



Meath County  
Development Plan  
2021-2027

**Variation No. 1**  
of Meath County Development Plan  
2021-2027

Adopted on 13<sup>th</sup> May 2024

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## 1.0 INTRODUCTION

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), on 13<sup>th</sup> May 2024 Meath County Council varied the County Development Plan 2021-2027. Variation No.1 comprises the first variation to the Meath CDP 2021-2027.

## 2.0 SUMMARY OF VARIATION NO. 1 OF THE MEATH COUNTY DEVELOPMENT PLAN 2021-2027

Meath County Council prepared Variation No. 1 to the Meath CDP under Section 13 of the Planning and Development Act 2000 (as amended). The purpose of Variation No. 1 is to give effect to the following amendments:

### 1) Amendment No. 1 - Chapter 1 – Introduction

The introduction of text to outline the intention to replace the Written Statements for respective settlements in the Meath CDP 2021-2027 with a new Local Area Plan, Joint Local Area Plan or Joint Urban Area Plan upon their adoption by the Elected Members. The land use zoning objectives contained in Volume 2 of the Meath County Development Plan 2021-2027 will be retained. On adoption, the Local Area Plan, Joint Maynooth Local Area Plan or Joint Drogheda Urban / Local Area Plan will replace the respective Written Statement in Volume 2 of the Meath County Development Plan 2021-2027 by way of a variation to the Plan. During the intervening period, the Written Statement contained in the Meath County Development Plan will continue to have effect.

(Please note that Proposed Objective has been removed as per CE's Reports recommendation)

### 2) Amendment No. 2 - Chapter 2 'Core Strategy' & Volume 2 Written Statements

In response to a letter received from the Department of Housing, Local Government and Heritage regarding Core Strategy housing targets (See Appendix 1), Variation No.1 aims to incorporate guidance from the '*Development Plan Guidelines for Planning Authorities 2022*', into Chapter 2 'Core Strategy' to ensure an adequate supply of housing can be delivered to meet demand in the county.

Table 2.12 of the Meath CDP sets out the Settlement Hierarchy and household allocation within the county. The current Core Strategy for the Meath County Development Plan provides sufficient lands to accommodate the current housing allocation for the county.

Notwithstanding this, it has become apparent that a lack of choice and competition as well as market and servicing capacity constraints can, in certain circumstances, restrict the growth of individual settlements. Section 4.4.3 of the Guidelines highlights the potential need to zone more serviced land and sites for residential use, over and above the amount that precisely meets the projected housing demand to provide a degree of choice in development sites and to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.

In the context of Co. Meath, it is the aim of the County Development Plan to deliver 1,880 Units per annum up to 2027. Notwithstanding this, 2022 census data for the county shows that the total housing stock grew from 70,649 to 78,759 between 2016-2022. This indicates an average increase of 1,352 units annually since 2016. While internal monitoring reflects an increase in construction in more recent years, this data also indicates a shortfall of an average of 528

residential units annually on the planned housing delivery for County Meath. Having regard to the recent 2022 census data and the unanticipated population growth in Meath, the Council are reviewing the causes of this shortfall with the intention of identifying and addressing obstacles to the delivery of housing within the county.

It is acknowledged in the *Development Plan Guidelines for Planning Authorities 2022*, that when considering the household allocation for settlements, permissions cannot be considered in isolation to the wider issues<sup>1</sup>. Consequently, the Council will ensure careful monitoring is carried out of both permissions granted, units delivered, expiring permissions, phasing of permissions, infrastructural constraints, land hoarding and speculating, land owners of zoned land not prepared to develop their lands or other impediments to ensure actual housing delivery is considered in the context of the various obstacles. Where obstacles to delivery are identified, Meath County Council will take guidance from Section 4.4.1 – 4.4.4 on *Core Strategy Zoning and Residential Use* and Section 10 on *Implementation, Monitoring and Reporting of the Development Plan Guidelines 2022*. This will include;

- Ensuring that future planning applications for residential development are assessed in the context of both housing permissions and delivery potential within a settlement, with further consideration to be given to expiring permissions, phasing arrangements for permissions, infrastructural constraints and the ability of the settlement's overall physical and social infrastructure to absorb residential development.
- An assessment of whether the amount of land already zoned is adequate to meet the housing needs of the area having regard to the rate of take-up and build-out of such land over a preceding period of at least 6-10 years.
- Identifying 'Additional Provision' of residential lands to provide some degree of competition and choice in the residential development land market and to ensure a future pipeline of well-located serviced land. Such lands will be zoned for residential use based on factors such as site location, the availability or proximity of, or capacity to provide, off-site services, facilities or infrastructure.
- Re-zoning lands that have remained undeveloped and serviced for a significant period of time and replacement with an alternative zoning objective.

All of the above will be considered in the context of an urgent need to increase housing supply to meet the demand in the county.

While the Core Strategy relates to the concept of a hierarchy of settlements and related residential provision based on the principle that towns must grow at a sustainable and appropriate level, the growth rate must therefore be linked to all other social and physical provisions within a settlement such as school provision, transport provision, social services, retail provision, recreational and green spaces.

Where settlement household allocations are therefore reaching or at capacity and where centrally located brownfield/infill sites remain available for development, prioritization will be given to vacant sites in town centre locations once physical and social infrastructure is available and adequate. ~~Such development in brownfield or town centre locations should be considered Core Strategy neutral and therefore acceptable subject to all other normal planning considerations.~~

Variation No.1 also consolidates repetitive objectives within Chapter 2 and Volume 2 – Written Statements, by removing the following to avoid unnecessary duplication;

SH OBJ 1, ASH OBJ 1, ATH OBJ 1, GHIB OBJ 1, BAL OBJ 1, BLMD 1, CAR OBJ 1, CARN OBJ 1, CLO OBJ 1, CRO OBJ 1, DON OBJ 1, NAV OBJ 1, DNS OBJ 1, KEL OBJ 1, TRM OBJ 1, DCE OBJ

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<sup>1</sup> *Development Plan Guidelines, 2022, Appendix A Section 1.2.3*

1, RA OBJ 1, ENF OBJ 1, STA OBJ 1, KIL OBJ 1, DUL OBJ 1, LON OBJ 1, OLD OBJ 1, DRUM OBJ 1, GOR OBJ 1, JUL OBJ 1, KEN OBJ 1, KILB OBJ 1, KILD OBJ 1, KILM OBJ 1, KLM OBJ 1, MOY OBJ 1, NOB OBJ 1, RATHC OBJ 1, RATH OBJ 1, SLN OBJ 1, SUM OBJ 1 (see Appendix 2 for full text of objectives)

These objectives are adequately conveyed through existing CS OBJ 1 and CS OBJ 3 of Chapter 2, Core Strategy in Volume 1, which state:

CS OBJ 1: *To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.*

CS OBJ 3: *To ensure the implementation the population, housing growth and household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted, under construction and delivered ~~built~~ as part of the implementation of this objective, in compliance with the Development Plan Guidelines 2022.*

### **Amendment No. 3 – Reallocation of residential units**

Section 10.3 of the Development Plan Guidelines for Planning Authorities 2022 requires monitoring of the Core Strategy for the county on an annual basis. The Residential Tracking Monitoring System for Co. Meath has been drafted and is operational as the key quantitative data source used to analyse and report residential planning and construction activity. This internal dataset is supported by Central Statistic Office (CSO) data on population, housing completions and employment figures.

A review of the Residential monitoring data that informed Table 2.12: Core Strategy Table, on Population and Household distribution to 2027 has identified an issue in the existing residential planning permissions in the County. While it was previously understood that the existing units not yet built in the county comprised 5,820 units, subsequent commencement and completion data as part of the Two-Year Review of the County Development Plan identified that 781 of these units were completed and/or expired in 2019 and therefore were outside of the household allocation period of 2020 -2027. This situation occurred as a result of delays in the preparation and adoption of the Meath County Development Plan 2021-2027 which was originally planned for adoption in 2019 but incurred significant delays pending the publication of the National Planning Framework 2018, Regional and Economic Spatial Strategy in 2019 and the Covid pandemic in 2020.

In Variation No. 1, it is proposed to re-allocate these units to larger Settlements in Tier 3 – 4 in accordance with the CDP growth and settlement strategy and to ensure full utilisation of existing infrastructure and resources in the County. This data coupled with the fact that a number of settlements are reaching or have reached their targeted household allocation demonstrates the need for incorporating flexibility into the Core Strategy to ensure appropriate housing delivery against the backdrop of the current housing crisis and in line with the Government Housing Strategy, Housing for All (2021).

## **3.0 HOW TO READ THE VARIATION TO THE MEATH COUNTY DEVELOPMENT PLAN 2021-2027**

The following sections of this document set out the Amendments to the two chapters of Vol. 1 of the Meath County Development Plan 2021-2027 where modifications are warranted to give effect to the adoption of upcoming Local Area Plans, Joint Local Area Plans or Joint Urban Area Plans and to introduce flexibility in the permitting, delivery and distribution of housing set out in Chapter 2, the Core Strategy where appropriate and in line with national and regional policy.

The letter received from the Department of Housing, Local Government and Heritage regarding Core Strategy housing targets is contained in Appendix 1. Appendix 2 sets out amendments to objectives contained in Vol. 2 of the Meath County Development Plan 2021-2027 to remove unnecessary duplication of objectives that are appropriately addressed in Chapter 2 Core Strategy of Vol. 1.

New text proposed to be included is **shown in blue like this**.

Where text needs to be deleted, the respective working is shown in ~~striketrough~~.

The Amendments document is accompanied by two supporting reports – the Strategic Environmental Assessment Screening (SEA) Report and the Appropriate Assessment Screening Report.

## **4.0 SCHEDULE OF THE VARIATION No.1**

### **Amendment No. 01 - Chapter 1 Introduction**

#### **Text update to Section 1.5.1 ~~Existing Suite of Local Area Plans~~ **Written Statements for Settlements in Meath.****

~~A Local Area Plan is currently in place for the following settlement centres: Ashbourne, East Meath, Dunshaughlin, Dunboyne, Ratoath and the Southern Environs of Drogheda.~~

A Written Statement and Land Use Zoning ~~objectives~~ map to establish a framework for interalia the future LAP's, to support economic development and to provide a basis for continued operation of the development management process pending the completion of the LAP's (in the case of Drogheda the UAP) has been included in Volume 2 for each Settlement. ~~center.~~ **These Written Statements will continue to have effect unless they are replaced and superceded by their respective Local Area Plan, Joint Local Area Plan or Joint Urban Area Plan. On adoption, the Local Area Plan, Joint Maynooth Local Area Plan or Joint Drogheda Urban / Local Area Plan will replace the respective Written Statement in Volume 2 of the Meath County Development Plan 2021-2027 by way of a variation to the Plan. During the intervening period, the Written Statement contained in the Meath County Development Plan will continue to have effect.**

### **Amendment No. 02 - Chapter 2 'Core Strategy' & Volume 2 Written Statements**

#### **Text update to Section 2.8.1 Guiding Principles for Core Strategies**

##### **2.8.1.1 Eastern and Midlands Regional & Economic Spatial Strategy**

In its 'Guiding Principles for Core Strategies' the RSES requires Local Authorities to have regard to the settlement hierarchy in the preparation of the Core Strategy.<sup>16</sup> There is also a recognition that the implementation of the Growth Strategy of the NPF at a regional and county level will result in inconsistencies with existing plans, particularly with regard to the quantum of land zoned for residential use.

The RSES provides the following options to address the issue of excess residential lands:

- Apply prioritisation measures which takes account of the sequential development of lands which are suitable for housing but may not be forthcoming in the plan period
- De-zone the land

There is also an acknowledgement that there are instances where there are settlements with long-term development potential that are not being brought forward for development.

Rather than being dependent on the release of these lands for residential development, the RSES indicates that Local Authorities should consider other suitable lands with better prospects for delivery in the short term whilst also pursuing the more strategic lands through an Active Land Management Strategy.

### **2.8.1.2 Development Plan Guidelines for Local Authorities (2022)**

*The publication of the Development Plan Guidelines for Local Authorities (2022) provides clarity in respect to excess zoned residential lands stating that it is a policy and objective of these Guidelines that 'zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning' but should instead take a phased approach. Alternative zoning uses and deletion of the zoning objective can also be considered when addressing excess.*

*The Guidelines outline that de-zoning should occur where the land zoned has remained undeveloped and un-serviced through one or more development plan cycles, with no prospect of being serviced within the six-year life of the development plan.*

*The guidelines also acknowledge that in providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. The approach outlined in Section 4.4.2 of the guidelines accepts that a degree of choice in development sites is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.*

*The release of such lands can compensate for lands with live planning permissions that have no subsequent activity within the duration of their permission will ensure site options are not curtailed at the advanced stages of the County Development Plan period and will ensure that a steady supply of land for housing in the right locations are built into the system.*

*In identifying the residential land requirement for this Plan and addressing the issue of excess lands, ~~consideration will be given to both options set out above.~~ An a significant quantum of residential lands was de-zoned to align the amount of lands zoned with the housing allocation for each settlement during the County Development Plan review. Having regard to the limited availability of remaining undeveloped residential zoned lands in some settlements, which was established following a detailed analysis at the Two Year Review of the Plan, a comprehensive evaluation of all undeveloped residential lands in each settlement by way of a Settlement Capacity Audit (SCA) will inform future zoning and phasing of residential lands. The SCA will inform a future variation to the County Development Plan. a significant quantum of residential lands were de-zoned in accordance with the RSES guidance during the County Development Plan review. The prioritisation/phasing of residential lands will only be utilised in the larger settlements where population growth is to be concentrated i.e. Regional Growth Centre, Key Town, or Self-Sustaining Growth Towns and only where there are fundamental reasons which support the requirement to phase such lands.*

**Update to Section 2.9.3 Recent Activity in Residential Construction**

**Section 2.9.3 Recent Activity in Residential Construction**

~~The continuation of the economic recovery, the associated increase in employment, and improved consumer confidence has resulted in increased activity in residential construction, particularly in the southern and eastern parts of the County.~~

~~This has been particularly evident from 2014, with year on year increases in the number of Commencement Notices received for multi unit residential developments. These Commencement Notices are being translated into completed units. The CSO Report ‘New Dwelling Completions’ 2011-18 recorded that there were 1,512 residential units completed in Meath in 2018. This represents an increase of almost 40% on 2017 when 1,091 units were completed. In comparison to other parts of the region Meath is one of the most active counties behind Fingal (2,140 units), Dublin City (1,843 units), and South Dublin (1,654 units).~~

**Section 2.9.3 Monitoring of Population Growth and Housing Growth in the County**

*Section 10.3 of the Development Plan Guidelines for Planning Authorities 2022 requires monitoring of the Core Strategy for the county. This monitoring must be carried out annually and include a breakdown of the following indicators:*

Indicator	
<b>Residential</b>	
1.	New home completions (including through refurbishment/conversions)
2.	New home completions per NPO 3 (see below)
3.	Planning permissions granted for residential development with: <ul style="list-style-type: none"> <li>(i) A breakdown of 1, 2 ,3 and 4+ units permitted and</li> <li>(ii) A breakdown per Tier 1 and Tier 2 lands</li> </ul>
4	Breakdown by relevant rural area type of rural housing: <ul style="list-style-type: none"> <li>(i) Planning Applications lodged</li> <li>(ii) Breakdown in decisions</li> <li>(iii) New home completions</li> </ul>

*To address this requirement, a Residential Tracking Monitoring System for County Meath was established as a key quantitative data source to analyse and report residential planning and construction activity. This internal dataset is informed by Central Statistic Office (CSO) data on population and employment figures, internal housing completions records and Building Control Management System data.*

*A review of internal planning permission data and 2022 census data indicates that market and infrastructural constraints has restricted the delivery of housing across the county. It is a target of the County Development Plan to deliver 1,880 Units per annum up to 2027. Notwithstanding this, 2022 census data for the county shows that the total housing stock grew from 70,649 to 78,759 between 2016-2022. This indicates an average increase of 1,352 units annually since 2016. While internal monitoring reflects an increase in construction in more recent years, this data also indicates a shortfall of an average of 528 residential units annually on the planned housing delivery for County Meath. Having regard to the recent 2022 census data and the unanticipated population growth in Meath, the Council are reviewing the causes of this shortfall with the intention of identifying and addressing obstacles to the delivery of housing within the county.*



*Consequently, careful monitoring must be carried out for both permissions granted, units delivered, infrastructural or other impediments to ensure the likelihood of housing delivery is considered in the context of the various obstacles. In accordance with the Development Plan Guidelines, the anticipated rate of housing delivery and the likelihood of expiring permissions commencing must also be factored into the various considerations that form part of the successful delivery of the Core Strategy. The proposed phasing of larger residential developments must also be considered.*

*Notwithstanding that the county has zoned a sufficient amount of land to accommodate the household allocation up to 2027, regard must be had to the historical trends for housing delivery and the significant complexities that exist in delivering housing including issues such as economic viability, site assembly and site ownership, funding, timescales for delivering the necessary physical infrastructure and the nature of speculative land management that may render certain lands unavailable within the lifetime of the plan. Accordingly, where lands cannot be bought forward for development within the Core Strategy period, a degree of flexibility in the distribution of the housing and population targets, in line with national and regional policy, is required to facilitate an adequate supply of housing to meet demand in the county. This may include allowing 'additional provision' of lands to provide some degree of competition and choice in the residential development land market.*

*Where such flexibility is awarded, an evidence-based assessment will be carried out that will consider active and expiring planning permissions, units delivered, the function of the settlement and the existing and planned infrastructural, employment and community services available to the settlement (the Asset-Based Approach). The focus and target must however be based on housing delivery as opposed to meeting targets.*

*In recognition of climate change mitigation and adaptation measures, self-sustaining settlements with existing or planned high quality transport services must also be recognised for their potential to contribute to national objectives to transition to a climate resilient and low carbon society. Recognition of high-quality transport settlements also accords with RPO 8.1 of the RSES which states "The integration of transport and land use planning in the region shall be consistent with the guiding principles expressed in the transport strategy of the RSES".*

*Active Land Management measures undertaken by the Council such as the Residential Zoned Land Tax will also support the delivery of housing in the county and ensure compliance with National and Regional Planning Policy.*

### **Text Changes to 2.14.1 Policies**

It is the policy of the Council:

#### **CS POL 1**

To promote and facilitate the development of sustainable communities in the County by monitoring and managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities.

### **Text changes to 2.14.2 Objectives**

It is an objective of the Council:

**CS OBJ 3**

To ensure the implementation of the population, ~~and~~ housing growth **and** household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted and **delivered under construction/built** as part of the implementation of this objective, **in compliance with the Development Plan Guidelines 2022.**

**Removal of duplicate core strategy objectives from Volume 2 Settlement Written Statements**

Variation No.1 also proposes to consolidate repetitive objectives within Chapter 2 and Volume 2 – Written Statements, by removing the following to avoid unnecessary duplication;

SH OBJ 1, ASH OBJ 1, ATH OBJ 1, GHIB OBJ 1, BAL OBJ 1, BLMD 1,CAR OBJ 1, CARN OBJ 1, CLO OBJ 1, CRO OBJ 1, DON OBJ 1, NAV OBJ 1, DNS OBJ 1, KEL OBJ 1, TRM OBJ 1, DCE OBJ 1, RA OBJ 1, ENF OBJ 1, STA OBJ 1, KIL OBJ 1, DUL OBJ 1, LON OBJ 1 , OLD OBJ 1, DRUM OBJ 1, GOR OBJ 1, JUL OBJ 1, KEN OBJ 1, KILB OBJ 1, KILD OBJ 1, KILM OBJ 1, KLM OBJ 1, MOY OBJ 1, NOB OBJ 1, RATHC OBJ 1, RATH OBJ 1, SLN OBJ 1, SUM OBJ 1 (see **Appendix 2** for full text of objectives)

These objectives are adequately conveyed through existing CS OBJ 1 and CS OBJ 3 of Chapter 2, Core Strategy in Volume 1 of the County Plan.

**Amendment No. 03 - Introduction of Text and Table under Table 2.12:**

*A review of the Residential monitoring data that informed Table 2.12: Core Strategy Table, on Population and Household distribution to 2027 has identified an issue in the existing residential planning permissions in the County. While it was previously understood that the existing units not yet built in the county comprised 5,820 units, subsequent commencement and completion data as part of the Two-Year Review of the County Development Plan identified that 781 of these units were completed and/or expired in 2019 and therefore were outside of the household allocation period of 2020 -2027. This situation occurred as a result of delays in the preparation and adoption of the Meath County Development Plan 2021-2027 which was originally planned for adoption in 2019 but incurred significant delays pending the publication of the National Planning Framework in 2018, Regional and Economic Spatial Strategy in 2019 and the Covid pandemic in 2020.*

*In Variation No. 1, it is now proposed to re-allocate these units to larger Settlements in Tier 3 – 4 in accordance with the County Development Plan growth and settlement strategy and to ensure full utilisation of existing infrastructure and resources in the County. This data coupled with the fact that a number of settlements are reaching or have reached their targeted household allocation demonstrates the need for incorporating flexibility into the Core Strategy to ensure appropriate housing delivery against the backdrop of the current housing crisis and in line with the Government Housing Strategy, Housing for All (2021).*

Settlement	Additional Household Allocation 2020-2027
Settlement Tiers 3-4	781*

\* Units recorded as extant permissions that were completed or expired prior to 2020.

**Insert New Objective CS OBJ 3A:** *The 781 residential units shall only be applied to Tier 3 to 4 Settlements where there is a demonstrated demand for housing and sufficient supporting services available including*

*access to employment, public transport, water/wastewater, commercial/retail services and social infrastructure. This will be implemented through the Development Management function, monitored by the Forward Planning Department, and applicable until such time as the National Planning Framework Review is completed and adopted.*

## **5.0 ACCOMPANYING REPORTS**

Variation No.1 is accompanied by two supporting reports:

- Strategic Environmental Assessment Screening (SEA) Report
- Appropriate Assessment Screening Report (AA)

## **APPENDIX 1**

**Letter from Dept. of Housing Local Government &  
Heritage on Core Strategy & Housing Delivery**



FAO: Des Foley  
Director of Services  
Planning, Economic and Tourism Development  
Meath County Council  
Buvinda House  
Dublin Road  
Navan  
Co. Meath

4<sup>th</sup> of September 2023

Dear Des,

I write in response to your letter to Minister Darragh O'Brien TD dated 03 July 2023 regarding the matter of Core Strategy housing targets in the Meath County Development Plan and the report of the Chief Executive to the elected members of Meath County Council dated 27 June 2023 in respect of a notice of motion adopted at the Council's June meeting.

I wish to acknowledge your recognition of the significant housing challenge being faced across the country and commend the clear commitment of Meath County Council to facilitating the supply of housing to assist in meeting demand through the granting of permission for residential development. I also acknowledge the update provided by the Chief Executive to elected members setting out details of the proposed revision to the National Planning Framework currently being progressed by this Department, noting the advice of the Executive that there is sufficient land zoned within the county to meet projected population and housing growth in the short to medium term pending the revision to the National Planning Framework and the associated updating of the Regional Spatial and Economic Strategy.

In this regard, and further to the concerns set out in your letter, I wish to advise that it is proposed, on finalisation of the revision to the National Planning Framework early next year, to facilitate a streamlined process for incorporation of any revised targets arising from the updated Framework into the regional strategies and development plans. As you will be



aware, the draft Planning and Development Bill 2022 proposes moving from a 6 year to a 10 year development plan cycle, and it is the Minister's intention to facilitate early transition into the new arrangements, which may also allow for amendments associated with revised housing supply targets.

In the interim, I would draw your attention to certain provisions of the *Development Plans - Guidelines for Planning Authorities*, issued in July 2022, and the *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities*, issued in December 2020, which may raise relevant considerations in the context of any proposed variation to the Meath County Development Plan.

In particular, you may wish to consider the provisions of sections 4.4.1 and 4.4.2 of the 2022 Guidelines as well as section 4.4 of the 2020 Guidelines, which refer to the need to have regard to the rate of take-up and build-out of land, in addition to the remaining duration of permissions (both commenced and uncommenced), when estimating the requirements for zoning of land for residential purposes to meet housing supply targets in the Core Strategy. Any such estimates must be evidenced-based and justified. The key message is that in cases where planning permission has been granted for housing development on any particular site, it should not automatically lead to the assumption that the particular site will contribute to targeted housing supply during the lifetime of a development plan, and a realistic assessment, based on a range of factors including delivery and performance, should inform this.

You may also wish to consider the potential scope for the identification of Long Term Strategic and Sustainable Development Sites (having regard to the provisions set out within section 4.4.4 of the 2022 Guidelines) in order to provide longer term certainty over likely key development locations.

In this connection, the Department is currently considering potential opportunities for Transport Orientated Development (TOD) in the Greater Dublin Area ; to identify locations in close proximity to existing or planned high capacity public transport nodes and corridors. A TOD working group comprising of officials in DHLGH, Department of Transport, the Land Development Agency and the National Transport Authority are assessing proposals with a view to preparing a study report similar to that recently published in respect of the four



Dublin local authority areas. The identification of such strategic locations may facilitate the prioritisation for investment in the necessary infrastructure to support timely development, and may provide opportunities for consideration as future Urban Development Zone designations, a feature of the proposed draft legislation to replace Strategic Development Zones. In the interim however, the sites can, where considered appropriate in the context of current policy including the 2022 Guidelines, be included within the development plan and considered as additional provision over and above the 20-25% additional provision threshold set out within the Guidelines, where it is not likely that they will be developed over the six-year plan period.

Your sincerely

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

---

Paul Hogan  
A/Assistant Secretary

## **APPENDIX 2**

### **Proposed Removal of Duplicate Core Strategy Objectives in Vol. II of Meath County Development Plan 2021-2027**



**ASH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ashbourne as set out in Table 2.12 of the Core Strategy is not exceeded.

**ATH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Athboy as set out in Table 2.12 of the Core Strategy is not exceeded, subject to availability of services.

**GHIB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Baile Ghib (Gibbstown) as set out in Table 2.12 of the Core Strategy is not exceeded.

**BAL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ballivor as set out in Table 2.12 of the Core Strategy is not exceeded.

**BLMD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for the East Meath settlements<sup>4</sup> as set out in Table 2.12 of the Core Strategy is not exceeded.

**CAR OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carlanstown as set out in Table 2.12 of the Core Strategy is not exceeded.

**CARN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carnaross as set out in Table 2.12 of the Core Strategy is not exceeded.

**CLO OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Clonard as set out in Table 2.12 of the Core Strategy is not exceeded.

**CRO OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Crossakiel as set out in Table 2.12 of the Core Strategy is not exceeded.

**DON OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Donore as set out in Table 2.12 of the Core Strategy is not exceeded.

**KEL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kells as set out in Table 2.12 of the Core Strategy is not exceeded.

**NAV OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Navan as set out in Table 2.12 of the Core Strategy is not exceeded.

**DNS OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunshaughlin as set out in Table 2.12 of the Core Strategy is not exceeded.

**TRM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Trim as set out in Table 2.12 of the Core Strategy is not exceeded.

**DCE OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunboyne and Clonee as set out in Table 2.12 of the Core Strategy is not exceeded.

**RA OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ratoath as set out in Table 2.12 of the Core Strategy is not exceeded.

**ENF OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Enfield as set out in Table 2.12 of the Core Strategy is not exceeded.

**STA OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Stamullen as set out in Table 2.12 of the Core Strategy are not exceeded, subject to the availability of services

**KIL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilcock Environs as set out in Table 2.11 of the Core Strategy is not exceeded.

**DUL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Duleek as set out in Table 2.12 of the Core Strategy is not exceeded.

**OLD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Oldcastle as set out in Table 2.12 of the Core Strategy is not exceeded.

**DRUM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Drumconrath as set out in Table 2.12 of the Core Strategy is not exceeded.

**GOR OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Gormanstown as set out in Table 2.12 of the Core Strategy are not exceeded.

**JUL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Julianstown as set out in Table 2.12.

**KEN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kentstown as set out in Table 2.12 of the Core Strategy are not exceeded.

**KILB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilbride as set out in Table 2.12 of the Core Strategy are not exceeded.

**KILD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kildalkey as set out in Table 2.12 of the Core Strategy is not exceeded.

**KILM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmainhamwood as set out in Table 2.12 of the Core Strategy is not exceeded

**KLM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmessan as set out in Table 2.12 of the Core Strategy are not exceeded.

**MOY OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Moynalty as set out in Table 2.12 of the Core Strategy is not exceeded.

**NOB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Nobber as set out in Table 2.12 of the Core Strategy is not exceeded.

**RATHC OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathcairn as set out in Table 2.12 of the Core Strategy is not exceeded.

**RATH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathmolyon as set out in Table 2.12 of the Core Strategy is not exceeded.

**SLN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Slane as set out in Table 2.12 of the Core Strategy are not exceeded.

**SUM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Summerhill as set out in Table 2.12 of the Core Strategy is not exceeded.

**LON OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Longwood as set out in Table 2.12 of the Core Strategy is not exceeded.



Meath County  
Development Plan  
2021-2027