised that while the draft Plan policies were considered relaxed by the OPR such policies could be defended however she could not defend further relaxations to the OPR having regard to national policy.

A further discussion took place and Members were again advised against building in areas of natural beauty, visually eroding the area, acting contrary to protection of environment and were told that only those with an intrinsic rural housing need were supposed to be able to build in rural zone 1.

Cllr. Paula Butterly agreed to amend her proposal to take out the reference to close relatives and input 'a son or daughter'

This was seconded by Cllr. Maria Doyle.

Proposal then read as follows:

**A son or daughter** of a landowner who is seeking to build a first home for permanent occupation. A qualifying landowner is defined as a person who owns a landholding of at least **1.5 hectares** (replaces 3 hectares) and has owned the land for at least **15 years** (replaces 10 years). Any applicant under this category must demonstrate a rural housing need and have demonstrable social or an economic need to live in the area and shall not have previously owned a dwelling. No more than **3 houses (exclusive of the family home)** (replaces 3 in total) shall be permitted on the landholding. Any application will be subject to the appropriate sitting and consideration of proper planning and sustainable development.

A roll call vote was held on the amended proposal as follows:

	For	Against	Abstain	Absent
BUTLER, Marianne			1	
BUTTERLY, Paula	1			
BYRNE, James		1		
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria	1			
HALL, Michelle		1		
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra		1		
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pío		1		
TENANTY, Jim	1			
TULLY, Eileen		1		
WATTERS, Antoin	1			
YORE, Maeve			1	
<b>Totals</b>	13	5	2	9

And Cllr. Paula Butterly's proposal was agreed.

CE REPORT PAGE no. 517 – Qualifying Criteria Rural Policy Zone 1 - Point 3 – Established Business  
CE Recommendation- wording as per page 517, point 3

Joanna Kelly, Senior Planner advised Members that this provision was new to that provided at draft Plan stage i.e. wording at point 3 of CE report on page 517, that a vote should be taken to agree wording.

A roll call vote was held on the CE Wording as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James	1			
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria	1			
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
<b>Totals</b>	20	0	0	9

And CE Wording was agreed.

Amended Wording was proposed by Cllr. Paula Butterly as per Point 1 of her word document.

Following much discussion on this item Cllr. Paula Butterly withdrew her proposal.

Cllr Sheridan proposed to vote on point 4 of CE report, this was seconded by Cllr. Andrea McKeivitt.

A roll call vote was held on the CE Wording as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James		1		
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria	1			
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
<b>Totals</b>	19	1	0	9

And the CE Recommendation was agreed.

Cllr. Paula Butterly proposed that point 6 on p 519 under Rural Policy Zone 2 be inserted into Rural Policy Zone 1 after point 4 of the CE recommendation on Rural Policy Zone 1, page 518

This was seconded by Cllr. James Byrne and following some discussion where the executive strongly advised against insertion of this point into Rural Zone 1, a roll call vote was held as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne			1	
BUTTERLY, Paula	1			
BYRNE, James	1			
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pío	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve			1	
<b>Totals</b>	17	0	2	10

And the proposal to insert pt 6 was agreed by Members.

Cllr. Paula Butterly proposed that point 8 on 519 under Rural Policy Zone 2 be inserted into Rural Policy Zone 1 at end of the CE recommendation on Rural Policy Zone 1, page 518

This was seconded by Cllr. John Reilly and following some discussion where the executive again strongly advised against insertion of this point into Rural Zone 1, a roll call vote was held as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James	1			
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve			1	
<b>Totals</b>	<b>18</b>	<b>0</b>	<b>1</b>	<b>10</b>

And Members agreed to insert point 8 on page 519 into Rural Zone policy 1

### **Qualifying Criteria Rural Policy Zone 2**

CE REPORT PAGE no. 518 – Qualifying Criteria Rural Policy Zone 2 - Point 1 & Point 2 – Agriculture / Business

No Amendment or Change to Draft Plan

Joanna Kelly, Senior Planner advised Members that as there was no amendment or change on point 1 or point 2 of page 518, agreement was sought to accept and move on.

On questioning, no member objected to this and it was therefore agreed to move on.

CE REPORT PAGE no. 518 – Qualifying Criteria Rural Policy Zone 2 - Point 3 –Landowners including sons or daughters with demonstrable economic or social ties CE Recommendation- wording as per page 518, point 3

Amended Wording was proposed by Cllr. Paula Butterly as per page 2, Point 2 of her word document, to include ‘close relatives’.

Cllr. Paula Butterly agreed to change this back to sons and daughters in line with previous item on Rural Zone 1 – item withdrawn

A roll call vote was held to accept the wording on Point 3 page 518 of the CE Recommendation as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne	1			
BUTTERLY, Paula			1	
BYRNE, James	1			
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			

TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
<b>Totals</b>	18	0	1	10

And the CE recommendation was agreed.

CE REPORT PAGE no. 519 – Qualifying Criteria Rural Policy Zone 2 - Point 4 – First House – 18yrs  
CE Recommendation- wording as per page 519, point 4  
Proposal by Cllr. Paula Butterly to reduce 18 yr limit

CE REPORT PAGE no. 519 – Qualifying Criteria Rural Policy Zone 2 - Point 5 – Emigrant – 18yrs  
CE Recommendation- wording as per page 519, point 5  
Proposal by Cllr. Paula Butterly to reduce 18 yr limit

Following discussion and a proposal by Members to retain the 18 year limit as this was confirmed as cumulative, Cllr. Paula Butterly withdrew her proposals and a roll call vote was held to accept the wording of point 4 and point 5 as per CE recommendation on page 519.

	For	Against	Abstain	Absent
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James	1			
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1

SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
	19	0	0	10

CE REPORT PAGE no. 519– Qualifying Criteria Rural Policy Zone 2 - Point 6 – Carers – social ties  
CE Recommendation- wording as per page 519, point 6

[Cllr. Paula Butterly had proposed to strike through the words ‘adjacent to the dwelling’ and ‘isolated rural area’ but withdrew this]

CE REPORT PAGE no. 519– Qualifying Criteria Rural Policy Zone 2 - Point 7 – Exceptional Health  
CE Recommendation- wording as per page 519, point 7

CE REPORT PAGE no. 519– Qualifying Criteria Rural Policy Zone 2 - Point 8 – Separation/repossession  
CE Recommendation- wording as per page 519, point 8

Joanna Kelly, Senior Planner requested members to take points 6, 7 and 8 on page 519 together as the content wording of these had already been subject to much discussion under rural policy zone 1, and vote on wording. There were no objectors to this.

A roll call vote was held to accept the wording on Point 6, 7 and 8 of page 519 of the CE Recommendation as follows:

	For	Against	Abstain	Absent
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James			1	
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom	1			
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			

McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pío	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
<b>Totals</b>	18	0	1	10

And the wording of pt 6, 7 & 8 as per page 519 of the CE Report was agreed.

CE REPORT PAGE no. 26 - Recommendation no. 7 of OPR Submission

CE REPORT PAGE no. 26 - Recommendation no. 8 of OPR Submission

Joanna Kelly advised that these had been held over to rural policy and the recommendations had now been dealt with by Members within decisions made. She sought agreement from Members on this, and on questioning, no member objected.

Cllr. John Sheridan spoke on General Criteria element of document submitted by Cllr Butterly and emailed a follow up submission as follows:

Homeowners including their sons and daughters in a level 3, 4 or 5 settlement/node and who have at least 18 years prior to any application for planning permission in that settlement, where there has not been a significant amount of existing housing stock available in that settlement (as verified by the property price register) would qualify within 2km of their home provided they have a demonstrable economic or social requirement to live within that area.

Members entered some discussion on this item and having received strong guidance from executive, the proposal was withdrawn.

CE REPORT PAGE no. 519– Qualifying Criteria Rural Policy Zone 2 – S3.17.6 Rural Nodes

CE Recommendation- wording as per page 519

CE REPORT PAGE no. 520– Qualifying Criteria Rural Policy Zone 2 – Core Strategy

CE Recommendation- wording as per all of page 520

Joanna Kelly, Senior Planner, requested members to take last paragraph on page 519 together with all of page 520. Following some discussion on this item there were no objectors to this.

A roll call vote was held as follows:

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
BUTLER, Marianne	1			
BUTTERLY, Paula	1			
BYRNE, James				1
BYRNE, Joanna	1			
CALLAN, Kevin				1
COFFEY, Emma				1
CONLON, Hugh				1
CORRIGAN, Edel	1			
CUNNINGHAM, Tom				1
DOYLE, Maria				1
HALL, Michelle	1			
KEELAN, Conor				1
KELLY, Sean				1
MacRAGHNAILL, Fiachra	1			
McGEOUGH, Pearse	1			
McKEVITT, Andrea	1			
McQUILLAN, Paddy				1
MEENAN, Kevin	1			
MINOGUE, Dolores				1
POWER, Declan	1			
REILLY, John	1			
REILLY, Liam				1
SHARKEY, Tomás				1
SHERIDAN, John	1			
SMITH, Pio	1			
TENANTY, Jim	1			
TULLY, Eileen	1			
WATTERS, Antoin	1			
YORE, Maeve	1			
<b>Totals</b>	17	0	0	12

And CE recommendation was agreed.

As the time was 8.30pm the meeting was adjourned.