



Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

3ú Urlár ó Thuaidh | Ionad Cathartha | An tSráid Mhór | Baile Munna | Baile Átha Cliath 9
3rd Floor North | Ballymun Civic Centre | Main Street | Ballymun | Dublin 9



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

The Eastern and Midland Regional Assembly notes the publication of proposed Variation No. 2 of the Meath County Development Plan 2021-2027 that is concurrently published along with Variation No. 1 of the Development Plan and sets out hereunder observations on behalf of the Assembly. The submission has been prepared by the executive and approved by the Cathaoirleach of the Eastern and Midland Regional Assembly.

1.0 Regional Spatial and Economic Strategy (RSES)

The Council will be aware of the finalisation of the Regional Spatial and Economic Strategy for the Eastern and Midland Region which was made on 28th June 2019. In line with the provisions of the Planning and Development Act 2000, as amended, the planning authority shall ensure, when making a variation to the development plan, that it is consistent with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, thus ensuring full alignment between local, regional and national planning policy. In this regard, the Regional Assembly welcomes the proposed variation to the Development Plan.

2.0 Legislative Context

Under Section 27C of the Planning and Development Act 2000, as amended, the Eastern and Midland Regional Assembly, is obliged to prepare submissions/ observations to be submitted to the relevant planning authority and copied to the Office of the Planning Regulator.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the development plan, and its core strategy, is consistent with the Regional Spatial and Economic Strategy. If, in the opinion of the Regional Assembly the proposed draft variation of the development plan and its core strategy is not consistent with the RSES, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that it is consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matter along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

3.0 Purpose of Variation No. 2

The planning report prepared by Meath County Council as part of Variation No. 2 indicates that the purpose of this variation is to give effect to a range of land use zoning amendments. Predominantly, these amendments are necessary to reflect the permitted and current land use that has come to the attention of the Local Authority since the adoption of the County Development Plan. Meath County Council state that these are not additional zonings for new development proposals but are being brought forward to reflect the current land use (or approved land use by way of a planning permission) and to avoid any non-conforming land use on a zoning.

Other zoning changes being brought forward relate to feedback from their community consultations and redefining the land use boundary in line with the natural field boundary to ensure appropriate roll-out of development.

Detailed reasons for each proposed zoning change is outlined in Section 2.0 of the Council's planning report published as part of the variation.

A total of 8 no. Landuse Zoning Maps will be amended, and 1 no. new landuse zoning map will be introduced to reflect the Zoning Amendment to lands at Killeen Castle.

It is also proposed to omit the reference to '*a maximum of 500 residential units*' from Section 7.0 Masterplan in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the CDP on lands at Dunboyne North adjoining Pace Rail Station.

Digitisation of the Brú na Bóinne World Heritage Site boundary also forms part of Variation No. 2 in relation to amendments/updates to Map 8.1 of the CDP.

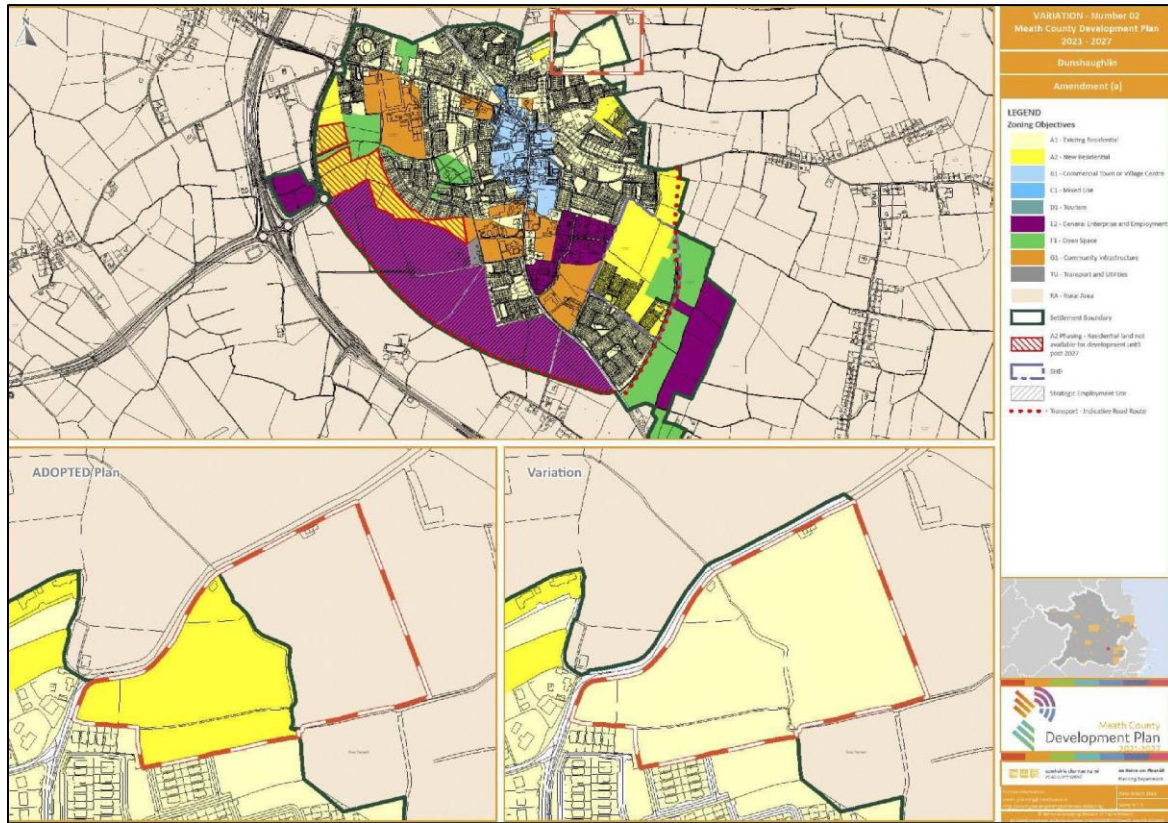
4.0 Detailed Amendments in Proposed Variation No. 2

Proposed Variation No. 2 sets out the following proposed amendments to the land-use zoning maps contained in Volume 3 of the Meath CDP 2021-2027, in addition to one change to the written statement for Dunboyne, Clonee and Pace in Volume 2 of the plan.

Proposed Amendment (a): Dunshaughlin Land Use Zoning Map

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

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

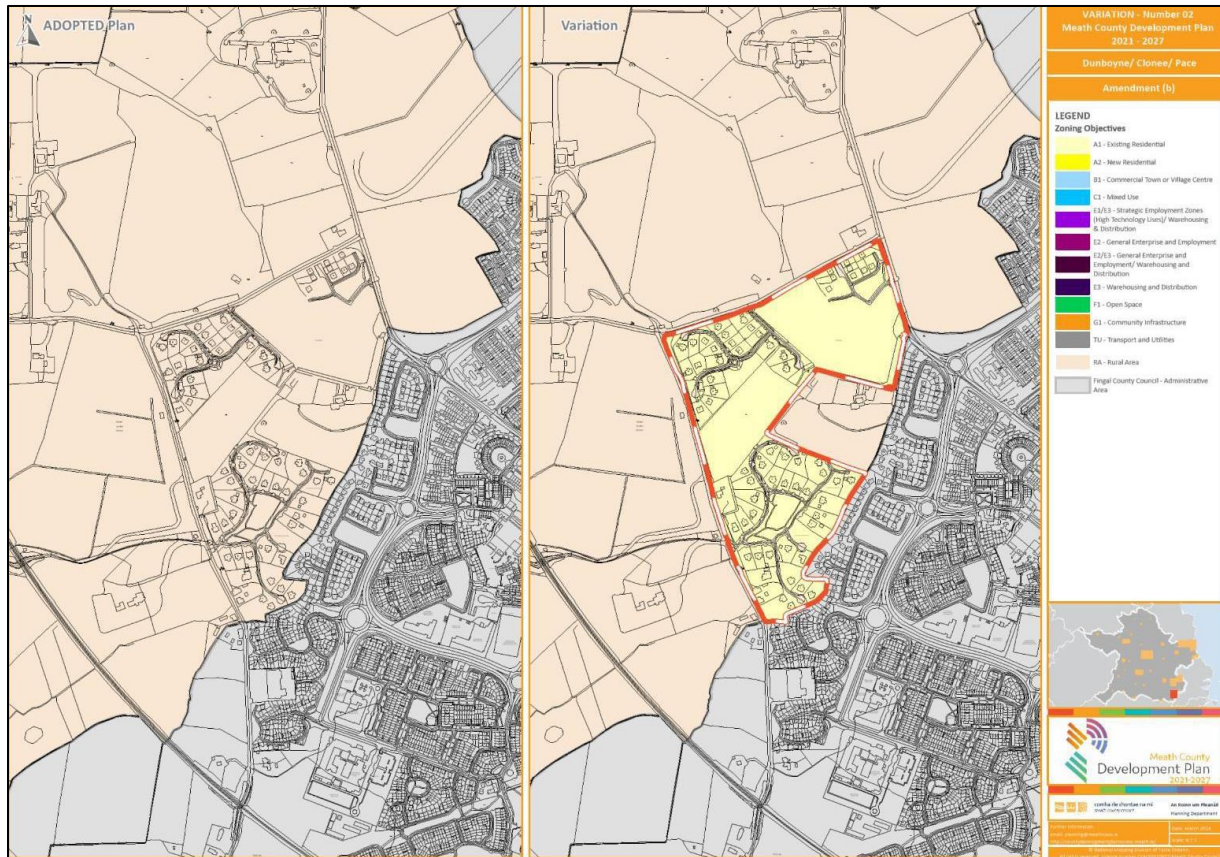


Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud)

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

- The proposed A1 Existing Residential zoning will reflect the existing permitted and substantially complete residential development of 99 residential units originally permitted under DA/40501.
- The site was identified for residential development in the Meath CDP 2001-2007 by Objective CE8 to *‘facilitate the development of individual executive houses, on the lands shown hatched on Urban Detail Map 7 to promote the sustainable development of the Business Park at Portan, Clonee, subject to 18 acres around Williamstown House being excluded to preserve the character and setting of the House and subject to the wastewater disposal system being connected to Fingal Drainage District.*
- The site remained identified for residential development in the 2007-2013 CDP and the 2013-2019 Meath CDP and was supported by Objective RES OBJ 6 ‘To facilitate the completion of the 3 phases of registered ‘Unfinished Estates’ residential development at Williamstown Stud as originally permitted under Meath County Council Planning Register DA/40501.

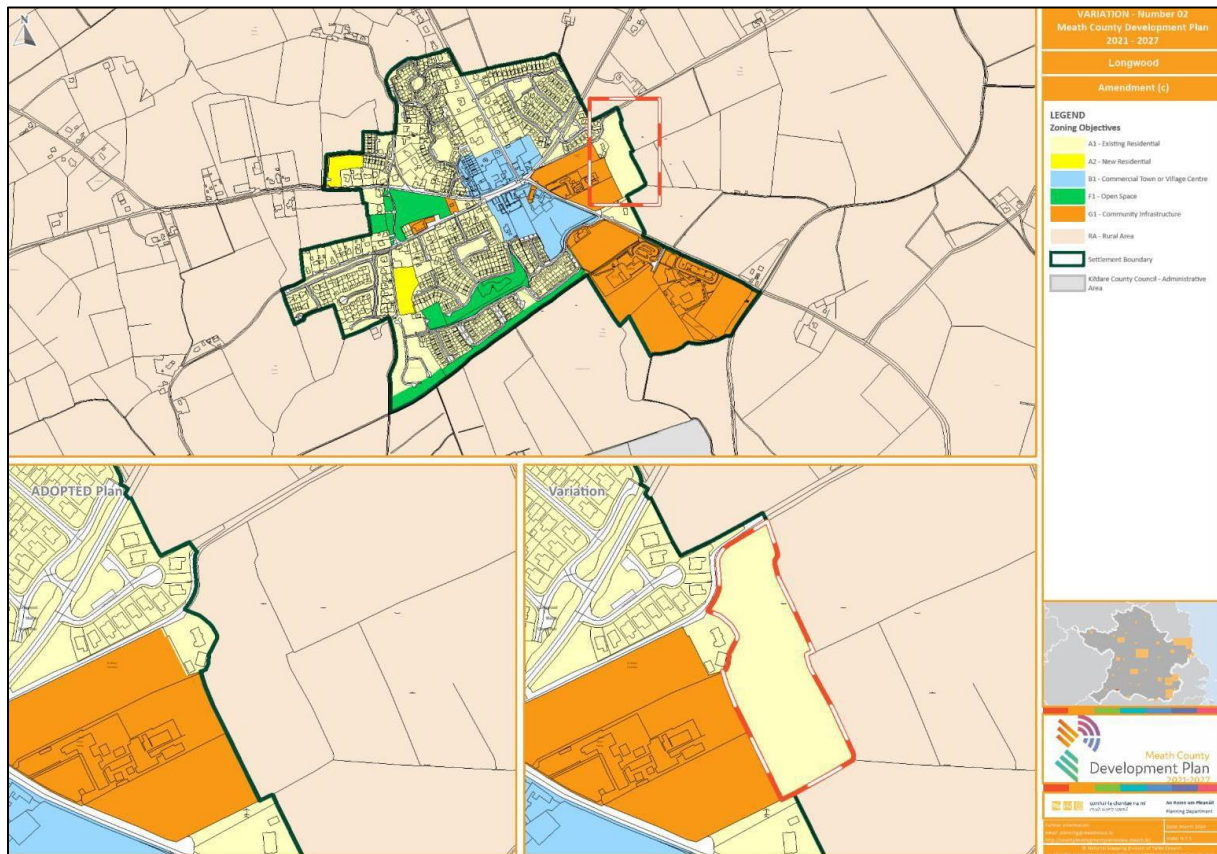
- The land parcel comprises of fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between 1) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’.



Proposed Amendment (c): Longwood Land Use Zoning Map

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

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



Proposed Amendment (d): Trim Land Use Zoning Map

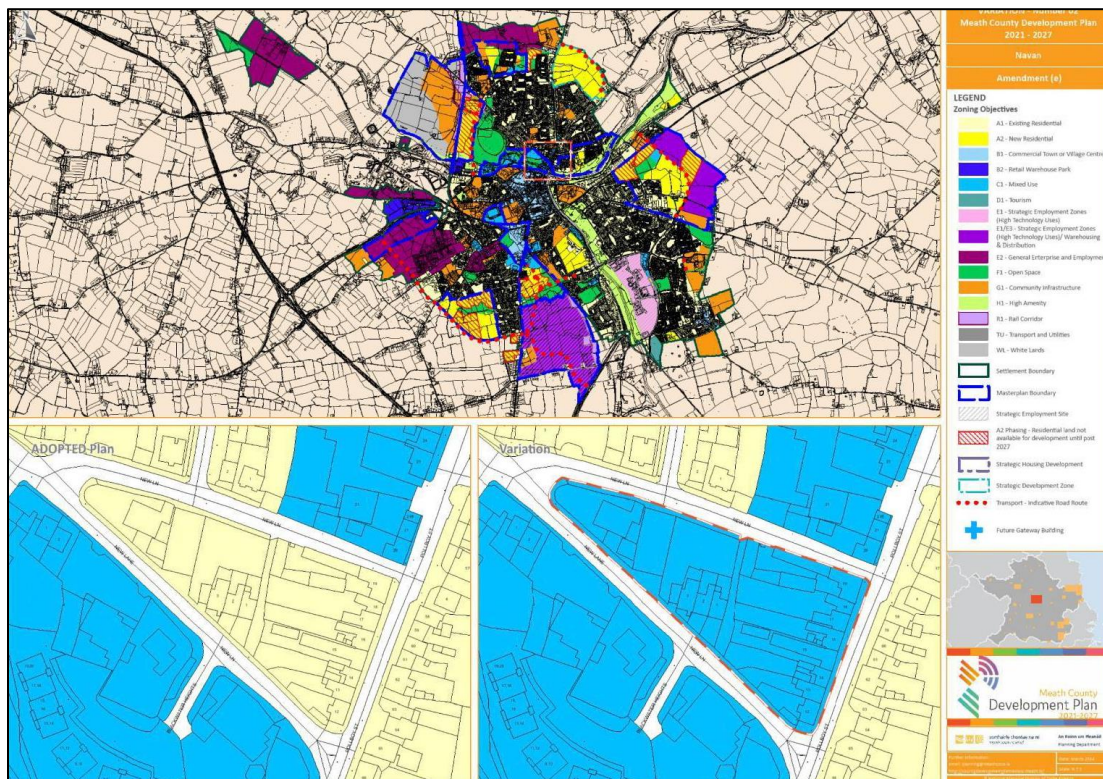
Relocation of Specific Spot Objective "TRM OBJ 16" included in the Meath County Development Plan 2021 - 2027 "To support the development of a primary and secondary school in Trim in a campus style development on a site 15 acres in area to meet the educational needs of the residents of the town and its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

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

Proposed Amendment (e): Navan Land Use Zoning Map

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

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



Proposed Amendment (f): Dunshaughlin Land Use Zoning Map

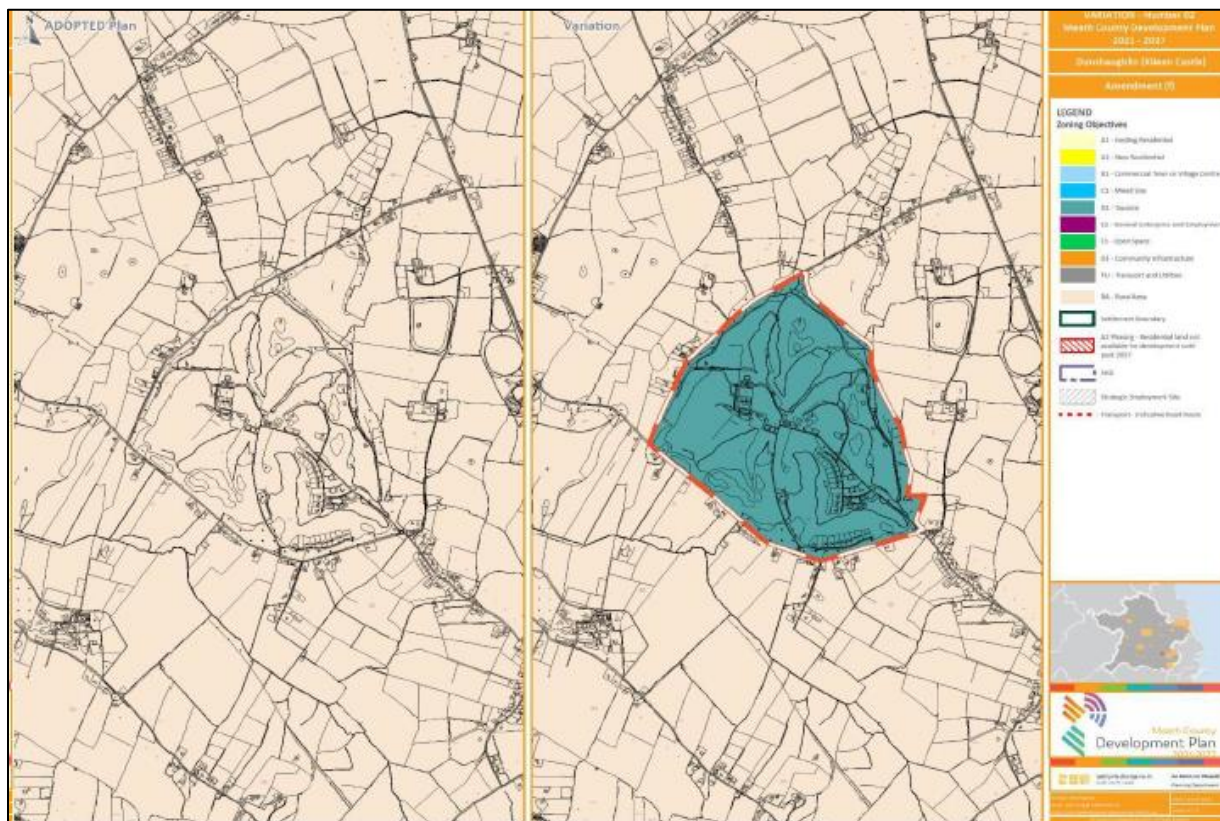
Proposed Zoning Amendment to lands at Killeen Castle in a new Land Use Zoning Map: The site is located within the grounds of Killeen Castle and Golf Course, outside Dunshaughlin and contains a golf course, clubhouse and permitted hotel. The proposed re-zoning is to change from RA Rural Area to D1 Tourism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

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

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

ED POL 59

To promote the historic demesne at Killeen Castle Estate as a high-quality integrated tourism product of National significance bearing in mind the unique historic, cultural and architectural importance of the lands and its success to date in hosting International sporting events and its further potential as an integrated tourism destination centred on a premium Hotel together with facilitating the completion of the previously approved ancillary and residential accommodation within the complex.

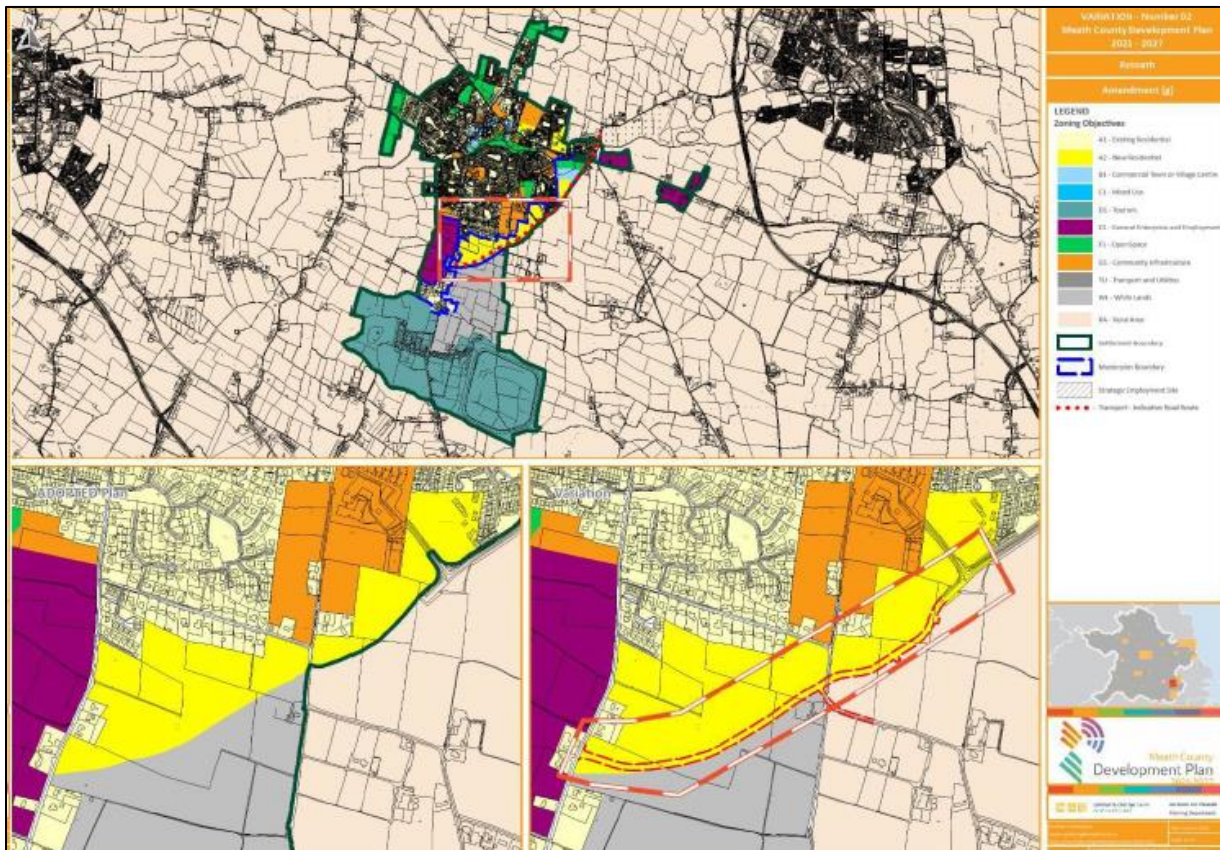


Proposed Amendment (g): Ratoath Land Use Zoning Map (Ratoath Outer Relief Road)

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

The reasons for the proposed amendment are outlined as follows:

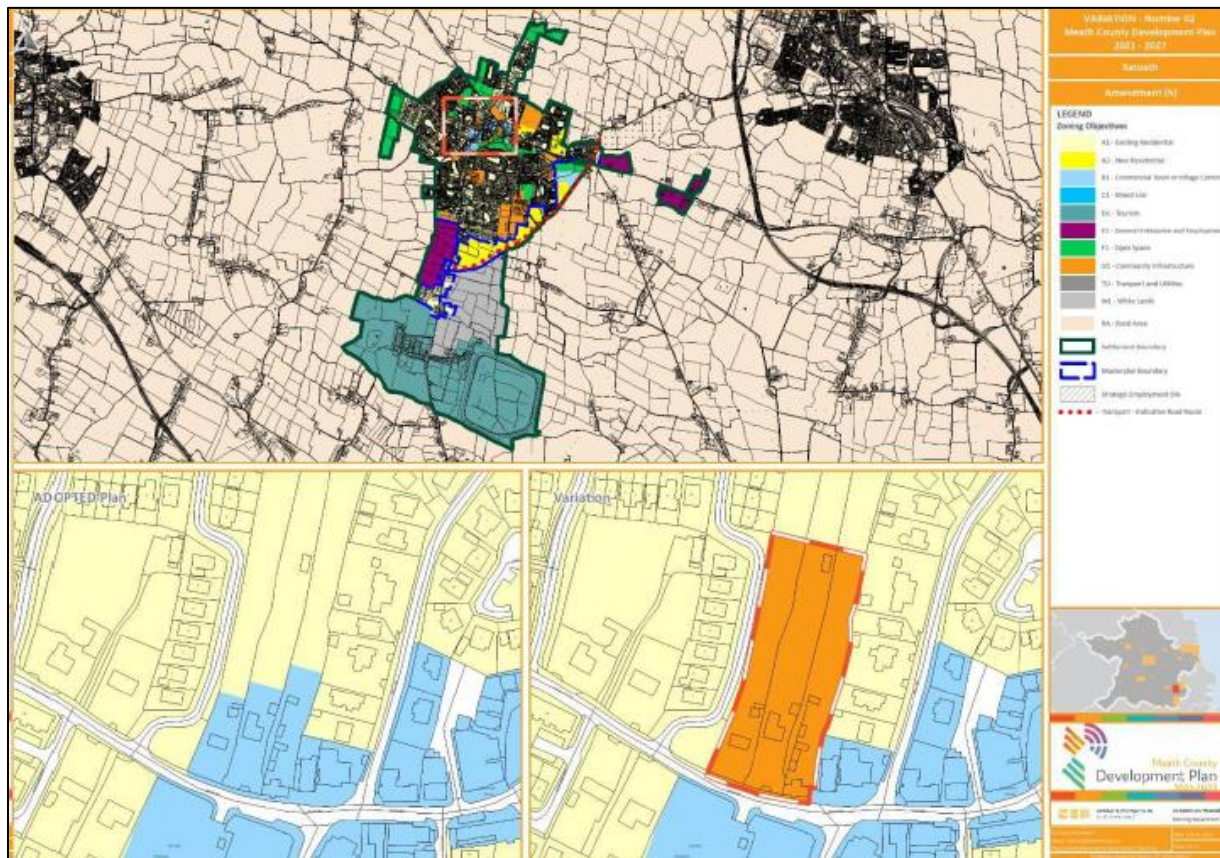
- To update the delineation of the RORR from its indicative status to its permitted, partly constructed and preferred route.
- To overcome the reason for refusal of Strategic Housing Development (313658) for 452 residential units and second phase of the Ratoath Outer Relief Road by An Bord Pleanála on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



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

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

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



Proposed Amendment (i): Athboy Land Use Zoning Map

Proposed Re-zoning of a triangular wedge of lands measuring approx. 0.08 hectares from G1 Community Infrastructure to A2 New Residential.

The reasons for the proposed amendment are outlined as follows:

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



Proposed Amendment (j): Text update to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol. 2 of the Meath County Development Plan 2021-2027

Proposed text amendment as follows:

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

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

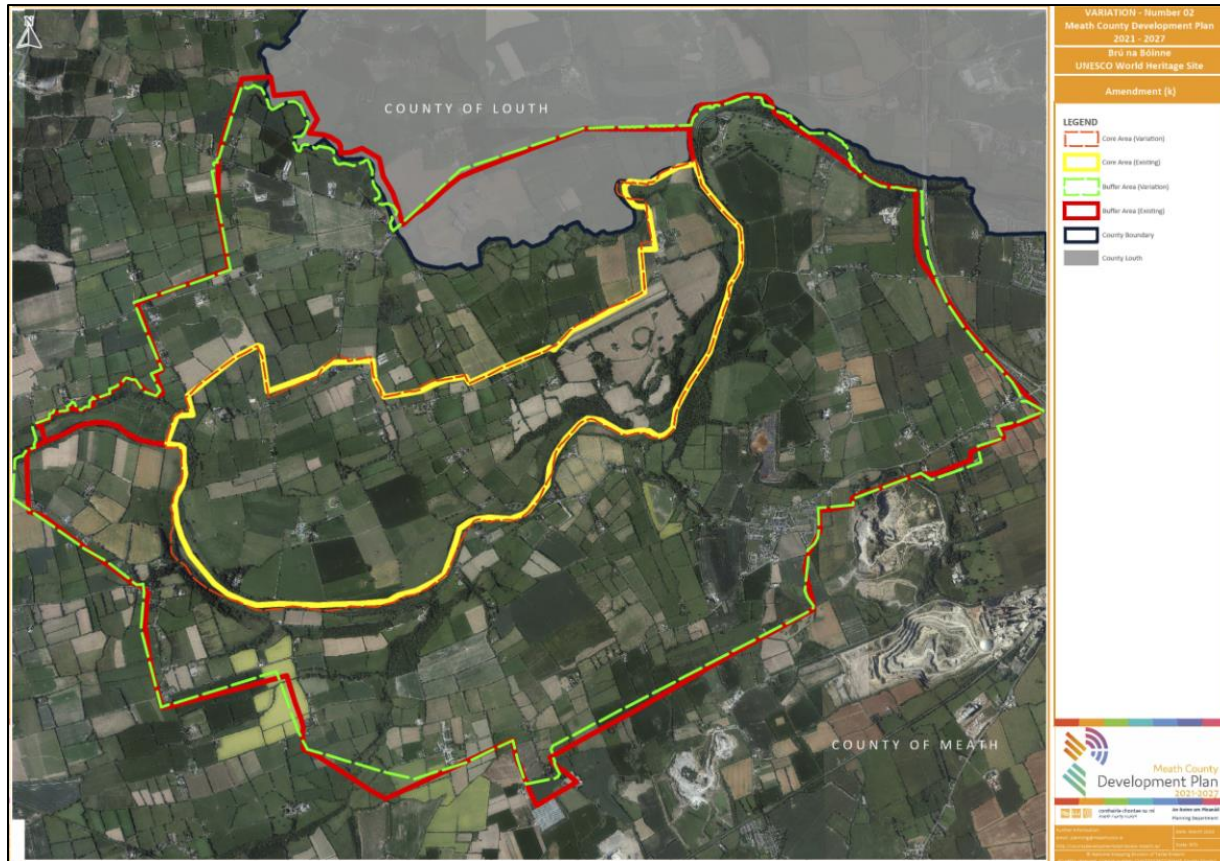
provisionally been identified as Transport-Orientated Development sites and shall be further detailed in the upcoming review of the NPF.

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

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

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

This GIS plotting exercise has clarified the boundary of the Core and Buffer areas as inscribed and the proposed variation includes a map of Brú Na Bóinne with this digitised boundary layer. The changes arising from this digitisation are negligible but aligned the map with that supplied to UNESCO.



5.0 Submission

The Regional Assembly acknowledges proposed Variation No. 2 of the Meath County Development Plan 2021-2027 which seeks to vary the Development Plan with 11 no. proposed amendments as set out above.

Having reviewed the proposed amendments, the Regional Assembly does not have any objection to the proposed amendments as placed on public display which do not materially alter the core strategy household allocations provided for under Table 2.12 'Core Strategy Table, Population and Household Distribution to 2027' contained in Chapter 2 of the Meath County Development Plan 2021-2027.

The proposed variation sets out the reasons and rationale for the various changes to the land use zoning objective maps contained in Volume 3 of the County Development Plan which are considered overall to be consistent with the existing settlement strategy contained in the Meath CDP 2021-2027 and the also the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031.

In relation to proposed amendment (j) relating to a text update to Section 7.0 of the Dunboyne, Clonee and Pace Written Statement (Volume 2 of the CDP), it should be noted that the proposed removal of the reference to a maximum of 500 residential units from Section 7.0 of the Masterplan, does not remove the requirement that any future development proposals at the subject lands in Dunboyne North will be required to be compliant with the overall household allocation for Dunboyne as set out in the Core Strategy (Table 2.12) in the County Development Plan. In this regard, additional policy provision, where this is not already provided for within the County Development Plan, should be included to ensure that the draft variation of the development plan, and, in particular, the core strategy, is consistent with the regional spatial and economic strategy.

The proposed amendments are considered aligned to the 3 Key Principles of Healthy Placemaking, Climate Action and Economic Opportunity of the RSES, and complementary to RSO 2 Compact Growth and Urban Regeneration, RSO 5 Creative Places and RSO 6 Integrated Transport and Land Use set out in Section 2 (Strategic Vision) of the RSES.

In summary, the Regional Assembly does not have any objection to proposed Variation No. 2 of the Meath CDP 2021-2027 as placed on public display and would consider it to be consistent with the RSES for the Eastern and Midland Region 2019-2031.

6.0 Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA)

The proposed variation underwent a screening for Strategic Environmental Assessment (SEA) and concluded that the proposal does not require a Strategic Environmental Assessment as it would not be likely to result in significant environmental effects, taking account of the relevant criteria set out in Schedule 2A of the Planning and Development Regulations 2001 (as amended).

A screening for Appropriate Assessment (AA) was also carried out and concluded that there is no possibility that the implementation of the draft variation could result in any likely significant effects on

European sites on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites. The AA screening therefore concluded that it is not considered necessary to undertake any further stages of the Appropriate Assessment process. The proposed variation does not therefore require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

In addition, a screening report for a Strategic Flood Risk Assessment (SFRA) was also prepared as part of the proposed variation whereby the flood risk associated with the proposed amendments were concluded to be low subject to the flood risk management arrangements outlined for each of the Sites A to I listed in the report.

7.0 Conclusion

It is considered that proposed variation No. 2 to the Meath County Development Plan 2021-2027, is consistent with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-2031, subject to the content of Section 5.0 above.

Regards,



Clare Bannon
Acting Director
Eastern and Midland Regional Assembly
26th April 2024