

**Report of County Manager on
Public Consultation to**

**Variation No. 3 of the
Westmeath County Development Plan 2008-2014**



25th May 2009

1.0 Background

- 1.1 The proposed variation No.3 of the Westmeath County Development Plan 2008-2014, proposes to zone an area of previously unzoned lands to approximately 8.6 hectares to enterprise and employment zoning, approximately 1 hectare to low density residential zoning (in keeping with the character of the existing frontage) and 0.7 hectares to open space zoning at Lough Sheever in the townland of Robinstown (Levinge), to the north west of Mullingar town. A buffer area between the residential and enterprise and employment zoning would be provided. These existing dwellings are served by individual septic tank drainage systems. Access to the enterprise and employment lands would be from the existing entrance to the south. The subject lands are currently being used for agricultural use. The River Brosna extends along the northern boundary of the variation lands. Map attached to the end of this report indicating the relevant areas.
- 1.2 Following a Council meeting on 28th April 2008, members agreed to approve commencement of Variation No.3 to the County Development Plan 2008-2014.
- 1.3 A period of formal public consultation was advertised from 25th March 2009 to 24th April 2009 and on the Westmeath County Council website for inspection of the variation inviting submissions from the public.
- 1.5 In accordance with Section 13 of the Planning and Development Act and Article 13 of the Planning and Development Regulations 2001-2007 the planning authority sent notice and copies of the proposed variation and the screening of the development plan to the relevant authorities.

2.0 Submissions

- 2.1 Under Section 13 of the Planning and Development Acts 2000-2006, as amended, valid written submissions were received. This report, as a requirement of the planning legislation:
 - lists the persons or bodies who made the submission or observation
 - summarises the issues raised by those parties, and
 - indicates the proposed response to the issues taking account of the proper planning and sustainable development in the area.

3.0 Report of submissions received

- 3.1 A total of 6 submissions were received to the variation, of which all were acknowledgements with no comments to make from the following: the Department of Communications, Energy and Natural Resources,

Department of Transport, the NRA, An Bord Pleanála, Taniste and Minister for Enterprise, Trade and Employment and Department of Environment, Heritage and Local Government.

- 3.2 As there were no comments or observations received the Manager has no comment to make in this instance.

4.0 Strategic Environmental Assessment

- 4.1 A variation to the County Development Plan is subject to the requirements of Strategic Environmental Assessment (SEA) Directive, as set out in the Planning and Development Acts 2001-2007, and the Planning and Development (Strategic Environmental Assessment) Regulations 2004. A screening process was undertaken to determine whether or not the variation would have significant environmental effects, to warrant SEA and the relevant environmental authorities consulted. Two submissions were received to the screening decision; one from the Department of Communications, Energy and Natural Resources which had no objection; and the second from the Environmental Protection Agency (EPA) with generic comments to the screening. It was concluded following the hydrology study, subject to there being storage provision of 6040m³ for the surface water on the site there would be no impact on the catchment of the river Brosna, and it was concluded the variation would not have significant environmental effects and an environmental report was not therefore required.

5.0 The Next Step

- 5.1 In accordance with Section 13 (5) (a) of the Planning and Development Act 2000-2006 the members shall consider the proposed variation and this report of the manager. The consideration of the variation and the manager's report shall be completed not later than 6 weeks after the submission of the manager's report to the members of the authority.
- 5.2 Members having considered the proposed variation and manager's report, may, by resolution as they consider appropriate, make the variation, with or without modifications, or they may refuse to make it.
- 5.3 In this instance it is suggested that the Planning Authority complete its consideration at the full council meeting on **19th June 2009**.

6.0 Manager's recommendation

- 6.1 It is my recommendation that following your consideration of this report it would be appropriate taking account of the proper planning and development of the area to deem the variation to be made. Connection to the foul sewer network to serve the existing dwellings which front on to the Castlepollard Road should be provided for in the development of the subject area.

Catherine Dillon
Executive Planner

Date

Terence Mc Cague
Senior Planner

Date

Co. Manager

Date

Variation Map



