



Chief Executive Report

Draft Variation No. 3 of Meath County Development Plan 2021-2027, as varied

December 2024

Meath County Council

customerservice@meathcoco.ie | (046) 9097000 | www.meath.ie

Contents

Introduction	2
1.0 Introduction & Overview of the Chief Executive’s Report	2
Purpose & Contents of the Chief Executive’s Report	2
1.1 Summary of Proposed Variation No. 3 of the Meath CDP 2021-2027, as varied	3
1.2 Consultation Process on the Draft Variation No. 3 to the Meath CDP 2021-2027	3
1.3 Approach to Consideration of Submissions	4
1.4 Conclusion	4
2.0 Index of Submissions	5
3.0 Submissions	6
3.1 Key Statutory Submissions	6
3.2 Other Submissions	18
3.5 SEA/AA Report Submissions	24
4.0 SEA Screening for Draft Variation No. 3 Meath County Development Plan 2021-2027, as varied	25

Introduction

1.0 Introduction & Overview of the Chief Executive's Report

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. 3 to the Meath County Development Plan 2021-2027, as varied and will set out the Chief Executive's response to the issues raised in the submissions, and make recommendations 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 a number of Variations to the Meath CDP. Variation 1 and 2 were adopted on the 13th May 2024. This document presents the CE's responses to the third proposed Variation.

Pursuant to Section 13 of the Planning and Development Act 2000 (as amended), notice of the preparation of Proposed Variation No. 3 to the Meath County Development Plan 2021-2027, as varied was given on 18th October 2024. Submissions and observations with regard to the Proposed Variation together with Strategic Environmental Assessment and Appropriate Assessment Screening Reports were invited for a period of 4 weeks from 18th October 2024 to 18th November 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. 3 as follows:

1. List the persons or bodies who made a submission or observation under this section;
2. Summarise the issues raised by the person or bodies in the submissions;
3. 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.

1.1 Summary of Proposed Variation No. 3 of the Meath CDP 2021-2027, as varied

Variation No. 3 consists of the following proposed amendments;

- **Proposed Amendment No. 1: Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024**

Reason: To update the County Development Plan to take account of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in January 2024 and issued under Section 28 of the Planning and Development Act 2000, as amended. Section 28 provides that planning authorities shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000, as amended, in the performance of their functions.

- **Proposed Amendment No. 2: Age Friendly Housing**

Reason: The proposed amendment takes into consideration the actions outlined in the policy statement entitled “Housing Options for Our Ageing Population” prepared by the Department of Housing, Planning and Local Government and the Department of Health (2019), Section 6.4 entitled “Age Friendly Communities” of the National Planning Framework (Project Ireland 2040) and Housing Policy Objective 6: Increase and improve housing options for Older People within policy “Housing for All, A new Housing Plan for Ireland” prepared by the Department of Housing, Planning and Local Government (2021).

- **Proposed Amendment No. 3: Percentage range for the quantum of residential uses permitted on Town Centre/Mixed Use zoning**

Reason: The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community. Leading on from this, we need to consider how we can encourage increased residential occupancy into our towns and villages. More people living in town centres means more support for local businesses. It means a safer environment, thanks to passive policing. In this regard, it is considered that greater flexibility should be built into the quantum of residential uses permitted on both town centre and mixed-use zoned lands. In this way, each application can be assessed on a case-by-case basis with greater flexibility in relation to the quantum of residential uses relevant to the site’s location and context.

1.2 Consultation Process on the Draft Variation No. 3 to the Meath CDP 2021-2027

Consultation on Draft Variation No. 3 to the County Development Plan 2021-2027, as varied, together with respective Strategic Environmental Assessment and Appropriate Assessment Screening Reports was carried out for a period of 4 weeks from 18th October to 18th November 2024 inclusive.

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

- Notices of the Proposed Draft Variation No. 3 to the County Development Plan 2021 -2027, as varied, were published in the Meath Chronicle and the Drogheda Independent and the Meath County Council Public Consultation Portal. The notices included information on how

to make a submission on the Proposed Draft Variation No. 3 and associated Environmental Reports.

- Notice of the Proposed Draft Variation No.3 together with information on public consultation issued to the Prescribed Bodies and adjoining Local Authorities.
- The Draft Variation No. 3 and associated Environmental Reports were placed on public display in Buvinda House, each Municipal District Office, online at www.consult.meath.ie, the Meath County Council website and all MCC Social Media Platforms. All relevant websites and social media platforms included details of the consultation on the Proposed Draft Variation No. 3 including information on how to make a submission via the online Consultation Portal and by post. Updates and reminders were issued via Social Media Platforms.

Sixteen submissions were received during the Proposed Draft Variation No. 3 consultation period.

1.3 Approach to Consideration of Submissions

Following the uploading of all submissions to the online portal, each submission was reviewed to allocate the issue to the relevant section appropriate of the Proposed Draft Variation of the County Development Plan 2021-2027, as varied. The 'Index of Submissions', outlined in Section 2 below, identifies each submission by unique submission number, name, proposed amendment number to which it related, and page number where it is contained in the report.

Proposed changes to the text are identified in **blue** while text proposed for deletion contains a ~~strike through~~. Further proposed new text modifications arising from submissions to Proposed Variation No.3 are *underlined and italicised in green*. Proposed deletions are identified in ~~*green-strikethrough*~~.

1.4 Conclusion

In accordance with Section 13(6)(a) of the Planning and Development Act 2000 as amended, the members, having considered the Proposed Variation 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.



Kieran Kehoe
Chief Executive

2.0 Index of Submissions

Submission No.	Name	Amendment No.	Page
MH-C171-14	Office of the Planning Regulator (OPR)	Proposed Amendment No. 01 Proposed Amendment No. 02 Proposed Amendment No. 03	6
MH-C171-3	Eastern & Midland Regional Authority (EMRA)	Proposed Amendment No. 01 Proposed Amendment No. 02 Proposed Amendment No. 03	10
MH-C171-2	Transport Infrastructure Ireland (TII)	General Submission	13
MH-C171-4	Health & Safety Authority (HSA)	General Submission	13
MH-C171-5	Uisce Eireann (UE)	General Submission	14
MH-C171-6	Department of Education	Proposed Amendment No. 01 Proposed Amendment No. 03	15
MH-C171-15	National Transport Authority (NTA)	Proposed Amendment No. 01	16
MH-C171-9	Office of Public Works (OPW)	General Submission	16
MH-C171-7	Louth County Council	General Submission	17
MH-C171-8	Meath Older Person's Council	Proposed Amendment No. 02	18
MH-C171-10	ARC Villages	Proposed Amendment No. 02	19
MH-C171-11	National Disability Authority	Proposed Amendment No. 02	19
MH-C171-12	RMLA (on behalf of Tesco Ireland Limited)	Proposed Amendment No. 03	21
MH-C171-13	Yvonne Everard	Proposed Amendment No. 01	22
MH-C171-16	Councillor Gillian Toole	Proposed Amendment No. 01	23
MH-C171-1	Environmental Protection Agency (EPA)	General Submission	24

3.0 Submissions

3.1 Key Statutory Submissions

Submission	MH-C171-14 – Office of Planning Regulator
Amendment No:	Proposed Amendment 1, 2 and 3
Summary of Submission	
<p>The OPR welcomes the transposing of national and statutory planning policy into the County Development Plan but considers that a stronger policy framework is required with respect to both the increased height at Navan train station and the exemptions associated with the percentage ranges of residential uses within the B1 Commercial/Town or Village Centre zoning objective and C1 Mixed Use Land Use Zonings where such lands are located in peripheral and non-sequential locations. Two recommendations are made as detailed below:</p>	
1. Navan Rail Station	
<p>Navan is already identified in the County Development Plan as a suitable location for increased building heights. The Office notes that the Navan railway project is identified in the National Transport Authorities Greater Dublin Area Transportation Strategy 2022-2042 and accepts that there is a rationale for increased density at this location once it has been confirmed that the Navan station will remain in its current location. In this regard, the Planning Authority should consult with the NTA to confirm that this is the case. The submission contends that the proposed Variation also provides no design policy context for the consideration of increased height at this location. While this matter would be more appropriately addressed holistically through the preparation of a building height strategy as part of the review of the County Development Plan, in the interim, the Planning Authority should provide some clear design criteria against which any planning application for proposed development can be assessed in accordance with the Policy and Objective 4.2 Compact Settlements Guidelines.</p>	
<p><u>Recommendation 1:</u> having regard to the creation of attractive, liveable, well-designed urban spaces and the integration of land use and transport policy, and in particular to:</p>	
<ul style="list-style-type: none">• NPO 4 of the National Planning Framework for high quality urban places;• Policy and Objective 4.2 of the Sustainable Residential Development and Compact settlements, Guidelines for Planning Authorities (2024) which requires the key indicators of quality urban design and placemaking set out in section 4.4 are applied within statutory development;• RPO 8.1 of the RSES requiring the integration of transportation and land use planning;• The Greater Dublin Area Transport Strategy 2022-2042 and RPO 8.4 of the RSES requiring that land use plans demonstrate a consistency with the GDA Transport Strategy; and• SPPR 1 of the Urban Development and Building Heights, Guidelines for Planning Authorities (2018) to support an increase building height in locations with good public transport accessibility,	
<p>The Planning Authority is required to:</p>	

- Clarify that the Navan station will remain in its current location. The Planning Authority should consult with the National Transport Authority in relation to this matter;
- Provide a design context and/or principles for the provision of increased building height at the proposed location.

2. Residential quantum on Town Centre and Mixed-Use Lands

The submission states that in relation to the B1 zoned lands which are generally centrally located within settlements, the provision of residential occupancy is welcomed as it promotes compact growth, activity in urban centres and sustainable mobility. It is important, however, that an appropriate balance is struck between providing new homes, protecting the vibrancy and vitality of the town and village centres, and providing for essential retail and services to serve the communities. The Regulator is concerned, therefore, that there is a lack of detail in respect of exceptions. In this respect, the proposed Variation should clearly set out the basis or criteria for determining where and how *‘a clear evidence base has been demonstrated’*. This would provide clarity for the public and prospective applicants and would provide a robust policy framework to support decision-making at the development management stage. Any such exemptions should be determined having regard to the Development Plans, Guidelines for Planning Authorities (2022), National Policy and Regional Objectives for the regeneration and renewal of town centres. In relation to the C1 zonings, the Office notes that a number of these zoning objectives are located in peripheral and non-sequential locations, often leapfrogging land identified as A2 zoned land not available for development until post 2027, for example in Enfield and Navan. Furthermore, no evidence basis has been provided to support the increase in the residential quantum to 50-70%, and no criteria have been provided in respect of the exemption to full exceed this quantum.

Recommendation 2: having regard to the provision of new homes at locations that can support compact and sustainable development, and to urban regeneration and the need to address high levels of vacancy while protecting the vibrancy and vitality of town centres, and in particular to:

- NPO 6, NPO 11, NPO 35 of the National Planning Framework;
- RPO 6.12 of the Regional Spatial and Economic Strategy to support placemaking of town centres;
- The settlement and housing strategy vision set out in section 3.2, chapter 3 of the Meath County Development Plan 2021-2027;
- ED POL 2 of the CDP to support and facilitate the economic development of the County;
- The Development Plans, Guidelines for Planning Authorities (2022),

The Planning Authority is required to:

- Clarify and define the exceptions associated with the percentage range of residential uses permitted within B1 Commercial/Town or Village Centre; and
- Make the proposed Variation without the proposed amendments to the C1 Mixed Use lands.

Other Matters:

- The Office recommends clarifying that the density ranges identified in DM OBJ 14 are net;
- Ensure footnote 2 (Pg 14 of the proposed Variation) relating to accessible suburban/urban extension is appropriately referenced through the text inserted into Objective DM OBJ 14;
- Clarify the proposed deletions and new wording proposed in Section 3.8.8 Housing for Older People

Chief Executive Response

The Chief Executive welcomes the submission from the Office of the Planning Regulator (OPR) and recognises and endorses the role of the OPR within the Planning System. Meath County Council has a very positive working relationship with the OPR and looks forward to continuing and developing relations through further engagement in all functions of the office.

Response to Recommendation 1:

The Council note the OPR's concerns with regard to the lack of a definitive train station location and a design policy context to support increased heights at this location. For clarity, proposed Variation No. 3 does not predetermine the location of the Rail Station. The inclusion of Navan Rail Station in Section 11.5.9 and DM OBJ 25 in Proposed Variation No.3 is to ensure alignment of the Meath CDP 2021-27 with Section 3.4 'Refining Density' and Table 3.8 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024. This states that Planning Authorities should encourage densities at or above the mid-density range at the most central and accessible locations in each area. Table 3.8 defines accessible locations as lands within 1,000 metres of an existing or planned high-capacity urban public transport node or interchange. Meath County Council continue to engage with both NTA and Iarnród Éireann, including the Navan Rail Project Team and Manager, with a view to determining and identifying potential locations for rail stations in Navan as well as identifying emerging route corridors for the rail line from Pace Dunboyne to Navan Town. It is currently envisaged that emerging rail corridors will be identified and placed on public consultation Q2 2025 and a preferred rail route agreed by Q4 2025.

Increased densities and building heights also support the concept of Transport Orientated Development (TOD), a form of urban development that seeks to maximise the provision of housing, employment, public services and leisure space within close proximity to transport nodes. To comply with the concept of Transport Orientated Development, Section 3.4 of the Sustainable Residential Development and Compact Settlements Guidelines 2024, and having regard to the certainty that any future rail station will be located within the town centre, increased building heights should be supported around a future train station. Through the candidate sites call for TODs from the Department of Housing, Local Government and Heritage (DHLGH) and Department of Transport (DOT), Meath County Council was successfully included in the list and the town centre expansion site in Navan, known as MP6, is identified as a potential future TOD based on the commitment of the Navan Rail Line in the GDA Transport Strategy and continuous engagement with the NTA and Iarnród Éireann. There has been ongoing engagement and correspondence with the TOD working group in this regard.

Notwithstanding this, Meath County Council agree that any increased building heights must carefully integrate into the surrounding urban form and must be proximate to the location of the future Navan Central Rail Station. For this reason, the Council are actively collaborating with Iarnród Éireann and their consultants to determine the scope of the Navan rail project and the preferred route option. Additionally, Meath County Council have also appointed Consultants to prepare a Masterplan for the lands identified as MP6 in the Meath County Development Plan 2021-2027, as varied. These lands are zoned for town centre uses and are contiguous to the retail core of the town and critically, the R1 Rail Corridor land use zoning objective intersects these lands and identifies and safeguards the location for the proposed Navan Central Rail Station. The MP6 Masterplan will provide guidance on appropriate density, building heights, design criteria, layout and integration of buildings with the surrounding urban environment. It is currently envisaged that given the potential of a rail station being located along the existing line entering Navan South, the MP6 lands are also

in consideration for a more formal designation as a Priority Area Plan or an Urban Development Zone in the review of the MCDP 2021-2027 under the new Planning and Development Act 2024.

Response to Recommendation 2: The OPR has highlighted an issue specifically relating to the percentage of residential permissible on C1 Mixed Use Zoned land. It should be noted that in Year 3 (November 2023-November 2024) of the Annual Monitoring Report for the CDP 2021-2027, only one residential unit was granted on C1 zoned lands and 47 residential units on B1 zoned lands for the entirety of County of Meath. The greater flexibility being introduced under this amendment on B1 and C1 zoned land is aimed at increasing vibrancy within our town centres and allowing for increased residential uses in areas where substantial vacancy exists in commercial units as the evidence base and monitoring outlines that there is no demand or need for additional commercial units in the area. The zoning objective on C1 lands has not changed and remains *to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live-work' communities*.

Notwithstanding this, the Council acknowledge that the Mixed-Use Zoning Objective in Section 11.14.6 requires clarification on the percentage of residential uses that would be considered acceptable. Furthermore, where a development proposal contains a high residential component, it must have regard to the Asset Test set out in Section 9.3 *Housing and Regeneration* of the Eastern and Midland Region RSES 2019-2031. Therefore, the onus will be on the applicant to demonstrate the appropriateness of a high percentage of residential use on C1 zoned land. The Council also acknowledge that a greater emphasis could be placed on placemaking and reference made to Section 9.3 of the RSES as suggested by EMRA. In this regard, a revision and addition to the text is proposed in Chapter 11 under the B1 and C1 zoning category guidance notes.

Other Matters

The Chief Executive acknowledges the clarification that densities refer to net densities and this will be clarified under DM OBJ 14.

Chief Executive Recommendation

Proposed Amendment No. 01:

Addition of the word net as follows:

DM OBJ 14: The following [*net*](#) densities shall be encouraged when considering planning applications for residential development:

Proposed Amendment No. 02:

Correction to text of Section 3.8.8, the following text in blue has been added:

With people living longer it is important that provision is made to allow older people to live independently in their local community for as long as possible. Living close to local services and facilities creates a convenient lifestyle for older people and encourages them to remain active and healthy. [*In Ireland, the Housing Options for Our Ageing Population - Policy Statement 2019 \(23\) emphasizes the importance of choice in housing for older people. A key principle underpinning Government housing policy is to support older people to live in their own homes with dignity and independence for as long as possible.*](#) The Council has published an 'Age Friendly Strategy ~~2017-2020~~[*2023-2028*](#)', which seeks to cater for the needs of older people.

Proposed Amendment No. 03 –

Minor Modification to Section 11.14.6 Land Use Zoning Categories at the end of B1 Town Centre zoning category guidance and C1 Mixed Use zoning category guidance:

B1 Commercial/Town or Village Centre

Objective: To protect, provide for and/or improve town and village centre facilities and uses
Guidance

The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement *while also encouraging increased residential occupancy within our towns*, the percentage of residential development in B1 zones shall generally ~~fall within the range of not exceed 30%-50%~~ of the quantum of a development site in any development proposal in Key Towns, Self-sustaining Growth Towns, Self-sustaining Towns. Exceptions may be facilitated on a case by case basis *where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on B1 zoned land, it must be demonstrated;*

- A) *that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.*
- B) *that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial uses.*

C1 Mixed Use zoning category guidance:

Lands identified for mixed-use development are only appropriate in higher-tier settlements. The objective on these lands is to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live-work' communities. These areas are generally located in proximity to high-frequency public transport corridors. ~~In order to achieve balanced development,~~ *Where a residential component is proposed,* the percentage of residential development in C1 zones shall generally ~~fall within the range of not exceed 50%-70%~~ of the quantum of a development site. Exceptions may be facilitated on a case-by-case basis *where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on C1 zoned land, it must be demonstrated;*

- A) *that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.*
- B) *that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial uses.*

Submissions	MH-C171-3 – Eastern and Midlands Regional Assembly
Amendment No.	Proposed Amendment 1, 2 and 3

Summary of Submission

EMRA welcome the proposed variation to the plan.

Proposed Amendment No. 1: EMRA note the sections of the CDP that have been updated in order to comply with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024. The Regional Assembly supports in principle the proposed amendment and indicates that it is consistent with the RSES by bringing the content of the Meath CDP 2021-2027 in line with the updated Section 28 Guidelines issued in 2024.

Proposed Amendment No. 2: EMRA make reference to Section 3.8.8. (Housing for Older People), and indicate that additional proposed text appears to be proposed with changes but not marked in blue. This should be clarified. The Regional Assembly welcomes the update being provided as part of this proposed variation which will make the Meath CDP consistent with current ministerial and national policy in relation to Age Friendly Housing.

Proposed Amendment No. 3: The Regional Assembly notes the intention of this proposed amendment, which is being proposed in the interest of revitalising town and village centres and providing for compact growth in urban centres (particularly on brownfield sites), however indicates that there is a lack of explanation provided for in the proposed variation for the new ranges being sought, with the range of up to 70% residential on mixed use zoned land particularly notable. The 70% range does not appear to be supported in the Sustainable Residential Development and Compact Settlement Guidelines or the Government's Town Centre First Policy and should be suitably justified by the proposed variation in order to avoid situations of overdominance of residential development in a town centre commercial area. Further concerns are raised regarding the potential impact of the proposed increase in the range of residential development on mixed-use zoned lands on the potential yield for new residential development arising on such mixed-use zoned lands as per the allocation provided for in the Core Strategy Table.

In relation to the above, the Assembly recommend that the proposed variation should be considered in the context of section 9.3 of the RSES which includes an Asset Test criterion for the strategic location of new residential development which may be referenced in the proposed variation. Reference is made to the emphasis that the Sustainable Residential Development and Compact Settlement Guidelines 2024 and the RSES place on placemaking for urban centre redevelopments, with section 9.3 of the RSES providing guidance on Housing and Regeneration. It is indicated that the overall context of each development site particularly on mixed use zoned lands in town centres should be assessed against the provisions of placemaking as set out in section 9.3 Housing and Regeneration and Section 9.4 Healthy Placemaking of the RSES. Reference is also made to section 6.5 of the RSES and the importance of the retail sector. In relation to placemaking the following is listed as one of the criteria, *'Will the development reinforce a sense of place and character, and create a healthy and attractive environment in line with good urban design principles'* which is of relevance when assessing mixed use urban development proposals.

In summary, the Regional Assembly does not have any objection to proposed Variation No. 3 of the Meath CDP 2021-2027 as placed on public display subject to the recommendations outlined above in the submission in relation to proposed Amendment No. 3, relating to the provision of a justification for the range of residential development allowed under B1 Town Centre and C1 Mixed Use zoned lands. With the incorporation of the recommendations above, the Assembly would consider it to be consistent with the RSES for the Eastern and Midland Region 2019-2031.

Chief Executive Response

The Chief Executive acknowledges the comments of EMRA.

In relation to Proposed Amendment No. 2, MCC acknowledge that there is an addition to the text in section 3.8.8 Housing for Older People that had been detailed but not identified in blue. This will be clarified in the Chief Executives Recommendation.

In relation to Proposed Amendment No. 3, EMRA has highlighted an issue specifically relating to the percentage of residential permissible on C1 Mixed Use Zoned land. It should be noted that in Year 3 (November 2023-November 2024) of the Annual Monitoring Report for the Meath CDP only 1 residential unit was granted on C1 zoned lands and 47 residential units on B1 lands for the entirety of County of Meath. The greater flexibility being introduced under this amendment on B1 and C1 zoned land is aimed at increasing vibrancy within our town centres and allowing for increased residential uses in areas where substantial vacancy exists in commercial units as the evidence base and monitoring outlines that there is no demand or need for additional commercial units in the area. The zoning objective on C1 lands has not changed and remains to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live work' communities.

Notwithstanding this, the Council acknowledge that the Mixed-Use Zoning Objective in Section 11.14.6 requires clarification on the percentage of residential uses that would be considered acceptable. Furthermore, where a development proposal contains a high residential component, it must have regard to the Asset Test set out in Section 9.3 *Housing and Regeneration* of the Eastern and Midland Region RSES 2019-2031 and it must be demonstrated that there are substantial commercial vacancies in the area and there is no demand or need for additional commercial uses. The onus will be on the applicant to demonstrate the appropriateness of a high percentage of residential use on C1 zoned land. The Council also acknowledge that a greater emphasis could be placed on placemaking and reference made to Section 9.3 of the RSES as suggested by EMRA. In this regard, a revision and addition to the text is proposed in Chapter 11 under the B1 and C1 zoning category guidance notes.

Chief Executive Recommendation

Proposed Amendment No. 02

Correction to text of Section 3.8.8, the following text in blue is being added:

With people living longer it is important that provision is made to allow older people to live independently in their local community for as long as possible. Living close to local services and facilities creates a convenient lifestyle for older people and encourages them to remain active and healthy. [In Ireland, the Housing Options for Our Ageing Population - Policy Statement 2019 \(23\)](#) emphasizes the importance of choice in housing for older people. A key principle underpinning Government housing policy is to support older people to live in their own homes with dignity and independence for as long as possible. The Council has published an 'Age Friendly Strategy ~~2017-2020~~2023-2028', which seeks to cater for the needs of older people.

Proposed Amendment No. 03 –

As per the OPR Chief Executive Recommendation – Amend Section 11.14.6 Land Use Zoning Categories as follows:

B1 Commercial/Town or Village Centre

Objective: To protect, provide for and/or improve town and village centre facilities and uses
Guidance

The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement *while also encouraging increased residential occupancy within our towns*, the percentage of residential development in B1 zones shall generally *fall within the range of not exceed 30%-50%* of the quantum of a development site in any development proposal in Key Towns, Self-sustaining Growth Towns and Self Sustaining Towns. Exceptions may be facilitated on a case by case basis *where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on B1 zoned land, it must be demonstrated;*

- A) *that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.*
- B) *that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial units*

C1 Mixed Use zoning category guidance:

Lands identified for mixed use development are only appropriate in higher tier settlements. The objective on these lands is to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional ‘live work’ communities. These areas are generally located in proximity to high frequency public transport corridors. *In order to achieve balanced development, Where a residential component is proposed*, the percentage of residential development in C1 zones shall generally *fall within the range of not exceed 50%-70%* of the quantum of a development site. Exceptions may be facilitated on a case-by-case basis *where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on C1 zoned land, it must be demonstrated;*

- A) *that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.*
- B) *that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial units*

Submission	MH-C171-2 - Transport Infrastructure Ireland
Amendment No.	General Submission

Summary of Submission

The submission states the following;

TII acknowledges referral of notice of the above proposed variation. Having regard to the proposed variation and the provisions of official national roads policy as set out in DoECLG *Spatial Planning and National Roads for Planning Authorities* (2012), TII has no observations to make.

Chief Executive Response

The Chief Executive notes the submission from TII.

On foot of this submission, no modifications to the variation are recommended.

Chief Executive Recommendation

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

Submissions	MH-C171-4 - Health and Safety Authority (HSA)
Amendment No.	General Submission
Summary of Submission	
<p>The Health and Safety Authority directs the council to consider its document '<i>Guidance on technical land-use planning advice</i>'</p> <p>In addition, the HSA indicated it would expect 'the planning guidelines' to contain:</p> <ul style="list-style-type: none">- An indication of planning policy in relation to major accident hazard sites notified under the regulations, which reflects the intentions of Article 13 of Directive 2012/18/EU.- The consultation distances and generic, where applicable, supplied by the Authority to Meath County Council in relation to such sites. These distances to be indicated on the various maps included in the plan, as well as any more specific distances and advice supplied by the Authority.- A policy on the siting of new major hazard establishments, taking account of Article 13 and the published policy of the Authority in relation to new development, including developments in the vicinity of such establishments. <p>Mention of the following notified establishments:</p> <ul style="list-style-type: none">○ Boliden Tara Mines DAC, Knockumber Road, Navan, Co. Meath.○ Kemek Limited, Clonard, Enfield, Co Meath.○ Grassland Agro, The Pound Road, Slane, Co. Meath	

- Great Northern Distillery, Cloncowan, Kill, Trim, Co. Meath
- Unilin Insulation Ireland Ltd, Liscarton Industrial Estate, Kells Road, Navan, Co. Meath.

Chief Executive Response

This submission from the HSA provides general advice regarding the content of development plans. However, with respect to various issues raised;

- The Meath County Development Plan 2021-2027, as varied addresses the Seveso Sites in Section 13 of Chapter 11 'Development Management Standards and Land Use Zoning Objectives.'
- The Meath County Development Plan 2021-2027, as varied, in Chapter 11, Table 11.5, lists the Seveso Sites in County Meath or sites where Consultation Distances extend into the County. These are also illustrated on Map 11.1.

On foot of this submission, no modifications to the variation are deemed necessary.

Chief Executive Recommendation

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

Submission	MH-C171-5 - Uisce Eireann
Amendment No.	General Submission
Summary of Submission	
<p>UÉ has no objection to the amendments or comments to make in respect to same. However, UE indicate that with regard to Proposed Amendment No. 3, should the residential density on mixed used zoned lands significantly differ to the Core Strategy Table in the CDP, the Council should liaise with UE Development Management section.</p>	
Chief Executive Response	
<p>The Chief Executive notes the comments from Uisce Eireann.</p>	
Chief Executive Recommendation	
<p>No modifications are required to the variation on foot of this submission.</p>	

Submission	MH-C171-6 - Department of Education
Amendment No.	General Submission with reference to Amendment 1 and 3
Summary of Submission	
<p>This submission from the Dept. of Education indicates that Proposed Amendment Nos. 1 and 3 allow for an increase in housing density and reduction in private open space which could result in the construction of more residential units and that any increase in the number of housing units will put pressure on existing school capacity in a given area. The Department will monitor the impact on future developments that may arise from the proposed amendments if adopted and where such impact necessitates a review of school place provision capacity, the Department will engage with the Council. The Department notes that no changes to projected population growth as outlined in the Draft CDP are proposed and that any potential impact as a result of the proposed Variation is not of a significant nature to reassess its school place requirements for County Meath at this time. The Department re-affirms the projected school place requirements outlined in its submission to the draft Meath CDP 2021-2027 in March 2020.</p>	
Chief Executive Response	
<p>The Chief Executive acknowledges the comments of the Department of Education in relation to ensuring adequate school provision exists for future development. It is noted that the Department will monitor the impact of future developments that may arise and will engage with the Council. It is vital that there is ongoing engagement between the Department of Education and the Council to ensure adequate school provision exists within the County as it continues to grow. MCC will continue to engage on an ongoing basis with the Department in relation to school capacity and provision.</p>	
Chief Executive Recommendation	
<p>No modifications are required to the variation on foot of this submission.</p>	

Submission	MH-C171-9 – Office of Public Works
Amendment No.	General Submission
Summary of Submission	
<p>The OPW has carried out a review of the documents and note the continued commitment to adhere to the appropriate application of the Planning System and Flood Risk Management Guidelines (2009) and Circular PL02/2014.</p>	

The submission states that should any changes to zoning designations in areas of flood risk be implemented in the future, it is important that a flood risk assessment to an appropriate level of detail is carried out and that there is appropriate justification for any decisions made as set out in the Guidelines.

Chief Executive Response

The Chief Executive acknowledges the fundamental role of the *Planning System and Flood Risk Management Guidelines (2009)* in land use zoning and will ensure there is an ongoing commitment to adhere to these guidelines.

Chief Executive Recommendation

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

Submissions Received	MH-C171-15 – National Transport Authority
Amendment No.	Proposed Amendment No. 1
Summary of Submission	
<p>The NTA is supportive in principle of the proposal to amend the CDP to provide for the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.</p> <p>The NTA recommends that the Proposed Amendment No. 1 be revised to acknowledge that the location of stations on the future Navan Rail Line have not yet been identified, and that the provisions of Section 11.5.9 and DM OBJ 25 as they relate to ‘proposed rail station Navan’ are set out at the principle level rather than applying to particular sites of parcels of land.</p>	
Chief Executive Response	
<p>As outlined in the Chief Executives response to the OPR submission, the Council recognises the concerns raised by the NTA in relation to DM OBJ 25 and section 11.5.9.</p> <p>Meath County Council recognise that the Navan rail line route has not yet been confirmed. However, it should be noted that Iarnród Éireann have recently appointed RPS to look at the scope of development and route option selection. Proposed Variation No. 3 does not identify any specific lands or the location of the Navan station thereby recognising that it has not been confirmed. Instead, Proposed Variation No. 3 identifies the proposed rail station in Navan to be a suitable location for increased building heights which is in line with government policy on the provision of increased densities around public transport nodes, in particular, Section 3.4 of the <i>Sustainable Residential Development and Compact Settlements</i>. Increased densities and building heights around Navan Rail Station also support the concept of Transport Orientated Development, a form of urban development that seeks to maximise the provision of housing, employment, public services</p>	

and leisure space within close proximity to transport nodes. Therefore, it is not considered that the addition of the proposed Navan rail station as being a suitable location for increased building heights is premature.

Chief Executive Recommendation

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

3.2 Other Submissions

Submission	MH-C171-7 – Louth County Council
Amendment No.	General Submission referencing amendment 1, 2 and 3
Summary of Submission	
<p>Louth County Council (LCC) welcome the incorporation of the new guidelines into the Meath County Development Plan and indicate it will ensure a consistent policy approach in particular in relation to Drogheda, where a Joint Area Plan is currently being drafted.</p> <p>LCC recognises the challenges of an increasing aging population as identified within the 2022 Census and the importance of ensuring the availability of universally designed infrastructure and housing to cater for the changing needs of the population.</p> <p>LCC notes and supports the proposed amendments in relation to the quantum of residential uses permitted on Town Centre/Mixed Use zoning and indicates that it will align with both the principles of compact growth and the town centre first policy.</p>	
Chief Executive Response	
The Chief Executive notes the comments from Louth County Council.	
Chief Executive Recommendation	
No modifications are required to the variation on foot of this submission.	

Submission	MH-C171-8 – Meath Older Person's Council
Amendment No.	Proposed Amendment No. 2
Summary of Submission	

The Meath Older Person's Council welcome the proposed amendments to the Meath County Development Plan. The Older People's Council (OPC) are a vital part of Age Friendly Ireland and are a citizen-based forum that provides an opportunity for older people in County Meath to work with the local authority and Age Friendly Alliance to identify issues for older people and co-design solutions. The amendments to the County Development Plan will ensure appropriately designed and constructed age friendly universally designed homes are built and will enable older people in County Meath to:

1. Continue living in their homes or in a home more suited to their needs.
2. Live with a sense of independence and autonomy.
3. Be and feel part of their community.
4. Support the avoidance of early or premature admission to long term residential care.

The OPC would like to acknowledge the work Meath County Council is undertaking to make the county a better place for older people to live and hereby support the contents of the Draft Variation No. 3 of the Meath County Development Plan 2021-2027, as varied, in achieving this goal.

Chief Executive Response

The Chief Executive welcomes the comments from the Older People's Council.

Chief Executive Recommendation

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

Submission	MH-C171-10 – ARC Villages
Amendment No.	Proposed Amendment No. 2
Summary of Submission	
<p>The proposed amendment is welcomed and supported.</p> <p>The point is made that there are a significant number of people who are living in a home that is not the right size for them and therefore they should be supported by downsizing/rightsizing to meet their current needs. Further, it is indicated that there are several references to Retirement Villages made throughout the Meath County Development Plan 2021-2027, as varied, which is encouraging however there is a specific need for the inclusion of a recognised definition of a Retirement Village. It is put forward that the inclusion of Retirement Villages under additional permitted in principle/open for consideration land use classes would be welcomed. It is indicated that this update would further bolster the importance of 'Retirement Village' as a specific category of residential development and would align with the good intent currently proposed by Variation No. 3 and Proposed Amendment 2.</p>	

Chief Executive Response

The Chief Executive welcomes the comments from the ARC Villages. It is considered that the changes put forward in relation to Retirement Villages and the zoning categories could be better addressed in a holistic manner under the review of the Meath County Development Plan 2021-2027, as varied, which will commence in 2025.

Chief Executive Recommendation

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

Submission	MH-C171-11 – National Disability Authority
Amendment No.	Proposed Amendment No. 2
Summary of Submission	
<p>The National Disability Authority (NDA) welcomes the proposed amendment to set a specific percentage target for the provision of age-friendly lifetime adaptable homes in new housing developments and note that the percentage target of 30% is aligned with action 4.6 of the Housing Options for our Ageing Population Policy Statement. It is welcomed that the proposed variation refers to Universal Design housing catering for both disabled and older persons. In this regard, it is advised that it would be beneficial to further strengthen the language in the plan by referring to policies in both the ageing and disability sectors. A list has been provided in this regard. The requirement to submit a universal design statement in all new planning applications is welcomed.</p> <p>In relation to terminology the NDA indicates that the NPF refers to the provision of Lifetime adaptable homes however under the new objectives under this Variation, SH OBJ 22 and SH OBJ 24 and under section 11.5.29, it refers to 'adaptable lifetime homes'. To avoid any confusion with the UK Lifetime Homes Standards, it is recommended that the phrase is made consistent with the NPF.</p>	
Chief Executive Response	
<p>The Chief Executive welcomes the comments from the National Disability Authority. Under the proposed variation, the following policy documents are being referenced under section 11.1.2 of the Meath County Development Plan 2021-2027, as varied</p> <ul style="list-style-type: none">• Housing Options for Our Ageing Population, Policy Statement (2019) Department of Housing, Planning and Local Government & Department of Health.• Building for Everyone: A Universal Design developed by the Centre for Excellence in Universal Design (National Disability Authority).• Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (June 2021) Age Friendly Ireland.	

It is considered that any further policy references can be considered under the review of the Meath County Development Plan 2021-2027, as varied, which will commence next year. Further, guidelines in relation to Adaptable Lifetime Homes have been added to Chapter 11 under section 11.5.29 and section 11.5.30.

In relation to the terminology, it is considered that in order to address any confusion, the terminology should be changed to reference lifetime adaptable homes as detailed in National Policy Objective 44 of the Updated Draft Revised NPF (November 2024). Further, the Ten Universal Design Features in the Lifetime Adaptable and Age Friendly home is currently being updated and the wording of the list of features that make up an Age Friendly Home has been changed. In this regard the Year published identified as June 2021 also needs to be omitted. This is reflected below.

Chief Executive Recommendation

Proposed Amendment No. 02:

Revised wording in SH OBJ 22, SH OBJ 24 and Section 11.5.29 from 'Adaptable Lifetime Home's to 'Lifetime Adaptable Homes' and update the features identified in an Age Friendly home as follows:

Section 11.5.29 Age Friendly Lifetime Adaptable Homes

In accordance with the principles of Housing Options for Our Ageing Population – Policy Statement 2019, the Planning Authority will advocate an age-friendly approach with respect to new residential developments in county Meath.

Applicants for residential development should consider the incorporation of homes suitable for older persons within proposed schemes and homes should include the age friendly principles taken from the Ten Universal Design Features in a Lifetime Adaptable and Age Friendly Home – ~~June 2021~~, published by Age Friendly Ireland. These set out that an Age Friendly Home should include the following features:

- ~~1. Neighbourhood Location and Close to Amenities,~~
- ~~2. Is well-connected to local amenities,~~
- ~~3. Is easy to approach and enter,~~
- ~~4. Is connected to the outdoors,~~
- ~~5. Is easy to move about in,~~
- ~~6. Has accessible and adaptable toilets and bathrooms,~~
- ~~7. Has a guest bedroom,~~
- ~~8. Has easy to use fittings and fixtures,~~
- ~~9. Are energy and cost efficient,~~
- ~~10. Has good security and technology system.~~

- 1. Is well-connected to local amenities.*
- 2. Is connected to the outdoors.*
- 3. Is easy to move about in.*
- 4. Is easy to approach and enter.*
- 5. Has a guest bedroom.*
- 6. Has accessible and adaptable toilets and bathrooms.*
- 7. Are energy and cost efficient.*

8. *Has good technology systems.*
9. *Has good security systems.*
10. *Has easy to use fittings and fixtures.*

SH OBJ 22: The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly *Adaptable* Lifetime *Adaptable* Homes, suitable to accommodate.....

SH OBJ 24: The Planning Authority will require the provision of 30% of social housing in new residential developments of ten units or more to be Age Friendly *Adaptable* Lifetime *Adaptable* Homes, suitable to accommodate or adaptable to provide accommodation for people with....

Update Section 3.8.9 Design Criteria for Residential Development and 11.1.2 to omit the year as follows:

- Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home ~~(June 2021)~~ Age Friendly Ireland.

Submission	MH-C171-12 – RMLA (on behalf of Tesco Ireland)
Amendment No.	Proposed Amendment No. 3
Summary of Submission	
<p>This submission requests that Meath County Council bring forward updated policies that support existing and future retail stores. These policies should promote the development of new retail stores, at suitable locations across the County, in accordance with the respective projected population growth for each settlement.</p> <p>Tesco supports the Council's 'Town Centre First' policy initiative which aims to enhance town centres as vibrant, attractive locations for living, working and leisure. However, concerns are raised regarding the language and phrasing used in the proposed amendment, specifically the use of 'shall' in defining residential percentages that are to be delivered within Commercial/Town or Village Centre (B1) and Mixed Use (C1) zones, which could restrict necessary commercial development within Meath. The use of the word 'shall' implies a strict requirement, potentially constraining the development of commercial/town or village centre (B1) and Mixed Use (C1) zoned lands. It is requested that the word 'shall' be replaced with 'can'.</p>	
Chief Executive Response	
<p>Retail policies will be reviewed thoroughly under the Meath County Development Plan which will commence in 2025.</p> <p>The primary zoning objective on Commercial/Town or Village Centre (B1) is for employment generating, service and retail provision. In order to provide balanced development and create vibrant urban communities, residential use can also be considered on these lands. The guidance</p>	

for the B1 and C1 zoning objectives makes it clear that residential is secondary to the commercial zoning.

As outlined in the response to the OPR and EMRA submissions, the Council acknowledge that the Mixed-Use Zoning Objective in Section 11.14.6 requires clarification on the percentage of residential uses that would be considered acceptable. Furthermore, where a development proposal contains a high residential component, it must have regard to the Asset Test set out in Section 9.3 Housing and Regeneration of the Eastern and Midland Region 2019-2031. Therefore, the onus will be on the applicant to demonstrate the appropriateness of a high percentage of residential use on C1 zoned land. In this regard, a revision and addition to the text is proposed in Chapter 11 under the B1 and C1 zoning category guidance notes.

Chief Executive Recommendation

Refer to recommendation made under MH-C171-14 (Office of Planning Regulator) and MH-C171-3 (Eastern and Midlands Regional Assembly)

Submission	MH-C171-13 – Yvonne Everard
Amendment No.	Proposed Amendment No. 1
Summary of Submission	
<p>The submission indicates that they are totally opposed to this variation and states the following: ‘the reduction of car parking spaces is totally unacceptable when you see the current situation in some estates. The reduction of open space is unacceptable and to include balconies as open space is just ridiculous. A developer included this nonsense in his planning permission a few years back which needless to say was refused. So the question needs to be asked is MCC just pushing this amendment to suit developers. This certainly is not giving any consideration to the people who intended to purchase these properties’.</p>	
Chief Executive Response	
<p>Any changes proposed under this Variation in relation to car parking and open space is dictated by the new Guidelines published in January 2024 entitled, ‘Sustainable Residential Development and Compact Settlement Guidelines’. These are Section 28 Guidelines published by the Department and all Local Authorities are required to have regard to them under the Planning Act.</p>	
Chief Executive Recommendation	
<p>No modifications are required to the variation on foot of this submission.</p>	

Submission	MH-C171-16 –Gillian Toole
Amendment No.	Proposed Amendment No. 1
Summary of Submission	
<p>The following observations are made:</p> <ol style="list-style-type: none"> 1. Car parking spaces are wholly inadequate as long as public transport in South Meath is sub-optimal. Residents have a reliance on personal vehicles because public transport is unreliable. Cost of home ownership and rent means more families reside together and require more parking for more people. 2. Balcony space counts as 'open space' which is ludicrous, especially in South Meath towns with no public open space/parks. 3. Minimum distance between homes to maximise density and subsequent profits of development companies reduced privacy for residents. 4. Building Heights: owner management companies will be required yet owners receive no guidance on company law, responsibilities and similar in relation to the management of these types of development. <p>The strong influence of lobbyists is all over the Planning & Development Act 2024 and it is not in the interests of residents, Variation 3 will not serve them well either.</p>	
Chief Executive Response	
<p>Any changes proposed under this Variation to the development management standards in relation to car parking, open space etc is dictated by the new Guidelines published in January 2024 entitled, 'Sustainable Residential Development and Compact Settlement Guidelines'. These are Section 28 Guidelines published by the Department and all Local Authorities are required to have regard to them under the Planning Act.</p> <p>In relation to public open space Meath County Council is endeavouring to retain 15% public open space generally in residential schemes owing to a need to catch up on the high levels of residential development that has historically taken place in the County and to ensure a high quality of open space provision for the residents of Meath.</p>	
Chief Executive Recommendation	
No modifications are required to the variation on foot of this submission.	

3.5 SEA/AA Report Submissions

Submissions Received	MH-C171-1 - Environmental Protection Agency
Summary of Submissions	
<u>MH-C171-1 - Environmental Protection Agency</u>	

The EPA is one of the statutory environmental authorities under the SEA Regulations. In its role as an SEA environmental authority, the EPA sets out recommendations and SEA guidance for integrating environmental considerations into Local Authority land use plans. The submission contains various guidance links and data on SEA, AA, and the Water Framework Directive.

With respect to sustainable development, the EPA recommends that adequate and appropriate critical service infrastructure should be in place or required to be put in place, to service any development proposed and authorized during the lifetime of the plan or programme.

Chief Executive Response

MH-C171-1 - Environmental Protection Agency

The Chief Executive notes the submission from the EPA and will ensure the recommendations outlined are incorporated into the final SEA Determination.

The Chief Executive notes the recommendation to ensure that adequate and appropriate critical service infrastructure should be in place or put in place, to service any development proposed. To this extent, a comprehensive evaluation of all undeveloped residential lands in each settlement by way of Settlement Capacity Audits (SCA) will inform future zoning and phasing of residential lands. The SCA will inform the review of the County Development Plan. No zoning changes are proposed under this Draft Variation.

Chief Executive Recommendation

The Chief Executive notes the submissions and will ensure the recommendations outlined are incorporated into the final SEA Determination.

4.0 SEA Screening for Draft Variation No. 3 Meath County Development Plan 2021-2027, as varied

A submission has been received from the Environmental Protection Agency (EPA) MH-C1-171-1. The EPA submission recommends a range of guidance documents and resources in relation to the carrying out of Strategic Environmental Assessment Screening and the making of a determination in relation to such.

The Chief Executive notes the submission from the Environmental Protection Agency. SEA Screening of the Proposed Variation No.3 to the Meath County Development Plan 2021-2027, as varied has been carried out in consultation with the Environmental Authorities.

The prepared Strategic Environmental Assessment Screening Report accompanied Proposed Variation No. 3 during the public display period.