

Meath County
Development Plan
2013–2019

Proposed Material Alterations

**Introduction to Proposed
Draft Variation No. 2**



comhairle chontae na mí
meath county council



TABLE OF CONTENTS

1.0	Introduction.....	1
2.0	Display of Alterations to Draft Variation No. 2 to the Meath County Development Plan 2013-2019	2
2.1	How to Read the Proposed Alterations	2
3.0	Strategic Environmental Assessment	2
4.0	Appropriate Assessment Screening	2
5.0	Making a Submission/Observation.....	3
6.0	Next Steps.....	3
7.0	Proposed Alterations.....	3
8.0	Volume 1 Meath County Development Plan 2013-2019, Chapter 4 Economic Development Strategy	4
9.0	Dunshaughlin Area	6
9.1	Kilbride written Statement.....	6
9.2	Kilcock Environs Written Statement.....	6
10.0	Kells Area	9
10.1	Athboy Written Statement.....	9
10.2	Carlanstown Written Statement	9
10.3	Carnaross Written Statement.....	10
10.4	Nobber Written Statement	13
11.0	Slane Area	14
11.1	Duleek Written Statement	14
11.2	Stamullen Written Statement.....	14
12.0	Trim Area	16
12.1	Enfield Written Statement	16
13.0	Dunboyne/Clonee/Pace Local Area Plan.....	17
14.0	Dunshaughlin Local Area Plan.....	20
15.0	Southern Environs of Drogheda Local Area Plan	23
16.0	Proposed Mapping Amendments.....	25
17.0	Strategic Environmental Assessment / Appropriate Assessment: Screening Of Proposed Alterations	27

1.0 INTRODUCTION

The Draft Variation to the Meath County Development Plan 2013-2019 encompassed a number of proposed amendments to the County Development Plan:

1. introducing development objectives (including land use zoning objectives) into the Meath County Development Plan 2013 – 2019 for 29 no. existing urban centres which presently have Local Area Plans This is the beginning of a process which will reduce the number of Local Area Plans which presently exist in County Meath to six¹;
2. introducing land use zoning objectives and an Order of Priority into the Meath County Development Plan 2013 – 2019 for the release of residential and employment lands for the centres which will retain their Local Area Plans namely Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath;
3. ensuring that only the quantum of land required to meet the household projections as set out in Table 2.4 for each centre is identified for release during the lifetime of the Meath County Development Plan 2013–2019. This will ensure consistency with the Core Strategy of the Meath County Development Plan 2013–2019;
4. reviewing the appropriateness of the nature, location and quantum of industrial and employment generating land use within each centre as part of this process, and;
5. applying the land use zoning objectives contained in the Core Strategy of the Meath County Development Plan 2013 – 2019 to the land use zoning objectives maps which are being incorporated into the Meath County Development Plan 2013 – 2019.

The Draft Variation was also accompanied by a Strategic Flood Risk Assessment, a draft Environmental Report Addendum (Strategic Environmental Assessment) and draft Natura Impact Report (Appropriate Assessment).

The Draft Variation was placed on public display from 18th December 2013 to 24th January 2014. It was made available for inspection in a number of locations:

- Planning and Community Department, Abbey Road, Navan;
- Meath County Council Area Offices, and;
- Meath County Council website, www.meath.ie

108 no. submissions were received on the proposed variation during the statutory period. A Manager's Report was prepared following the end of the public display period. This Report summarised the issues raised in the submission, detailed the Manager's response to the issue and recommendations from the Manager to make alterations, where deemed necessary, to the Draft Variation. The Manager's Report is now also available for inspection.

The Members of Meath County Council, having considered the Draft Variation No. 2 to the Meath County Development Plan 2013-2019 and the Manager's Report in accordance with Section 13 of the Planning and Development Acts, 2000-2014 have resolved that the Draft Variation be altered. The proposed alterations constitute a material alteration of the Draft Variation No. 2 to the Meath County Development Plan 2013-2019 and as a result, will be placed on public display.

¹ It is the intention of Meath County Council to commence the revocation process of the 29 no. Local Area Plans as soon as this variation to the Meath County Development Plan has been made.

2.0 DISPLAY OF ALTERATIONS TO DRAFT VARIATION NO. 2 TO THE MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The proposed alterations to Draft Variation No. 2 to the Meath County Development Plan 2013-2019 are available for inspection from Friday April 11th until Thursday 8th May, 2014 inclusive. The proposed variation is available for inspection in a number of locations:

- Planning and Community Department, Abbey Road, Navan;
- Meath County Council Area Offices, and;
- Meath County Council website, www.meath.ie

2.1 HOW TO READ THE PROPOSED ALTERATIONS

The proposed alterations must be read in conjunction with the text of the Draft Variation.

- The existing text of the Proposed Variation, or existing Meath County Development Plan 2013-2019 where relevant, is shown in normal font.
- Deletions are shown as strikethrough text which has also been highlighted in yellow to assist the reader.
- Amendments / Additions are shown as **red** text.

This is shown in the following example:

MA POL 7	To work in conjunction with Córas Iompair Éireann (CIE) National Transport Authority to provide bus stops and accompanying shelters within the Town Centre to serve all bus users.
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3.0 STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *"provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."* (European Directive 2001/42/EC)

The proposed alterations to the Draft Variation have been screened for environmental impacts and a report in relation to this is available for inspection with the proposed alterations.

4.0 APPROPRIATE ASSESSMENT SCREENING

Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

The proposed alterations to the Draft Variation have been subject to appropriate assessment and a report in relation to this is available for inspection with the proposed alterations.

5.0 MAKING A SUBMISSION/OBSERVATION

Written submissions or observations with respect to the proposed alterations only are invited from members of the public and other interested parties. Written submissions or observations, should be marked 'Proposed Alterations to Draft Variation No. 2 to the Meath County Development Plan 2013-2019', and submitted to Planning Department, Meath County Council, Abbey Mall, Abbey Road, Navan, Co. Meath between Friday April 11th until Thursday 8th May inclusive. Observations/submissions must be received by 4.00pm on Thursday 8th May, 2014.

Written submissions or observations may also be made via email to:
variation2mcdp@meathcoco.ie

Submissions made via email must include the full name and address of the person making the submission and where relevant, the body or organisation represented. Please make your submission by one medium only i.e. in hard copy or email. This will avoid the duplication of submission reference numbers and will streamline the process. Your assistance on this issue is appreciated.

Any relevant submissions or observations so made will be taken into consideration by the Council before the making of the variation.

Please note ONLY submissions made on the proposed alterations (i.e. strikethrough text or ordinary text in red) can be taken into consideration in the making of the Draft Variation to the Development Plan.

Please include the relevant Amendment Number in the submission.

6.0 NEXT STEPS

When the display period of the proposed alterations to the Draft Variation to the Navan Development Plan is complete, the Manager will prepare a Manager's Report on any written submissions or observations received on the alterations received within the display period. This Report will include the Manager's response to the issues raised concerning the proposed alterations to the Draft Variation.

7.0 PROPOSED ALTERATIONS

The following sections detail the proposed alterations to the Draft Variation. Alterations to the Meath County Development Plan 2013-2019 are listed first. Changes to the text for the settlements incorporated into the Development Plan are then listed on an area basis followed by the changes to the settlements which will retain a Local Area Plan. Finally, mapping changes are then detailed in the same order as referred to above for the settlements.

Michael Griffin
Senior Executive Officer
Planning & Community Directorate
Meath County Council
11th of April 2014

8.0 VOLUME 1 MEATH COUNTY DEVELOPMENT PLAN 2013-2019, CHAPTER 4 ECONOMIC DEVELOPMENT STRATEGY

Amendment No. 1 – Section 4.1.1 Ashbourne/Dunboyne

Change the text of Section 4.1.1 relating to high level objectives for Ashbourne/Dunboyne as follows:

“Meath County Council considers that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway.² This will require the completion of an integrated land use and transportation approach to planning for the area, in consultation ~~and agreement~~ with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including an examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne.”

Amendment No. 2 – Section 4.2 Quantum of Available Zoned Employment Generating Land

Change the text of Section 4.2 relating to the quantum of available zoned employment generating lands:

“It is considered both appropriate and opportune to review the nature, location and quantum of lands zoned for employment uses to the east of the M3 Motorway / R147 (former N3) at Dunboyne / Clonee. The relative merits of retaining such lands in favour of promoting the lands which adjoin the lands east of the rail line in Dunboyne and / or M3 Parkway rail station, particularly for people intensive employment uses should be undertaken as part of this review. This should be carried out as part of the integrated land use and transportation assessment in consultation ~~and agreement~~ with stakeholders including the NTA, NRA and Iarnród Éireann to determine the future direction of growth in the Dunboyne / Clonee corridor. The review should also critically consider the likelihood of water services capacity being available to serve the preferred lands and the timeframes for providing same.”

Amendment No. 3 – Objective ED OBJ 2

Change the text of Objective ED OBJ 2 as follows:

“To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual Development Plans and Local Area Plans and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This review shall

(i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer);

(ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan, Local Area Plan or individual objective maps to be included in the County Development Plan as relating

² The Regional Planning Guidelines 2010-2022 states that opportunities exist for Planning Authorities and Enterprise Agencies, together with other relevant stakeholders, to take a proactive role in identifying appropriate locations for Strategic Development Zones for employment and develop planning schemes to deliver these areas for economic development. These strategic locations should be supported by existing or planned multi-modal public transport infrastructure, adequate water services, broadband and next generation of communication technology, sustainable energy supplies.

to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);

*(iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormonston/ Stamullen. In the case of Dunboyne/Clonee/Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult ~~and agree the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors~~ with statutory stakeholders including the NTA, NRA and Iarnród Éireann **with regards to the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors;.....**"*

9.0 DUNSHAUGHLIN AREA

9.1 KILBRIDE WRITTEN STATEMENT

Amendment No. 4 – Section 3.0 of the Kilbride Written Statement

Amend the text of the Written Statement for Kilbride, Section 03 Land Use as follows:

“Commercial facilities in the village consist of a petrol station and associated convenience shop **both of which are presently closed**, a public house and Rennicks sign manufacturers.”

Amendment No. 5 – Objective LU OBJ of the Kilbride Written Statement

Amend Objective LU OBJ of the Written Statement for Kilbride as follows:

LU OBJ	To require that the lands identified with an E2 “General Enterprise & Employment” (Category 3) land use zoning objective employment uses should be developed on a phased basis in accordance with an agreed Framework Plan. The first phase of the development of said lands shall relate to the lands with road frontage onto the Hollystown Road and the lands immediately south of and contiguous to the existing manufacturing facility. Development within this site may include the provision of a Data Centre and associated related industries set in open parkland with extensive landscaping and shall provide for a high architectural standard of layout and building design.
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9.2 KILCOCK ENVIRONS WRITTEN STATEMENT

Amendment No. 6 – Section 2.0 of the Kilcock Environs Written Statement

Amend the text of the Kilcock Environs Written Statement Section 2.0 Water & Wastewater Services:

“However, no **substantive** development has occurred **at the time of preparing this Written Statement** consequent to these planning permissions which were upheld on appeal to An Bord Pleanála.”

Amendment No. 7 – Section 4.0 of the Kilcock Environs Written Statement

Amend the text in Section 4 Residential Development as follows:

“Two sites have been included in Phase 1 to accommodate the household allocation. The first of these adjoins the R125 (Dunshaughlin road) to the west and extends eastwards. This site should include provision for a primary school of 1.6 hectares, a neighbourhood centre and can accommodate a maximum of 250 residential units. Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map. The layout should provide for the clustering of the primary school site and the neighbourhood centre ~~with the lands identified for G1 “Community Infrastructure” land use zoning objective to the east~~ and connectivity, particularly for pedestrians and cyclists **between Character Area 1 and Character Area 2** ~~between these uses~~.

The second site in Phase 1 adjoins site 1 to the east of same. It can accommodate a maximum of 150 residential units. ~~The lands identified for G1 “Community Infrastructure” land use zoning objective must be reserved for development as part of the residential~~

~~scheme.~~ Any planning application for development on these lands should include a site layout plan showing the proposed layout for the entire site as illustrated on the zoning map. **This should allow for connectivity, particularly for pedestrians and cyclists between Character Area 1 and Character Area 2.** ~~, including the G1 "Community Infrastructure" lands. This should allow for connectivity between the G1 lands and adjoining lands to the west."~~

Amendment No. 8 - Section 6.0 of the Kilcock Environs Written Statement

Amend the text in Section 6 Community Facilities and Open Spaces as follows:

"Lands extending to **approximately 3 3.18** hectares have also been identified for G1 "Community Infrastructure" land use zoning objective **at the eastern end of the Kilcock Environs** ~~as part of the lands identified for Phase I residential land use.~~ These shall be used to provide for associated uses for the newly established residential uses, including sporting and recreational facilities which should be available for use by the school."

Amendment No. 9 – Section 7.0 of the Kilcock Environs Written Statement

1. Amend Section 7.1 Character Areas as follows:

"There are separate character areas denoted within the lands identified primarily for residential uses whereby a distinct layout and architectural style in each character area is required. In order to achieve this, a design statement and rationale for each area shall be approved at pre-application stage with Meath County Council. It is envisaged that the architectural expression should distinguish various building use through design. Set out below are indicative standards/provisions for each of the character areas. ~~Proposed densities are informed by the 'Sustainable Residential Development in Urban Area Guidelines for Planning Authorities' (DoEHLG, 2009), Table 2.4 in the Core Strategy of this Development Plan and the location of each character area relative to the town centre, amenities, public transport and accessibility."~~

2. Amend Section 7.1.1 Character Area 1 as follows:

~~Density Range: Minimum of 35 no. units per hectare~~

3. Amend Section 7.1.2 Character Area 2 as follows:

~~Density Range: Minimum of 35 no. units per hectare~~

Amendment No. 10 – Objective RD OBJ 1 of the Kilcock Environs Written Statement

Amend Objective RD OBJ 1 as follows:

RD OBJ 1	To accommodate, on the lands identified on the land use zoning objectives map to the east of the R125 (Dunshaughlin road), a maximum of 250 residential units and a neighbourhood centre and to reserve of a site of 1.6 hectares for a primary school within these lands. The primary school site and neighbourhood centre shall be located adjacent to each other the lands identified with a G1 "Community Infrastructure" land use zoning objective situated to the east. Any application for development on these lands shall be accompanied by a Master plan illustrating the layout for the site in its entirety as illustrated on the land use zoning objectives map. The layout shall make provision for connections, particularly pedestrian and cyclist, Character Area 1 and Character Area 2.
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	between the primary school and neighbourhood centre and the G1 "Community Infrastructure" zoned lands to the east.
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Amendment No. 11 – Objective RD OBJ 2 of the Kilcock Environs Written Statement

Amend Objective RD OBJ 2 as follows:

RD OBJ 2	<p>To accommodate, on the lands identified on the land use zoning objectives map to the north of the Rye Water River, a maximum of 150 residential units. The lands identified for G1 "Community Infrastructure" land use zoning objectives inside the boundary of this objective shall be released for development as part of the residential scheme. Any planning application for development on these lands should include a Master plan showing the proposed layout for the entire site as illustrated on the land use zoning objectives map, including the G1 lands. This should make provision for connectivity between Character Area 1 and Character Area 2. the lands identified with a G1 "Community Infrastructure" land use zoning objective and adjoining lands to the west, the subject of Objective RES OBJ 1 above.</p>
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10.0 KELLS AREA

10.1 ATHBOY WRITTEN STATEMENT

Amendment No. 12 – Objective CF OBJ of the Athboy Written Statement

Amend Objective CF OBJ of the Athboy Written Statement as follows:

CF OBJ	To ensure that any future residential development on the lands identified for "A2" incorporating the existing Clann na nGael GAA grounds off the N51 (Kells Road) will only be developed once sufficient relocation works, to the satisfaction of the Planning Authority, for the GAA club has taken place onto a new site outside of the development envelop, to the north east of the town. The relocation shall be inclusive of footpaths and public lighting from the town to the facility, in tandem with the first phase of residential development. Access shall not be permissible from the N51 at a point where the general speed limit of 80 kph applies and national policy seeks to avoid the creation of additional access points onto national roads to which speed limits in excess of 60 kph apply. A shared entrance to serve the lands identified for G1 "Community Infrastructure" and A2 "New Residential" land use zoning objectives for lands east of the Gillstown Road shall be provided for.
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Amendment No. 13 – Policy MA POL 7 of the Athboy Written Statement

Amend Policy MA POL 7 of the Athboy Written Statement as follows:

MA POL 7	To work in conjunction with Córas Iompair Éireann (CIE) National Transport Authority to provide bus stops and accompanying shelters within the Town Centre to serve all bus users.
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10.2 CARLANSTOWN WRITTEN STATEMENT

Amendment No. 14 – Section 9.0 Movement and Access, Carlanstown Written Statement

Replace Paragraph 3 of Section 9.0 Movement & Access in the Written Statement of Carlanstown as follows:

~~There is currently the provision for a road reservation to allow for the by-passing of the N52 to the south-east of the Village, thereby alleviating traffic congestion and speeds within the Village's Main Street. This reservation is maintained within the land use objectives map accompanying this statement and is deemed to be a necessary piece of infrastructure for future regional development and to guarantee the Village has access to the surrounding urban centres.~~

The Main Street of Carlanstown is recognised as a constrained route which caters for local and regional traffic. It is an objective of this development framework to provide for an N52 bypass of the village. This route will serve to improve through traffic movements and consequently the environment and streetscape of the centre of Carlanstown.

Amendment No. 15 – Objective MS OBJ of the Carlanstown Written Statement

Amend Objective MS OBJ of the Carlanstown Written Statement as follows:

MS OBJ Part h)	To work in conjunction with Córas Iompair Éireann (CIE) National Transport Authority to provide a public bus service to Carlanstown connecting it with surrounding urban centres. It is also important that the necessary associated infrastructure, such as bus stops and accompanying shelters on each side of Main Street within the Village Centre, be provided in conjunction with such a service.
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10.3 CARNAROSS WRITTEN STATEMENT

Amendment No. 16 – Carnaross Written Statement

To include the following as an Appendix to the Carnaross Written Statement and to include a new policy in the Written Statement:

UD POL 1	To have regard to the Urban Design Framework for Carnaross contained in Appendix I of this Written Statement in the design and assessment of development management proposals brought forward during the life of the County Development Plan on lands identified for land use zoning objectives only.
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Appendix to Carnaross Written Statement: Urban Design Framework

An Urban Design Framework for Carnaross was developed as part of the 2009 Local Area Plan. Whilst the extent, nature and phasing of the land use zoning objectives are no longer consistent with those contained in the 2009 Local Area Plan for the Village, there is considerable merit in retaining the urban design framework for the village. The Indicative Master Plan will continue to provide guidance for development management proposals in the village for the life of the County Development Plan.

The Carnaross Master Plan is illustrated in the following drawings with respect to each character area. The Master Plan show new streets and spaces, appropriate building forms and landscape proposals. The Master Plan is indicative only and is intended to provide design guidance with respect to the built form and layout of the village.



Opportunity Sites

There are several sites within the village that have the potential to make a significant contribution to the development of Carnaross. These sites include undeveloped lands to the north east of the village crossroads, backland sites to the north west, south west and south east of the village crossroads, the mart and employment and enterprise zoned lands opposite the mart and the low density zoned lands to the west of the village. Additional design guidance has been prepared with respect to these sites and is described in the following sections.

Undeveloped lands to the north east of the village crossroads (Character Area 1)

These lands represent a significant landholding centrally located within the village. The site fronts onto the Kells and Moynalty roads. The development of these lands should seek to establish an attractive, vibrant and identifiable village centre whilst respecting the innate characteristics of the traditional buildings within the existing village.

In this regard, development proposals for these lands should seek to:

- Provide for a mix of uses and active ground floor frontage along the Kells road

- Establish a continuous building line and a strong sense of enclosure along the Kells road and part of the Moynalty road
- Respect the human scale and massing of traditional buildings within the village
- Generate a strong solid to void relationship between walls and openings
- Provide for vertically proportioned openings
- Employ traditional materials and finishes such as rendered walls, pitched slate roofs and timber windows and doors
- Provide for on and off-street structured car parking along the Kells road

Innovative design solutions which deviate from traditional building typologies and materials and finishes shall only be considered where a high standard of architecture is proposed. The area to the north of the site should provide for residential development and a centrally located village community. New houses should be located along well defined and landscaped streets or lanes comprising structured on-street car parking. Off street car parking should be provided behind the building line and should ideally be screened from the street. Public open space requirements associated with any proposed development on this site should seek to complement the potential expansion of Carnaross National School and associated playing fields or areas.

Backland sites to the northwest, southwest and south east of the village crossroads (Character Area 1)

The low grade uses to the northwest and southwest of the village crossroads may in time relocate to the mart related uses zoned lands to the south of the mart. Within this context new development should seek to consolidate these quadrants by providing access lanes from the Kells and Moynalty road which complete the associated urban blocks. Similarly, the quadrant to the south east of the village crossroads should be consolidated to provide for well defined streets and spaces and the enhancement of the car park adjoining the Carnaross Inn in particular. Proposed development should front onto the Kells and Moynalty road and new access lanes and provide for attractive streets and spaces. Development should be of a scale and massing that reflects adjoining buildings and should employ traditional materials that reflect the vernacular of the village. The car parking adjoining the Carnaross Inn should be subject to environmental improvements and could be developed in conjunction with the Parish Hall to provide for a multi-functional civic space and landmark community building.

Carnaross Mart and adjoining mart related uses zoned lands (Character Area 3)

The Carnaross Mart has an important social and economic association with the village which is substantiated by its strong presence on the Kells road. Notwithstanding this, environmental improvements to the front of the mart would improve the visual amenity of the area. The expansion of the mart should seek to provide for structured off-street parking and loading areas. A landscaped buffer between the mart and the Kells road comprising native trees would also significantly enhance the visual amenity of the area. Employment uses which compliment the mart functions are considered appropriate on lands to the south of the mart. Development proposals should seek to absorb car parking and delivery areas within the site. Structured parallel on-street car parking may also be appropriate. The scale and massing of new buildings should be modest and in keeping with the rural context of the site. Courtyard arrangements which provide frontage to the Kells road whilst minimising the visual impact of such buildings are encouraged.

Low density residential zoned lands to the west of the village (Character Area 2)

These lands are located to the west of the village opposite the River View estate and adjoining individual detached houses. In order to consolidate development within this character area low density housing which reflects the form, scale and layout of the local vernacular is encouraged. The traditional farmhouse cluster typology where buildings are loosely arranged around a central courtyard space is considered particularly appropriate. The landscaping and boundary treatment of individual sites should seek to incorporate and augment existing natural features such as stone boundaries, trees and hedgerows.

10.4 NOBBER WRITTEN STATEMENT

Amendment No. 17 – Policy MA POL 4 of the Nobber Written Statement

Amend Policy MA POL 4 of the Nobber Written Statement as follows:

MA POL 4	To work in conjunction with Córas Iompair Éireann (CIE) National Transport Authority to provide bus stops and accompanying shelters within the Village Centre on each side of Main Street.
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11.0 SLANE AREA

11.1 DULEEK WRITTEN STATEMENT

Amendment No. 18 – Duleek Written Statement

Include a new objective in the Duleek Written Statement as follows:

MA OBJ 4	To investigate the provision of a new pedestrian and cycle link between the town centre and the national schools located on Abbey Road.
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11.2 STAMULLEN WRITTEN STATEMENT

Amendment No. 19 – Strategic Policy SP3 of the Stamullen Written Statement

Amend the wording of Strategic Policy SP3 in the Stamullen Written Statement as follows:

SP3	To advance the possible upgrading of M1 Junction 7 to improve its capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange in co-operation with the National Roads Authority. Any upgrade of the capacity of the junction to facilitate the development of the adjoining employment lands shall be provided for by the developers of said lands at the developer's expense or as may otherwise be agreed with the Council and/or NRA.
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Amendment No. 20 – Objective LU OBJ 1 of the Stamullen Written Statement

Amend Land Use objective LU OBJ 1 in the Stamullen Written Statement as follows:

LU OBJ 1	To develop lands identified as Phase I "New Residential" in accordance with the adopted Framework Plan (October 2007). The areas to which the Framework Plan applies to this Development Framework have been identified on the land use zoning objectives maps. The development of residential land in Phase I shall ensure the delivery of (a) the provision of safe pedestrian and cyclist access linking the newly developed sports lands with the village and residential core of Stamullen, (b) the delivery of vehicular access from the Gormanston Road to the City North Business Campus to the north through the 3.02 Ha tract of residentially zoned land to the east of Stamullen village or as otherwise may become available and deliverable through other lands , (c) the provision of landscaped open space incorporating a 1 acre community facility on lands identified as F1 "Open Space" adjoining the M1 Motorway ensuring that the wayleave for the gas transmission line is protected (d) the delivery of a useable riverside walk along the River Delvin. The development of the residential lands in Phase I will require the resolution of the sanitary services constraints in the area, in particular wastewater constraints. Residential development shall only be permitted subject to the delivery of the necessary social and physical infrastructure. Any revision to the existing adopted Framework Plan for these lands shall be agreed with the Planning Authority in writing and in advance of lodging any planning application pertaining to these lands.
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Amendment No. 21 – Objective LU OBJ 2 of the Stamullen Written Statement

Amend LU OBJ 2 of the Stamullen Written Statement as follows:

LU OBJ 2	<p>To require the preparation of a Framework Plan for the lands identified as a combination of E2 “General Industry & Employment” and E3 “Warehousing & Distribution” Phase I and Phase II on the accompanying land use zoning objectives map. The Framework Plan shall be agreed with the Planning Authority in writing prior to the submission of any new planning application which seeks to develop lands for development which have not been the subject of a previous grant of planning permission. Applications for extension of duration or revisions to previously approved developments shall be considered on their merits and shall not require the agreement of a Framework Plan in advance. The Framework Plan shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to E2 “General Industry & Employment” Category 3 (Small Towns and Villages) and E3 “Warehousing & Distribution” as provided for in Volume I of the County Development Plan. The Framework Plan shall realise TP OBJ 5 which seeks to facilitate vehicular access to/from the village via City North Business Campus to the M1 Motorway Interchange. The Framework Plan shall be informed by a revised Traffic Impact Assessment which shall assess the capacity of the existing configuration of Junction 7 to cater for the projected traffic volumes with any upgrade of the capacity of the junction to facilitate the development of the adjoining employment lands to be provided for by the developers of said lands, or as may otherwise be agreed with the Council and/or NRA. The National Roads Authority shall be involved as a stakeholder in the formulation of this agreed Framework Plan.</p>
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12.0 TRIM AREA

12.1 ENFIELD WRITTEN STATEMENT

Amendment No. 22 – Section 1 of the Enfield Written Statement

Remove the following statement at the end of Section 1.0 Town Concept of the Enfield Written Statement:

~~It is the intention of the Planning Authority to prepare a strategy to create an Employment Zone/Business Park in Enfield as part of the M4 Corridor.~~

Amendment No. 23– Section 6.1 of the Enfield Written Statement

Amend the Introductory Statement (Section 6.0 Evaluation of Employment Lands) in the Enfield Written Statement as follows:

*The written statement for each centre provides detail on the rationale which determined which lands would be identified for release during the period of the County Development Plan 2013 – 2019. It should be noted that there is flexibility included in the Strategic Policy framework which may allow lands identified in Phase II ~~or White Lands~~ to be considered for development within this period. **The White Lands (Strategic Lands) in Enfield are intended primarily for enterprise and employment uses***

13.0 DUNBOYNE/CLONEE/PACE LOCAL AREA PLAN**Amendment No. 24 – Dunboyne/Clonee/Pace Objectives**

Include an additional objective relating to flood risk management which applies to the land referenced under the map change in Amendment No. 45:

Flood Risk

FR OBJ 1	To require the submission of a site specific flood risk assessment with any planning application made on these lands.
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Amendment No. 25 – Section 1 of the Dunboyne Local Area Plan Residential Land Evaluation

Include an additional table and text into section 1 of the Dunboyne Local Area Plan Residential Land Evaluation as follows:

"The total allocation for Dunboyne is thus revised to 1,578 no. units which require approximately 35 hectares of residential zoned land. **This is shown in Table 9A which also includes revised figures for land availability which exclude those lands at risk of flooding (see Section 2 for further details).**

Table 9A: Revised Household Allocation and Land Availability for Dunboyne

Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required	Available Land Zoned for Residential Use (ha)	Available Land Zoned for Mixed Use incl. Residential (ha)*	Total Available Zoned Land (ha)	Deficit/ Excess (ha)
1,578	45	35.1	65.9	0.561	66.5	31.4

***Note that the figure entered represents 30% of the total available mixed use land zoning, reflecting that residential uses would be subsidiary use in these zoning categories that relate to town and village centre sites and edge of centre sites.**

"It is clear from Table 9 **and 9A** that there is an excess of residentially zoned land in Dunboyne in comparison to that now required to satisfy the household allocation."

Amendment No. 26 – Policy CER POL 1 relating to the Dunboyne/Clonee/Pace Local Area Plan

Amend the wording of Policy CER POL 1 as follows:

CER POL 1 Lands at Piercetown	To ensure that lower density employment uses such as industry, warehousing, distribution and logistics, to include ancillary office space, are developed at the 'Piercetown' lands as indicated on the land use zoning objectives map. Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 "General Industry & Employment" Category 1 (Primary & Secondary Economic Centres) as provided for in Volume I of the County Development Plan.
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Amendment No. 27 – Objective Pace OBJ 1 relating to the Dunboyne/Clonee/Pace Local Area Plan

Amend the wording of Objective Pace OBJ 1 as follows:

Pace OBJ 1	<p>To prepare a unitary Framework Plan for the designated Level 2 Retail Centre at Pace which will address land use, transportation, connectivity, urban design, recreation and implementation issues. Delivery of the Level 2 Retail Centre shall be phased and co-ordinated in tandem with infrastructural provision across the Corridor Area. It shall be a grounding objective of this Framework Plan to encourage development in a sustainable, co-ordinated and efficient manner where such development is facilitated and accompanied by the required infrastructure and services.</p> <p>The Framework Plan shall provide, inter alia:</p> <ol style="list-style-type: none"> 2. for retail floorspace and associated facilities to include some high density and other appropriate residential development commensurate with population growth over the time period of the County Development Plan having regard to the commitment in the Regional Planning Strategy for Dunboyne to grow from a Level 3 to a Level 2 Centre gradually over a 15 - 20 year timeframe; 3. high end office based employment uses at levels commensurate with its location and proximate to a multi modal public transport interchange; 4. a pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of the National Roads Authority. <p>The preparation of the Framework Plan shall have regard to and generally be consistent with the Integrated Framework Plan for Land Use and Transportation as required pursuant to in the Meath County Development Plan 2013-2019 and other policies and objectives of the County Development Plan, the Regional Planning Guidelines and the 2008 – 2016 GDA Retail Strategy.</p> <p>Strategic Environmental Assessment and Appropriate Assessment of the IFPLUT shall be carried out.</p>
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Amendment No. 28 – Objective CER OBJ 1 relating to the Dunboyne/Clonee/Pace Local Area Plan

Amend Objective CER OBJ 1 as follows:

CER OBJ 1	<p>Future Gateway Building</p> <p>To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Stage III Flood Risk Assessment and Management Plan as required pursuant to FR POL 1.</p> <p>To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne. This building shall be accommodated on lands, outside the flood risk zones A & B, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed</p>
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	Stage III Flood Risk Assessment and Management Plan as required pursuant to FR POL 1;
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Amendment No. 29 – Objective CER OBJ 2 relating to the Dunboyne/Clonee/Pace Local Area Plan

Amend the wording of Objective CER OBJ 2 as follows:

CER OBJ 2 Lands at Portan, Clonee	It is a requirement of the Meath County Developments Plan that the development of the employment generating lands at Portan, Clonee land use zoning objectives map for Clonee will be subject to the provisions of a Framework Plan to be agreed with the Executive of the Planning Authority and specific servicing and access arrangements set out in the Movement Section of the Dunboyne Clonee Pace Local Area Plan (2009). Any uses proposed shall have regard to and be consistent with the range of uses indicated as being appropriate to E2 "General Industry & Employment" Category 1 (Primary & Secondary Economic Centres) and E3 "Warehousing & Distribution" as provided for in Volume I of the County Development Plan.
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14.0 DUNSHAUGHLIN LOCAL AREA PLAN**Amendment No. 30 – Dunshaughlin Written Statement****Dunshaughlin Local Area Plan Residential Land Evaluation - Section 2.0 Residential Land Evaluation**

Amend Tables 14, 15 and 16 and include associated text in the Dunshaughlin Written Statement as follows:

Table 14: Description of individually zoned available sites evaluated

	Location	Land Area (ha)
Site A	Lands northwest of Dunsany Road roundabout	3.69 ha
Site B	Lands to the east of the R125 Motorway Link Road	3.41 ha
Site C	Lands to the east of the R125 Motorway Link Road roundabout	3.45 3.38 ha
Site D	Lands at Mabestown west of Manor Court housing development	4.50 ha
Site E	Lands south of Seachnall House adjoining the R147	3.14 ha
Site F	Lands adjoining the R147 southeast of the town	8.64 9.61 ha (7.69 ha is A2)
Site G	Lands west east of Dunshaughlin Business Park	7.64 9.24 ha (8.58 ha is A2/B1)
Site H	Lands west east of Maelduin along the Lagore Road	3.87 ha
Site I	Lands northeast of Lagore Crescent	0.86ha
Site J	Lands East of St. Seachnalls Street	5.46 ha (4.76 ha is A2)
Site K	Lands south of the R125 Ratoath Road	6.68 6.85 ha (6.62 ha is A2)

Table 15: Evaluation of individually zoned available sites for residential development

Site Name	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J	Site K
Proximity to Town centre	5	4	4	3	3	4 3	3	3	3	2	3
Proximity to Education	3	3	3	3	3	4 3	4 3	4	4	3	3
Served by Public Transport Corridor	4	5	5	5	1	3 2	4 3	4	3	2	3
New Roads Required	1	1	1	3	1	3	5	1	5	1	3
Infill Opportunity	5	5	5	5	5	3	5	3 5	5	3	5
Total	19 18	18	18	19	13	18 14	19	15 17	20	11	17
Rank	9 6	6	6	9	2	6 3	9	3 4	11	1	5 4

Table 16: Yield and Rank of residential lands evaluated

Site Name	Zoning	Land Area	Density	Yield	Rank	Phase
Site J	A2 & F1	4.76ha	30	143	1	I
Site E	A2	3.14 ha	30	94 103	2	I
Site F*	A2 & F	8.64 7.69ha	30	259 231	3	I
Site H	A2	3.87ha	30	116	4	II
Site K	A2 & F	6.68 6.62 ha	30	199	4	II
Site A	A2	3.69ha	30	111	6	II
Site B	A2	3.41ha	30	102	6	II
Site C	A2	3.45 3.38 ha	30	101	6	II
Site D	A2	4.50ha	30	135	9	II
Site G	A2/B1 B3, F1	7.64 8.58ha	30	257	9	II
Site I	A2	0.86 ha	30	26	11	II

*Due to the overall land area of Site F, only 2.73ha of this site is within Phase I of the Order of Priority in order to comply with the household allocation of 319 units identified for Dunshaughlin in the Meath County Development Plan 2013 – 2019.

Following the evaluation, it was found that sites J, E and F scored the highest and have the potential to accommodate approximately 319 units on an assumed density of 30 - 35 units per hectare as provided for in Table 2.4 of the County Development Plan 2013 - 2019. Therefore these sites are prioritised for release during the lifetime of the Meath County Development Plan 2013-2019. All other lands with the benefit of a residential land use zoning objective are identified as Phase II (Post 2019) and are not intended for release within the life of this Development Plan.

The remaining sites in the evaluation table will be included in Phase II of the Order of Priority phasing programme and are not intended to be developed during the current Meath County Development Plan period 2013-2019.

In relation to Site F, part of these lands (2.73 hectare) is indicated to be in the Phase I Order of Priority. The site includes an area of F1 "Open Space" which will act as a green buffer area between the future residential area and the adjoining E2 "General Enterprise & Employment" zoned lands to the west. In addition, an area of 0.4 hectares dedicated to public open space within the residential scheme shall be provided reflecting the additional area of open space previously identified on the land use zoning objectives map. The precise layout and design of this open space shall be determined during the development management process. This area of dedicated open space shall be additional to the normal requirements as specified in the Development Management Guidelines contained in Volume I of the County Development Plan.

Amendment No. 31 – Dunshaughlin Written Statement

Include new objective for Dunshaughlin as follows:

LU OBJ 1	To provide a site of 0.4 hectares (1 acre) in extent for public open space on the lands identified with an A2 "New Residential" land use zoning objective immediately east of Dunshaughlin Business Park, which lands do not presently have the benefit of an extant planning permission. This shall be in addition to the provision of 15% of the
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	overall site area for public open space as required pursuant to Section 11.2.2.2 Houses in Volume I of the County Development Plan.
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15.0 SOUTHERN ENVIRONS OF DROGHEDA LOCAL AREA PLAN

Amendment No. 32 – Section 2.0 Southern Environs of Drogheda Written Statement

Replace Tables 6, 7 and 8 and make associated changes to the text in the Section 2.0 Residential Land Evaluation for the Southern of Environs of Drogheda as follows:

Table 6: Residential Sites for Evaluation in the Southern Environs of Drogheda

	Location	Land Area (hectares)
Site 1	Lands south of the Rathmullan Road	11.88
Site 2	Lands on the Platin Road	11.67
Site 3	Lands at Bryanstown, west of the Beamore Road	14.1
Site 4	Lands at Bryanstown, east of the Beamore Road	38.82
Site 5	Lands south of Bryanstown Cross Route	3.77
Site 6	Lands west of Colpe Cross	8.17
Site 7	Lands west of Mill Road	28.72
Site 8	Lands south of Marsh Road	22.42
Site 9	Lands at western end of Rathmullan Road	20.61

Tables 7 and 8 detail the outcome of the residential land evaluation. They show that Sites 5 south of the Bryanstown Cross Route), 1 (Rathmullan Road), and 2 (Platin Road) and site 9 scored the highest. Sites 5 and 1 and part of sites 1, 2 and 9 will be prioritised for release in Phase 1, during the lifetime of the Meath County Development Plan 2013-2019. Part of site 2, amounting to 4.5 hectares is included in Phase 1. Any application for development on sites 1, 2 and 9 these lands should illustrate an overall layout for the site in order to provide for an integrated development of these lands. Meath County Council will monitor the uptake of lands in Phase 1, particularly site 5, which is currently in use as a playing field. The remainder of Site 2 will be prioritised should further lands be required for release in order to achieve the household target. The phasing indicated in the land use zoning objectives map gives effect to this assessment. All other lands are indicated as being in Phase 2. The timeline for the release, if appropriate, of these lands will be considered post 2019 in accordance with the relevant Meath County Development Plan in place at that time.

Table 7: Outcome of Residential Land Evaluation

Site	1	2	3	4	5	6	7	8	9
Proximity to Town Centre (West Street) Score	3	3	3	4	3	4	5	4	3
Proximity to Bus Station Score	3	3	3	4	2	4	5	4	3
Proximity to Rail Station Score	4	4	3	3	2	3	5 3	3	4
Proximity to Primary Education Score	2	3	2	3	1	3	1	1	2
Proximity to Post Primary Education Score	1	3	2	3	1	4	1	1	1
New Roads Required	1	1	2	3	1	4	4	4	1
Infill Site	4 5	2	5	5	1	2	5	5	5
Natura 2000 Sites	3	3	3	3	1	3	3	5	3
Total Score	18 22	22	23	28	11 12	27	27 29	27	22
Rank	2	2	5	9	1	6	6	6	2

The potential yield set down below in table 8 is based on the densities set out. They were determined taking into account the site location, the Meath County Development Plan 2013-2019 (Table 2.4) and Government policy. Each application for residential development will however be assessed on its own merits through the development management process. The total yield accruing from the sites **in Phase I** ranked numbered 1-3 inclusive is **865 856** no. units and the total area of available land is **23.9 24** hectares.

Table 8: Residential Land Phasing

Site	Zoning	Land Area (ha)	Density	Yield	New Rank	Phase
Site 5	A2	3.77	40	151	1st	I
Site 1	A2	11.88	35	416	2 nd Joint 2nd	I * (6.7ha/235 units)
Site 2	A2	11.67	35	408	3 rd Joint 2nd	I (Partial) * (6.7ha/235 units)
Site 9	A2	20.61	35	721	Joint 2nd	I * (6.7ha/235 units)
Site 3	A2	14.1	43	606	4 th 5th	II
Site 6	A2	8.17	35	286	5 th Joint 6th	II
Site 7	A2	28.72	43	1,235	6 th Joint 6th	II
Site 8	A2	22.42	43	964	7 th Joint 6th	II
Site 4	A2	38.82	43	1,669	8 th 9th	II

16.0 PROPOSED MAPPING AMENDMENTS

Amendment No. 33 – Kilcock Environs Zoning Map

Re-locate the lands identified with a G1 “Community Infrastructure” land use zoning objective to an easterly position in the environs area (consistent with their location in the Kilcock Environs Local Area Plan 2009) and relocate lands identified with a A2 “New Residential” land use zoning objective Phase 1 lands in Character Area 2 westwards to abut Character Area 1.

Amendment No. 34 – Athboy Zoning Map

Amend the land use zoning objective of the site identified from a G1 “Community Infrastructure” land use zoning objective to an A1 “Existing Residential” land use zoning objective.

Amendment No. 35 – Slane Zoning Map

Amend the zoning objectives map by reinstating a symbol at the E2 “General Enterprise & Employment” lands to the north of the village which is accompanied by the following explanatory text for the map legend *“To develop leisure, community and social facilities in conjunction with industrial zoned lands within this location.”*

Amendment No. 36 – Enfield Zoning Map

Include Phase I of the lands associated with Submission No. 1064 for release in Phase I of the Order of Priority for Residential Zoned Land and to place Site G (as per the Residential Land Evaluation) in Phase II (Post 2019).

Amendment No. 37 – Southern Environs of Drogheda Zoning Map

Change the zoning of two residential properties on the Platin Road from E2 “General Enterprise & Employment” / E3 “Warehousing & Distribution” to A1 “Existing Residential” land use zoning objective.

Amendment No. 38– Southern Environs of Drogheda Zoning Map

Change the zoning of lands in Phase 1 which are located west of Matthews Lane South and amount to 0.55 hectares, from F1 “Open Space” to A2 “New Residential” land use zoning objective.

Amendment No. 39 – Southern Environs of Drogheda Zoning Map

Identify lands off the Duleek Road as E2 “General Enterprise and Employment” Phase II (Post 2019).

Amendment No. 40 – Southern Environs of Drogheda Zoning Map

Identify lands within the Marsh Road / Mill Road which have the benefit of an E2 “General Enterprise and Employment” land use zoning objective as Phase II (Post 2019).

Amendment No. 41 – Southern Environs of Drogheda Zoning Map

Rezone 25 acres of land from WL “White Lands” to E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective on lands off the Donacarney Road / Mill Road.

Amendment No. 42 – Southern Environs of Drogheda Zoning Map

To remove the red boundary from Site No. 9 which indicated an extant permission.

Amendment No. 43 – Southern Environs of Drogheda Zoning Map

Indicate that lands amounting to 6.7 hectares in Sites 1, 2 and 9 (as per the Residential Evaluation) are included in Phase I of the Order of Priority with the remainder of the lands in these sites demarcated as Phase II.

Amendment No. 44 – Southern Environs of Drogheda Residential Sites Evaluation Map

Illustrate lands at the western end of the Rathmullan Road as Site 9.

Amendment No. 45 – Clonee Zoning Map

Amend the land use zoning objectives maps by changing the zoning of land off Main Street in Clonee from F1 "Open Space" to A2 "New Residential" and to include these lands in Phase II of the Order of Priority.

Amendment No. 46 – Dunboyne Zoning Map

Amend the land use zoning objective from F1 "Open Space" to G1 "Community Infrastructure" on a 2 hectares (4.6 acres) site and to indicate that the subject site has an interface with Flood Risk Zones A and B.

Amendment No. 47 – Dunboyne Zoning Map

Amend the land use zoning objective maps by zoning 7 hectares of land at Bracetown for E2 "*General Enterprise & Employment*" and E3 "*Warehousing & Distribution*" land use zoning objectives.

Amendment No. 48 – Dunboyne Zoning Map

Amend the land use zoning objective maps by relocating the symbol associated with CER OBJ 1 on the land use zoning objectives map from lands identified as being at risk of flooding.

Amendment No. 49 – Ratoath Zoning Map

Amend the Ratoath land use zoning objectives map by identifying the 0.63 hectare site which has the benefit of an A2 "*New Residential*" land use zoning objective adjoining St. Oliver's Park as Phase I Residential.

Amendment No. 50 – Ratoath Zoning Map

Amend the Ratoath land use zoning objectives map by identifying Site E in the Residential Land Evaluation in Phase I of the Order of Priority and by identifying Site C in Phase II (Post 2019).

Amendment No. 51 – Ratoath Residential Evaluation Map

Remove Site I from the Residential Evaluation Map for Ratoath in Appendix V.

**MEATH COUNTY DEVELOPMENT PLAN 2013-2019
– PROPOSED VARIATION NO. 2**

**17.0 STRATEGIC ENVIRONMENTAL ASSESSMENT / APPROPRIATE ASSESSMENT:
SCREENING OF PROPOSED ALTERATIONS**

Amendments 1 – 51 inclusive

The proposed alterations, either on their own or in combination, do not materially affect the overall assessment and conclusions contained within the original SEA Environmental Report. The proposed changes will therefore not result in a significant environmental impact.

None of the proposed changes would require Appropriate Assessment (AA) themselves or in combination or would affect conclusions made in the original Natura Impact Statement (NIS).