



Chief Executive Report

Draft Variation No. 2 of Meath County Development Plan 2021-2027

May 2024

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Introduction

1.0 Introduction & Overview of the Chief Executive's Report

1.1 Purpose & Contents of the Chief Executive's Report

The Purpose of the Chief Executive's Report is to report on the outcome of the consultation process on Proposed Variation No. 2 to the Meath County Development Plan 2021-2027, set out the Chief Executive's response to the issues raised in the submissions, and to make a recommendation on the proposed amendments, as appropriate.

The Meath County Development Plan 2021-2027 was adopted on 22nd September 2021 and came into effect on the 3rd November 2021 (hereafter the Meath CDP). It is proposed to bring forward, consider and adopt four proposed variations to the Meath CDP in 2024 and Proposed Variation No. 2 comprises the second variation to the Meath CDP 2021-2027 while Variation no. 1 (Core Strategy amendments) is running concurrently.

Pursuant to Section 13 of the Planning and Development Act 2000 (as amended) notice of Proposed Variation No. 2 to the Meath County Development Plan 2021-2027 was given on 27th March 2024. Submissions and observations with regard to the Proposed Variation together with Strategic Environmental Assessment (SEA), Appropriate Assessment Screening Report (AA), Strategic Flood Risk Assessment (SFRA) and Settlement Capacity Audit (SCA) were invited for a period of 4 weeks from 27th March 2024 to 26th April 2024 inclusive.

Pursuant to Section 13(4)(b) of the Planning and Development Act 2000 (as amended), this Chief Executive's Report provides details of the submissions and observations received in relation to the Proposed Variation No. 2 as follows:

- i. List the persons or bodies who made submissions or observations under this section,
- ii. Summarise the issues raised by the person or bodies in the submissions,
- iii. Give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

1.2 Summary of Proposed Variation No. 02

The purpose of Variation No. 2 is to give effect to a range of land use zoning amendments. Predominantly, these amendments are necessary to reflect the permitted and current land use that has come to the attention of the Local Authority since the adoption of the CDP. Note that these are not additional zonings for new development proposals but are being brought forward to reflect the current land use (or approved land use by way of a planning permission) and to avoid any non-conforming land use zoning.

Other zoning changes being brought forward relate to feedback from public consultations and in the case of the Brú na Bóinne World heritage Site, redefining the land use boundary in line with the natural field boundary to ensure appropriate roll-out of development.

A total of 8 no. Landuse Zoning Maps will be amended and 1 no. new landuse zoning map will be introduced to reflect the Zoning Amendment to lands at Killeen Castle. It is also proposed to omit the reference to *'a maximum of 500 residential units'* from Section 7.0 entitled in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the CDP on lands at Dunboyne North adjoining Pace Rail Station. Digitisation of the Brú na Bóinne World Heritage Site Boundary also forms part of Variation No. 2.

1.3 Consultation Process on the Draft Variation No. 2 to the County Development Plan 2021-2027

Consultation on Draft Variation No. 2 to the County Development Plan 2021-2027 together with respective Strategic Environmental Assessment and Appropriate Assessment Screening Reports was carried out for period of 4 weeks from 27th March to 26th April inclusive.

The key elements of the consultation programme are set out below:

- Notices of the Proposed Draft Variation No. 2 to the County Development Plan 2021 -2027 were published in the Meath Chronicle and Drogheda Independent newspapers on 27th March 2024. The notices included information on how to make a submission on the Proposed Draft Variation No. 2 and associated Environmental Reports.
- Notice of the Proposed Draft Variation No.2 together with information on public consultation issued to the prescribed bodies.
- The Draft Variation No. 2 and associated Environmental Reports were put on public display in Buvinda House and each Municipal District Office. All relevant websites and social media platforms included details of the consultation on the Proposed Draft Variation No. 2 including information on how to make a submission via the online Consultation Portal and by post. Regular updates and reminders were issued.

A total of 29 submissions were received during the Proposed Draft Variation No. 2 consultation period.

1.4 Approach to Consideration of Submissions

The index of Submissions, outlined in Section 2.0 below, identifies each submission by its unique submission number, submitter name, proposed amendment number to which it relates, and page number where it is contained in the report.

Please refer to the template document on the next page which gives guidance and outlines how each submission is presented within this CE Report and has been considered and assessed.

Template Explanatory Notes

Template Guidance

Variation No:

This is the proposed Variation No.

Chapter/ Section

The relevant section of the plan or policy or objective that the amendment relates to is listed here

Proposed Draft Variation Amendment:

This section states the relevant variation amendment which was place on public display

Submissions Received

The section lists relevant submission number and name which relate specifically to the proposed variation amendment.

Summary of Submission

This section provides a summary of the submission

Chief Executive Response

This section outlines the Chief Executive's Response to the issues raised in the submissions received.

Chief Executive Recommendation

This section outlines the recommendation of the Chief Executive in response to the issues raised in the relevant submissions received i.e.;

- It is recommended that the Plan be amended in line with the proposed variation amendment as displayed;
- It is recommended that the Plan not be amended in line with the proposed variation amendment as displayed; or
- It is recommended that the Plan be amended in line with the proposed variation amendment as displayed, subject to minor modifications.

1.5 Conclusion

In accordance with Section 13(6)(a) of the Planning and Development Act 2000 as amended, the members, having considered Proposed Variation No. 2 and Chief Executive's Report, may, by resolution as they consider appropriate, make the variation, with or without modifications, or they may refuse to make it.

A handwritten signature in black ink, appearing to read 'Kieran Kehoe', is written over a horizontal line.

Kieran Kehoe
Chief Executive

7/5/2024.

2.0 Index of Submissions

Submission No.	Name	Amendment No.	Page no.
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<u>MH-C142-12</u>	Gerald Turley	Proposed Amendment (g) Ratoath (Ratoath Outer Relief Road)	23
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<u>MH-C143-14</u>	Eilish Balfe	Proposed Amendment (g) Ratoath (Ratoath Outer Relief Road)	23
<u>MH-C143-15</u>	Department of Education	Proposed Amendment (d) Trim	17
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3.0 Submissions

3.1 General Submissions

The following submissions relate to general and no specific amendments as presented. All other submissions that relate to a specific amendment are summarised and responded to in Section 3.2 to 3.12.

Submission No:	MH-C143-1
Submitted By:	Environmental Protection Agency (EPA)
Summary of Submission	
The EPA submission recommends consideration of a range of guidance documents and resources in relation to the carrying out of Strategic Environmental Assessment Screening and making of a determination in relation to such.	
Chief Executive Response	
The Chief Executive notes the submission from the Environmental Protection Agency. SEA Screening of Proposed Variation No.2 to the Meath County Development Plan 2021-2027 has been carried out in consultation with the Environmental Authorities.	
Chief Executive Recommendation	
The submission and its contents will be acknowledged in the final SEA Screening Report.	

Submission No.	MC-C143-2
Submitted By:	Peter Hughes
Summary of Submission	
The submission received welcomes the inclusion of greater lands for the provision of housing in all the areas concerned. However, concerns are expressed over the following areas:	
<ul style="list-style-type: none">- <u>Roads, Water and Sewerage</u> – concerns raised on the effect additional housing will have to these areas, stating all these areas are already gridlocked by traffic at peak times, and the need for additional bus services.	

- Schools – concerns raised on capacity for current schools in the area.

Chief Executive Response

The comments are noted. The capacity of roads, water, sewerage and schools are considered in the zoning of lands in accordance with the Development Plan, Guidelines for Planning Authorities and at development management stage in assessing proposed planning applications. Meath County Council also continually engage with the Department of Education regarding future school requirements and the Council are also currently working on a Settlement Capacity Audit for all settlements in the county to determine and update the existing and future servicing requirements. This work is being carried out in conjunction with Uisce Eireann and MCC Transportation Department. Social Infrastructure Audits have also commenced for a number of growth settlements in the county to determine future social and school requirements.

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

Submission No:	MH-C143-13
Submitted By:	Uisce Eireann

Summary of Submission

This submission has no objections or comments to make in respect of the proposed amendments in Variation 2.

Chief Executive Response

The Chief Executive acknowledges this submission.

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

Submission No:	MH-C143-16
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Submitted By:	Health and Safety Authority (HSA)
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Summary of Submission

This submission suggests the addition of the HSA’s guidance on *Land Use Planning* and Article 13 of Directive 2012/18/EU be incorporated into the county development plan relating to major accident hazard sites.

Chief Executive Response

The above submission is noted. None of the zonings are within or proximate to Seveso sites.

Chief Executive Recommendation

No modifications are required to the variation on foot of this submission.

3.2 Proposed Amendment (a): Dunshaughlin Land Use Zoning Map

Amendment No:	Proposed Amendment (a): Dunshaughlin Land Use Zoning Map
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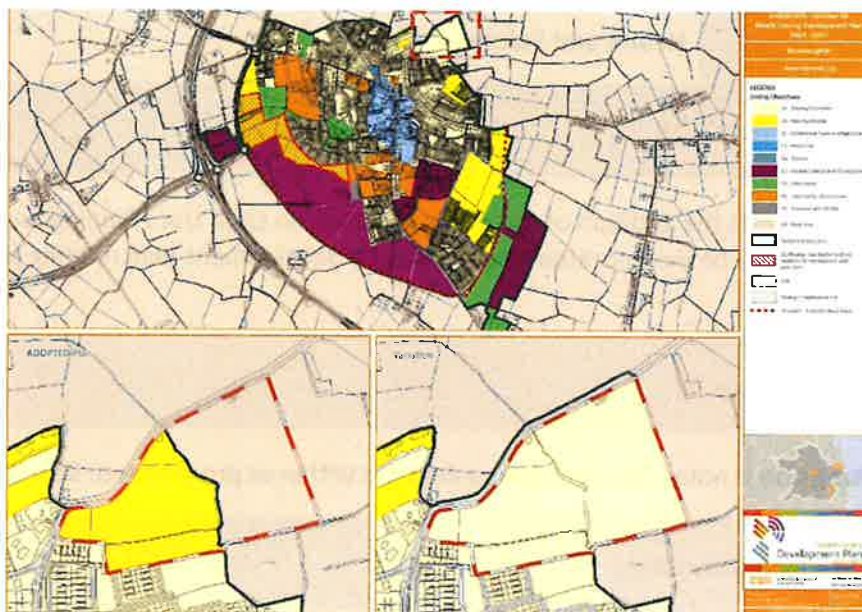
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Dunshaughlin
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Proposed Amendment:

Re-zoning of 3.42 ha. of RA Rural Area and 3.2 ha. of A2 New Residential lands to A1 Existing Residential. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the permitted and commenced residential development for 212 residential units permitted under Strategic Housing Development SH307244 to Loughglynn Development Limited (included in Core Strategy Table as ‘Extant Units’ and therefore is Core Strategy Neutral). The lands zoned RA Rural Area were zoned ‘A2 New Residential (Post 2019)’ in the previous County Development Plan 2013-2019 under which the planning permission was originally granted by An Bord Pleanála.
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’ - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below for proposed amendment to the Dunshaughlin Land Use Zoning Map



Submissions Received

MH-C143-26 - Cllr Gillian Toole

MH-C143-27 - James & Yvonne Everard

Summary of Submission

MH-C143-26 - Cllr Gillian Toole

3.43 ha RA Rural Area – residential development has already commenced on these lands prior to the closing date of 26/04/2024 public consultation phase. Should this area not be A2 New Residential and 3.2 ha A2 only be A1 Existing Residential. The proposed Outer Relief Road is not shown on either the adopted plan map nor the proposed amendment map.

MH-C143-27 - James & Yvonne Everard

1. The site area does not match the SHD site area
2. The distributor road is not shown on the map
3. Planning should be deemed invalid as the subject site is not wholly zoned to complete this development
4. Due to these issues with zoning there should be a reduction elsewhere.

Chief Executive Response

MH-C143-26 - Cllr Gillian Toole

Planning permission was originally granted by An Bord Pleanála on 15/09/2020 (File ref. SH307244) and development is at an advanced stage onsite therefore A1 Existing Residential is considered the appropriate zoning for these lands. The submission is correct in that the outer relief road was not included to the northwest of Dunshaughlin on the adopted CDP land use zoning map. The future

transport infrastructure requirements for each settlement will be assessed as part of the Settlement Capacity Audit for Variation 4 and the zoning maps will be updated accordingly where required.

MH-C143-27 - James & Yvonne Everard

1. The A1 zoned area may not match the SHD site area as the SHD site area includes all lands where works are proposed i.e. includes the existing public roadway to the north.
2. The submission is correct in that the Outer Relief Road was not included in the adopted County Development Plan 2021-2027 to the northwest of Dunshaughlin. The future road requirements for each settlement will be assessed as part of the Settlement Capacity Audit for Variation 4 and the zoning maps will be updated accordingly, where required.
3. Planning permission was originally granted by An Bord Pleanala on 15/09/2020 (File ref. SH307244) when the entirety of the site was zoned A2 New Residential (Post 2019).
4. The 212 units within the SHD have already been included in the Core Strategy Table 2.12 as the application was granted prior to the adoption of the CDP.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

3.3 Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud)

Amendment No:	Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud)
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Dunboyne
Proposed Amendment:	

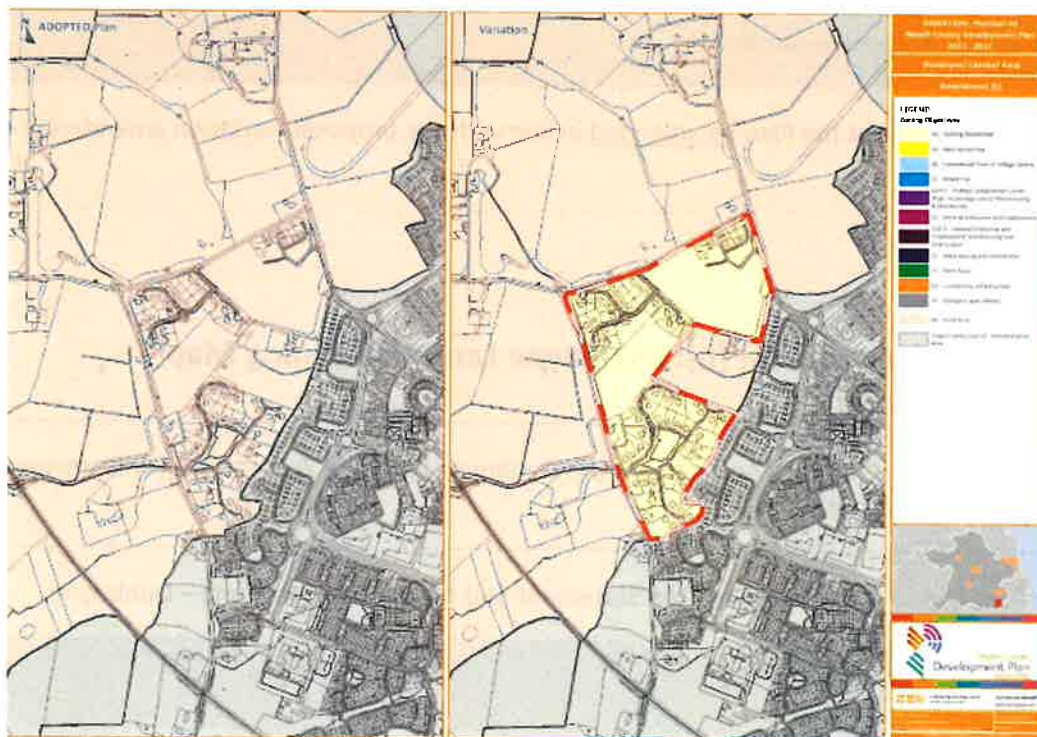
Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud) Proposed Zoning Amendment to Kribensis Manor, Holsteiner Park and Cavalier Green (Williamstown Stud) in Dunboyne Land Use Zoning Map: Rezoning of 23.6 ha. of RA Rural Area to A1 Existing Residential to reflect the existing residential use for the 99 dwelling units which is predominantly built out while the remaining limited numbers are currently under construction on this site. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the existing permitted and substantially complete residential development of 99 residential units originally permitted under DA/40501.
- This site was identified for residential development in the Meath CDP 2001-2007 by Objective CE8 to *‘facilitate the development of individual executive houses, on the lands shown hatched on Urban Detail Map 7 to promote the sustainable development of the Business Park at Portan, Clonee, subject to 18 acres around Williamstown House being*

excluded to preserve the character and setting of the House and subject to the wastewater disposal system being connected to Fingal Drainage District’.

- The site remained identified for residential development in the 2007-2013 CDP and the 2013-2019 Meath CDP and was supported by Objective RES OBJ 6 ***‘To facilitate the completion of the 3 phases of the registered ‘Unfinished Estates’ residential development at Williamstown Stud as originally permitted under Meath County Council Planning Register DA/40501’.***
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ***‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’*** - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of the relevant land parcel below for proposed amendment to the **Dunboyne Land Use Zoning Map**.



Submissions Received

MH-C143-25– Rosalind Hughes

MH-C143-26 - Cllr Gillian Toole

MH-C143-28 – James & Yvonne Everard

Summary of Submission

MH-C143-25– Rosalind Hughes

This submission requests an amendment to include Williamstown House in the proposed amendment (b) from RA to A1 for the following reasons;

- Four existing residential units on the land proposed in this submission

- Close proximity to Clonee village and the urban edge of Dublin city, especially Ongar Village, Dublin 15.
- Former use as a stud has ceased due to the urban expansion of Dublin City
- Lands are Tier 1 serviced
- Suggests that the proposal would be consistent with national, regional and local policies regarding infill development such as; National Planning Framework, Eastern Midlands Regional Spatial and Economic Strategy and the Meath County Development Plan.

MH-C143-26 - Cllr Gillian Toole

How was RA Rural Area land permitted to have density development & variations only now being proposed, 20 years later. The northern section of the site (8.2ha) should be A2 as it is only being developed now. The remainder should be A1. Holsteiner Park and Kribensis Manor to retain sites as RA Rural Area for unbuilt/green areas.

MH-C143-28 – James & Yvonne Everard

Proposed amendment is welcomed and is a great gain and opportunity for MCC for the development of social and affordable housing in the current cost of living and housing crisis. It is stated that on the other hand the proposed amendment shows a lack of attention over the last 20 years with several properties developed in this area that was not zoned residential. It is stated that there should be a reduction of 65 acres of zoned land from the CDP so that lessons can be learned from inadequate information on County Development Plans.

Chief Executive Response

MH-C143-25– Rosalind Hughes

The lands subject to this amendment were identified for residential development in the Meath CDP 2001-2007 by Objective CE8 to *‘facilitate the development of individual executive houses, on the lands shown hatched on Urban Detail Map 7 to promote the sustainable development of the Business Park at Portan, Clonee, **subject to 18 acres around Williamstown House being excluded to preserve the character and setting of the House** and subject to the wastewater disposal system being connected to Fingal Drainage District’ (emphasis added)*. The proposed zoning amendment is only to reflect all the existing permitted, lands under construction and substantially complete residential development of 99 residential units as per the site layout plan submitted under DA/40501. The 18 acres around Williamstown House did not form part of DA/40501 and Objective CE8 excluded these lands in order to protect the character and setting of the house. The appropriate zoning for these lands will be assessed as part of Variation No. 4 to the Meath CDP in Q4 of 2024.

MH-C143-26 - Cllr Gillian Toole

The lands were serviced with water, wastewater and proximate to high frequency public bus and rail transport and were therefore identified for executive residential development by a Specific Objective in the Meath CDP 2001-2007 (Objective CE8) to *‘facilitate the development of individual executive houses, on the lands shown hatched on Urban Detail Map 7 to promote the sustainable development of the Business Park at Portan, Clonee, subject to 18 acres around Williamstown House being excluded to preserve the character and setting of the House and subject to the wastewater disposal system being connected to Fingal Drainage District’*.

The site remained identified for residential development in the 2007-2013 CDP and the 2013-2019 Meath CDP and was supported by Objective RES OBJ 6 *‘To facilitate the completion of the 3 phases*

of the registered 'Unfinished Estates' residential development at Williamstown Stud as originally permitted under Meath County Council Planning Register DA/40501'.

The proposed A1 Existing Residential zoning is to reflect the existing permitted and substantially complete residential development of 99 residential units originally permitted under DA/40501. The overall development is considered a planning unit as granted under the above planning permission and the first 2 phases are complete and construction is at an advanced stage on the remaining units of the third phase, therefore an A1 Existing Residential Zoning is deemed the appropriate zoning for the entirety of the site. The residential character of the overall development is well established and there remains some dwellings to be completed. As part of the third phase of development connectivity back into Clonee is being enhanced via the provision of a public footpath and cycle path. It should be noted that there is a trunk water main that runs through the overall site in a SW to NE direction and will remain as a green open space area as per the original permitted development. The unbuilt/green areas within all existing residential developments in Meath are now zoned as A1 Existing Residential in the current MCDP 2021-2027. Public open space is identified and conditioned as per a site layout plan submitted as part of a planning application. It is not considered appropriate to zone public open space within a residential development as RA Rural Area. The Rural Area zoning permits a number of uses, including one-off rural houses.

MH-C143-28 – James & Yvonne Everard

While the land was not zoned in the previous Development Plans, it was identified for executive style housing by a specific objective in the Meath CDP 2001-2007. The land was serviced and contiguous to the built up area of Ongar and served by high frequency public transport and was therefore deemed appropriate for a limited and defined amount of housing units at that time. Permission was granted for the 99 units in 2004 (20 years ago) and the current proposed amendment is simply to reflect the current land use which is residential A1 within the overall planning unit as granted under planning permission DA/40501.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

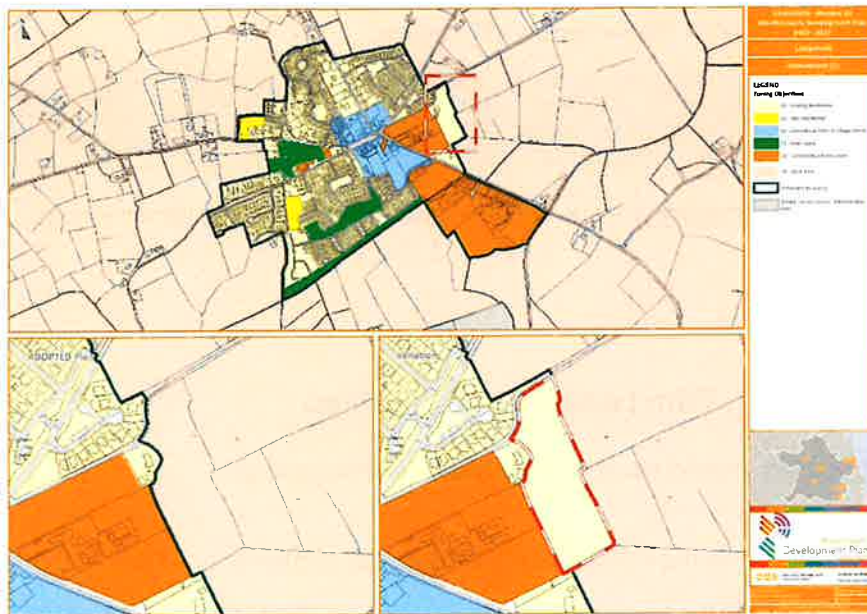
3.4 Proposed Amendment (c): Longwood Land Use Zoning Map

Amendment No:	Proposed Amendment (c): Longwood Land Use Zoning Map
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Longwood
Proposed Amendment:	

Re-zoning of approx. 1.37 ha of land from RA Rural Area to A1 Existing Residential to reflect the permitted and commenced residential development as per Planning Reference no. Ta/190892 for 36 dwelling units. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the existing permitted and commenced residential development for 36 residential units permitted under Planning Reference no. TA/190892 to Elderwood Construction Ltd (Subsequently amended by Planning Reference no. 21/2073 which reduced the housing unit number from 36 to 35)
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states 'Planning authorities will be required to apply a standardised tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan' – Please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below for the proposed amendment to the **Longwood Land Use Zoning Map**.



Submissions Received MH-C143-5– Emmand Limited

Summary of Submission

MH-C143-5 – Emmand Limited

The submission states that :*'While the first reason is supported (because planning permission has been granted for the land that is proposed to be re-zoned), the second reason is not supported because it refers to an SCA which fails to evaluate all undeveloped residential lands in Longwood and only addresses the site that is subject to the proposed amendment. The SCA on which the proposed amendment is based does not follow the purpose or format as defined in the main text of the Draft Variation No. 01. It also does not comply with the definition of an SCA as described in the Development Plan Guidelines'*.

It is stated that *'the proposed amendment is not supported because it is based on SCA that is inadequate in its scope and fails to evaluate all undeveloped residential lands in Longwood'*.

Chief Executive Response

MH-C143-5 – Emmand Limited

As stated in the Variation document, the objective of Variation No. 2 is to reflect the permitted and current land use that has come to the attention of the Local Authority since the adoption of the CDP. In the case of this site in Longwood, the amendment reflects the existing and permitted residential development for 36 residential units under TA/190892 and 21/2073. As the Variation states *‘these are not additional zonings for new development proposals but are being brought forward to reflect the current land use (or approved land use by way of a planning permission) and to avoid any non-conforming land use on a zoning’*. Hence, the SCA only assessed the lands which are included in Variation No. 2 i.e. lands that have permission and construction has commenced. It should however be noted that all lands in Longwood and all other settlements are being assessed through a SCA as part of proposed Variation No. 4 of the County Development Plan which is envisaged will be published in Q4 of 2024 following the NPF review.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

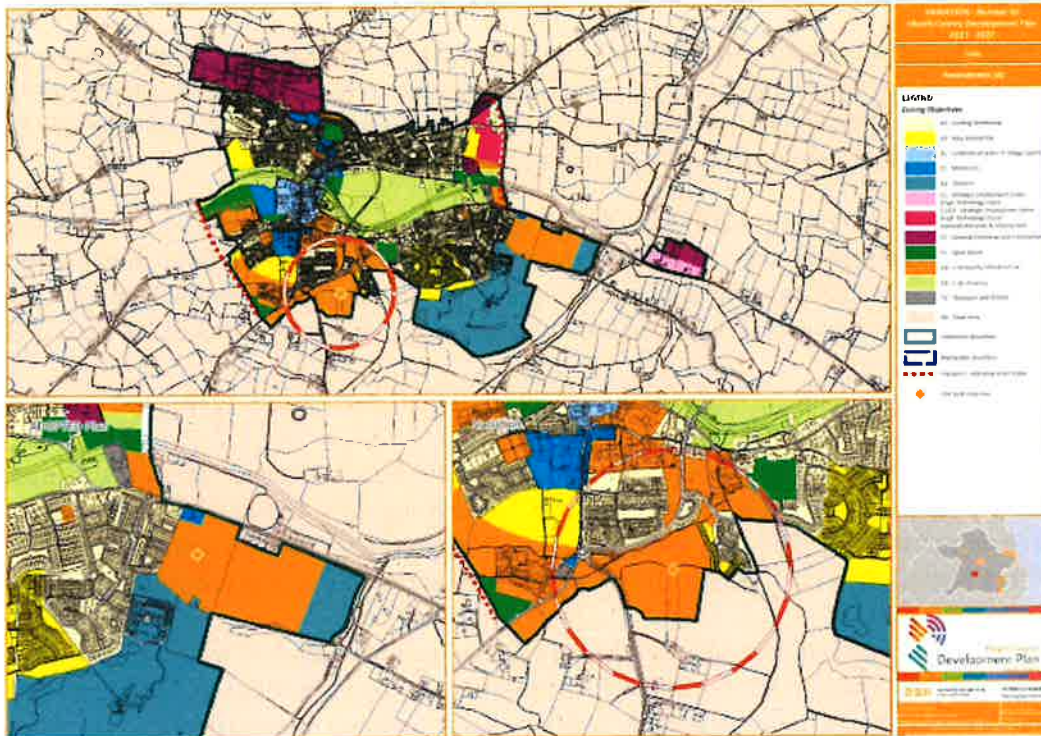
3.5 Proposed Amendment (d): Trim Land Use Zoning Map

Amendment No:	Proposed Amendment (d): Trim Land Use Zoning Map
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Trim
Proposed Amendment:	

Relocation of Specific Spot Objective "TRM OBJ 16" included in the Meath County Development Plan 2021 - 2027 "To support the development of a primary and secondary school in Trim in a campus style development on a site 15 acres in area to meet the educational needs of the residents of the town and its catchment" from G1 Community Infrastructure zoned lands at Iffernock to G1 zoned land South of the R160 at Commons, recently acquired by the Department of Education for the development of a school campus. The reasons for the proposed amendment are outlined as follows:

- The Department of Education has acquired a new landbank in Trim and has been in detailed preplanning discussions with Meath County Council for the development of a school campus on these lands. Therefore, it is considered appropriate to relocate the spot objective from the lands at Iffernock to the new proposed school campus lands at Commons.

See outline of relevant land parcel below for proposed amendment to the **Trim Land Use Zoning Map**



Submissions Received MH-C143-15 - Department of Education

Summary of Submission

The submission from the Department notes and welcomes the proposed amendment.

Chief Executive Response

The content of the Department submission is noted.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

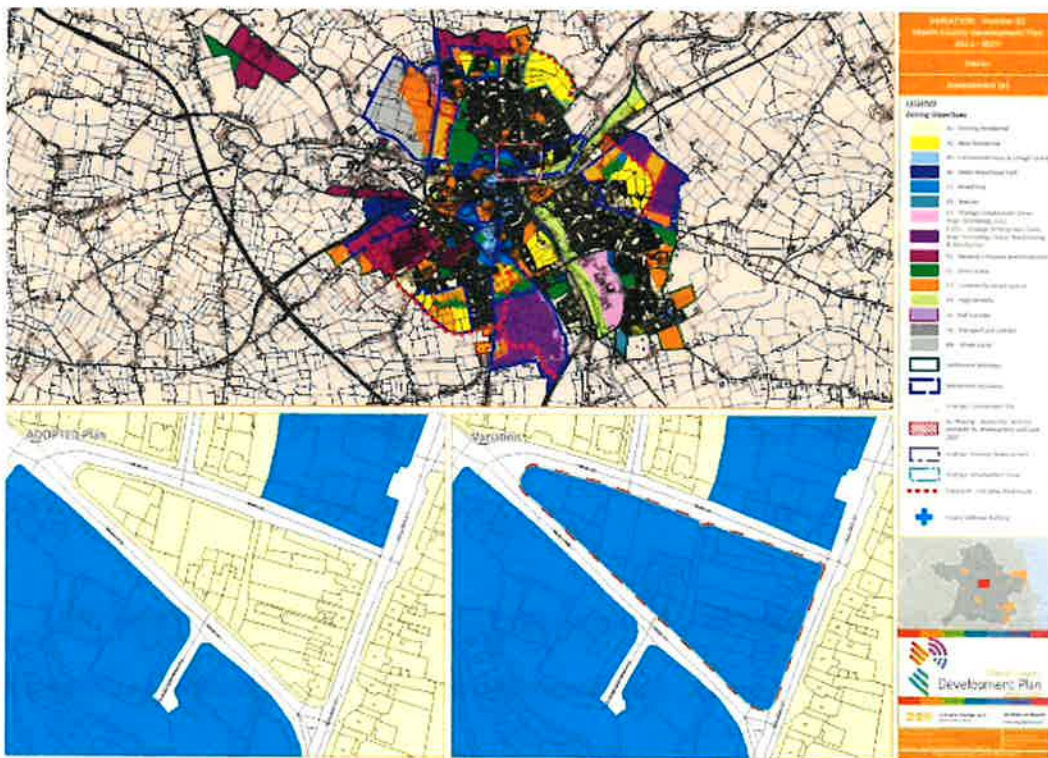
3.6 Proposed Amendment (e): Navan Land Use Zoning Map (Flowerhill)

Amendment No:	Proposed Amendment (e): Navan Land Use Zoning Map (Flowerhill)
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Navan
Proposed Amendment:	

Re-zoning from A1 Existing Residential to C1 Mixed Use at Flowerhill in Navan to reflect the current status of the vacant site and to be consistent with the C1 zoning to the north and south of the site facing onto Flowerhill. This zoning will also provide for a greater mix of uses at this location. The reasons for the proposed amendment are outlined as follows:

- The C1 Mixed Use zoning will expand the range of uses permissible at this location thereby assisting in the regeneration of Flowerhill in accordance with the Flowerhill Regeneration Plan (November 2021) as well as providing additional employment potential within walking distance of the town centre. Lands to the north and south of this land parcel are also zoned C1 Mixed Use.
- The zoning will help increase employment potential for Navan Town and decrease commuting patterns out of the settlement.
- Supports NAV OBJ 38 'To implement the 'Navan 2030' Public Realm Strategy and support the progression and delivery of projects funded by the Urban Regeneration and Development Fund, including: The Flowerhill Regeneration Project' and Section 5.1.2 'Urban Regeneration and Active Land Management' in the Navan Written Statement (Vo. 2 of CDP) 2021-2027.
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states 'Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan' - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below for proposed amendment to the Navan Land Use Zoning Map.



Submissions Received

No submissions received in relation to this amendment

Summary of Submission

No submissions received in relation to this amendment

Chief Executive Response

No submissions received in relation to this amendment

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

3.7 Proposed Amendment (f): Dunshaughlin Land Use Zoning Map (Killeen Castle)

Amendment No:	Proposed Amendment (f): Dunshaughlin Land Use Zoning Map (Killeen Castle)
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Dunshaughlin
Proposed Amendment:	

Proposed Zoning Amendment to lands at Killeen Castle in a new Land Use Zoning Map: The site is located within the grounds of Killeen Castle and Golf Course, outside Dunshaughlin and contains a golf course, clubhouse and permitted hotel. The proposed re-zoning is to change from RA Rural Area to D1 Tourism with an update to ED POL 59 to facilitate the completion of the residential units as permitted under the following planning permissions 23/578, 22/50, RA191174, RA181337 (parent permission DA/140090), RA180960 (parent permission DA/802774), DA/140090, DA802774, DA801916, DA70167 (revisions to DA/50416), DA60646, DA60303, DA 50416, DA40560 and 97/199. The reasons for the proposed amendment are outlined as follows:

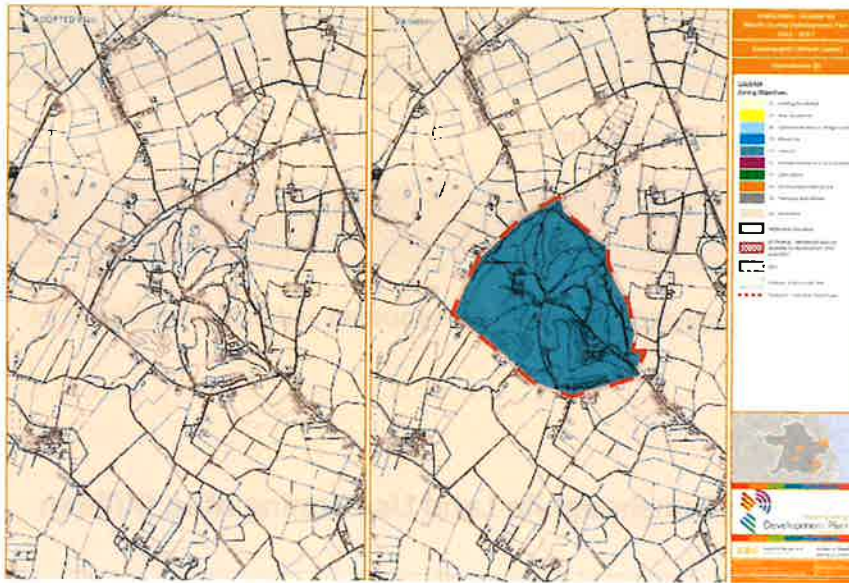
- Given the historical value of Killeen Castle, its potential as a high-quality integrated tourism product of national significance, and its success to date in hosting international sporting events, the proposed land use zoning would further the potential of the site as an integrated tourism destination centred around the premium permitted hotel and golf course.

It is also proposed to amend the following policy in Chapter 4, Section 4.28.3 of the Meath CDP, as follows:

ED POL 59

To promote the historic demesne at Killeen Castle Estate as a high-quality integrated tourism product of National significance bearing in mind the unique historic, cultural and architectural

importance of the lands and its success to date in hosting International sporting events and its further potential as an integrated tourism destination centred on a premium Hotel together with facilitating the completion of the previously approved ancillary and residential accommodation within the complex.



Submissions Received

MH-C143-18 - OPW

MH-C143-19 – Department of Housing, Local Government and Heritage

MH-C143-26 - Cllr Gillian Toole

Summary of Submission

MH-C143-18 - OPW

This submission welcomes the use of a Strategic Flood Risk Assessment (SFRA) and supports the limiting of development in areas of proposed amendment (f) which is affected by flood zone A/B. The OPW also requests that an objective be added to the County Development Plan to restrict development on flood zones A and B.

MH-C143-19 – Department of Housing, Local Government and Heritage

1. This submission relates to the former demesne and parkland around Killeen castle, the concerns are as follows;
 - The protection of bat species (Habitats Directive 92/43/EEC)
 - The protection of bird species
2. The Department has requested that the amendment also requires any future planning applications on these lands to be supported by an Ecological Impact Assessment (EclA) which should include *“a bat and breeding birds surveys and other ecological surveys as appropriate undertaken by qualified scientists of the areas of the demesne which might be affected by the proposed development.”*

MH-C143-26- Cllr Gillian Toole

Loughmore Square development and private sites on these lands are A1 & A2 why are they not reflected as such. Tourism development thus far comprises the golf course, clubhouse and recently constructed lodge houses (D1 zoning appropriate). How was planning permission previously granted on RA zoned land for multiple private houses, contrary to 'rural need' criteria? ED POL 59 should differentiate private residential from tourism specific accommodation. The submission objects to the proposed wording of ED POL 59.

Chief Executive Response

MH-C143-18 - OPW

The content of the OPW submission is noted. INF OBF 20 and 21 in Chapter 6 of the CDP restrict highly vulnerable developments in Flood Zone A & B and therefore there is no need for a new objective to be added. As stated in the SFRA which accompanies Variation No. 2 *'Any further development in Flood Zone C should carefully consider the management of surface water flood risk carefully through application of INF POL 14-17 from the MCDP'*.

MH-C143-19 – Department of Housing, Local Government and Heritage

The content and recommendation of the Department submission is noted. The Council recognise the importance of the built, cultural and natural heritage of the demesne and agree with the recommended additional text to ED POL 59 in order to avoid or mitigate any adverse effects on bats, birds or other animal species which potentially might result from future development.

MH-C143-26 - Cllr Gillian Toole

The golf course, clubhouse and permitted hotel occupies the majority of the site area of Killeen Castle Demesne and therefore a D1 Tourism is deemed the appropriate zoning for these lands. The main use of the lands are for tourism purposes, in the form of golf events, weddings and ancillary tourism accommodation. While there are ancillary and residential properties onsite they are appropriately located throughout the demesne. As outlined in the proposed variation there is a significant and detailed planning history associated with Killeen Castle Demesne with planning permission being granted as far back as 1997 for the hotel and ancillary supporting residential accommodation. The residential use of part of the demesne is recognised in ED POL 59 and this policy will provide for the completion of the permitted hotel and approved ancillary and residential accommodation within the complex. The character and quality of all development within the demesne is of exceptionally high quality and very much sympathetic to the castle and all historic structures within the complex. The ancillary and high quality residential development within the area is designed to complement and support the development of the castle as a high quality hotel that will service the local economy as well as tourists that will visit for short term stays and events.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed, subject to minor modification (text in green).

ED POL 59

To promote the historic demesne at Killeen Castle Estate as a high-quality integrated tourism product of National significance bearing in mind the unique historic, cultural and architectural importance of the lands and its success to date in hosting International sporting events and its

further potential as an integrated tourism destination centred on a premium Hotel together with facilitating the completion of the previously approved ancillary and residential accommodation within the complex. Any future planning application to carry out new development within the demesne or grounds of Killeen Castle shall be supported by an Ecological Impact Assessment (EclA) which will include bat and breeding bird surveys and other ecological surveys as appropriate undertaken by qualified specialists of the areas of the demesne which might be affected by the proposed development.

3.8 Proposed Amendment (g): Ratoath Land Use Zoning Map (Ratoath Outer Relief Road)

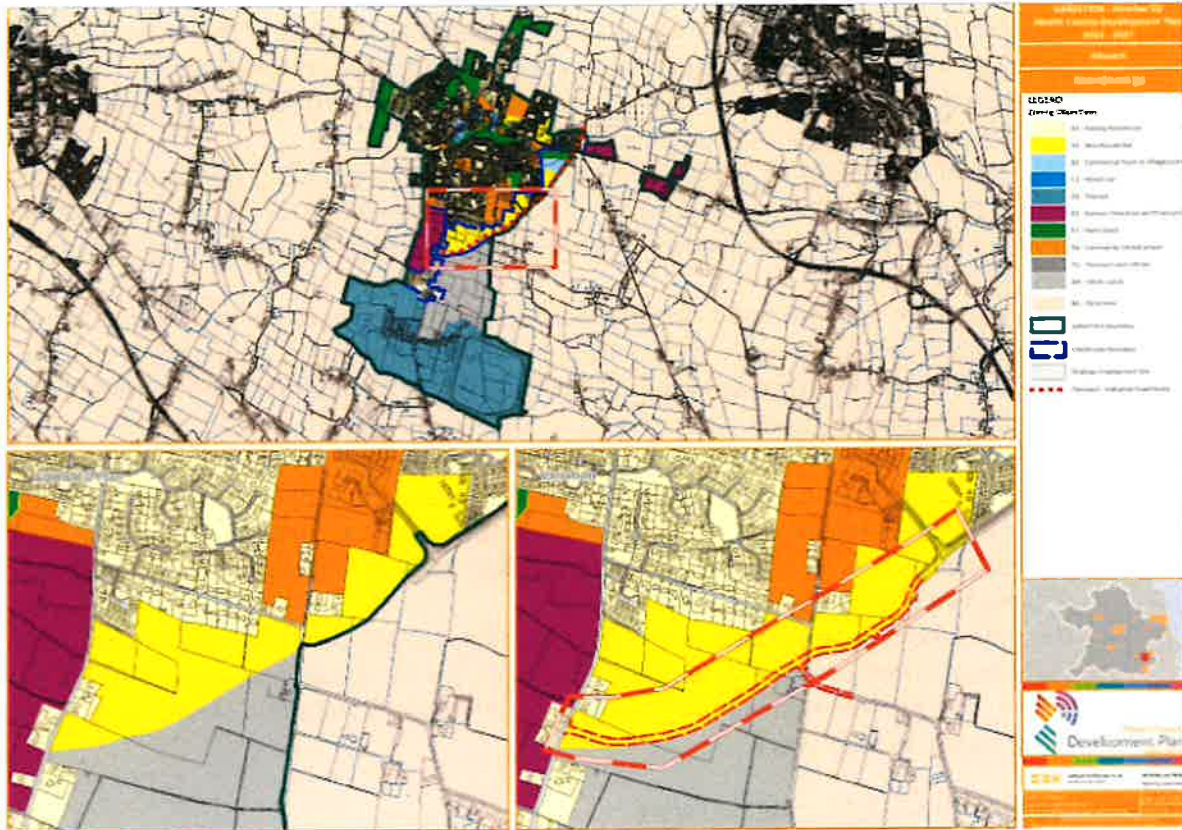
Amendment No:	Proposed Amendment (g): Ratoath Land Use Zoning Map (Ratoath Outer Relief Road)
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Ratoath
Proposed Amendment Summary:	

Extend the A2 New Residential land use zoning out to the permitted, partly constructed, and the preferred route for the remaining section of the Ratoath Outer Relief Road (RORR) design boundary. Additional lands to be zoned should extend to the outer boundary of the constructed and preferred route of the RORR to provide for the delivery of the final section of the RORR and an active residential frontage onto same.

The reasons for the proposed amendment are outlined as follows:

- To update the delineation of the RORR from its indicative status to its permitted, partly constructed and preferred route.
- To overcome the reason for refusal of Strategic Housing Development (313658) for 452 residential units and second phase of the Ratoath Outer Relief Road by An Bord Pleanála on the grounds that the totality of the development proposal, in particular, the RORR was not on 'A2 New Residential' lands. The inclusion of this additional sliver of residential zoning abutting the existing residential zoning will overcome the reason for refusal by providing for the development of the RORR on appropriate zoned land.
- To provide for a strong active residential frontage onto the RORR;
- To provide for a strong, definitive, and active urban edge to Ratoath in accordance with the Meath CDP 2021-2027, the Design Manual for Urban Roads and Streets and the Sustainable Residential Development and Compact Settlements Guidelines 2024.

See outline of relevant land parcel below for the proposed amendment to the Ratoath Land Use Zoning Map.



Submissions Received

- MH-C143-4** – Codliss Developments
- MH-C143-6 and MH-C143-12** – Gerald Turley
- MH-C143-7** – Ann Persechini
- MH-C143-9** – Flinders Developments Limited and Tullydale Limited
- MH-C143-10** – Deirdre Madden
- MH-C143-14** – Eilish Balfe
- MH-C143-21** – Anna Maria Harney
- MH-C143-26** – Cllr Gillian Toole
- MH-C143-29** – James & Yvonne Everard

Summary of Submission

MH-C143-4 – Codliss Developments

This submission is made on behalf of Codliss Developments Limited by Hendrik W van der Kamp. It is stated that the submission is against the proposed amendment to the Ratoath Land Use Zoning Map.

The reasons are outlined below;

1. To refer therefore to the 'permitted route' is factually incorrect. The reason for the proposed amendment also states that the new route is the 'preferred route'. The Draft Variation does not substantiate why this new route is the preferred route in preference to the approved route under the existing development plan.
2. The reason for refusal of Strategic Housing Development (313658) does not make any reference to a suggested or possible material contravention of the RORR with the development plan zoning objective. This reason for the proposed amendment is therefore unsubstantiated.
3. The reason for the proposed amendment lacks rationale because the existing zoning objective and indicative route for the RORR facilitate residential development with strong active residential frontage onto the RORR. The reason for the proposed amendment is therefore unsubstantiated.
4. Any planning application for development of the A2 zoned lands can provide a strong, definitive, and active urban edge to Ratoath by providing appropriate frontage onto the RORR. A change in the development plan zoning objective or delineation of the RORR is not needed and will in fact weaken the future urban edge of the town. The reason for the proposed amendment is not substantiated.
5. The submission also outlines how the road alignment of the section of the Ratoath Outer Relief Road, included in the proposed amendment, shows a horizontal alignment that is in breach of established geometric road design principles. Stating this creates a potential traffic hazard to road users.

MH-C143-6 and MH-C143-12 – Gerald Turley

The submission received from Gerald Turley outlines the following;

- The amendment description does not reflect to what has been written in the document 'Variation No. 2 of the Meath CDP 2021-2027'.
- It is questioned as to why reference to the refused SHD 313658 is mentioned as a reason to amend this zoning. It is recommended for any reference to the SHD should be removed.
- It is outlined in the submission that the plan for the RORR shows an intersection between the east side of Glascarn Lane and the new RORR, however no such junction appears to exist for the east end of Glascarn land that goes onto Fairyhouse Road. There are concerns expressed how this may result to the lane becoming a Cul-De-Sac.

MH-C143-7 – Ann Persechini

This submission objects to the proposed amendment regarding Ratoath Land Use Zoning Map (Ratoath Outer Relief Road) stating;

- 1 Concerns over the RORR encroaching closer and closer to their boundary.
- 2 The planning site map for the amended RORR does not show this submission property designated as existing residential, but on 'White Lands'.
- 3 Planning reference 313658 should be reviewed as the original plan included multi-storey apartments which are an eyesore.
- 4 Concerns regarding not enough doctors, overcrowding in schools, traffic, no park/playground, water shortages.
- 5 In the past year Ratoath has been impacted hugely by water cutoffs/ water pressure. Concerns over the wastewater treatment facility based in Ratoath.

MH-C143-9 – Flinders Development Limited & Tullydale Limited

This submission is in support of the proposed amendment regarding the Ratoath Land Use Map (Ratoath Outer Relief Road) stating that the realignment of the RORR would be less of an impact on development in their landholdings. The submission requests that in adopting the proposed amendment consideration be given to the inclusion of wording requiring the inclusion of utilities and services with appropriate capacity within Phase 2 of the RORR to facilitate the development of the employment lands

MH-C143-10 – Deirdre Madden

The submission does not approve of the proposed amendment. The submission does not state any reasons.

MH-C143-14 – Eilish Balfe

This submission raises the following concerns regarding lack of enforcement regarding the existing RORR being constructed outside of the red line boundary and the absence of a link road on the map.

MH-C143-21 – Anna Maria Harney

The submission objects to any attempt by Meath County Council to progress or vary the Meath County Development Plan 2021-2027 without firstly recognising the rights of the entire of the Glascarn landowners and residents who have never given their permission to forfeit their entitled legal access and enjoyment provided on Glascarn Lane (Road L5020) to join the Kilbride Road or bypass the village of Ratoath. This Plan does not address the west end of Glascarn Lane and any proposal to convert the public road L5020 into a Cul-De-Sac.

Also, the issue of overcoming the reason for refusal of Strategic Housing Development (313658) for 452 residential units and second phase of the Ratoath Outer Relief Road by An Bord Pleanála on the grounds that the totality of the development proposal, in particular, the RORR was not on 'A2 New Residential' lands should be paused while the issue of L5020 is resolved.

Issues are also raised in relation to the SHD design and layout.

MH-C143-26 – Cllr Gillian Toole

1. Adopted plan does not show the current indicative route for the RORR
2. Refusal of SHD means that the remaining section of the RORR is not 'permitted' as per the narrative on page 10 of the variation document
3. Conflict of interest in relation to White Land and Residential zoning requires investigation
4. Why is the proposed new route a preferred route
5. No quantum of lands being rezoned stated leaving the potential for boundary creep into the WL
6. The existing zoning objective and indicative route will facilitate residential development fronting onto the RORR
7. The RORR will establish the definitive boundary of developed land and built up area of Ratoath unless it is planned to further develop Ratoath in future years?
8. Dangerous re-alignment of the proposed RORR – horizontal broken back curves should be avoided according to TII Rural Road Link Design DN-GEO_03031.
9. No consideration of Glascarn Lane alignment, junction nor re-alignment.

MH-C143-29 – James & Yvonne Everard

1. The map shows that the RORR has been pushed a considerable distance to the southwest from its original plan. The first section of the road on the map shows that it has been developed outside the redline boundary of the site in the area not zoned residential. The planning clearly stated that the development has to be inside the redline boundary. The files containing the maps for the first section of the RORR can not be found in ABP since May 2022.
2. The maps produced for these amendments are from the legend maps, produced in 2004 by OSI and show a lot of errors which has caused serious mapping and registration issues in the area. The zoning or development of any more lands should cease until full investigation of the area takes place.
3. The lack of planning enforcement along with the movement of boundaries has created the challenges in completing the RORR by permitting development outside the boundaries of zoned land which has led to ransom strips.
4. Due to mapping errors from the year 2004 the ownership of a large section of the proposed development needs to be queried.
5. Question whether a conflict of interest may have occurred in preparation of this variation.

Chief Executive Response

MH-C143-4 – Codliss Developments

1. The reference to the 'permitted route' is referring to the portion of the RORR which was permitted and constructed under Planning Reference No. RA/150993.
2. Reason no. 2 of the An Bord Pleanála decision states that *'The applicant has not demonstrated to the satisfaction of the Board that the totality of the residential development is on lands zoned A2 New Residential and not on lands zoned as WL White Lands'*. The RORR is an objective of the MCDP (RA OBJ 7 To facilitate the development of the Ratoath Outer Relief route in tandem with development) and it may form part of an adjoining residential development.
3. The existing zoning objective results in a gap between the A2 New Residential and the proposed design of the RORR (WL White Land zoning) which would not allow for strong active residential frontage in accordance with the Design Manual for Urban Roads and Streets and the Sustainable Residential Development and Compact Settlements Guidelines 2024.
4. Response as per item no. 3 above.
5. The preferred route for the remaining section of the RORR has been determined by the Transportation Department of MCC and complies with all road design standards.

MH-C143-6 and MH-C143-12 – Gerald Turley

The Chief Executive confirms that the description of the proposed amendment is accurate. In the reasons for the proposed amendments, the SHD is detailed as one of the reasons for the zoning amendment so as to ensure the entirety of the residential development and preferred alignment of the remaining section (phase 2) of the RORR are on appropriately zoned lands to ensure the delivery of this strategic piece of infrastructure for Ratoath.

A traffic management plan, which will include junctions, roundabouts and traffic calming measures will be included at the planning application stage as part of the overall development. It is noted that the realignment of Glascarn lane will form part of the RORR phase 2 development as outlined on the revised map amendment and will ensure that less through traffic passes through the existing

residential area to the north. Furthermore, once at application stage, there will be opportunities for additional public consultation on the proposed residential scheme and alignment of final RORR.

MH-C143-7 – Ann Persechini

The proposed amendment provides for the preferred route for the completion of the RORR. The detailed design of the remaining section of the RORR will be open to public consultation as part of a future planning application. Any impact of the final design of the route can be viewed and commented upon during the public consultation period on the planning application. The design/layout of any amended residential scheme do not form part of the proposed amendment. The capacity of roads, water, sewerage, and social infrastructure will be considered in any future planning application based on the facts presented within the application. Meath County Council also continually engage with the Department of Education regarding future school requirements and the Council are also currently preparing a Settlement Capacity Audit for all settlements within the county to determine the existing and future servicing requirements. This work is being carried out in conjunction with Uisce Eireann and MCC Transportation Department. Social Infrastructure Audits have also commenced for number of growth settlements in the county to determine future social and school requirements.

MH-C143-9 - Flinders Development Limited & Tullydale Limited

The support included in the submission is noted. The servicing of adjoining lands will form part of the design of the remaining section of the RORR.

MH-C143-10 – Deirdre Madden

The submission does not approve of the proposed amendment. The submission does not however state any background or reasons as to what their objection is.

MH-C143-14 – Eilish Balfe

The first section of the RORR was constructed within the red line boundary of RA/150993.

MH-C143-21 – Anna Maria Harney

The amendment involves extending the zoning out to the permitted (phase 1 of the RORR), partly constructed and preferred route for the remaining section of the RORR. The detailed design including junction layouts and traffic management will form part of any future planning application. The design and layout of any revised residential scheme do not form part of this amendment.

MH-C143-26 – Cllr Gillian Toole

1. The adopted development plan does show the current indicative route for the RORR
2. The reference to the 'permitted route' is referring to the portion of the RORR which was permitted and constructed under Planning Reference No. RA/150993 -essentially phase 1 of the RORR.
3. This amendment is being brought forward by the Executive for the reasons outlined in the Variation document and no conflict of interest exists in this regard. MCC aim is to complete phase 2 of the RORR in conjunction with adjoining land owners in order to manage traffic through the town of Ratoath and support public investment in phase 1 of the RORR
4. The preferred route and final design for the remaining section of the RORR has been determined and agreed by the Transportation Department of MCC and is deemed to comply with all road design standards and will complete the entirety of the outer relief road.

5. The quantum of lands relevant for the proposed amendment is 4.19 ha, the majority of which will be utilised by developing the remaining section of the RORR (phase 2) including the road itself with cycle and pedestrian facilities together with embankments. Any future planning application for residential development on zoned residential lands to the north of the new road will have to include the entirety of phase 2 of the RORR in order to provide clarity and certainty that it will be delivered in parallel with any approved scheme.
6. Following confirmation of the alignment and design of phase 2 of the RORR, the existing zoning in the CDP results in a gap between the A2 New Residential and the proposed RORR (WL White Land zoning). Residential development is not permitted on White Land zoning and therefore, without the proposed amendment, there will not be strong active residential frontage in accordance with the Design Manual for Urban Roads and Streets and the Sustainable Residential Development and Compact Settlements Guidelines 2024. This was confirmed in refusal reason number 2 in the Strategic Housing Development (313658) with An Bord Pleanála
7. The lands to the immediate south of the RORR are zoned RA Rural Area and WL White Land. The White Lands form part of MP 33 Strategic Employment Site. RATH OBJ 2 (Master Plan 33) in the Ratoath Written Statement supports *'the provision of appropriate and sustainable employment, visitor and tourist facilities on lands zoned as Tourism and White Land'*.
8. The preferred route alignment for phase 2 of the RORR has been determined and agreed by MCC Transportation. The proposed road and any future residential scheme will be subject to detailed design assessment as part of any future planning application.
9. Glascarn Lane alignment and junction improvements are part of detailed design for the road and will be included with a planning application for residential and road development.

MH-C143-29 – James & Yvonne Everard

1. The first section of the RORR was constructed within the red line boundary of RA/150993.
2. The maps produced for these amendments are the most up to date OSI maps currently available and are accurate and correct.
3. The Planning Department are not aware of any planning enforcement issues along the route of the RORR.
4. It is unclear as to which land the ownership query relates. Letters of consent are required to be submitted with all planning applications if the applicant does not own or control all lands within the application boundary .
5. This proposed amendment is being brought forward by the Executive for the reasons outlined in the Variation document and no conflict of interest exists in this regard.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

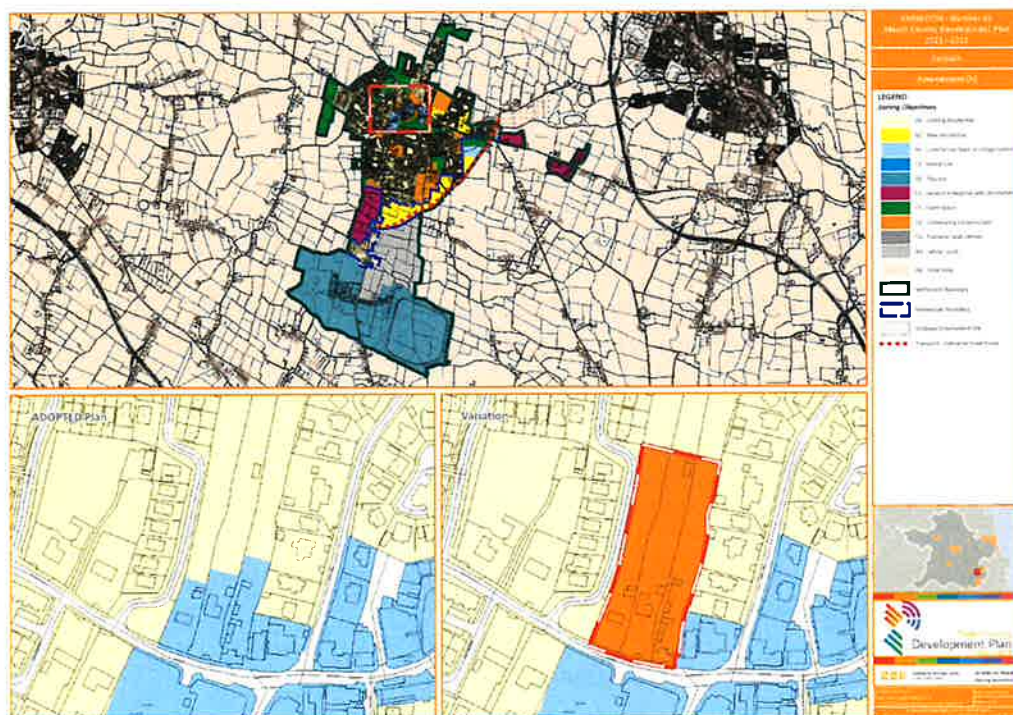
3.9 Proposed Amendment (h): Ratoath Land Use Zoning Map (Town Centre)

Amendment No:	Proposed Amendment (h): Ratoath Land Use Zoning Map (Town Centre)
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Ratoath
Proposed Amendment:	

Re-zoning from A1 Existing Residential and B1 Commercial Town/Village Centre to G1 Community Infrastructure to provide for the development of community uses at this location. The reasons for the proposed amendment are outlined as follows:

- To respond to the findings of the Public Consultation held in September 2023 and the Public Consultation Event attended by local councillors, members of the public, resident’s associations, and local businesses.
- To provide additional community lands in a central and accessible location to meet the needs of the residents of Ratoath and its wider catchment area.
- To bring otherwise undeveloped backlands into use and to maximise the use of the entirety of the site.

See outline of relevant land parcel below for the proposed amendment to the **Ratoath Land Use Zoning Map**.



Submissions Received	MH-C143-17– Enda Keenan MH-C143-26 - Cllr Gillian Toole
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Summary of Submission

MH-C143-17 – Enda Keenan

This submission supports the proposed amendment (h) as a community use will benefit the town centre but the following concerns are raised;

- Traffic concerns regarding the Park View Estate as it may be used as a through-road
- The road is narrow and bin companies refuse to collect in the area due to this

MH-C143-26 - Cllr Gillian Toole

This submission supports the amendment to enable future provision of community facilities and independent living accommodation.

Chief Executive Response

The 2 submissions of support are noted. The traffic concerns raised in MH-C143-17 are noted however access arrangements will only be proposed and assessed at planning application stage. Members of the public will be afforded the opportunity to input into the planning application process.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

3.10 Proposed Amendment (i): Athboy Land Use Zoning Map

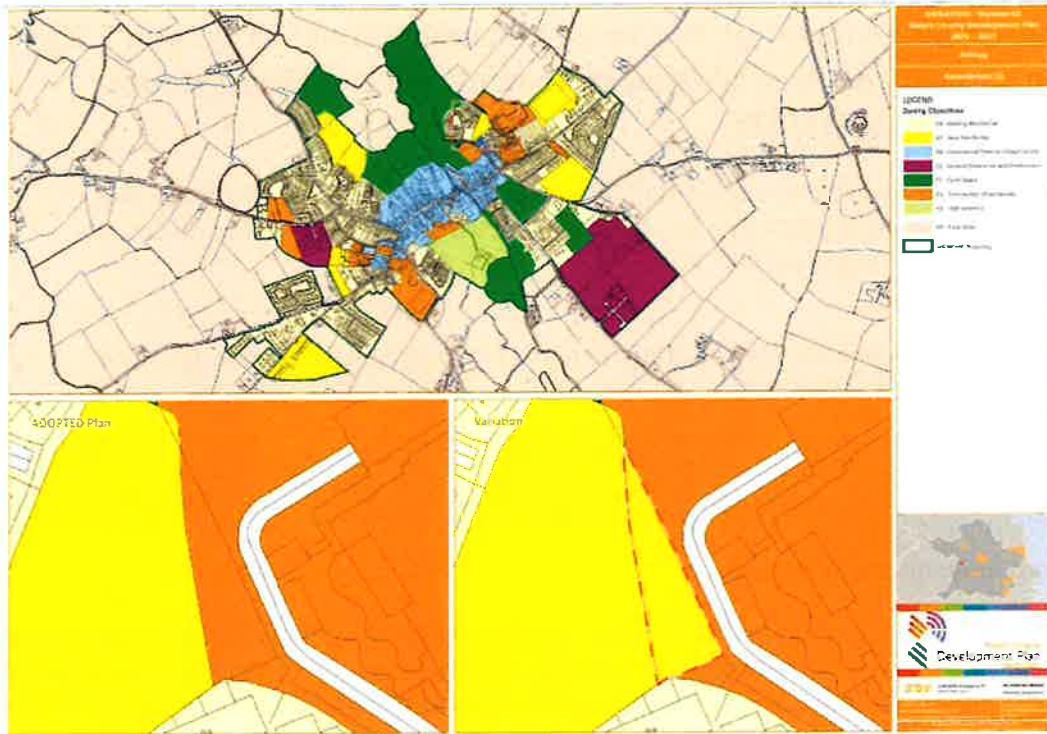
Amendment No:	Proposed Amendment (i): Athboy Land Use Zoning Map
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements - Athboy
Proposed Amendment Summary	

Re-zoning of a triangular wedge of lands measuring approx. 0.08ha from G1 community Infrastructure to A2 New Residential.

The reasons for the proposed amendment are outlined as follows:

- To delineate the land use zoning to align with the natural field boundaries in the area.
- To ensure the land use zoning appropriately reflects the optimal use of the lands.

See outline of relevant land parcel below for the proposed amendment to the Athboy Land Use Zoning Map.



Submissions Received

MH-C143-3 – Kevin & Dermot Cassidy

Summary of Submission

MH-C143-3 – Kevin & Dermot Cassidy

The submission is in support of the proposed amendment to the Athboy Land Use Zoning Map, stating the proposed amendment will result in a correction to the delineation of the land use zonings to align with the natural boundaries of the field.

It is also stated in the submission that the proposed variation will reflect an optimal use of the lands for new residential development in accordance with the objectives of the Development Plan.

Chief Executive Response

The content of the submission is noted.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

3.11 Proposed Amendment (j): Proposed text amendment to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol 2 of Meath County Development Plan 2021-2027

Amendment No:	Proposed Amendment (j): Proposed text amendment to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol 2 of Meath County Development Plan 2021-2027
Chapter/ Section	Volume 2 – Written Statement and Maps for Settlements – Dunboyne, Clonee and Pace

Proposed Amendment:

Proposed text amendment as follows:

“Employment, education (including third level), residential, commercial, and open space /amenity. In regard to the residential element of the Master Plan, it shall be a requirement that proposals will include for the provision of a maximum of 500 residential units with in a range of typologies densities to support the delivery of a sustainable “live work” community-based model.”

The lands at Dunboyne North include and are adjacent to the M3 Parkway Railway Station and to the 1,200-space commuter car park. Having regard to the lands proximity and location relative to the Pace Train Station and potential to accommodate between 800-1000 residential units, it is recommended to omit reference to ‘a maximum of 500 residential units’ from Section 7.0 Masterplan in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the CDP as it is considered unnecessary and not reflective of the current development strategy for Dunboyne, Pace and Clonee. Masterplan 22 is a live document that provides a framework for future growth in Dunboyne North. Given its potential to be developed as a Live-Work community adjoining a high-frequency rail line, high density residential units should be accommodated beside public transport nodes and the overall development of the Dunboyne, Pace and Clonee area must be developed in line with the relevant allocations of the Core Strategy under Table 2.12 of the MCDP 2021-2027. It is also important to note that Dunboyne, Pace and Clonee have provisionally been identified as Transport-Orientated Development sites and shall be further detailed in the upcoming review of the NPF.

Submissions Received	MH-C143-8 – Transport Infrastructure Ireland
	MH-C143-22 – Office of the Planning Regulator
	MH-C143-23 – EMRA
	MH-C143-24 – National Transport Authority

Summary of Submission

MH-C143-8 – Transport Infrastructure Ireland

1. TII expresses that the amendment is not consistent with the national policy and the Authority requests that Proposed Amendment (j): Proposed text amendment to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol. 2 of the Meath County Development Plan 2021-2027, is premature pending resolution of appropriate master planning within this area in a statutory planning format with public consultation, liaison, and evidence base requirements are addressed as required by official policy provisions outlined.

MH-C143-24 – National Transport Authority

1. An increase in the cap to 800-1000 residential units at Pace would require a commensurate reduction in housing unit allocation for Dunboyne village. This it is considered could undermine the role of Dunboyne village as the focus for growth.
2. It is not clear how the proposed revised unit total of 800-1000 for Pace has been derived and no methodology has been provided in support of the total.
3. NTA understands that TOD works remains to be completed in tandem with the NPF review and would not at this time provide robust support for the proposed housing unit allocation increase.
4. NTA raises concerns with the reliance on Masterplans as an instrument to guide development in the county, and was supportive of the preparation of Local Area Plans as the most appropriate means of planning in the short-to medium-term.
5. The subject Masterplan was also relatively weak in addressing the critical connection between Pace and Dunboyne village
The NTA recommends that a Local Area Plan and associated Local Transport Plan using the ABTA methodology represent the optimal mechanisms for planning the sustainable growth of Dunboyne and its environs.

MH-C143-22 – Office of the Planning Regulator

1. The core strategy sets a housing target of c.2000 units for Dunboyne to 2027, inclusive of the masterplan lands (500 units) and the extensive New Residential zoning around the existing built-up area of the settlement, including 1,180 units designated as 'infill' units consistent with national and regional objectives for compact growth. The proposal (under proposed amendment (j) to remove the 500-unit limit for the masterplan to facilitate up to 800-1000 units is inconsistent with the core strategy.
2. The subject amendment, would facilitate a doubling of residential units on this peripheral site located outside the CSO settlement boundary for Dunboyne. Whereas, it is accepted that the Development Plan includes a 'live-work' concept for these lands, no evidence basis has been provided for an expansion of this concept.
3. The Variation as proposed would risk facilitating an extensive new community in an isolated area with poor pedestrian and cycling connection to the town. Further, the peripheral nature and poor pedestrian and cycling connection to the town also would not accord with objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act as such development would not facilitate modal shift to active travel consistent with RPO 5.3, with the Greater Dublin Area Transport Strategy 2022-2042 and RPO 8.4, and would not constitute an integrated approach to transport and land use planning consistent with RPO 8.1.
4. In addition, the subject amendment, which relates to lands within the vicinity of the N3/M3 junction with the R157 at Pace does not have regard to the requirement to avoid compromising the capacity and efficiency of the national road/ associated junctions under section 2.7 of the Spatial Planning and National Roads, Guidelines for Planning Authorities(2012).

Recommendation 1 – sustainable development

Having regard to the core strategy of the Meath County Development Plan 2021-2027 (the Development Plan) and to the provision of new homes at locations that can support compact and sustainable development growth, and in particular to:

- section 15(1) of the Planning and Development Act 2000, as amended;
- RPO 3.1 of the RSES to implement the regional growth strategy;
- NPO 9 of the NPF and RPO 4.1 of the RSES for the proportionate growth of towns;
- NPO 3 of the NPF and RPO 3.2 of the RSES for compact growth;
- RPO 5.3 to facilitate sustainable travel patterns and RPO 8.1 to implement integrated transport and land use planning;
- the provisions modal shift under the Climate Action Plan 2024, as supported by the Minister for Transport's National Mobility Policy; and
- section 2.7 of Spatial Planning and National Roads, Guidelines for Planning Authorities (2012),

The planning authority is required to omit Proposed Amendment (j): Text update to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol. 2 of Development Plan.

MH-C143-23 – EMRA

The submission states that the proposed removal of the reference to a maximum of 500 residential units from Section 7.0 of the Masterplan, does not remove the requirement that any future development proposals at the subject lands in Dunboyne North will be required to be compliant with the overall household allocation for Dunboyne as set out in the Core Strategy (Table 2.12) in the County Development Plan. In this regard, additional policy provision, where this is not already provided for within the County Development Plan, should be included to ensure that the draft variation of the development plan, and, in particular, the core strategy, is consistent with the regional spatial and economic strategy.

Chief Executive Response

MH-C143-8 – Transport Infrastructure Ireland & MH-C143-24 – National Transport Authority

1. The proposed removal of the reference to a maximum of 500 residential units from Section 7.0 of the Written Statement, does not remove the requirement that any future residential development proposals at Dunboyne North will be required to be compliant with the overall household allocation for Dunboyne as set out in the Core Strategy (Table 2.12) in the County Development Plan. All future applications for residential development in Dunboyne North will have to be consistent with the allocations in Core Strategy Table 2.12.
2. The agreed Masterplan 22 indicates that potentially 800-1000 units could be developed in the longer term at Dunboyne North e.g. over multiple development plan periods. It is also envisaged that with modal shift towards greater public use of the train station at Parkway, there will be increasing number of units that will be less car dependant thus less traffic movements and pressure on local roads and M3 motorway. As stated under item no. 1 above, it is not proposed to amend the household allocation figure for Dunboyne and Dunboyne North and any new residential developments will still be required to be compliant with the overall household allocation.
3. The lands at Dunboyne North include and are adjacent to the M3 Parkway Railway Station and to the 1,200 space car park and are located within the Dublin Metropolitan Area. Dunboyne and Environs is the only settlement within County Meath that is a metropolitan

settlement. National, Regional and Local Planning policy specifically targets growth and development within such settlements. Through the MCDP 2021-2027 and settlement policy framework in Chapters 2 and 3, MCC very much supports this growth strategy. The rail line to Dunboyne will be upgraded to high frequency under the Dart+ West Programme. It is also important to note that Dunboyne, Pace and Clonee have provisionally been identified as Transport-Orientated Development sites (TOD) and shall be further detailed and outlined in the upcoming review of the National Planning Framework (NPF). This has been confirmed in correspondence received by MCC from the Department of Housing, Local Government and Heritage dated 6th October 2023. Meath County Council continues to actively engage with all government departments and agencies to support sustainable development in areas where public transport is already available.

4. Meath County Council recognise the importance of Local Area Plans and are committed to the preparation of the statutory Local Area Plans in the county. The Draft Joint Maynooth LAP is due to be published in June 2024, while non-statutory consultation has taken place for the Joint Drogheda UAP with an envisaged draft by the end of 2024. A consultant has been appointed to commence the preparation of a Local Transport Plan for Navan which will inform the Navan LAP. A consultant has also recently been appointed by MCC to update the 2018 Transportation Study at Dunboyne & Environs and the NTA and TII will have an opportunity to participate in the process.
5. Development of a coordinated pedestrian and cycle movement strategy aligned with the Transportation Study at Dunboyne and Environs will ensure permeability to and from Dunboyne, the existing railway station and future development proposals within the masterplan lands. There is an existing pedestrian and cyclist underpass beneath the R157 which provides safe permeability between the north and south of the R157. The proposed pedestrian and cycle network improvements will facilitate high levels of pedestrian and cyclist permeability throughout the Masterplan site, as well as from these lands to the M3 Parkway railway station. They will also bring improvements to the pedestrian and cyclist permeability between Dunboyne North and Dunboyne town centre, which shall in turn reduce dependence upon the private car for those travelling to and from the development lands. There are a number of Large Scale Residential Developments (LRDs) approved and at advanced stages of pre planning in Dunboyne town and Dunboyne North. All new developments must comply with the requirements of the aforementioned Transportation Study and each application includes relevant requirements for new infrastructure to be developed in line with new developments. This new infrastructure is outlined in Table 7.1 - Implementation Plan Overview. The document can be viewed via the following link <https://www.meath.ie/system/files/media/file-uploads/2021-06/Dunboyne%20%20Environs%20Transport%20Assessment%20-%20Final%20Report.pdf> . As stated under item no. 4 above, a consultant has also recently been appointed by MCC to update the 2018 Transportation Study at Dunboyne & Environs and the NTA and TII will have an opportunity to participate in the process.

MH-C143-22 – Office of the Planning Regulator

1. The proposed removal of the reference to a maximum of 500 residential units from Section 7.0 of the Written Statement, does not remove the requirement that any future residential development proposals at Dunboyne North will be required to be compliant with the overall household allocation for Dunboyne as set out in the Core Strategy (Table 2.12) in the County Development Plan. All future applications for residential development in Dunboyne North will have to be consistent with the allocations in Core Strategy Table 2.12. The agreed Masterplan 22 indicates that potentially 800-1000 units could be developed in the longer term at Dunboyne North e.g. over multiple development plan periods. It is also envisaged that with modal shift towards greater public

use of the train station at Parkway, there will be increasing number of units that will be less car dependant thus less traffic movements and pressure on local roads and M3 motorway. As stated under item no. 1 above, it is not proposed to amend the household allocation figure for Dunboyne and Dunboyne North and any new residential developments will still be required to be compliant with the overall household allocation. Critical enabling infrastructure is required prior to the development of the residential zoned landbanks adjoining Dunboyne Central Rail Station and all forthcoming LRD applications will span a 10-year permission period. Section 4.4.1 of the development Plan Guidelines 2002 states that *'development plans must build in sufficient flexibility to ensure that housing development not progressing on one or more sites cannot operate to prevent other suitable sites that may be developed within the life of the development plan, from coming forward'*. Removing a limit to the no. of units adjoining a high frequency rail line and significant employment zoning within the Dublin Metropolitan Area is considered consistent with and in accordance with the Development Plan Guidelines, NPF and RSES.

2. The OPR submissions states *'Whereas, it is accepted that the Development Plan includes a 'live-work' concept for these lands, no evidence basis has been provided for an expansion of this concept, which is yet to advance through the planning application process'*. The agreed Masterplan 22 clearly outlines that Phase 1A of the masterplan lands will be the provision of employment generating uses prior to the development of housing. In accordance with the Masterplan, planning application reference number 23/424 is due for decision on 9th June 2024, following a further information request. This application consists of the construction of 3 no. office blocks with a floor area of 13,729 sqm. Anchor retail and other non-residential uses will be provided on the C1 Mixed Use lands in Phase 1A of the masterplan implementation which will provide more jobs at Dunboyne North. In line with the Masterplan Phasing, further employment generating uses will be provided in Phase 1B. The Live-work community concept is embedded in the Dunboyne Written Statement and Masterplan. The development of all lands at Dunboyne North will require key enabling infrastructure to be developed in line with all land-uses as outlined above and any new residential development must comply with Table 2.12 of the Core Strategy.
3. The lands at Dunboyne North include and are adjacent to the M3 Parkway Railway Station and to the 1,200 space car park. The rail line will be upgraded to high frequency under the Dart+ West Programme. Pedestrian and cycling connections to the town centre are being progressed and developed in accordance with the Dunboyne Transport Plan and the approved masterplan. Pedestrian and cycle linkages between Dunboyne North and the Town Centre (such as the R7 objective of the Transportation Plan) will be further enhanced via the Council Part 8 process and through the LRD process. Development of a coordinated pedestrian and cycle movement strategy aligned with the Transportation Study at Dunboyne and Environs will ensure permeability to and from Dunboyne, the existing railway station and future development proposals within the masterplan lands. There is an existing pedestrian and cyclist underpass beneath the R157 which provides safe permeability between the north and south of the R157. As the Competent Authority, MCC must ensure that all new development is evidence based with a strong rationale and comply and be consistent with all National, Regional and Local Development Plan policy as well as that of state bodies such as the TII and NTA.
4. As stated above, the development of Dunboyne North will be over multiple development plan periods and the TII and NTA will have the opportunity to input into the development management process on each planning application. To date, MCC has ensured that all new and proposed development at Dunboyne and Dunboyne North are consistent and comply with the NPF, RSES and the MCDP 2021-2027. A consultant has also recently been

appointed by MCC to update the 2018 Transportation Study at Dunboyne & Environs is and the NTA and TII will have an opportunity to participate in the process.

MH-C143-23 – EMRA

The Chief Executive welcomes the supportive submission received from EMRA which details that *'The proposed amendments are considered aligned to the 3 Key Principles of Healthy Placemaking, Climate Action and Economic Opportunity of the RSES, and complementary to RSO 2 Compact Growth and Urban Regeneration, RSO 5 Creative Places and RSO 6 Integrated Transport and Land Use set out in Section 2 (Strategic Vision) of the RSES'*. The proposed removal of the reference to a maximum of 500 residential units from Section 7.0 of the Masterplan, does not remove the requirement that any future development proposals at the subject lands in Dunboyne North will be required to be compliant with the overall household allocation for Dunboyne as set out in the Core Strategy (Table 2.12) in the County Development Plan.

In conclusion, the proposed amendment should be approved for the following reasons:

1. Dunboyne is a metropolitan settlement targeted for future growth
2. Dunboyne is currently serviced by Bus Éireann, Dublin Bus and Iarnród Éireann with two existing train stations that will be upgraded to Dart + standard in accordance with Government Policy
3. The proposed Navan Rail Line is committed and listed in the Greater Dublin Area Transportation Strategy and shall extend the rail line from Dunboyne North onto Navan and shall generate greater frequency of service and development opportunities when built. It is important to sustainably plan for this in order to meet the designations of both Dunboyne as a metropolitan settlement and Navan as a key Town
4. In the publication of the NPF update and review, Dunboyne and Environs will be a Transport Orientated Development settlement as agreed and confirmed in draft with the Department of Housing, Local Government and Heritage and consequently shall benefit from a larger allocation of population and housing figures as it is a targeted area for growth due to availability of public transport and zoned and serviced lands
5. All new development at Dunboyne North is predicated on agreed detail of masterplan 22 and that a new commercial landuse must be developed to facilitate a new live work community
6. A Strategic Employment Site is designated at Dunboyne North within the MCDP and there are numerous enquiries and pre planning ongoing regarding the development of same
7. All new residential development in Dunboyne and Dunboyne North must comply and be consistent with the current Core Strategy
8. All new development in Dunboyne and Dunboyne North must comply with all requirements of the Transportation Study 2018 (and any subsequent amendments as per the updates from the current review) as detailed above
9. All proposed developments at Dunboyne and Dunboyne North do align and comply with NPF and RSES

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.

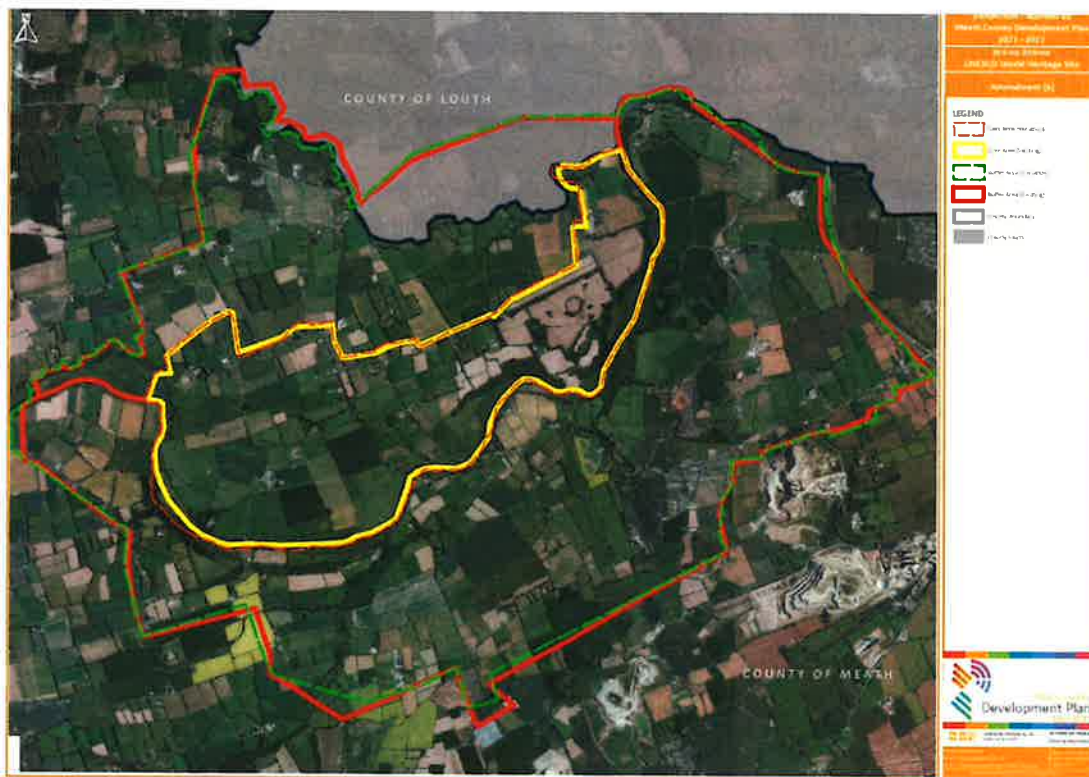
3.12 Proposed Amendment (k): Map 8.1 Brú na Bóinne World Heritage Site map update in Volume 3 of the Meath County Development Plan 2021-2027.

Amendment No:	Proposed Amendment (k): Map 8.1 Brú na Bóinne World Heritage Site map update in Volume 3 of the Meath County Development Plan 2021-2027.
Chapter/ Section	Map 8.1 Brú na Bóinne World Heritage Site map update in Volume 3 of the Meath County Development Plan 2021-2027.
Proposed Amendment:	

Draft Variation No.2 also proposes to provide the following mapping correction to address obligations to UNESCO and the National Monuments Service:

Map 8.1 Brú Na Bóinne: Arising from UNESCO requirements as part of 7-year Periodic reporting it is a requirement of the State Party to provide a boundary map of the World Heritage Property (WHP) in GIS format. Pursuant to this UNESCO requirement, the National Monument Service (NMS) recently carried out a GIS digitisation exercise of plotting the boundary of the inscribed World Heritage Property. This had not been done since the original WHP boundary was hand drawn back in 1996.

This GIS plotting exercise has clarified the boundary of the Core and Buffer areas as inscribed and the proposed variation includes a map of Brú Na Bóinne with this digitised boundary layer. The changes arising from this digitisation are negligible but aligned the map with that supplied to UNESCO. A letter from DoHLGH outlining the requirement to reflect the GIS digitised boundary has been provided in Appendix I of this Document.



**Submissions
Received**

MH-C143-11 – Cllr Paddy Meade

MH-C143-20 - Louth County Council

Summary of Submission**MH-C143-11 – Cllr Paddy Meade**

1. The impacts that this zoning amendment may have on the ability to live in the area and farming practices.
2. It also notes that there has been a lack of communication from the council and the National Monument Service with the locality and members of the 'Brú na Bóinne [Steering] Community' regarding the remapping of this area.
3. It is requested that the mapping tools and internal reports used to map the area be disclosed before deciding on the proposed amendment.

MH-C143-20 - Louth County Council

Louth County Council welcomes the GIS digitisation of the map associated with the Brú na Bóinne World Heritage Site and state that they will amend the boundary within Louth in due course.

Chief Executive Response**MH-C143-11 – Cllr Paddy Meade**

1. The Chief Executive has considered the above comments. As stated in the proposed Variation document, the GIS plotting exercise has clarified the exact and precise boundary of the Core and Buffer areas by aligning the boundary with the natural field boundaries on the ground. The changes arising are relatively small and mainly comprise a reduction in the boundary. The changes are also considered important to ensure clarity and to avoid situations where ambiguity may exist where the WHS site boundary does not follow field or defined boundaries on the ground.
2. As stated above the changes are relatively minor in nature. The updated map has been placed on public display for a 4 week period and has been open to submissions from interested parties. Apart from the 2 submissions listed here, no other comments or submissions have been received by third parties or landowners.
3. Up until last year, the map was in a hand drawn format since 1996. Arising from UNESCO requirements as part of 7 year Periodic reporting, it is a requirement of the State Party to provide a boundary map of the World Heritage Property (WHP) in GIS format. Pursuant to this UNESCO requirement, the National Monument Service (NMS) recently carried out a GIS digitisation exercise of plotting the boundary of the inscribed World Heritage Property. That GIS plotting exercise has clarified the boundary of the Core and Buffer areas as inscribed thus the need for Meath County Council to now include the refined boundary in this proposed variation.

MH-C143-20 - Louth County Council

1. The Council notes Louth County Council support for the proposed amendment and welcomes Louth's intention to amend the boundary in Louth in due course.

Chief Executive Recommendation

It is recommended that the Plan be amended in line with the proposed variation amendment as displayed.