

Draft Variation No. 3
of the
Meath County Development Plan
2013–2019

Amendments to Text of Volumes 1 & 5



comhairle chontae na mí
meath county council



1.0 INTRODUCTION

- 1.1 The Meath County Development Plan 2013-2019 was adopted on 17th December 2012 and came into effect on 22nd January 2013. Since the adoption of the County Development Plan, 2 no. Variations have been proposed and adopted. A summary of the content of these variations is set out below:
- 1.2 Variation No. 1 referred to as an ‘enabling variation’ sought to amend existing provisions within the Meath County Development Plan and in particular a number of objectives within the Core Strategy in order to clarify the manner in which the process of introducing objectives and development frameworks for individual centres (which were at the time subject to existing Town Development Plans and Local Area Plans) were undertaken, in particular to meet housing and population allocations for each centre contained in the Core Strategy. Variation No. 1 was adopted on 4th November 2013.
- 1.3 Variation No. 2 to the Meath County Development Plan 2013-2019 collectively forms Volume 5 of the Meath County Development Plan 2013 – 2019 and is entitled “*Written Statement & Development Objectives for Urban Centres*”. Variation No. 2 had the following objectives; i) to introduce development objectives (including land use zoning objectives) into the Meath County Development 2013-2019 for 29 no. existing centres which previously had Local Area Plans, ii) to introduce land use zoning objectives and an Order of Priority into the County Development Plan for the release of residential and employment zoned lands for 5 of the centres which retained their Local Area Plans (namely Ashbourne, Drogheda Southern Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath), iii) to ensure 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 County Development Plan 2013 – 2019. This was to ensure consistency with the Core Strategy contained in the Meath County Development Plan, iv) to review the appropriateness of the nature, location and quantum of industrial and employment generating land use within each centre as part of the process, v) to apply the land use zoning objectives contained in the Core Strategy of the County Development Plan. Variation No.2 was adopted on 19th May 2014.
- 1.4 This Variation has been prepared by Meath County Council in conjunction with John Spain and Associates, Town Planning and Development Consultants who provided land use planning inputs into the Economic Strategy. Variation No 3 is the first in a suite of variations which will be required to align the County Development Plan with the key tenets of the Economic Strategy. Variations will follow to address the former town Development Plan areas of Trim, Navan and Kells together with the East Meath Local Area Plan. The process of Variation No 3 shall be completed prior to commencing the statutory review of Local Area Plans for the Southern Environs of Drogheda, Ashbourne, Ratoath Dunshaughlin and Dunboyne. The development objectives of the Local Area Plans when reviewed shall be consistent with the policies and objectives including land use zoning objectives as set out in the County Development Plan, 2013-2019 as varied.

2.0 PURPOSE OF PROPOSED VARIATION NO. 3 OF THE COUNTY DEVELOPMENT PLAN

- 2.1 The key purpose of Variation No. 3 of the County Development Plan is to align the County Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The variation also

updates the Development Plan in order to incorporate amendments to Volume 1 which arose from the adoption of Variation No. 2. The variation also identifies potential future changes to the settlement hierarchy of the County.

- 2.2 The various components of draft Variation No. 3 are addressed separately below.

Part 1: Incorporation of the recommendations of the Meath Economic Development Strategy 2014-2022

- 2.3 Proposed Variation No. 3 of the Meath County Development Plan 2013-2019 seeks to align the County Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning.

- 2.4 The Economic Development Strategy sets out the medium- term strategy for economic development within County Meath until 2022 and has been prepared in light of the recommendations set out within “Putting People First (2012) and the Local Government Reform Act of 2014. The Economic Development Strategy is also mindful of the wider regional context of economic and employment development in Meath and neighbouring local authority areas.

- 2.5 The Government’s Action Programme for Effective Local Government, “Putting People First”, was published in October 2012 and sets out the following objective for local government reform:

“Local government will be the main vehicle of governance and public service at local level - leading economic, social and community development, delivering efficient and good value services, and representing citizens and local communities effectively and accountably”.

- 2.6 In considering the role and function of Local Authorities the Action Plan outlines the following:

“Local authorities should play as wide a role as possible in public service and administration, not only in the specific service areas that have traditionally been their main business focus, but also in contributing to national recovery and economic growth”.

- 2.7 In particular the document identifies that that there will be a stronger role for local government in promoting economic development, thereby sustaining and creating jobs – building on the local initiatives already in train.

- 2.8 The Economic Development Strategy has also been prepared in light of the policies and objectives of the Action Plan for effective local government and Objective **CS OBJ 10** of the Development Plan which sets out the following;

“To provide and promote a strategic economic development strategy that identifies a hierarchy of employment centres related to the overall development strategy of the County which will encourage a more balanced and sustainable pattern of employment across the county”

- 2.9 Prior to the preparation of the Economic Development Strategy for County Meath, Meath County Council commissioned an Economic Baseline Study for County Meath which was completed in June 2013. The No. 1 Corporate Objective contained in the Meath County Council Corporate Plan 2015-2019 mission statement is “drive the economic, social,

cultural and environmental growth of our County in a balanced manner that is inclusive of all our citizens.” The Corporate Plan sets out a vision “Meath County Council to lead economic development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible.” This is a proactive response to ***‘Putting People First – A New Role for Local Government’***.

- 2.10 In January 2014 Meath County Council engaged a multidisciplinary consultancy team comprising PMCA Economic Consulting, FTI Consulting and John Spain & Associates to prepare a comprehensive evidence based Economic Development Strategy for County Meath to cover the period 2014 – 2022. This major report by the consultants builds upon the baseline work completed earlier by researchers at Maynooth University. Additional empirical analysis was undertaken in order to assess the structure and performance of the local economy of Meath, including indigenous enterprises and foreign direct investment (FDI). The extent of outbound commuting also formed part of this assessment. The Meath Economic Forum was established in 2013 in order to provide a mechanism whereby some of the County’s key economic influencers can assist Meath County Council in the implementation of the Economic Strategy. The forum has identified key areas where they consider opportunities exist to provide positive economic outcomes including the following:
- Building on existing links with the IDA to deliver a collaborative approach in order to address the FDI deficient currently experienced by the County;
 - Increasing the extent and quality of broadband provision given its critical role in energising and supporting all facets of the economy of the County;
 - Building strong partnerships with education providers at secondary and tertiary levels and thereby stimulating research and development collaboration opportunities into the future.
- 2.11 The Economic Strategy 2014-2022 identifies that existing trends within the County which impact on the economic performance of the County include:
- Narrow base of economic activities in largely traditional areas;
 - FDI deficit;
 - Low penetration of knowledge orientated activities; and
 - Substantial skills leakage due to commuting trends from the County.
- 2.12 The Economic Development Strategy for County Meath sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022.
- 2.13 A key challenge will be to ensure more jobs are available within Meath to its residents and that the County is seen as a place to invest in as well as live and visit. The Economic Strategy examines investment factors and decisions aimed at transforming the employment base to a more sustainable growth path up to 2022 as well as highlighting measures and practices required to sustain success. The Economic Strategy, and the central tenets of the Economic Vision (formulated by the consultancy team), incorporates a substantial amount of work in the form of relevant economic data analysis, spatial assessment and consideration of the importance of promoting County Meath to help ensure it fulfils its economic potential in the coming years.

2.14 Key elements of the Economic Strategy include:

- Projections of the level of employment in County Meath to 2022 (going into the Economic Vision for Meath), using the 2011 situation as the benchmark, and carrying out sectoral projections of what can be achieved based on the inherent strengths of the local economy and specific sectoral opportunities (2011 is the latest available year for which full factual information is available on employment within and outside of County Meath);
- An assessment of spatial planning opportunities in the form of identified sites around the County and the fit of these locations in the context of the current Meath CDP 2013-2019 (as varied);
- A marketing Plan for Meath, which integrates the economic and spatial plans;
- An overall set of strategic recommendations for implementing the Economic Development Strategy and monitoring progress during the period 2014-2022.

2.15 The Economic Development Strategy for County Meath (2014-2022) contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath's economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and (FDI) enterprises in the County.

2.16 The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

2.17 Variation No. 3 of the Meath County Development Plan seeks to align the policies and objectives contained in Volume 1 and Volume 5 of the current CDP 2013-2019 with the key tenets of the Economic Development Strategy for County Meath, 2014-2022. The implementation of the 8 no. specific actions contained in the Economic Development Strategy for County Meath 2014-2022 will be the primary response of the Local Authority to seek to improve the number of local employment opportunities available to the resident population.

2.18 In particular Action 3 of the Economic Development Strategy identifies a number of revisions required to the County Development Plan to positively provide the framework for investment and employment creation while at the same time removing non-essential potential barriers to employment generating development. The requirements arising from Action 3 of the Economic Development Strategy are a key reason for the preparation of this variation, therefore a comprehensive review of the County Development Plan was undertaken.

This assessment included the following:

- A review of the existing Meath County Development Plan and associated policies and objectives to incorporate the actions and recommendations of the Meath Economic Development Strategy 2014-2022.
- An updating of the policies and objectives of the County Development Plan to include reference to the Economic Development Strategy for County Meath.
- A review of the employment zoning objectives as set out within Volume 1 and 5 of the County Development Plan.

- A review of the Phasing Objectives for employment zoned lands set out within the County Development Plan.
- Consideration of the requirements to zone additional lands for employment purposes within the County at appropriate locations in order to facilitate a choice of employment zoned lands.
- An examination of the potential of lands at the M3 Parkway in order to ensure that the most appropriate planning mechanism is in place to facilitate the timely delivery of lands at Dunboyne North for a sustainable employment hub having regard to their identification as one of the 5 key strategic employment sites in County Meath. This proposal will allow for tangible benefit from the significant public investment in transportation infrastructure already made at this location. The development of these lands for strategic employment purposes will be part of an overall strategy to deliver good quality employment opportunities, along with commensurate levels of complimentary land uses such as housing, education & local retail uses at this location. As part of a sustainable community model this new development node will form part of an overall triangulated growth model for Dunboyne which is a Large Growth Town II in the National Gateway area of the county. It will play a significant role in achieving the Council's objective as articulated in the Economic Development Strategy for County Meath to reduce the amount of commuting occurring for employment reasons outside of County Meath. Success in achieving this outcome will enable Meath County Council to positively address an unsustainable planning model based predominately on private car usage.

2.19 Following on from this review of the existing County Development Plan, a number of amendments are proposed to the County Development Plan as detailed below:

- To amend the text of the County Development Plan narrative, policies and objectives to bring these into line with the Economic Development Strategy for County Meath.
- Where there is an evidence based need to identify further employment lands at key locations in the county that correlates with the Meath Economic Development Strategy outcomes this will be addressed.
- The removal of the Order of Priority phasing restrictions presently impacting on Phase 2 employment zoned lands in the county (identified as post 2019 for development).
- Where considered appropriate to amend requirements surrounding the preparation of Framework Plans on employment zonings.
- The introduction of a new land use zoning objectives map for North Dunboyne. Action 6 of the Economic Strategy acknowledges the significant economic development potential that exists in this area, having regard to its location within the National Gateway, its proximity to an existing public transport interchange (M3 Parkway) and its proximity to the national motorway network. The introduction of a revised land use zoning map for North Dunboyne will provide for the creation of a sustainable new community with provision for a suitable mix of land uses to stimulate the sustainable economic development of the area. These land uses will include employment, residential, community, educational and recreational uses. The 2 Year Progress report prepared in 2014 for the Meath County Development Plan 2013 -2019 indicates in the revised Table 2.5 that there are now 641 multiple housing units less committed in the county than when the Table was originally prepared for the adopted plan. It is the Council's intention to

reallocate 500 housing units in the Core Strategy of the County Development Plan to North Dunboyne which is located in the Metropolitan area of the Greater Dublin Area (GDA). The household allocation as set out in Table 2.5 of the CDP will be amended by the addition of 500 units to Dunboyne, similarly the text of the Dunboyne LAP as contained in Volume 5 of the CDP will also be amended to reflect this revision. The new land use zoning objectives map for this area shall form part of Volume 5 as varied. Following this work being completed, a developer led Master Plan will be required to be prepared for the written agreement of the Executive of the Planning Authority in advance of the lodging of any planning application. Phase one of any development of these lands will be required to comprise of the submission of a planning application for an agreed quantum of employment uses.

- Amendments to the employment zoning objectives set out within the County Development Plan 2013-2019 in order to provide more flexibility in the provision of employment generating uses.
- Amendments to the Development Management Standards set out within Chapter 11 of the County Development Plan.
- Amendments to take account of flood risk mapping published since the adoption of Variation No 2.

- 2.20 Volume 5 of the County Development Plan (as introduced by Variation No. 2) contains a ***'Book of Maps for Urban Centres'*** which includes the land use zoning objectives maps for 29 urban centres in the County that previously had local area plans (now replaced by written statements and associated maps in Volume 5). In addition, the land use zoning objectives maps for the Local Area Plans of Ashbourne, Dunboyne/Clonee/Pace, Dunshaughlin, Ratoath and the Southern Environs of Drogheda are also contained in Volume 5 of the County Development Plan. Where required as part of this Variation, the land use zoning objectives for these areas will be amended in order to implement the recommendations of the Economic Development Strategy in the spatial hierarchy of land use zoning in the County.

Part 2: Revisions to Volume 1 of the County Development Plan in order to incorporate Variation no. 2 of the County Development Plan 2013-2019

- 2.21 This variation also updates Volume 1 of the County Development Plan 2013-2019 in order to reflect the revisions to the County Plan introduced by the adopted Variation No. 2 of the County Development Plan.
- 2.22 Variation No. 2 collectively forms Volume 5 of the Meath County Development Plan 2013 – 2019 and is entitled *"Written Statement & Development Objectives for Urban Centres"*. It consists of land use zoning objectives for the centres where Local Area Plans are being retained and incorporates detailed objectives including land use zoning objectives into the County Development Plan for the centres where Local Area Plans are not being retained. More specifically, the Variation involved:
- The introduction of development objectives (including land use zoning objectives) into the Meath County Development Plan 2013 – 2019 for 29 no. existing urban centres which previously had Local Area Plans. This was the beginning of a process which reduced the number of Local Area Plans which previously existed in County Meath to 6 no.;

- The introduction of 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 5 of the centres which will retain their Local Area Plans namely Ashbourne, Drogheda (Southern Environs), Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath;
- 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 ensures consistency with the Core Strategy of the Meath County Development Plan 2013–2019;
- 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;
- 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.

- 2.23 The written text of Volume 1 of the County Development Plan is updated in light of the adoption of this variation.

Part 3: Potential Future Revisions to the Settlement Strategy of the County Development Plan

- 2.24 Variation no. 3 of the County Development Plan also identifies potential changes to the settlement hierarchy of the County Development Plan. This section of the variation identifies potential for the growth of Stamullen and Enfield from small towns to moderate sustainable growth towns within the County Settlement Hierarchy in line with the strategic locations of these centres along the M1 and M4, which are strategically and critically important for economic and jobs development for the County and its wider region. Stamullen is positioned along the M1 Dublin – Belfast International Corridor which is highlighted in the Economic Development Strategy for County Meath as being a strategically important asset for employment generation locally and regionally. The City North Business Campus anchored by the City North Hotel includes Hanley Energy Ltd and a number of local indigenous units. There is significant potential for this business campus to expand as there is zoned and serviced land available in this attractive business campus setting proximate to Dublin Airport, the M50 orbital road and Dublin City Centre. Enfield positioned on the M4 knowledge corridor enjoys the advantage of rail connectivity to the National Gateway.
- 2.25 In this regard this variation seeks to reference that the small towns of Stamullen and Enfield have the potential to grow to Moderate Sustainable Growth towns over the lifetime of this Development Plan and subsequent plans. This matter will be pursued with the Regional Authority/Assembly as appropriate.

3.0 CONTENT OF VARIATION NO. 3 OF THE COUNTY DEVELOPMENT PLAN

- 3.1 Variation No. 3 of the Meath County Development Plan comprises a number of elements as outlined under the following headings.

Part 1: Incorporation of the recommendations of the Economic Development Strategy for County Meath 2014-2022

- 3.2 A number of amendments to the County Development Plan are proposed in order to incorporate the recommendations of the Economic Development Strategy for County Meath. These are addressed as follows:

Policy wording changes to include reference to the Economic Development Strategy

- 3.3 A detailed review of the economic strategy contained in Chapter 4 of the existing Meath County Development Plan was undertaken as part of this variation. The policies and objectives as they relate to economic development within the County have been updated to include specific reference to the findings and recommendations set out within the Meath Economic Development Strategy 2014-2022.

Zoning of additional lands for Employment Generating Uses

- 3.4 As part of the preparation of the proposed Variation No. 3 of the County Development Plan consideration was given to the adequacy of employment zoned lands within the County Development Plan. On the basis of same and having regard to the guidance contained in the Economic Strategy and the quantum of available employment lands contained in the plans of other counties in the region it is proposed to provide for additional employment zoned lands at the following locations:

Clonee/Portan

- 3.5 There is a need to provide additional E2/E3 employment zoned lands at Clonee in order to avail of the opportunities brought forward by the proposed data centre investment on the Portan lands. The strategic location of lands at Portan along the M3 transport corridor together with their location in the Dublin Metropolitan Area, adjoining significant employment lands in Fingal are key attributes of these lands. The lands at Portan represent the only significant employment zoned lands at this location and the proposed Facebook Data Centre will utilise almost the full extent of these lands.
- 3.6 In order to accommodate clustering of similar format developments at this location and to build on the significance of the committed investment at this location (and the probability that significant Facebook investment will stimulate further FDI and indigenous employment) it is proposed to zone additional lands for E2/E3 purposes adjacent to the Portan lands as part of this variation. In accordance with the existing zoning objectives pertaining to the lands, additional employment lands are envisaged to accommodate logistics and product based investment.

Enfield

- 3.7 Lands zoned for White Land purposes within the Enfield Local Area Plan are proposed to be zoned for E1/E3 purposes in order to facilitate a choice of employment zoned lands within the town in accordance with the objectives of the Economic Development Strategy for County Meath. This will also serve to reduce planning uncertainty in respect of the potential employment opportunities in the area, which otherwise might (inadvertently) act as a barrier to new jobs in the area.

3.8 Maynooth Environs

No additional lands are proposed to be zoned, however some lands currently with an E1 land use zoning objective are proposed to be zoned D1 at Moygaddy for tourism related uses. It is considered that this area has potential to accommodate further tourism related development.

Removal of Phasing Objective pertaining to Employment Zoned lands and removal of employment lands due to flood mapping

3.9 One of the key findings of the Economic Development Strategy is the need to provide a choice of employment zoned lands within key settlements throughout the County. In this context the Strategy recommends the removal of the phasing objectives pertaining to employment zoned lands throughout the County. On this basis phasing objectives are removed from the following settlements:

- Athboy
- Baile Ghib (Gibbstown)
- Carlanstown
- Duleek
- Enfield
- Kentstown
- Kilcock
- Kilbride
- Maynooth Environs
- Oldcastle
- Slane
- Stamullin
- Summerhill
- Ashbourne
- Dunboyne/Clonee/Pace
- Dunshaughlin

Employment lands are proposed for removal to take account of revised flood mapping¹ in the following settlements:

- Ballivor
- Longwood
- Kilcock

Lands at Dunboyne North

3.10 As part of the preparation of this Variation consideration was given to mechanisms to ensure that the appropriate planning framework is put in place to facilitate the sustainable development of lands at Dunboyne North in accordance with the objectives of the Economic Development Strategy. These lands are identified as one of the five key strategic sites for employment generation in County Meath in the Strategy. The Meath County Development Plan 2013 – 2019 (Chapter 4 Economic Development Strategy) refers to an opportunity that may exist for a Strategic Development Zone (SDZ) in the North Dunboyne area within the Metropolitan Area of the National Gateway. It is important to ensure that the identified exceptional economic development potential of

¹ Draft mapping currently on public display

this area is realised in the short to medium term. Having regard to the need to urgently bring forward and implement the objectives of the Economic Development Strategy it is considered that this variation and the subsequent preparation of a Master Plan for the North Dunboyne Area offers a realistic and proportionate mechanism to deliver an appropriate planning framework in a reasonable timescale to ensure that the maximisation of the exceptional economic development opportunities arising from the strategic infrastructural investment made within the area. The suggestion of suitability of the lands for an SDZ is thus no longer considered to be applicable or desirable.

- 3.11 A review of the planning policy framework pertaining to the Dunboyne North Area identified that the current Level 2 retail designation of the lands at Dunboyne North needs to be reconsidered in light of the need to bring forward the lands as a location for a sustainable live work community based planning model to provide for employment and related support facilities including a neighbourhood centre, housing, community & amenity facilities. This will ensure that future land uses are in accordance with the policies and objectives of the Economic Development Strategy and are consistent with the Meath County Retail Strategy.

The 2 Year Progress report indicates in the revised Table 2.5 that there are now 641 multiple housing units less committed in the county than when the Table was originally prepared for the adopted plan. It is the Council's intention to now reallocate 500 available housing units in the Core Strategy of the County Development Plan to North Dunboyne (Large Growth Town II in the county settlement hierarchy). The new land use zoning objectives map for this area shall form part of Volume 5 of the County Development Plan (Book of Maps for Urban Centres).

- 3.12 The preparation of a developer led Master Plan for the North Dunboyne Area to be agreed in writing with the Executive of Meath County Council is considered to provide the most expedient method/mechanism for the Planning Authority to deliver a comprehensive and implementable plan led context for this area. This Master Plan will be required to be compliant with the Meath County Development Plan as varied.

- 3.13 A non statutory Strategic Framework Guidance document for the entire Dunboyne Clonee area has been prepared by Meath County Council in conjunction with John Spain and Associates. It is intended that this document will provide long term strategic guidance for overall development of the area. This Framework Plan proposes an overall development model which establishes the principal of integrated and sustainable work and living communities on the triangulated nodes of:

- Dunboyne Town Centre,
- Dunboyne Rail Station and;
- the M3 Parkway.

The Strategic Framework Guidance document omits the Level 2 Retail Centre objective pertaining to the Dunboyne North Area and replaces it with an objective for the creation of a sustainable live work community model centred on a range of uses including high end employment, mixed use neighbourhood centre, community, recreational and residential development.

- 3.14 Overall the Dunboyne North site represents a key opportunity for the provision of E1/E3 employment zoned land within the Metropolitan Area of Meath. It benefits from both strong public transport connections together with direct access to the M3 and has the

potential to play a significant role in accommodating employment generating development within the County.

- 3.15 The wording of specific objectives PACE OBJ 1 and PACE OBJ 2 are updated within the Plan and revisions to the zoning objectives pertaining to these lands are proposed. All reference to the preparation of an SDZ for the Dunboyne North area are to be removed from the County Development Plan. These will be replaced with the requirement to prepare a developer led Master Plan for the Dunboyne North lands which will be required to be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application. Phase one of any development of these lands will be required to comprise the submission of a planning application for an agreed quantum of employment uses.

Review of the Zoning Objectives set out within the County Development Plan

- 3.16 A review of the zoning objectives set out within the Meath County Development Plan 2013-2019 was also undertaken as part of the proposed variation in order to provide more flexibility for employment generating uses at appropriate locations within the County. It is intended that this review will add clarity and will result in a more user friendly Development Plan.
- 3.17 Three employment based land use categories are identified within the County Development Plan. These categories include the following:
- E1 Strategic Employment Zones (High Technology Uses): ‘To facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations.’
 - E2 General Enterprise & Employment: ‘To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.’
 - E3 Warehousing & Distribution: ‘To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.’
- 3.18 3 Separate categories of development are identified within the E2 zoned lands which distinguish the format of development which is appropriate at each level of the settlement hierarchy. This variation proposes the removal of the sub categories within the E2 zoning objective in order to facilitate a consistent approach to the development of E2 zoned lands throughout the County. Such sub categories are considered overly prescriptive. The Development Plan identifies employment sectors which are considered suitable for each settlement. This is also considered to be overly prescriptive. Any application for appropriate employment uses on these lands can be positively considered on their merits by the Planning Authority subject to normal planning considerations.

Framework Plan Requirements

- 3.19 In accordance with the recommendations of the Economic Development Strategy a review of Framework Plan requirements was undertaken. All Framework Plan reference within the Development Plan were reviewed and where such references were considered to be overly prescriptive in terms of the specific nature or format of future development

on these lands revisions are proposed. In the interests of consistency the term Framework Plan is being replaced with the term Master Plan.

Review of Development Management Objectives

- 3.20 Some minor revisions to the Development Management Standards as set out within Chapter 11 of the County Development Plan are proposed in respect of commercial developments in accordance with the recommendations of the Economic Development Strategy for County Meath.

Part 2: Revisions to Volume 1 of the County Development Plan in order to incorporate Variation no. 2 of the County Development Plan 2013-2019

- 3.21 This variation also updates Volume 1 of the County Development in order to reflect the revisions to the County Plan introduced by the adopted Variation no. 2 of the County Development Plan.

Part 3: Potential Future Revisions to the Settlement Strategy of the County Development Plan

- 3.22 Variation no. 3 of the County Development Plan also identifies potential changes to the settlement hierarchy of the County Development Plan. This section of the variation identifies potential for the growth of Stamullen and Enfield from small towns to moderate sustainable growth towns within the County Settlement Hierarchy in line with the strategic locations of these centres along the M1 and M4.
- 3.23 In this regard this variation seeks to include reference to the small towns of Stamullen and Enfield having the potential to grow to Moderate Sustainable Growth towns over the lifetime of this Development Plan and subsequent plans. Any change in the status of these towns within the settlement hierarchy will be advanced in accordance with relevant RPG's/RSES²

4.0 STRATEGIC ENVIRONMENTAL APPRAISAL

- 4.1 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 Planning Authority has continued to use the Strategic Environmental Objectives from the County Development Plan SEA to assess this variation and this is considered both practical and pragmatic.
- 4.2 The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001 – 2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed draft variation No. 3 to the Meath County Development Plan 2013 – 2019.

² Regional Spatial & Economic Strategies

5.0 APPROPRIATE ASSESSMENT SCREENING

- 5.1 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.
- 5.2 An Appropriate Assessment Screening was undertaken of the proposed draft variation to the Meath County Development Plan 2013 – 2019, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

6.0 FLOOD RISK ASSESSMENT

- 6.1 A Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Variation. The SFRA utilises the most up to date flood mapping and data for the County available at the time of preparing the Variation. Amendments to Volume 5 and the land use zoning objectives maps in particular should be read in conjunction with the SFRA.

7.0 HOW TO READ THE PROPOSED AMENDMENTS TO THE COUNTY DEVELOPMENT PLAN

This variation document includes only the relevant sections of the Meath County Development Plan 2013-2019 which it is proposed to change, not the entire plan. Therefore, **it is advisable that this variation be read in conjunction with the current County Development Plan.**

- 7.1 The existing text of the County Development Plan 2013 – 2019 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. **Please note that the Draft Variation document should not be interpreted as the complete text of the Meath County Development Plan 2013 -2019 but rather highlights selected parts of the County Development Plan which are proposed to be varied as part of Variation No. 3.** On completion of this variation process, a consolidated version of the County Development Plan Written Statement (Volumes 1 – 5) as altered by Variations 1, 2 and 3 will be made available for ease of reference and to avoid any potential confusion.
- 7.2 Proposed Amendments / Additions are shown as **red** text. Deletions are indicated with strikethrough as illustrated in the example below.

The Meath Local Authorities Corporate Plan ~~2009 – 2014 sets out a vision for~~ **2015-2019** **has the vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible”.** ~~County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities”.~~

- 7.3 Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of

such policies or objectives list in relevant chapters. It is the Planning Authority's intention to carry out a renumbering process of such policies and objectives. A consolidated version of the development plan as varied will be published following completion of this variation process

8.0 MAKING A SUBMISSION

- 8.1 A copy of the proposed draft Variation (No. 3) of the Meath County Development Plan 2013- 2019, together with the Strategic Environmental Assessment Screening Report, Natura Impact Screening Report and Strategic Flood Risk Assessment and Management Plan pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection **from 21st December 2015** at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 during normal office hours. The proposed draft Variation (No. 3) of the Meath County Development Plan 2013-2019 is also available for inspection on Meath County Council's website at www.meath.ie/planning
- 8.2 Copies of the proposed draft Variation (No. 3) of the Meath County Development Plan 2013- 2019 are available from the **Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291** or please Tel: 046-9097500/7518 or email: variation3mcdp@meathcoco.ie.
- 8.3 Written submissions or observations should be addressed and marked **"Proposed Draft Variation (No. 3) to MCDP 2013-2019 and submitted to the Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath . Submissions or observations must be received by 27th January 2016.**
- 8.4 Written submissions or observations may also be made via email to Variation3mcdp@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 ensure your submission is forwarded in either hard or soft copy and not both.**
- 8.5 Written submissions or observations with respect to the proposed draft Variation (No. 3) of the Meath County Development Plan 2013-2019 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed draft Variation (No. 3).
- 8.6 A copy of the Economic Development Strategy for County Meath is available for inspection on request.
- 8.7 For further information contact the Forward Planning Team at Tel: 046 – 9097500/9097518.

**AMENDMENTS
TO
VOLUME ONE
WRITTEN STATEMENT**

Table of Contents

To be amended accordingly when the variation process is complete.

CHAPTER 1: INTRODUCTION

1.1 Introduction

The Meath ~~Local Authorities~~ **County Council** Corporate Plan ~~2009-2014~~**2015-2019** mission statement is “drive the economic, social, cultural and environmental growth of our County in a balanced manner that is inclusive of all our citizens.” The Corporate Plan sets out a vision **“Meath County Council to lead economic development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible.”** ~~for County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities.”~~ The mission statement of the Meath County Council Planning and Transportation Department is ~~to provide “land use and transport planning services to the community and other stakeholders in a way that supports wider organisational goals and promotes, facilitates and guides the development and use of land in the county.”~~

The Economic Development Strategy for County Meath 2014-2022 sets out clear, concise, innovative and evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022. The Economic Development Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

Note: Sections 1.2.1 and 1.2.2 remain unchanged.

1.2.3 Format of the Meath County Development Plan 2013-2019

The County Development Plan consists of a written document with supporting appendices and maps, as set out in the table of contents. There are ~~four~~ **five** volumes contained in the Meath County Development Plan:

1. Volume 1 Written Statement
2. Volume 2 Appendices
3. Volume 3 Book of Maps
4. Volume 4 Strategic Environmental Assessment & Appropriate Assessment
- 5. Volume 5 Written Statement & Development Objectives for Urban Centres**

Volume 1, the written statement, consists of the main text of the Development Plan and comprises of 12 chapters. ~~This current chapter,~~ Chapter 1, provides background information to the Development Plan. Chapter 2 details the core strategy which sets out the overall vision for the county and the core principles underlying the development strategy in the Plan. Chapters 3 to 10 expand on the development strategy for the county. Each of these chapters includes a written statement in which strategic themes, policies and objectives for each topic are provided. Chapter 11 provides detailed development management guidelines and standards These guidelines and

standards give general guidance to applicants on the criteria which will be used by Meath County Council in assessing planning applications. They supplement the various policies and objectives which are provided throughout the Plan. Chapter 12 focuses on the implementation and monitoring of the County Development Plan. The written document is accompanied by a series of maps supporting the text.

The appendices to the Development Plan, Volume 2 include the Record of Protected Structures and Landscape Character Assessment. They also include supporting and background documents such as the housing and retail strategies, a county wide flood risk assessment and a statement regarding the implementation of Ministerial Guidelines in the Development Plan. **Volume 5 of the County Development Plan 2013-2019 sets out a written statement and development objectives for centres in County Meath. This Volume was incorporated as Variation no. 2 of the County Development Plan which was adopted on the 19th of May 2014.** Should there be any conflict between the appendices or maps and the written statement in Volume 1 **and 5** the written statement shall take precedence.

Sections 1.3 and 1.4 remain unchanged.

1.5 Planning Policy Context

The Meath ~~Local Authorities~~ **County Council** Corporate Plan ~~2009-2014 sets out a vision for 2015-2019 contains the following vision~~ **“Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible. “County Meath as “a County that is recognized locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities.”**

The Corporate Plan sets out six organisation wide objectives to guide and shape the direction of the functions of Meath ~~Local Authorities~~ **County Council**. **These objectives are summarised below:**

- 1. Deliver excellent services**
 - 2. Lead economic development**
 - 3. Build strong influential partnerships**
 - 4. Engage the larger community**
 - 5. Nurture a staff excellence culture**
 - 6. Develop system and process capability**
-
- ~~1. Promote a positive image of County Meath as a place to live, an ideal tourist destination and a business location of choice for investors.~~
 - ~~2. Deliver efficient and effective services for the county's citizens.~~
 - ~~3. Plan and develop the social and physical infrastructure of County Meath to strengthen its communities.~~
 - ~~4. Facilitate and stimulate sustainable economic growth and employment opportunities.~~
 - ~~5. Support and enhance community participation and local democracy.~~
 - ~~6. Develop Meath's towns and villages as living, viable, community and commercial centres.~~

These objectives and those of the Meath County Development Board strategy³ have contributed to generating the vision and strategic direction of the Development Plan set out in Chapter 2, the core strategy.

The significant changes heralded by 'Putting People First' (2012) and the Local Government Reform Act of 2014 represent some of the most far-reaching reforms in the Local Government sector for many years. Local authorities are now required to play a much more proactive role in economic development. Economically, effective local authority planning means maximising positive externalities, which broadly equates to facilitating the environment in which enterprises can create and grow employment. Local Authorities are now expected to be more sensitive to the economic consequences of their day-to-day actions and to have a greater understanding of the wider regional context of their operations. Local authority planning is inevitably shifting towards realising the potential of the "functional region", from which constituent local authorities can benefit.

On foot of the guidance set out within these documents an Economic Development Strategy has been prepared for County Meath for the period 2014-2022.

In December 2015 the Department of Environment, Community and Local Government published a roadmap for the delivery of the National Planning Framework (NPF). The NPF will succeed the National Spatial Strategy 2002 (NSS) and will provide a long-term, 20 year development strategy setting out the place Ireland will become in terms of economic activity, social progress and environmental quality, through co-ordinated policy, investment and action at national, regional and local levels. The NPF is intended to be the spatial expression of the Government's wider economic and reform agenda as it applies to the key geographical areas of economic activity and their urban and rural components that drive the economic and social progress of our Country. The roadmap acknowledges the importance of a research based approach to economic development and acknowledges that estimations of long-term economic development, analysis of demographic and development trends will be key inputs into the NPF.

Since the "Action Plan for Jobs" process commenced in 2012 a number of Regional Reports have been published. The Government will shortly publish the "Action Plan for Jobs: Mid East Region". This plan will cover Counties Kildare, Meath and Wicklow. The plan identifies that the region has significant existing enterprise strengths and assets. It notes that increased collaboration can be facilitated by building on the recent reforms such as:

- The growing impact of LEO;
- The new mandate of Education and Training Boards;
- The strengthening of Regional Offices of the IDA and Enterprise Ireland;
- The reform of Local Government with emphasis on economic development role;
- The blueprint of a stronger policy framework to underpin sectoral opportunities.

Section 1.6 remains unchanged.

³ Replaced with the Local Community and Development Committee (LCDC) by the Local Government Reform Act, 2014.

CHAPTER 2: CORE STRATEGY

Core Principle 3 To promote sustainable economic development to support the population of County Meath in accordance with the guidance and recommendations set out in the Economic Development Strategy for County Meath 2014-2022.

Table 2.5 Allocated and Committed Units

Urban-centre	Committed Unbuilt Units	Household Allocation 2013-2019*
Large Growth Town I		
Navan	786	3,984
Drogheda Environs	1,653	857
Large Growth Town II		
Dunboyne	113	1,494
Maynooth	0	199
Moderate Sustainable Growth Town		
Ashbourne	1,356	637
Trim	912	518
Kells	349	518
Dunshaughlin	784	319
Kilcock	0	398
Small Town		
Athboy	159	319
Bettystown/Laytown/ Mornington East	1,077	80
Duleek	160	239
Enfield	31	319
Oldcastle	9	319

Ratoath	311	239
Stamullen	262	80
Village		
Ballivor	2	60
Carlanstown	22	40
Carnaress	0	20
Clonard	90	20
Clonee	601	84
Crossakiel	38	20
Donore	4	20
Drumconrath	0	60
Gibbstown	0	20
Germiston	0	20
Julianstown	12	24
Kenstown	6	60
Kilbride	0	20
Kildalkey	6	20
Kilmainhamwood	0	20
Kilmessan	39	159
Longwood	70	40
Mornington/Donacarney	420	20
Moynalty	0	20
Nobber	0	60
Rathcairn	1	40
Rathmolyon	120	20
Slane	44	120

Summerhill	82	120
Rural Houses	1,479	1,320
Total	10,998	12,942

~~* Note that headroom of 50% has been included in these figures, as per the Development Plans Guidelines for Planning Authorities.~~

Table 2.5 Allocated and Committed Units as per the 2 year Review contained in the CDP Progress Report, Dec 2014*

Urban Centre	Committed Unbuilt Units (Nov. 2011)	Committed Unbuilt Units (Dec. 2014)	Household Allocation 2013-2019*
Large Growth Town I			
Navan	786	1,187	3,984
Drogheda Environs	1,653	1,174	857
Large Growth Town II			
⁴ Dunboyne	113	119	1,994
Maynooth	0	0	199
Moderate Sustainable Growth Town			
Ashbourne	1,356	1,132	637
Trim	912	755	518
Kells	349	352	518
Dunshaughlin	784	763	319
Kilcock	0	0	398
Small Town			
Athboy	159	126	319
Bettystown/Laytown/Mornington East	1,077	1,409	80
Duleek	160	169	239

*500 available housing units in the Core Strategy are proposed to be re-allocated to North Dunboyne (Large Growth Town II in the county settlement hierarchy, located in the Metropolitan Area of the National Gateway).

Enfield	31	34	319
Oldcastle	9	24	319
Ratoath	311	375	239
Stamullen	262	262	80
Village			
Ballivor	2	6	60
Carlanstown	22	0	40
Carnaross	0	0	20
Clonard	90	92	20
Clonee	601	248	84
Crossakiel	38	0	20
Donore	4	9	20
Drumconrath	0	0	60
Gibbstown	0	0	20
Gormonston	0	0	20
Julianstown	12	21	24
Kentstown	6	7	60
Kilbride	0	0	20
Kildalkey	6	14	20
Kilmainhamwood	0	0	20
Kilmessan	39	8	159
Longwood	70	15	40
Mornington/Donacarney	420	481	20
Moynalty	0	0	20
Nobber	0	0	60
Rathcairn	1	0	40
Rathmolyon	120	69	20
Slane	44	14	120

Summerhill	82	13	120
Rural Houses	1,479	1,479	1,320
Total	10,998	10,357	12,942

Section 2.3.2 remains unchanged.

2.3.3 Residential Zoned Land Provision

Table 2.4 details ~~the requirement for~~ residential zoned land requirements in each of the designated settlement centres in Meath, based on the projected household allocations. The zoned land requirements have been based on land use zoning objectives that relate solely to residential use and on mixed use zoning objectives which permit residential use. The density assigned to each centre has had regard to the place of the settlement in the county settlement hierarchy, existing and planned public transport investment in each centre and the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (Department of the Environment, Heritage and Local Government, 2009). Based on this information, the shortfall or excess in zoning is also indicated.

Town Development Plans are in place for Navan, Kells and Trim while Local Area Plans have been prepared for the remaining towns and villages listed in the county settlement hierarchy. These individual Development Plans and Local Area Plans detail the land use zoning, including that for residential use, in each settlement. ~~The adoption of Variation No. 2 of the Meath County Development Plan (2013-2019) in May 2014, has resulted in the 29 no. previous Local Area Plans being replaced with Written Statements and Land Use Zoning Objective Maps for these settlement centres in a new Volume 5 of the County Development Plan. Variation No. 2 effectively implemented the household allocation requirements of the Core Strategy for these centres with an Order of Priority Phasing Arrangement for Residential Zoned Lands. Local Area Plans remain in place for South Drogheda, Dunboyne/Clonee/Pace, Ashbourne, Ratoath and Dunshaughlin. Future reviews of these LAPs will be required to be compliant with the Development Plan as varied. Furthermore a new Local Area Plan for East Meath was adopted by Meath County Council in 2014. The former Town Development Plans for Navan, Trim and Kells are to be read as part of the County Development Plan pursuant to Section 11 (c) of the Planning and Development Act 2000 as amended. These former town plans and the East Meath Local Area Plan will be the subject of a separate variation process to align their contents with the Economic Strategy.~~

It is clear from Table 2.4 that at a countywide level, there are generally adequate lands, if released and serviced, to cater for the projected growth in households and population for the plan period. It should be noted that the overall excess of land will increase as a result of the assumption that 30% of committed units will not be built. This could potentially amount to an additional 94 hectares becoming available based on 3,299 committed units not being built and assuming an average density of 35 units per hectare.

In order to ensure towns and villages grow at a suitable and sustainable scale, appropriate to their position in the settlement hierarchy and this core strategy, measures must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres complies with that shown in Table 2.4.

~~In total, Local Area Plans are in place for 40 individual urban centres across the County. The vast majority of these Local Area Plans are not required by statute as Section 19(1)(b) of the Planning and Development Acts 2000-2011 requires that a Local Area Plan must be made in respect of an area which:~~

- ~~• is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,~~
- ~~• has a population in excess of 5,000, and~~
- ~~• is situated within the functional area of a planning authority which is a county council.~~

~~In addition, according to Section 19 (1)(bb) of the Acts, notwithstanding paragraph (b) quoted above, a local area plan shall be made in respect of a town with a population that exceeded 1,500 persons (in the census of population most recently published before a planning authority makes its decision under subparagraph (i) except where~~

- ~~(i) the planning authority decides to indicate objectives for the area of the town in its development plan, or~~
- ~~(ii) a local area plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the development plan.~~

~~In order to streamline the process of reviewing LAPs, Meath County Council intends to reduce the number of standalone LAPs and to incorporate objectives for the remainder of the urban centres into the County Development Plan. Local Area Plans are mandatory for Drogheda Environs, Dunboyne, Ashbourne, Laytown/Bettystown/Mornington East and Ratoath as their respective populations all exceeded 5,000 at the 2011 Census of Population. It is now proposed to retain LAPs for these centres and for Dunshaughlin. A new LAP is required for Laytown/Bettystown/Mornington East. The existing process of having a joint LAP for Dunboyne/Clonee/Pace will be maintained.~~

~~For all other centres, it is proposed to include objectives in the County Development Plan, i.e. Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarney/Mornington, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill.~~

~~Following the adoption of the Meath County Development Plan 2013-2019, the centres for which LAPs are being retained will be amended to ensure that they adhere to the provisions of the new County Development Plan (demonstrating consistency with the core strategy, economic strategy etc.). For the remaining centres, detailed objectives and land use zoning objectives will be incorporated into the County Development Plan by variation, subject to the necessary~~

~~amendments to ensure that they are consistent with the County Development Plan. Subsequently, the LAPs relating to these centres will be revoked.~~

~~Planning legislation requires that a Local Area Plan is amended within one year of a new Development Plan being made, where the Local Area Plan is no longer consistent with the Development Plan. Meath County Council intends to publish the variations to the town LAPs, a new LAP for Bettystown/Laytown/Mornington East and a variation to the County Development Plan to include zoning and development objectives for the remaining centres within one year of the adoption of the County Development Plan.~~

~~Similarly, the Navan, Trim and Kells Development Plans need to be reviewed to be consistent with this Development Plan. The Kells Development Plan is currently under review and the next Kells Development Plan will be prepared in the context of the core strategy in the County Development Plan 2013-2019. Given the timeframes for the other Development Plans, variations will be required to ensure that development occurs as set out in this core strategy and the settlement strategy of the Development Plan and that only those lands required to meet the household growth outlined in Table 2.4 are identified for release.~~

~~Any variation/amendment required as a result of this core strategy should be screened for the need to undertake Appropriate Assessment and under the requirements of the SEA Directive.~~

~~Applications for residential development on greenfield lands (i.e. 'A' zonings) in all centres listed in Table 2.1 shall be considered premature until such time as the variation/amendment of a Development Plan/Local Area Plan or adoption of a new plan required to ensure consistency with the settlement strategy and core strategy in this Plan is made. This shall not apply to applications which concern changes to the design or layout of a scheme provided that no additional increase in units results. Any such application will be required to be consistent with the lifespan of the parent application (see also section 11.2 Residential Development). Residential applications will be considered by Meath County Council for lands zoned for town/village centre sites, edge of centre sites and brownfield⁵ lands in accordance with the zoning matrix⁶. This is consistent with the sequential approach and the principle of consolidation which support the development of centre sites prior to greenfield⁷ lands.~~

~~2.3.4 Guidelines for the Review of Local Area Plans/Development Plans~~

⁵ Brownfield lands may be defined as any land which has been subjected to building, engineering or other operations, excluding temporary uses or urban green spaces (Sustainable Residential Development in Urban Areas, DoEHLG, 2009).

⁶ This Development Plan contains details of a revised zoning matrix to be put in place in the county. According to the revised matrix, the applicable town/village centre and edge of centre zonings are B1 and C1. The relevant zonings from the previous matrix at B1, B2 and C1.

⁷ Greenfield lands may be defined as open lands on the periphery of towns whose development will require the provision of new infrastructure such as roads, sewers, ancillary social and commercial facilities, schools, shops, employment and community facilities (Sustainable Residential Development in Urban Areas, DoEHLG, 2009).

~~A number of options are available when addressing excess zoning in the Local Area Plans/Development Plans in order to ensure consistency with this Development Plan and its core strategy:~~

- ~~1. Prioritising/Phasing of Development: establishing a phasing programme for the release of lands which is linked to household allocations and capacity in infrastructure and indicating which lands will be considered for development purposes during the Plan period;~~
- ~~2. Alternative Land Use Zoning Objectives: identifying alternative, appropriate uses within the Plan period such as employment, amenity or community uses. The need and justification for such uses shall be taken into account and, in the case of employment uses, shall be consistent with the Development Plan and RPG economic strategy. Any proposed alternative zoning must be clearly justifiable and realistic in terms of the timeframe in which the zoning objective will be achieved.~~
- ~~3. Discontinuing the Land Use Zoning Objective: deleting the zoning objective and related lands from the written statement and maps of the Plan.~~

~~The appropriateness of each option shall be considered on an individual basis in each settlement. This shall take into account the position of the town/village in the settlement hierarchy which will influence the likely future demand for residential zoned land outside of this Development Plan period, the outcome of the county strategic flood risk assessment and the adequacy of facilities in the centre.~~

~~Given the extent of overzoning in some centres and in light of the assessment of employment zoned land in Section 4.3 of this Plan which identified over provision in some centres, it is likely that an approach combining phasing with de-zoning will be required in some centres. There should be an evidence based rationale for the replacement of a residential zoning with an alternative zoning objective e.g. proposals to change a residential zoning to an employment zoning should be consistent with the economic strategy of this Plan while proposals to change a residential zoning to community use should be based on an identified requirement for additional social facilities such as providing a school site required by the Department of Education and Skills.~~

~~Where a phasing approach is being used, the timeframe for the release of lands shall specify the first phase of development as corresponding to the period of this Development Plan, i.e. 2013-2019. This phase shall only identify the quantity of land indicated in Table 2.4. This is critical given that headroom has already been included in the household allocations and, therefore, there is no justification for the release of any additional lands over and above those specified in Table 2.4 during the period of this Development Plan.~~

~~In the case of all towns and villages in the County, the release and development of residential lands shall take account of the following criteria:~~

- ~~• *where land is to be phased in a settlement, a sequential approach should be applied, as set out in the 'Development Plan Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government, 2007) and emphasised in the 'Sustainable*~~

~~Residential Development in Urban Areas' guidelines (Department of the Environment, Heritage and Local Government, 2009).~~

~~Under this approach, the first priority will be town/village centre sites and infill or brownfield sites within the existing built up area. Following that, undeveloped lands closest to the core and public transport routes will be given preference.~~

- ~~• the efficient use of land by consolidating existing settlements and promoting a compact urban form.~~

~~The focus will be on development capacity within central urban areas through the re-use of under utilised lands and buildings as a priority, rather than extending green field development. This should also ensure that development is concentrated at locations where it is possible to integrate employment, supporting community facilities, retailing and public transport. A sequential approach to development will also be promoted in which lands adjoining the built up area of the town and close to public transport routes will be prioritised ahead of lands at a remove from the town/village.~~

- ~~• the provision of necessary physical infrastructure, primarily the availability of capacity in water and wastewater infrastructure.~~

~~The urban context must be capable of absorbing the scale and quantum of development that is envisaged. In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan, any potential issue between zoning and the flood risk assessment will be required to be addressed to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives, phasing (pending mitigation) or discontinuing the land use zoning objective.~~

- ~~• spare capacity in existing (and anticipated) social infrastructure, primarily national and second level educational facilities.~~

~~The future planning of the Department of Education and Science of primary and post primary schools shall also be taken into account. The development of additional residential lands shall leverage the necessary recreational and amenity infrastructure commensurate with the needs of the resident population. The proposed scale and quantum of development must reinforce the integrity and vitality of the local community and services that can be provided.~~

- ~~• a more sustainable economic base whereby a greater percentage of the population are employed locally.~~

~~This will require closer liaison between the County Enterprise Board, County Development Board, Economic Development and Promotion Officer and the Planning Department.~~

- ~~• The location and scale of existing permissions in the particular town or village.~~

- ~~• Flood risk assessment and the Flood Risk Management Guidelines. In particular, the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. The flood risk assessment~~

~~carried out as part of the County Development Plan preparation shall also be complied with.~~

- ~~• Potential environmental impacts including those relating to the Habitats Directive, strategic environmental assessment and environmental impact assessment.~~

Given the slow down in construction of recent years and consequent substantial number of committed units yet to be built, applications for the extension of duration of permissions will need to be carefully considered to ensure that population growth in Meath is in accordance with the urban hierarchy and with the role and function of towns and villages set out in this settlement hierarchy. This occurs particularly in respect of the role of centres in accommodating local or regional growth and the need for towns and villages to grow in a self sufficient manner and not on the basis of commuter development. **There has been an upturn in construction activity in the County in 2015. Therefore, it would also be prudent to consider the overall national picture in terms of the need for housing supply in the Greater Dublin Area particularly in relation to the Housing Agency's latest publication 'The National Statement on Housing Supply and Demand 2014 and Outlook 2015 – 2017' released in July 2015 should also be taken into account.**

In this regard, it should be noted that the current Regional Planning Guidelines, **using population projections for development carried out in 2009**, were adopted in 2010, while a substantial number of residential units were permitted prior to that date. Consequently, significant changes have occurred since many of the committed units were granted permission in terms of regional and local policy. In situations where an application for residential development no longer complies with the policy of either document such that it would no longer be consistent with the proper planning and sustainable development of the area, it may not be appropriate to extend the life of that permission.

The need to review the appropriateness of applications for extension of duration of planning permission will be particularly relevant within the East Meath area where the level of residential development has now outstripped the type of growth envisaged for Small Towns in the RPG's and in other Small Towns and Villages which accommodate primarily commuter led development.

Objectives

~~It is an objective of Meath County Council:~~

~~CS OBJ 1 — To ensure that planning applications for residential development on greenfield lands (i.e. 'A' zonings) in the urban centres detailed in Table 2.1 will be considered premature until such time as the relevant Town Development Plan or Local Area Plan has been made, varied or amended to make it consistent with the settlement strategy and core strategy, particularly Table 2.4, of this Development Plan.~~

~~CS OBJ 2 — To publish variations to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4~~

~~CS OBJ 3 To publish a variation to the Meath County Development Plan 2013-2019 within one year of the adoption of the Development Plan to contain development and zoning objectives for the following centres: Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarney/Mornington, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill. These objectives shall give effect to and be consistent with the core strategy, policies and objectives of the Development Plan.~~

~~OBJ 4 To ensure that the Navan, Trim and Kells Development Plans are consistent with the settlement hierarchy and population projections set out in this Development Plan. These Development Plans will be varied, if necessary, to ensure that they are consistent, within one year of the adoption of the Meath County Development Plan 2013-2019.~~

~~CS OBJ 8 To prepare a new Local Area Plan for Bettystown/Laytown/Mornington East within one year of the adoption of the Meath County Development Plan 2013-2019. The new LAP shall be consistent with the Meath County Development Plan 2013-2019 and its core strategy~~

2.4 Sustainable Economy

The Economic Development Strategy for County Meath 2014-2022 seeks to promote Meath as a The economic development strategy of this Development Plan will provide for the potential of County Meath to be maximised and to become a key driver within the economy of the Greater Dublin Area **through the diversification of the economic base of the County.** The repositioning of the county as a key economic driver of the Greater Dublin Area will require maximising the inherent attributes and opportunities of both urban and rural areas in achieving this goal.

Goal

To build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of the country's prime locations for indigenous and foreign economic and employment generating investment **in accordance with the objectives of the Meath Economic Development Strategy 2014-2022.**

The Primary Economic Growth Towns will be promoted as anchors of regional enterprise. These growth towns are located on multi-modal growth corridors which provide locational advantages in terms of access to strategic rail and road networks and to gateways, such as ports and airports. These centres shall be prioritised for economic development and investment to redress the imbalance of residential development and jobs and the emergence of dormitory areas. These centres, supported by designated Secondary Economic Growth Towns, will continue to be the focal point for regional population growth and employment in order to sustain and attract economic activity and build upon the significant investments made to-date in these areas.

The economic strategy focuses investment in Navan as the primary centre of economic development and employment in this county. This complements the role of Navan set out in the settlement strategy. The economic strategy ensures that the primacy of Navan is recognised, protected and promoted whilst ensuring that over time, a number of other major supporting employment centres are developed which provide balance to the location of employment opportunities across the county.

Individual **former** town Development Plans, Local Area Plans and development objectives for other towns and villages to be contained within the County Development Plan as described in Section 2.3.3 will reflect the economic policies contained in this County Development Plan. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect, and be consistent with, their role in the economic and settlement hierarchies as provided for in this core strategy. ~~In order to realise the economic potential of County Meath and identified strategic employment centres therein, sectoral strengths need be developed and promoted.~~ The core strategy **and Economic Development Strategy for County Meath** will seek to further develop and enhance the existing sectoral convergences evident in the county, **promote the diversification of the economic base of County Meath harnessing on its location within the GDA.** ~~and target specific sectors to develop within certain designated centres across the county.~~ The economic development strategy facilitates a more diversified economic base, a focus on cost competitiveness and productivity and a choice of investment locations. The strategy advocates the development of a number of key strategic, integrated and specialised employment centres which provide different types of functions to each other **ensuring that a choice of employment lands are available.** ~~The economic strategy sets out guidance on has determined which the specific sectors that will be targeted for individual centres and the appropriate land use zoning objectives framed around such uses are now presented.~~

This repositioning of the county as a key economic driver of the Greater Dublin Area must recognise the inherent attributes and opportunities of both urban and rural areas in achieving this goal. The core strategy provides for an economically efficient agricultural and food sector, together with forestry, sustainable exploitation of natural resources and diversification into alternative on-farm and off-farm activities which are essential components of the development of a sustainable rural economy.

Meath, the Heritage Capital of Ireland, has much to offer as a tourist destination, in particular its rich heritage, quality rural landscape, attractive towns and villages, range of outdoor pursuits and its appealing coastline. The county's accessibility and proximity to the national Gateway (the primary access point to the country and home to the largest domestic market), and the wide range of attractions and facilities available augur well for the continued expansion of the tourism sector as a key component of the economic development strategy advocated in this core strategy. The Boyne Valley has been included as 1 of 10 top world class tourist destinations being developed, promoted and marketed by Fáilte Ireland, through the Discover Ireland campaign. This places Meath in an advantageous position to attract significant visitor numbers to the county.

2.4.1 Spatial Economic Strategy

County Meath is unique in the context of the existence of a number of radial multi-modal corridors, which traverse the County, extending across both its metropolitan and hinterland areas outwards from the National Gateway core. **These routes are considered to be key facilitators and spatial drivers of the economic growth of the County.** The spatial dimension ~~to~~ **of the Economic**

Development Strategy for County Meath 2014-2022 the economic strategy supports the growth of the Polycentric Gateway⁸ and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors and focused on identified Core Economic Areas. The stated centres are:

- Navan Core Economic Area with Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the Town of Trim;
- Drogheda Core Economic Area (encompassing M1 Dublin Belfast Economic Corridor as it passes through it)⁹;
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth and Kilcock located in the administrative area of Meath (in addition to Dunboyne/~~Pace~~ **Dunboyne North** and Clonee) are included in the Gateway Core Economic Area.

This hierarchy is complementary to the settlement hierarchy summarised in Section 2.3.1 and described in detail in Chapter 3 in which Navan and Drogheda are at the highest tier, followed by Dunboyne and Maynooth and then, amongst others, Kells, Trim, Ashbourne and the Kilcock environs **area on the M4 Knowledge Corridor**. The corridors offer potential as locations for economic growth and constitute potential economic drivers for the County to provide for the integration of employment, population and transport in accordance with proper planning and sustainable development principles. They also offer the potential to positively address the negative labour ratio of the County in comparison to the Mid-East and Dublin Local Authorities.

Section 2.4.2 remains unchanged.

Objectives

~~CS OBJ 10~~ **CS OBJ 1** To provide and promote a strategic economic development strategy that identifies a hierarchy of employment centres related to the overall development strategy of the County which will encourage a more balanced and sustainable pattern of employment across the county **in accordance with the recommendations of the Economic Development Strategy for County Meath.**

~~CS OBJ 15~~ **CS OBJ 2** To improve the jobs ratio level in Meath and address commuting patterns by building up the local economy to a more sustainable level through:

- (i) Fostering employment creation and maximising jobs potential in designated growth centres **in particular the promotion of 5 key economic development sites highlighted in the Economic Development Strategy for County Meath 2014-2022;**
- (ii) ~~seeking to advance the preparation of a new IDA Regional Plan for the Mid East Region in conjunction with the Mid East Regional Authority which would be specifically tailored to concentrate certain types of industries / sectors into certain designated economic growth areas /~~

⁸ Multi-centred

⁹ See page 75 (section 3.7.6) Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

~~centres.~~ Working with the Regional Assembly in the preparation and implementation of a Regional Spatial Economic Strategy

- (iii) assisting Enterprise Ireland and other state agencies in the development and growth of indigenous Meath companies and high potential start up companies with an export led business in worldwide markets

~~CS OBJ 16~~ **CS OBJ 3** To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises ~~h.~~ Having regard to the CEDRA Rural Economic Development Zones (REDZ) pilot initiative launched in May 2015 that Meath County Council strongly supports an application to be made to the DoECLG for inclusion of a REDZ scheme in County Meath as part of the national pilot programme.

Sections 2.5, 2.6, 2.7, 2.8 remain unchanged.

2.9 Land Use Zoning Objectives

2.9.1 Introduction

The purpose of land use zoning is to:

1. identify the quantity of land for designated land uses needed over the plan period;
2. the best locations for such land, and;
3. the acceptability or otherwise of the various classes of land use within any particular zone.

The use of zoning objectives by Meath County Council indicates the planning control objectives of the Council for the lands in question. This is applied primarily to urban areas and the rail reservation zoning objective R1. The Core Strategy sets out, inter alia, the quantum and location of residential units which will be accommodated primarily in various urban centres across the county. The County Development Plan must ensure that adequate lands will be available to meet anticipated development requirements such as housing, employment, retail, community infrastructure, etc. and that such uses will be developed in a sequential and co-ordinated manner. In accordance with the recommendations of the Economic Development Strategy for County Meath it is important to provide for a choice of investment locations for economic development.

The County Development Plan determines the overall zoning objectives to be applied at the county wide level. The location of zoning objectives within settlements will be determined in the former town development plans, local area plans and zoning objectives for the urban centres to be contained with the County Development Plan within the overall framework established by the County Development Plan.

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County. It provides an explanation of the land use categories which apply with each of the land use zoning objectives. The zoning policies and objectives are derived

from the Core Strategy. ~~Fourteen (14)~~ **Fifteen (15)** land use zoning objectives **and two combination land use zoning objectives** are indicated in the County Development Plan **as varied**.

Section 2.9.2 remains unchanged.

2.9.3 Zoning Strategy

The overall zoning strategy is based on the following principles:

- Adequate lands should be zoned to meet the anticipated development needs of the economy and society in the county within the lifetime of the plan.
- **The need to provide a choice of employment zoned lands within the County to promote economic development.**
- Zoned land should be provided at appropriate locations in the county and serviced to accommodate the expected growth in population over the plan period and thus reposition the county as a key economic driver within the Greater Dublin Area. The Core Strategy has identified the location of proposed residential development and the identified anchors of regional enterprise to achieve these objectives.
- Zoning should be designed to promote particular classes of land uses in appropriate locations to give residents, businesses and developers a degree of certainty.
- Development should generally be encouraged in established centres promoting concepts of brownfield redevelopment, sequential approach and ensuring efficient use of urban lands.
- More intensive development should be permitted within centres in the upper tiers of the settlement and economic hierarchies adjacent or close to public transport nodes and corridors to maximise the use of public transport, minimise trip generation and distribution and to promote sustainable development. The zoning strategy advocates the movement to mixed use zones and away from the use of single or mono zoning in such circumstances.

2.9.4 Land Use Zoning Objectives

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County and for the zoning objectives for the urban centres to be contained within the County Development Plan. It provides an explanation of the land use categories which apply with each land use zoning objectives. The zoning policies and objectives are derived from the Core Strategy.

These land use zoning objectives shall apply to the review of all statutory land use plans in County Meath and the inclusion of zoning objectives for the subsumed urban centres in the County Development Plan save with regard to zoning objective “*R1 Rail Corridor*” which is applicable from the date this County Development Plan shall take effect. ~~In the absence of a review of the existing land use zoning objectives contained in individual Town Development Plans or Local Area Plans, the existing land use zoning objectives shall continue to apply for the purposes of determining the suitability or otherwise of the principle of a proposed use.~~ The zoning matrix

associated with the land use zoning objectives which pre date this County Development Plan (i.e. the zoning matrix associated with the Meath County Development Plan 2007-2013) is contained in Appendix 3.

Table 2.8 Land Use Zoning Objectives

A1 Existing Residential	To protect and enhance the amenity of developed residential communities.
A2 New Residential	To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
B1 Commercial / Town or Village Centre	To protect, provide for and / or improve town and village centre facilities and uses.
B2 Retail Warehouse Park	To provide for the development of a retail warehouse park.
C1 Mixed Use	To provide for and facilitate mixed residential and business uses.
D1 Tourism	To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
E1 Strategic Employment Zones (High Technology Uses)	To facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations.
E2 General Enterprise & Employment	To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/ enterprise uses in a good quality physical environment.
E3 Warehousing & Distribution	To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.
F1 Open Space	To provide for and improve open spaces for active and passive recreational amenities.
G1 Community Infrastructure	To provide for necessary community, social and educational facilities.
H1 High Amenity	To protect and improve areas of high amenity.
R1 Rail Corridor	To provide for a strategic rail corridor and associated physical infrastructure.
WL White Lands	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre
TI Transportation Infrastructure	To provide for necessary transportation facilities.

2.9.5 Permissible and Non Permissible Uses

Transitional Zones

The ~~individual~~ **former** Town Development Plans and Local Area Plan zoning objective maps and the zoning objective maps ~~to be~~ **now** contained in the County Development Plan will show the boundaries between different zone objectives. While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundaries of adjoining land use zones. In dealing with development proposals in contiguous zone areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

2.9.6 Primary Land Use Zoning Categories

B1	Commercial / Town or Village Centre
Objective	To protect, provide for and / or improve town and village centre facilities and uses

Guidance

~~Individual~~ **Former** Town Development Plans (Navan, Kells and Trim) and Local Area Plans for Higher Tier Centres (Moderate Growth Towns and upwards as provided for in the Core Strategy) may include local objectives:

- providing for the sequential expansion of the existing town centre
- providing for neighbourhood centres in which the nature and scale of appropriate retail and other uses may be specified.

It is intended to accommodate the majority of new commercial and retail uses in towns and villages within B1 lands identified for B1 land use zoning objective.

This section of the Development Plan establishes the general principle of use within a given land use zoning objective. Nothing in this section shall confer an expectation that a particular scale of retail outlet is permissible within an urban centre as other considerations as outlined in the Retail Strategy Section of Chapter 4 will be taken into account by Meath County Council in the assessment of retail development proposals.

There shall be no restriction to the definition of office in B1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

Permitted Uses

B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Cultural Facility, Dance Hall / Night Club, Education (Primary or Second Level), Education (Third Level), Funeral Home, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, **Research & Development**, Offices <100sq. m., Offices 100 to 1,000 sq. m., Offices >1,000sq. m., Place of

Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Water Services / Public Services.

Open for Consideration Uses

Agri – Business, Amusement Arcade, Car Park (incl. Park and Ride), Drive Through Restaurant, Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Petrol Station, Plant & Tool Hire, Retail Warehouse, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.

B2	Retail Warehouse Park
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Objective	To provide for the development of a retail warehouse park.
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Guidance

The objective of B2 zones is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal.

The development of retail warehouse parks shall be subject to the provision of necessary physical infrastructure, and, where deemed appropriate by Meath County Council at pre planning stage, in accordance with an approved Masterplan.

Permitted Uses

Cinema, Factory Outlet Stores, Leisure / Recreation / Sports Facilities, Retail Warehouse, Telecommunication Structures, Water Services / Public Services.

Open for Consideration Uses

Bring Banks, Childcare Facility, Children Play / Adventure Centre, Drive Through Restaurant, Enterprise Centre, Garden Centre, Research and Development, Motor Sales / Repair, Office Uses where the services are not principally for visiting members of the public, Petrol Station, Restaurant / Café, Take-Away / Fast Food Outlet, Science & Technology Based Enterprise, Wholesale Warehousing / Cash and Carry.

C1	Mixed Use
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Objective	To provide for and facilitate mixed residential and business uses.
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Guidance

C1 land use zoning objectives are only considered appropriate in the higher tier settlement centres (Moderate Sustainable Growth Town and upwards as identified in the Core Strategy).

The preparation of statutory land use plans for Navan, Drogheda and Dunboyne¹⁰ shall facilitate opportunities for high density mixed use employment generating activities whilst supporting appropriate levels of residential development. These areas shall be located in proximity to high frequency public transport corridors.

¹⁰ All reference to Dunboyne in this section of the Development Plan refers to Corridor demarcated by the Dunboyne Clonee Pace Local Area Plan 2009.

C1 zones have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

There shall be no restriction to the definition of office in C1 land use zones. Office shall include Class 2 and Class 3 as referred to in Part 4 Exempted Development – Classes of Uses contained in the Second Schedule of the Planning and Development Regulations 2001, as amended.

Permitted Uses

B & B / Guest House, Bring Banks, Childcare Facility, Children Play / Adventure Centre, Community Facility / Centre, Convenience Outlet, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Offices <100sq. m. Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., Petrol Station, Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Water Services / Public Services.

Open for Consideration Uses

Agri – Business, Amusement Arcade, Betting Office, Car Park (incl. Park and Ride), Cinema, Conference/Event Centre, Dance Hall / Night Club, Drive Through Restaurant, Funeral Home, Garden Centre, Hospital, Industry – Light, Leisure / Recreation / Sports Facilities, Motor Sales / Repair, Offices >1,000sq. m., Plant & Tool Hire, **Research & Development**, Retirement Home / Residential Institution/Retirement Village, Science & Technology Based Enterprise, Shop, Supermarket / Superstore, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Wholesale Warehousing / Cash and Carry.

D1	Tourism
Objective	To provide for appropriate and sustainable visitor and tourist facilities and associated uses

Guidance

D1 zones have been identified to provide for tourism type uses such as accommodation and entertainment.

Permitted Uses

B & B / Guest House, Caravan Park, Children Play / Adventure Centre, Community Facility / Centre, Conference/Event Centre, **Medical & related uses**, Craft Centre/ Craft Shop, Cultural Facility, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Restaurant / Café, Water Services / Public Services.

Open for Consideration Uses

Amusement Arcade, Cinema, Convenience Outlet, Childcare Facility, Cultural Facility, Dance Hall / Night Club, Offices <100sq. m., Public House, Shop, **niche type commercial supports**, Telecommunication Structure

E1	Strategic Employment Zones (High Technology Uses)
Objective	To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations.

Guidance

E1 zones facilitate opportunities for high end, high value added businesses and corporate headquarters. This adheres to the concept of 4th Generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors. This will apply to suitable lands in Navan, Drogheda and Dunboyne. The Maynooth Environs Local Area Plan also contains E1 zones ~~albeit qualified by a Local Objective.~~

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green / Clean Light Industries, **Education (third level)** High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000 sq. m., Offices >1,000 sq. m., **Medical and Related Uses**, Research & Development, Science & Technology Based Enterprise¹¹, Telecommunication Structures, Water Services / Public Services.

Open for Consideration Uses

Advertisement and Advertising Structures, Conference/Event Centre, Education ~~(Third Level)~~, Enterprise / Training Centre, ~~Gymnasium~~ **leisure facilities**, Hotel / Aparthotel, **Industry – Light, Industry-General**, Restaurant / Café, **Petrol Station, Transport Depot/Logistics, Warehousing**

Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to create dynamic and sustainable employment areas.

E2	General Enterprise & Employment
Objective	To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

Guidance (General)

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

¹¹ ***Science and Technology based enterprise is defined as knowledge based process and activity in which research and innovation plays a fundamental role in the ultimate output i.e. data processing, film production, software development, commercial laboratory, information technology**

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E2 land use zoning objective under the following conditions:

- The preparation of a **non statutory** Masterplan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development. This document should be submitted in conjunction with any planning applications arising;
- That all processes being operated in the vicinity of the site, similarly zoned E2, are classified as light industrial in nature, as defined in the Planning and Development Regulations 2001-2012, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable Mobility Management Plan which is to the satisfaction of Meath County Council and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

~~No office shall be permitted on E2 zoned lands where the primary use of the office (or service) is provided principally to visiting members of the public e.g. solicitors, accountants, etc.~~

Existing employment generating uses together with their expansion to an appropriate scale and size, consistent with the Regional Planning Guidelines for the Greater Dublin Area and the National Transport Authority Transport Strategy for the Greater Dublin Area (**draft**), shall be facilitated. ~~notwithstanding the category of settlement specified.~~

Category 1 — Primary & Secondary Economic Centres as provided for in Core Strategy (Navan, Drogheda, Dunboyne, Ashbourne, Kells)
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Guidance

~~Within Category 1 centres, E2 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provides employment opportunities. In established industrial areas, Meath County Council will seek to ensure that non industrial uses are limited to prevent potential land use conflicts developing.~~

Permitted Uses

Agri – Business, Bring Banks, Builder’s Providers, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry – General, Industry – Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.

Open for Consideration Uses

Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, **Leisure Facilities**, Motor Sales, Offices 100 – 1,000 sq. m., Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment

Category 2 — ~~Remaining Moderate Growth Towns as provided for in Core Strategy (Trim, Kilcock Environs, Dunshaughlin)~~

Guidance

~~These centres should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Growth Towns on suitable sites.~~

Permitted Uses

~~Agri — Business, Bring Banks, Builder's Providers, Car Dismantler / Scrap Yard, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise Centre, Enterprise & Business Start Ups, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Heavy Vehicle Park, Industry — General, Industry — Light, Logistics, Mart / Co-op, Motor Repair / Servicing, Offices 100 — 1,000 sq. m., Plant & Tool Hire, Recycling Facility (Civic & Amenity), Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.~~

Open for Consideration Uses

~~Abattoir, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Motor Sales, Petrol Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.~~

Category 3 — ~~Lower Tiered Settlements (Small Towns & Villages as provided for in Core Strategy)~~

Guidance

~~These centres should cater primarily for small scale enterprise and manufacturing which focus on incubator units, workshops, creative industries, small businesses, repairs, warehousing, distribution, open storage and transport operating centre type activities. The development of inappropriate uses such as office based industry and retailing will not be accommodated in lower tier centres. It shall be a requirement of an applicant to demonstrate the suitability of a proposed heavy industrial use within such land use zoning objective to Meath County Council.~~

Permitted Uses

~~Agri — Business, Bring Banks, Builders Providers, Domestic Fuel Depot, Enterprise Centre, Enterprise & Business Start Ups, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry — Light, Heavy Vehicle Park, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Telecommunication Structures, Transport Depot, Warehousing, Water Services / Public Services.~~

Open for Consideration Uses

~~Abattoir, Car Dismantler / Scrap Yard, Childcare Facility, Construction & Demolition Waste Recycling Facility, Garden Centre, Motor Sales, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.~~

E3	Warehousing & Distribution
Objective	To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network

Permitted Uses

Bring Banks, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Distribution & Supply Chain Management, Domestic Fuel Depot, Energy Installation, Fuel Depot, Heavy Vehicle Park, Logistics, Plant Storage, Recycling Facility (Civic & Amenity), Telecommunication Storage Depot, Transport Depot, Warehousing, Water Services / Public Services, Wholesale Warehousing / Cash and Carry.

Open for Consideration Uses

Agri – Business, Childcare Facility, Enterprise & Business Start Ups, Enterprise/Training Centre, Garden Centre, Industry – Light, Petrol Station, Restaurant / Café, Waste Recycling / Transfer / Sorting Centre.

Uses not listed under the permissible or ‘open for consideration’ categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to facilitate logistics, warehousing and distribution type facilities

R1	Rail Corridor
Objective	To provide for a strategic rail corridor and associated physical infrastructure.

Guidance

The protection of the designed route of the extension of the Clonsilla to Parkway rail line to Navan differs from most of the land use zoning objectives included in this Development Plan. It has a single purpose use which is to protect the designed route from development which would compromise its future delivery. It is not necessary to therefore identify the suitability or otherwise of individual uses on said lands as the intention of Meath County Council is clear.

It will also be a requirement of the former Navan Development Plan and Volume 5 Development Plan Written Statement & Development Objective relating to ~~Kilmessan Local Area Plan~~ and the Dunshaughlin Local Area Plan to make provision to protect the designed route of the rail line extension from development which would compromise its future delivery as there are existing land use zoning objectives already at the location of the proposed R1 Rail Corridor within these centres. The manner in which Meath County Council considered the proposed town centre expansion in Navan in conjunction with Íarnród Éireann / National Transportation Office will be the template for the consideration of individual development proposals pending the variation / amendment of the identified statutory land use plans in this regard.

WL	White Lands
Objective	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

~~To date, White Lands have appeared in 4 statutory land use plans adopted by Meath County Council, namely Navan Development Plan, Drogheda LAP, Maynooth LAP and Dunboyne - Clonee - Pace LAP. These are strategic lands and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area.~~ **are identified in** ~~which are the former~~ **Navan Development Plan, Drogheda LAP, Maynooth LAP and the written statement and land use zoning objectives for Gormanstown contained in Volume 5 of the County Development Plan.** ~~and Dunboyne - Clonee - Pace LAP.~~ **Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period.**

~~Meath County Council indicates in the Economic Development Strategy that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway. An integrated land use and transportation approach to planning will be applied to this area which may require the reconsideration of the White Lands in north Dunboyne (Pace) within the life of this Development Plan.~~

TI	Transportation Infrastructure
Objective	To provide for necessary transportation facilities.

Guidance

This land use zoning objective has a single purpose use which is to identify the location of the M3 Parkway rail station and car park. It is not necessary to therefore identify the suitability or otherwise of individual uses on said lands as the intention of Meath County Council is clear.

Section 3.1, 3.2, 3.3 remain unchanged.

3.4 County Meath Settlement Strategy

A clear strategy for the development of the towns and urban areas in Meath is important for the County to achieve its full economic potential **as envisaged in the Meath Economic Development Strategy 2014-2022**. The towns and other main areas will play an important role in delivering jobs and services to the rural areas around them and to their resident population. County Meath will benefit from a strong urban structure and this Development Plan seeks to deliver that. Table 3.2 outlines the urban settlement hierarchy for County Meath which accords with the regional hierarchy set out in the RPGs. Chapter 10 outlines the settlement policy in respect of the rural areas of the county. (Reference to the European sites (Nature 2000 sites) that occur in each of these towns is made in the Natura Impact Report).

Table 3.2 Settlement Hierarchy for County Meath

Type of Settlement	Centres
Large Growth Town I	Navan, Drogheda Environs
Large Growth Town II	Dunboyne, Maynooth Environs
Moderate Sustainable Growth Towns	Ashbourne, Kells, Trim, Kilcock Environs, Dunshaughlin ¹²
Small Towns	Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield ¹³ , Oldcastle, Ratoath, Stamullen ¹⁴
Villages	Ballivor, Carlanstown, Carnaross, Clonard, Clonee, Crossakiel, Donore, Drumconrath, Gibbstown, Gormonston, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Mornington/Donacarney, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill

Objectives

SS OBJ 3	To seek the consolidation of development within the existing built up footprint of urban centres in the Metropolitan Area of County Meath including around the public transport interchange at M3 Parkway rail station in North Dunboyne in order to achieve a more compact urban form and secure the use of rural areas for agricultural, horticultural and equestrian farmlands and amenity facilities, subject to the requirements of ED POL 13.
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Section 3.4.2 remains unchanged.

3.4.3 Large Growth Town II – Dunboyne and Maynooth Environs

¹² As stated in the RPGs, Dunshaughlin will become a Moderate Sustainable Growth Town following the granting of permission of a railway order for the Navan Rail Line Phase II, including a station at Dunshaughlin.

¹³ Meath County Council will seek to advance the Settlement Status of both Enfield and Stamullen from Small Towns to Moderate Sustainable Growth Towns through the new Eastern & Midland Regional Assembly having regard to their important locational advantages on the M4 and M1 Economic Corridors respectively in the Greater Dublin Area.

¹⁴ As per footnote 14 above.

In Meath, the Large Growth Towns II are smaller in scale than Large Growth Towns I but remain strong active growth towns, economically vibrant with high quality transport links to larger towns/city. Although smaller in scale, they are nonetheless significant because of their connectivity within the GDA region.

As a key Metropolitan Area settlement, Dunboyne will have a similar role in the settlement hierarchy as Navan and Drogheda. Like the Large Growth Towns I, it will be a key growth centre in the County, to encompass regional economic activity and local service provision. However, growth should be planned for a population in the order of 15,000—30,000 **25,000** persons and it is important that new services and facilities should be provided as the town expands.

Dunboyne also has a strong economic function, albeit different to Navan and Drogheda. Dunboyne has been identified as a secondary economic growth town in the **RPG's and in the Development Plan economic strategy contained in Chapter 4** (linked with Ashbourne). These towns have a complementary and supporting role to Navan and Drogheda as the primary economic centres in the county. It is desirable to strengthen the connections between the towns of Dunboyne and Ashbourne, both physical and in terms of achieving more integrated planning and joint strategising to maximise the potential afforded by the linked centre status (see Map 6.1 for information on potential transport links between the two towns).

The Ashbourne/Dunboyne economic growth area experiences high levels of outward commuting to Dublin, and it is important that economic stimuli measures are underpinned by necessary supporting infrastructure investment, particularly in relation to water and waste water services.

Maynooth is also designated as a Large Growth Town II. The environs of the town are located in County Meath and their development in an appropriate manner will be important in ensuring the overall sustainable development of Maynooth. **The potential for a high end employment offer to be delivered at this location together with tourist and leisure development is noted having regard to its existing strong tourism offer, proximity to Maynooth University and the M4 knowledge corridor. The delivery of the Maynooth Outer Orbital Route (MOOR) by a developer driven mechanism is critical in both regards.**

Section 3.4.4 remains unchanged.

3.4.5 Small Towns - Athboy, Bettystown/Laytown/Mornington East, Duleek, Enfield, Oldcastle, Ratoath, Stamullen

The Small Towns in Meath have varying characteristics and differences can be seen in the factors that have influenced their growth. This is recognised in the RPGs. The types of Small Town present in Meath include local commuter type towns situated close to larger centres and small commercial towns, remote from the Dublin commuter areas that have strong trading tradition serving a large rural hinterland. Oldcastle and Athboy would be representative of this type of settlement. They have developed on a more local, independent and economically active basis under the influence of large towns in Meath. Meath County Council will continue to encourage them to develop in this manner. Oldcastle in particular has a strong indigenous industrial base. While the town is peripheral in Meath, it is strongly influential in its wider area of influence which extends into Cavan and Westmeath.

Within Meath, other Small Towns such as Ratoath, ~~Stamullen~~ and Bettystown/Laytown/Mornington East have developed mainly on the basis of dormitory towns and are facilitating commuting primarily to Dublin. ~~The East Meath town of Stamullen has seen its location close to the M1 and within easy reach of Dublin as a major force for development in recent years.~~

Enfield has the potential to grow to a Moderate Sustainable Growth town over the lifetime of the County Development Plan having regard to its strategic location along the M4 “Knowledge Corridor” and on the Dublin/ Sligo rail line and its proximity to Maynooth University. An opportunity to provide capacity for high end land hungry employment and secondary education facilities exists at the eastern end of the town.

Stamullen has seen its location close to the M1 International Economic Corridor and within easy reach of Dublin as a major force for development in recent years. Stamullen is envisaged to ultimately grow to a moderate sustainable growth town status along the M1 Economic Corridor in an appropriate way with employment development being incremental & commensurate with residential & population growth. Furthermore it is imperative for the sustainable future growth of Stamullen that a direct road link be provided with Junction 7 of the M1 Motorway.

The status of both settlements shall be pursued with the Regional Assembly in the coming years.

CHAPTER 4 – ECONOMIC DEVELOPMENT STRATEGY

4.1 Since the publication of “Putting People First” Meath County Council has taken a very proactive approach to leading economic development in the County with the setting up of the Meath Economic Forum in 2013 and the publication of the Economic Development Strategy for County Meath 2014 – 2022. The Strategy sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath. The Strategy contains 8 no. key actions/recommendations designed to achieve the projected level of employment growth in Meath by 2022 of an additional 7,500 jobs in order to broaden Meath’s economic base by growing the share of employment taken up by knowledge-orientated activities and thus growing both indigenous and Foreign Direct Investment (FDI) enterprises in County Meath.

~~The promotion of economic development in general, and industry and enterprise in particular, depends heavily on the policies, objectives and guidelines set out in other Sections of this Development Plan.~~ The promotion of economic development requires a multi-pronged approach, the key components of which are as follows:

- Identifying key strategic sites for employment generation in County Meath for the settlements for focused residential and promote promotion of economic growth locally;
- Providing and facilitating the provision of requisite physical infrastructure;
- Reserving sufficient employment zoned land in suitable locations for industry and enterprise uses;
- Facilitating relevant bodies regarding the availability of high-speed telecommunications;
- Facilitating relevant energy suppliers regarding the availability of clean and reliable sources of energy;
- Promoting and facilitating appropriate educational/training measures to ensure a suitably skilled local workforce;
- Encouraging research and development linkages between industry/business and proximate third-level institutions and providing for appropriate zoned lands at strategic locations approximate to same to accommodate synergies between third level institutions & business enterprises including start up companies;
- Forging mutually-beneficial linkages and partnerships with the business and third level Institutions;
- Securing high standards of landscape and environmental protection/enhancement;
- Ensuring that towns and villages remain attractive to investment, and;
- Offering a good quality of life to those who encourage a sustainable “live work” development model in the County, thereby reducing unsustainable long distance commuting patterns for employment.

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

The Economic Development Strategy recognises that County Meath has an unparalleled and unique competitive advantage within Ireland, due to its:

- strategic location within the fastest growing region in Ireland;

- proximity to the Dublin Metropolitan Area and its markets;
- proximity to Dublin airport and Dublin port;
- location within the Dublin – Belfast Economic Corridor;
- highly skilled labour force;
- high quality built and natural environment, and;
- lower housing costs.

These advantages offer distinctive economic and commercial investment opportunities. Notwithstanding this the strategy identifies existing trends within the County which impact on the economic performance of the County including:

- Narrow base of economic activities in largely traditional areas;
- FDI deficit;
- Low penetration of knowledge orientated activities and;
- Substantial skills leakage due to commuting trends from the County.

Goal

To build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of Ireland's prime locations for indigenous and foreign economic and employment generating investment in accordance with the objectives and recommendations of the Meath Economic Development Strategy.

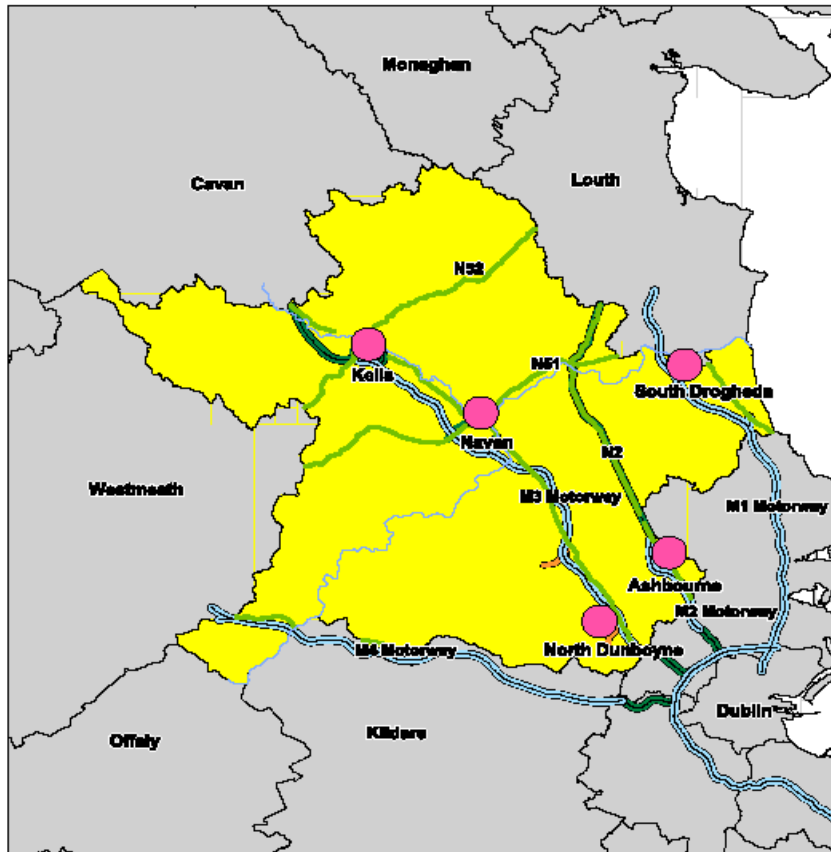
~~This~~ The Economic Development Strategy seeks to ensure that the potential of County Meath is maximised and that the county becomes a key driver within the Greater Dublin Area. This will greatly assist the achievement of balanced development within the wider region.

The spatial dimension to the Economic Development Strategy for County Meath supports the growth of the National Gateway and Primary Economic Growth Towns in the Hinterland linked by multi-modal corridors.

The Economic Strategy also identifies 5 no. key strategic employment sites in the County to target for employment generation over the coming years. These are listed below, illustrated overleaf and contained on Map 4.2 Strategic Employment Sites contained in Volume 3 of the CDP as varied:

- Navan (IDA Business & Technology Park)
- South Drogheda (IDA Business & Technology Park and lands in private ownership)
- Dunboyne North (Lands adjacent to the M3 Parkway Rail Head)
- Ashbourne (Lands north of the Rath Roundabout)
- Kells Business Park

Map Identifying the 5 No. Strategic Sites in County Meath as detailed in the Meath Economic Development Strategy 2014 - 2022



and focused on identified Core Economic Areas. The stated centres are:

Furthermore on a more macro scale, the current Regional Planning Guidelines for the Greater Dublin Area highlight the following as Core Economic Areas in County Meath;

- The Navan Core Economic Area, which includes Navan as a Primary Economic Growth Town and Kells as a Secondary Economic Growth Town.
- The Drogheda Core Economic Area located in the administrative area of Meath;
- Secondary Economic Growth Towns of Ashbourne / Dunboyne; and;
- The Environs of Maynooth & Kilcock located in the administrative area of Meath (in addition to Dunboyne / **Dunboyne North** and Clonee) are included in the Gateway Core Economic Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role.

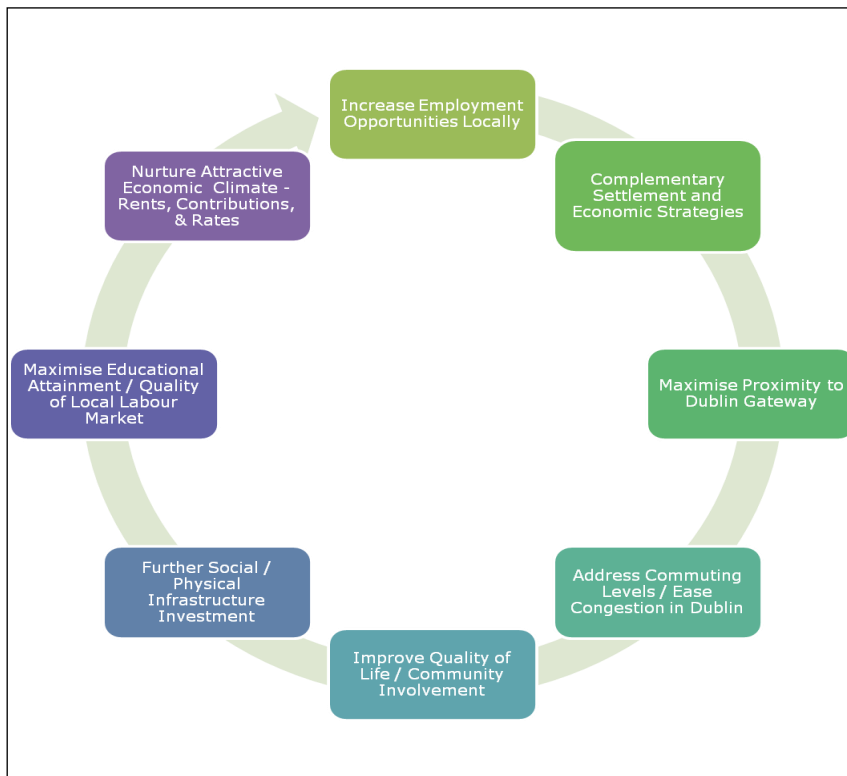


Figure 4.1: Making Mid East Region a Critical Engine for Growth

The Economic Development Strategy **seeks to implement measures which** will provide for the potential of County Meath to be maximised **and that to ensure that** the county becomes a key driver within the economy of the Greater Dublin Area. Emphasis is to be placed on supporting the growth of the Polycentric Gateway and Primary Economic Growth Towns within the County. These areas are linked by multi-modal corridors and focused on the identified Core Economic Areas in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

~~This~~ **The Economic Development** Strategy focuses investment in Navan as the primary centre of economic development and employment in this county. This will rebalance the provision of jobs so that residents of Navan have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The Strategy will ensure that the primacy of Navan is recognised, protected and promoted whilst ensuring that over time, a number of other major supporting employment centres are developed which provide balance to the location of employment opportunities across the county.

The Primary Economic Growth Towns will be promoted as anchors of regional enterprise and benefit from locational advantages in terms of access to strategic rail and road networks to gateways, ports and airports. These centres shall be prioritised for economic development and investment to redress the imbalance of residential development and jobs and the emergence of

dormitory areas. These centres supported by the Secondary Economic Growth Towns will continue to be the focal point for regional population growth and employment in order to sustain and attract economic activity and build upon the significant investments made to date in these areas. Within the Primary & Secondary Economic Growth Towns, there are a number of key strategic, integrated and specialised employment centres, which provide different types of functions. The main issues critical to the success of these major employment centres are continued availability of suitable land, improved public transport services to relieve congestion and reliance on the main inter urban road network and comprehensive infrastructure, to include piped water services, broadband and power.

~~The subsequent sections of this Strategy outline the high level economic development objectives for Primary Economic Growth Towns and Secondary Economic Growth Towns in County Meath.~~

4.1.1 Navan Core Economic Area which includes Navan as a Primary Economic Growth Town and including the Secondary Economic Growth Town of Kells and the town of Trim.

The high level economic development objectives for this area ~~are~~ include;

- ~~To promote~~ Navan ~~is to be promoted to become the~~ as a primary centre of employment in the County so that the significant residential population will have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The significant intensification of employment opportunities in Navan to serve the large resident population is a strategic objective of the Development Plan;
- ~~To promote the further development of the Navan IDA Business & Technology Park as one of the 5 key strategic sites for employment in Meath as identified in the Meath Economic Development Strategy 2014-2022;~~
- ~~Need~~ To identify further strategic land banks for employment creation mindful of the different requirements of people and product intensive industries, both of which should be promoted in Navan;
- To continue to develop Navan as a Level II Town Centre and primary retail location within the county. This will require the development of an expanded retail core and continue to stem the comparison retail leakage ~~from~~ to the wider region;
- To recognise the significance of the Navan Rail Line and Regional Hospital as catalysts for significant employment opportunities in the wider area ~~having regard to the~~ RPG's ~~further indicate~~ acknowledgement that a HSE study found Navan to be the most suitable location for a new Regional Hospital; ~~A study has identified a site in Navan for the development of a Regional Hospital.~~
- To continue to enhance the physical fabric of the town, building on the notable success of recent years (Kennedy Place, Market Square, Watergate Street) and the targeted softening of the urban landscape ~~by way of the preparation and implementation of a public realm plan for Navan;~~
- To promote Navan as ~~to become~~ a national exemplar of SMARTER Travel working in close co-operation with the National Transport Authority and Department of Transport;

- ~~To seek to develop~~ Navan ~~has the potential to become~~ **as** a national cycling hub town on the National Cycling Network and a significant hub in the Boyne Valley for cycling and walking;
- ~~t The Boyne & Blackwater candidate Special Area of Conservation are acknowledged as a background influence to economic development within the Navan Core Economic Area;~~
- **To encourage the development of a ' Boyne Valley Food Hub' on suitable lands in Navan.**
- To encourage the development of Kells and Trim ~~to develop~~ as a tourism cluster with improvement in the connectivity between both centres identified for investment. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc. Protection of the intrinsic built and natural heritage of Kells and Trim and their promotion as a basis of tourism must be dominant in the development strategies adopted for both "*Heritage Towns*";
- **To promote the further development of the Kells Business Park which is identified as one of the five key strategic sites for employment generation in County Meath in the Economic Development Strategy for County Meath 2014-2022;**
- ~~identified as a Secondary Economic Growth Town, benefitting from N3 and N52 bypasses.~~
- To further develop ~~its~~ **the** retail and manufacturing base **in** Kells

4.1.2 Drogheda & East Meath

The high level economic development objectives for this area **which are positioned on the M1 International Corridor include:** ~~are:~~

- **To develop the Drogheda IDA Business Park (Donore Road) and adjoining lands identified for employment uses which is identified as one of the five key strategic sites for employment generation in the Economic Development Strategy for County Meath. There is significant scope in the IDA Business Park for further expansion which will be prioritised by the Council in conjunction with the IDA.**
- **To further develop the established** key employment hub at Donore Road ~~is identified as~~ for ongoing intensification of development **having regard to its proximity to** ~~close to~~ the national road network ~~yet readily~~ **and accessibility** from the town centre and residential suburbs.. The Donore Road area was recommended as the second employment hub to complement the town centre in the Planning Strategy for the Greater Drogheda Area.
- **To encourage the further development of** high value added employment manufacturing and traded services **in the Drogheda Environs;**
- **To seek to maximise the** tourism potential of the significant tourism hub within the Boyne Valley region ~~due to quality of public transport allied to proximity of~~ **which includes the** UNESCO World Heritage Site of Brú na Bóinne, **the Battle of the Boyne Site at Oldbridge** and the coastal area ~~and broad beaches of~~ East Meath stretching from Mornington to Gormonston whilst ensuring the environmental protection of sensitive and protected coastal habitats and landscape.
- ~~The Boyne Estuary cSAC / SPA and River Nanny and Shore SPA are acknowledged as a background influence to economic development within the Drogheda Core Economic Area.~~

- ~~• The adjoining Small Growth Towns of have a considerable resident population without significant employment opportunities having been provided to sustain this population to date. Small Towns should provide for the employment needs of their local hinterlands to make such centres more sustainable and balanced in their role and function. Serviced industrial sites and incubator units should be available within these centres. Mixed use settlement forms will be encouraged with particular emphasis on tourism & flexibility afforded to employment uses within walking distance (800 metres) of Laytown train station.~~
- To promote the provision of employment opportunities locally for the population of Laytown / Bettystown. Given the evidential lack of available employment zoned land in the East Meath area in contrast to the considerable size of this population centre, the Planning Authority intends to carry out a review of the quantum of employment zoned lands across the East Meath area over the course of this Development Plan.

4.1.3 Maynooth / Leixlip Economic Area

The high level economic development objectives for this area ~~which is positioned along the M4 Knowledge Corridor include:~~ are

- To encourage the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include NUIM MU¹⁵ and major employers already established in the sub region (Intel, Hewlett Packard);
- To further development of key linkages and partnerships with NUIM MU- brand the area as a centre of excellence in the knowledge based economy;
- ~~• Local Area Plan for Maynooth Environs adopted in 2008 with~~ To promote the Maynooth Environs as stated in the Maynooth Environs Written Statement & Development Objectives ~~specific focus on attracting as a location for~~ high technology, and bio technology firms and enhanced tourism projects. Since January 2014 Irish Water is now the responsible authority for public water provision in the State. Meath County Council will work with Irish Water to provide adequate piped water services for employment generating uses in this area and leverage the historical commitment from Kildare County Council to provide requisite piped water services for employment generating uses
- ~~• The Rye Water Valley / Carton cSAC / SPA are acknowledged as a background influence to economic development within the environs of Maynooth.~~

4.1.4 Dunboyne /Ashbourne

The high level economic development objectives for this area include are:

- To promote the development of two of the key strategic employment sites identified in the Economic Development Strategy for County Meath - The lands around the rail station (M3 Parkway) in Dunboyne North, and the employment zoned lands to the north of the Rath Roundabout in Ashbourne;
- ~~• In Dunboyne, priority initially for Meath County Council is the consolidation and sustainable build out of town in a sequential manner and its ability to develop over the next 15 years towards Level II status in the Retail Hierarchy.~~ To facilitate the expansion of Dunboyne to an ultimate population of 25,000 persons by 2035 by a triangulated growth model with 3 individual clusters of development being 1. The existing town centre, 2.

¹⁵ Maynooth University (MU) formerly NUIM

Lands abutting the existing rail station within the town, 3 Lands abutting the transport interchange at M3 Parkway rail station in North Dunboyne.

- To promote the development of Dunboyne North as a sustainable community with employment, local retail, residential, educational and community uses all being located proximate to the existing M3 Parkway rail service. Dunboyne North is identified as a key strategic employment site in Meath being positioned in a unique access rich environment proximate to both public rail and motorway links in the National Gateway area of the county. It is proposed that this area will develop as its own individual node as part of a wider growth strategy for Dunboyne to reach its projected future population;
- To require the preparation of a non statutory Master Plan for the written agreement of the Executive of the Planning Authority in advance of any planning application being lodged for development in Dunboyne North;
- ~~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. This is consistent with the promotion of higher densities for employment uses around public transport as advocated in the RPGs which indicates that the “provision of integrated land use and transport plans for developing zoned and brownfield / regeneration lands of strategic importance are a means of managing growth and investment in the medium to long term and should be prepared”. Unparalleled economic development opportunities exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster, possibly based on the Strategic Development Zone concept. Potential exists to develop a synergy between this area of Dunboyne and Maynooth Environs in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions. Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunboyne / Pace area to the Department of the Environment, Community & Local Government. It is an objective of the Planning Authority to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area;~~ It is a priority for Meath County Council to deliver on the significant potential presented by the lands adjacent to the M3 Parkway in Dunboyne North as one of the five key strategic employment sites in Meath which would also build on the significant public financial investment already made in the area as a public transport interchange. The area is intended to accommodate a sustainable “live work” community model with high technology employment opportunities mixed with other complementary land uses such as residential, commercial, educational and community uses with a Master Plan to be agreed with the Executive of the Planning Authority in advance of any planning

application being lodged for development of this area. 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. This is consistent with the promotion of higher densities for employment uses around public transport as advocated in the RPGs which indicates that the *“provision of integrated land use and transport plans for developing zoned and brownfield / regeneration lands of strategic importance are a means of managing growth and investment in the medium to long term and should be prepared”*. Unparalleled economic development opportunities exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster to be progressed following the preparation of a Master Plan prepared for this area. Said Master Plan shall be agreed with the Executive of Meath County Council in advance of any planning application. The first phase of development in Dunboyne North shall include for employment uses, possibly based on the Strategic Development Zone

- Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other;
- Positioning of Dunboyne to gradually grow to a Level II Town Centre by 2028 as provided for in the Retail Strategy for the Greater Dublin Area. The Retail Hierarchy contained therein illustrates the accepted economic potential of this area over a designated time span;
- To encourage the development of Potential exists to develop a synergies between this area of Dunboyne North and Maynooth Environs in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions;
- To progress solutions in conjunction with Irish Water as strategic investment is required as for necessary residential and economic development which is currently hampered constrained by a lack of available water services, which must be resolved. Such targeted investment would maximise the benefit accruing from the substantial investment in transport infrastructure in recent years. This is a key infrastructural priority for Meath.
- To continue to expand retail offer and employment opportunities to reinforce RPG recognition that Ashbourne is developing in a holistic and sustainable manner illustrative of its transition from a dormitory hinterland area towards a more urbanised, metropolitan character.
- To continue to attract new industry to Ashbourne which capitalises on the quality of road infrastructure at this location and its proximity to M50, Dublin Airport and Dublin Port;
- To seek to develop Ratoath as an employment hub as the town has been included in the RPG's as an employment base because of its highly skilled and educated workforce and additional opportunities are outlined in Table 4.2.

4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

In addition to the identified Primary & Secondary Economic Growth Towns, the RPG's also recognise the Dublin-Belfast Economic Corridor as it passes through the region. This builds on the recognition afforded to the corridor under the NSS and the expressed need to secure and enhance the role of towns strategically placed along the corridor. Economic strategies in each council area must recognise the role of the corridor in stimulating investment opportunities, engaging in branding and international promotional link-ups and in working with State agencies; and in encouraging cooperation with other research and business bases located within the corridor area. Such existing business bases, located in the existing urban areas of the corridor, including (but not limited to) South Drogheda environs, Swords, Balbriggan and Dublin City will play a key role in the future economic development of this international multi-modal corridor. The role of Drogheda, as a key business base, is recognised in the Economic Strategy of this Development Plan.

The *"Mid East Regional Authority Economic Development Strategy"* (December 2009) which is appended to the RPGs, recognise the imbalance in the Mid-East Region between existing residential development and the limited level of economic development being provided. The Strategy advocates the designation of Stamullen as a Secondary Economic Hub, predicated upon the development of the deepwater port and would further support the clustering of a wide range of economic activities leveraging on the existing economic base.

Indecon International Economic Consultants prepared an *"Economic Development Strategy for the M1 Economic Corridor"* for the period 2010 – 2022 on behalf of Meath, Fingal & Louth Local Authorities. The comparative strengths and weaknesses of the Corridor were assessed and economic development opportunities were identified which can be successfully developed over the period. The resultant strategy also identified the Stamullen / Gormonston area as being suitable for creating an employment hub serving the wider East Meath area. **Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the RPGs/RSEs.**

The RPGs support the examination of the expansion of Dublin Port and / or a new Port facility on the East Coast of the Greater Dublin Area through the environmental and planning processes to make provision for envisaged long term needs in capacity, to clarify viable options available and to address the impact of future development on Natura 2000 sites, landscapes and biodiversity impacts.

There is a proposal to develop a world class deepwater port, logistics centre and business park at Gormonston, County Meath. ~~At present, Bremore Ireland Port Ltd. is considering different options to advance the project through the statutory planning consent process.~~ The development of the deepwater port would transform the economic and employment prospects of the East Meath – North Fingal area and establish a new economic hub on the Dublin – Belfast M1 Corridor. The current status of the project is that pre-feasibility and environmental / habitat assessment-is

being ~~has been~~ carried out. It is also noted that pre-application consultations with An Bord Pleanála for a proposed Strategic Infrastructure Development application are also underway.¹⁶

Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath.

4.2 Quantum of Available Zoned Employment Generating Land

Planning for future employment development requires a more broadly based approach than planning for other sectors due to the increasingly diverse nature and requirements of development in the economic and employment sector. One of the most important factors is that there is a good choice and plentiful supply of zoned and serviced land available.

In achieving sustainable and balanced employment within the GDA, the RPGs support the improvement of jobs ratio levels in each of the constituent local authorities of the region. Each local authority should include an objective or series of measures, compliant with the RPG economic strategy and subsequent national guidance, to foster employment creation and maximise jobs potential in growth towns.

The preparation of individual ~~town development plans~~ local area plans and zoning objectives for urban centres to be included in the County Development Plan need to reflect the economic policies contained in this County Development Plan ~~and the objectives of the Economic Development Strategy for County Meath~~. Table 4.1 highlights a considerable variation in the extent of lands identified for employment generating uses in the upper tiers of the County Settlement Hierarchy. This requires attention. It is now opportune to review the continued appropriateness of employment generating zonings across the county. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect and be consistent with, their role in the Economic & Settlement hierarchies, and be based on an assessment of need directly linked to a specific jobs target over the plan period.

Table 4.1: Quantum of Available Zoned Employment Generating Land provided for in suite of individual Town Development Plans and Local Areas Plans (all stated areas relate to hectares)

Settlement Hierarchy	Centre	E1 Use Objective	E2 Use Objective	E4 Use Objective	Total	White Lands Use Objective

¹⁶ Pre-application consultations for the construction of a Deepwater Port, Logistics Centre and Business Park at Bemire Port, Gormonston, Co. Meath (formerly at Bremore, Balbriggan, Co. Fingal) between Bremore Ireland Port Ltd. and An Bord Pleanála commenced on 27/11/2007. The consultancy case is in abeyance at time of preparation of the plan. The Planning Authority is advised that the original reference to the Joint Venture is also required to be amended as the Department of Transport Tourism and Sport confirmed at a recent meeting that the Department of Public Expenditure and Reform is still considering the proposed Joint Venture Agreement and that there remains only one share holder in Bremore Ireland Port Ltd namely Drogheda Port Company.

Large Growth Town-I	Navan	26.56	38.71	17.45	82.72	50.94
	Drogheda	56.15	68.73	0	124.88	50.84
Large Growth Town-II	Dunboyne / Clonee	84.33	66.03	0	150.36	53.34 ¹⁷
	Maynooth	0	0	60	60.00	22.2
Moderate Sustainable Growth Town	Ashbourne	15.76	45.53	0	61.29	
	Kells	0	79.34	0	79.34	
	Trim	0	40.94	0	40.94	
	Kilcock	0	10.12	0	10.12	
Small Towns	Dunshaughlin	0	48.98	0	48.98	
	Enfield	6.6	10.23	0	16.83	
	Ratoath	5.5	12.97	0	18.47	
	Athboy	0	15.00	0	15.00	
	Bettystown / Laytown	0	32.34	0	32.34	
	Duleek	0	7.98	0	7.98	
	Oldcastle	12.94	0	0	12.94	
	Stamullen / Gormonston ¹⁸	0	143.03	0	143.03	
	Total	207.84	619.93		905.22	177.32

Please note that the E1, E2, E4 and White Land Use Objectives referred to in the above table are contained within existing Town Development Plans and Local Area Plans and pre-date the preparation of this County Development Plan.

¹⁷-This includes White Lands extending to 33.92 hectares and Framework Plan lands to accommodate Level II Town Centre extending to 19.42 hectares.

¹⁸-This comprises 39.58 hectares associated with City North Business Campus and 84.98 hectares associated with the Department of Defence lands at Gormonston.

Table 4.1 Quantum & Location of Available Employment Zoned Land provided for across all Land Use Plans in County Meath

	E1	E2	E3	E1/E3 Combination	E2/E3 Combination	Total	Whitelands
Navan	32.2ha	80.1ha	-	16.6ha	-	128.9ha	49ha
South Drogheda	48.6ha	77.5ha	-	-	9.8ha	126.1ha	50.6ha
Dunboyne/Clonee	-	65ha	-	196.5ha	115.5ha	377ha	
Maynooth	63ha					63ha	22.2ha
Ashbourne		58.4ha				58.4ha	
Kells		33.6ha				33.6ha	
Trim		64.6ha				64.6ha	
Kilcock Environs		3.8ha				3.8ha	
Dunshaughlin		48.8ha				48.8ha	
Enfield		21.4ha				21.4ha	29ha
Ratoath		21.9ha				21.9ha	
Athboy		16.2ha				16.2ha	
Bettystown/Laytown		5.5ha				5.5ha	19ha
Duleek		14.7ha				14.7ha	
Oldcastle		11.6ha				11.6ha	
*Stamullen/¹⁹ Gormanston		38.8 (City North)				38.8ha	84.98ha (Gormanston)

Whilst Navan is to be promoted as a regional anchor of enterprise in this Economic Strategy, there appears to be limited lands identified for employment generating opportunities. The Economic Development Strategy identifies the IDA Business and Technology Park within Navan as one of 5 key strategic employment sites within the County. The strategy identifies that approximately 27 ha of land is available for development within the IDA Park and these lands have the potential to accommodate both people and product intensive economic activity including E1 High Technology – knowledge oriented services and manufacturing. A proactive approach to marketing and delivering economic development on the lands is strongly promoted within the Economic Development Strategy. This should be examined and remedied as a matter of priority. The Economic Development Unit of Meath County Council commissioned a study (2010) which identified future lands which would be suitable for product intensive and employee intensive uses. It is considered timely to review this study with a view to implementing its recommendations and to take proactive measures to remedy the deficiency in both the quantum and choice of employment generating lands which are presently zoned, serviceable and available. It is considered that strategic and targeted marketing of specific sectors to specific locations in conjunction with a more collaborative approach between state and local agencies is also required. It is a priority for Meath County Council to deliver on the significant potential presented by the lands adjacent to the M3 Parkway in Dunboyne North as one of the five key strategic employment sites identified within the Economic Development Strategy for County Meath which would also build on the significant public financial investment already made in the area as a public transport interchange. The area is intended for high technology employment opportunities mixed with other complementary land uses such as residential and community uses built on the sustainable community model with a non statutory Master Plan to be agreed with the Executive of the Planning Authority for the complete area prior to any planning application being lodged.

A substantial data centre development is permitted on the existing E2/E3 zoned lands at Portan Clonee. There is a need to provide additional E2/E3 employment zoned lands between the existing zoned lands at Portan and Bracetown Business Park in order to avail of the opportunities brought forward by the proposed data centre investment on the Portan lands. Consequently in order to promote clustering and agglomeration effects of similar format developments at this location, additional lands have been zoned for E2/E3 purposes.

~~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.~~

Kells acts as a major economic development centre in the north of County Meath. The Economic Development Strategy identifies lands at Kells Business Park as one of 5 key strategy sites within the county. The lands are designated as an Assisted Area in the Regional Aid Map for Europe 2014-2020. Employment zoned lands are identified within the Kells Town Development Plan 2013-2019. ~~The quantum of lands identified for employment generating uses in Kells would appear disproportionate to the scale of existing industrial / enterprise development and the existing / projected resident population. This is further exacerbated by the scale of lands earmarked for town centre expansion and mixed use development. It is considered that the ongoing review of the Kells Development Plan should question the extent of lands identified for employment and enterprise on the basis of established need and the ability to service such lands from a water services perspective within the life of the next Kells Development Plan (2013 – 2019).~~

The lands at Laytown (Minnistown Road) have been zoned since the 2000 East Meath Development Plan with no meaningful attempt to develop said lands in the intervening period. It is considered that the lands immediately adjoining the rail station in Laytown could accommodate people intensive enterprise should such a demand arise in lieu of the lands on the Minnistown Road.

~~The scale of lands identified for employment generating uses in Stamullen needs to be reconsidered. The preparation of zoning objectives for the town shall be included in the varied County Development Plan. No decision should be taken in this regard until the pre feasibility stage of the assessment of the proposed deepwater port has been concluded~~

4.3 Employment Sectors

~~The goal presented at the beginning of this Economic Development Strategy seeks to build on and enhance the competitiveness and attractiveness of County Meath in order to make it one of the country's prime locations for indigenous and foreign economic and employment generating investment. This will require the repositioning of the county as a key economic driver of the~~

~~Greater Dublin Area recognising the inherent attributes and opportunities of both urban and rural areas in achieving this goal. In order to realise the economic potential of County Meath and identify strategic employment centres therein, sectoral strengths need be developed and promoted. In this regard, a number of opportunity development areas have been identified, the core of which are pivoted around the main growth settlements~~

~~An analysis has been carried out by Meath County Council which examined the individual employment sectors that are presently in the county and identified certain sectoral convergences already in existence. The analysis excluded hotels, retail, public utilities and public administration (Meath County Council, OPW Trim and other decentralized Government Departments) along with the HSE NE, which includes Navan Hospital. A more detailed Background Paper has been prepared in this regard and is available on the County Development Plan website.~~

Table 4.2: Hierarchy of Economic Centres and Targeted Sectors

Hierarchy	Centre	Role	Sectors Targeted
Primary Economic Growth Towns	Navan Drogheda	Identified for regional population growth and serve a pivotal role in employment and provision of goods and services	High technology manufacturing and research, international and nationally traded services, ICT, office based industry, food production and processing, public administration, healthcare, banking, retail (convenience, higher order comparison and warehousing). Bloodstock, mining and furniture sectors will continue to be targeted in Navan with specific emphasis on manufacturing of health products and promoting range of languages available in resident population.
	Maynooth ²⁰		Knowledge based economy focusing on high technology / bio technology, research and development in partnership with NUIM
Secondary Economic Growth Towns	Ashbourne	Important supporting and complementary role in developing regional economic growth in tandem with primary economic growth towns and large hinterland areas	High value added manufacturing, Logistics, Distribution & Supply Chain Management, Data Centres and Retail (convenience, comparison and limited warehousing)
	Dunboyne/Pace/North Dunboyne/Clonee		High value added manufacturing, Logistics, Distribution & Supply Chain Management and Knowledge Based Economy focusing on high technology / bio technology, data centres, research and development in partnership with third level institutions centred around public transport corridors and routes such as Dunboyne and M3 Parkway rail stations and retail (convenience and lower order comparison)
	Kells		Tourism, high value added manufacturing, retail (convenience & lower order comparison), and administration.

²⁰ Maynooth and Leixlip are identified as Primary Economic Growth Towns in the Metropolitan Areas of the Greater Dublin Area supported by Celbridge and Kilcock. Local Area Plans have been prepared for the environs of Maynooth and Kilcock which are in the administrative area of Meath County Council.

District Employment Centres	All	Towns—providing employment needs of urban areas as well as large rural hinterlands	Innovation in indigenous enterprise and business start ups
	Trim		Tourism, Manufacturing, Administration & Healthcare
	Kilcock		Manufacturing, Logistics, Distribution & Supply Chain Management
	Dunshaughlin		Manufacturing
	Ratoath		Manufacturing, Equine Industry and possibly office based industry using highly qualified resident labour force
Local Employment Centres	Small Towns	Small Towns and Villages—provide employment needs for—local hinterlands. Serviced industrial sites and incubator units should be available within these centres. Potential for a more extensive range of employment generating activities at Stamullen, Gormanston and	Local investment generally and small scale industry
	Enfield		Flexibility afforded within walking distance (800 metres) of train station
	Athboy		Manufacturing
	Bettystown / Laytown		Tourism & Flexibility afforded within walking distance (800 metres) of Laytown train station
	Duleek		Manufacturing, Extractive Industries and Waste / Energy facilities
	Oldcastle		Manufacturing
	Stamullen / Gormanston ²¹		Logistics, Distribution & Supply Chain Management, Manufacturing and potential Port related activities
	Villages		Local investment generally small scale industry

²¹ This comprises 39.58 hectares associated with City North Business Campus and 84.98 hectares associated with the Department of Defence lands at Gormanston

		Enfield having regard to their locations on the National Road Network and public transport connectivity.	
Rural Employment	Graigs and rural areas	Sustainable Rural employment	Agriculture, horticulture, equine, forestry, energy production, rural resource based enterprise, extractive industries

~~Notwithstanding the content of Table 4.2 new developments that relate to an additional sector, not specified in Table 4.2 may be considered in each level of the settlement hierarchy, and will be assessed on the land use zoning, appropriateness of their scale, size and compatibility with the area.~~

~~The findings of this analysis highlighted a greater range of employment opportunities occurring within the larger settlements such as Navan (Financial Services, Industrial Offices / Call Centres, Food, Manufacturing & Meat Processing), Drogheda (Financial Services) and Dunboyne / Clonee (Corporate Headquarters and Meat Processing). Kells and the general Oldcastle area have a particular concentration of manufacturing facilities. Ashbourne would have the greatest concentration of national and international logistics and chain suppliers along with a notable cluster of manufacturing. Food and Meat Processing was also found to occur at various rural locations throughout the county. Rural resource based extractive industries are pepper potted across the county following primarily a vein which runs from the south west to the north east. The analysis demonstrates the continued reliance for employment on manufacturing, extractive industries and food / meat processing enterprises noting that the downturn in the economic climate affecting residential and the general construction industry and the completion of the motorway network has had a devastating effect on the extractive industry locally..~~

~~This Economic Development Strategy will develop the existing sectoral convergences evident in the county and target specific sectors to develop within certain designated centres across the county.~~

~~The Economic Development Strategy on facilitating a more diversified economic base, a focus on cost competitiveness and productivity and providing a choice of investment locations. The Strategy advocates the development of a number of key strategic, integrated and specialised employment centres. which provide different types of functions to each other. This Strategy is presented in Table 4.2..~~

~~The Core Strategy outlined the land use zoning objectives which shall apply in the review of all statutory land use plans in County Meath for this County Development Plan taking effect and in the inclusion of development and zoning objectives for centres in the County Development Plan for urban centres with no individual land use plan. This was implemented by Variation no. 2 of the County Development Plan. The employment land use zoning objectives provides for the targeting of specific uses to specific centres or on the basis of their comparative public transport provision. The Economic Strategy indicates has determined which specific sectors will be targeted for individual centres and the appropriate land use zoning objectives have now been are framed around such uses. However, in order to provide for a proactive flexible approach to economic development within the County all applications for economic development will be positively considered by the Planning Authority on their merits.~~

~~Section 2.9.7 (Local Zoning Objectives) outlined that specific local objectives may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. Consideration will be given to including the following particular local zoning objectives in the review of the Ratoath and Ashbourne Local Area Plans and the preparation of development objectives for Maynooth Environs."~~

~~Strategic Employment Zones (High Technology Uses)~~

- ~~1. To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area.~~

~~This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.~~

~~The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.~~

- ~~2. Data Centre in the vicinity of Rath Roundabout, Ashbourne~~

~~To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.~~

~~A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.~~

- ~~3. To provide for the continued development and expansion of equine related activities in Ratoath~~

~~To support and provide for enhancement and diversification of existing equine and related industry in Ratoath centred around Fairyhouse, Race course and Tattersalls.~~

- ~~4. To provide for small and medium sized industries to develop in the vicinity of Raystown, Ratoath~~

~~To provide for small and medium sized industries to develop on the R125 Ashbourne Road in accordance with an approved Masterplan and subject to the provision of necessary physical infrastructure. This area should have a particular focus on providing incubator units and facilities for start up industries. It is intended that the area will also include the provision of a civic amenity site. Meath County Council will require that a Masterplan accompanies any planning application made for development on these lands detailing the overall site and building layout, building height and design principles, landscaping, phasing, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. Public lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands.~~

Policies

It is the policy of Meath County Council:

ED POL 1 To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath.

ED POL 2 To promote and support the sustainable growth of the Polycentric Gateway and Primary Economic Growth Towns linked by multi-modal corridors and focused on identified Core Economic Areas and centres identified within the Economic Development Strategy for County Meath.

ED POL 3 To encourage and facilitate the successful development of the 5 no. key strategic employment sites in the County as identified in the Economic Development Strategy for County Meath 2014 – 2022. These are to develop primary economic growth towns as regional anchors of enterprise and employment creation, promoting a mix of employment types and thereby reducing the need for residents of County Meath to commute outside the County for employment.

ED POL 4 To ensure that sufficient and suitable land is zoned for employment generating uses through the plan making process. the individual town development and local area plan process and in the preparation of development and zoning objectives for towns/villages with no individual land use plan that will be included in the County Development Plan, as appropriate.

ED POL 5 To pursue the sustainable development of attractive business and industrial parks that accommodate mixed use businesses located in identified Primary & Secondary Economic Growth Centres advocating the least restrictive enterprise land use approach to zoning of land, consistent with good planning practice.

ED POL 6 To recognise the contribution of rural employment to the continued and sustainable growth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependent, including energy production, extractive industry, small scale industry and tourism in a sustainable manner and at appropriate locations.

ED POL 7 To encourage developments which generate significant travel demand to locations on or close to high frequency public transport corridors.

ED POL 8 7 To encourage developments which rely on proximity to national road infrastructure and which generate significant levels of freight traffic to locate close to the national road network having regard to the Spatial Planning & National Roads Guidelines for Planning Authorities.

ED POL 9 8 To promote innovative economic sectors and encourage clustering which positively exploits synergies between interconnected companies and / or which forge synergies with adjoining third level education institutions including lifelong learning synergies and start up technology enterprises given Meath's locational advantages being close to a number of high quality third level campuses where research and development activity is fostered.

ED POL 10 9 To facilitate the sustainable development of a new deep water port in East Meath.

ED POL 11 10 ~~Pending the outcome of the pre feasibility assessment and the establishment of the requisite planning framework (following Strategic Environmental Assessment / Appropriate Assessment, as required, in relation to ED POL 9) which may include the seeking of a designation of lands as a Strategic Development Zone;~~ To facilitate associated landside activities to support the a proposed deep water port, in order to maximise the economic benefits to nearby communities and minimizing any negative impacts of landside activities on such communities or the environment and heritage of the area.

ED POL 12 11 To ensure any port related development proposals are subject to full environmental assessment including Strategic Environmental Assessment, Environmental Impact Assessment and Appropriate Assessment, as required.

ED POL 13 12 To continue to develop and enhance the Sister Cities Project between Meath County Council and the Town of Cary, North Carolina with a particular focus on leveraging capacity to provide "best practice" examples for economic development projects at appropriate locations within County Meath

ED POL 14 13 To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath.

ED POL 15 To develop a series of marketing initiatives in accordance with the recommendations of the Economic Development Strategy for County Meath to promote economic development within Meath.

ED POL 16 To work with Louth County Council through the auspices of the Eastern and Midland Region to further develop the M1 Corridor with specific reference to the Southern Environs of Drogheda.

Objectives

It is the objective of Meath County Council:

ED OBJ 1 To identify and promote a wide range of locations throughout the county for different types of enterprise. ~~The identification of areas for different types of employment generating uses shall be consistent with Table 4.2 and the application of the land use zoning objectives contained in Section 2.9.4.~~

ED OBJ 2 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 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;-~~

~~(iv) review of the zoning objectives for Maynooth Environs and Kilbride in the preparation of zoning maps for the centres for inclusion in the County Development Plan.~~

~~The outcome of this review may necessitate variations to individual development plans and amendments to local area plans arising there from. It is noted that such~~

~~variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.~~ To support, be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014-2022 with particular regard to the development of the five key strategic employment generating sites in the County with the aim of making Meath a cost competitive business location and to grow the share of employment taken up by knowledge-orientated activities, both indigenous and foreign.

ED OBJ 3 To ensure that sufficient and suitable land is zoned for sustainable large scale and general industry at the major employment centres of Navan, Drogheda Environs, Ashbourne, Dunboyne and Kells and to a scale and extent befitting their respective roles in the Economic Development & Settlement hierarchies.

ED OBJ 4 To ensure that sufficient and suitable land is zoned for logistics, distribution and supply chain management industries at Dunboyne / Clonee, Ashbourne, **Kells, Enfield** and Stamullen and in addition to land zoned for large scale and general industry.

ED OBJ 5 To explore joint ventures with developers / industrialists / landowners to develop strategic sites in designated economic growth areas / centres consistent with the Regional Planning Guidelines for the Greater Dublin Area **and the Economic Development Strategy for County Meath.** The fast tracking of statutory planning consents shall be facilitated and encouraged which may include the use of appropriate statutory instruments, to include, inter alia, Part VIII planning consent for site development works or indeed for the entire development, preparation of Motorway Orders, etc. **This process shall include the reservation of prize sites which would be suitable for or comparable to the IDA "strategic sites" which could support investment from large Foreign Direct Investment (FDI) firms which may have significant space requirements.**

~~ED OBJ 6 To seek to advance the preparation of an Economic Development Action Plan for the Mid East Region in conjunction with the Mid East Regional Authority which focuses on the inherent strengths and attributes of the region whilst complementing the existing strategy prepared by the Dublin Local Authorities and the Economic Strategy contained in the Regional Planning Guidelines. The Economic Development Action Plan should seek to identify measures to promote and support key economic growth sectors / clusters in the Mid East Region.~~

ED OBJ 6	To implement the Action Plan for Jobs: Mid East Region 2015-2017 in conjunction with relevant stakeholders. The Plan has been developed on the basis of a series of consultations with stakeholders and identifies particular strengths and opportunities in the region and will be delivered through collaboration with the public, businesses and public sector bodies in the Region.
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ED OBJ 7	To co-operate with local and national development agencies to maximise job creation opportunities and to engage with existing and future large scale employers in order to maximise job opportunities in the county.
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ED OBJ 8	To undertake an assessment of the available infrastructure and services on all of the identified sites for economic development as identified within the Economic Development Strategy for County Meath and assess how best to address any identified deficiencies.
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ED OBJ 9	To Co-operate fully with relevant stakeholders and participating Planning Authorities in the development of the Local Economic and Community Plans (LECP) and the Regional Spatial and Economic Strategies (RSES) through the auspices of the Eastern and Midlands Regional Assembly.
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CHAPTER 10 RURAL DEVELOPMENT

Section 10.1

This Chapter sets out the rural settlement strategy which is informed by the Core Strategy set out in Chapter 2 of this Development Plan and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

In addition, Meath County Council is cognisant of the Pilot CEDRA Rural Economic Development Zones (REDZ) initiative launched by the Department of the Environment, Community & Local Government in May 2015 with funding allocated for a potential 18 pilot initiatives across the country at different levels of scale. REDZ are defined as functional rather than administrative geographic areas that reflect spatial patterns of local economic activities and development processes (i.e. they are sub county zones within which most people live and work). The pilot scheme is open to all Local Authorities in cooperation with their relevant REDZ communities and is a further source of potential funding to support rural economic development. It will be the strong intention of Meath County Council to make an application to the DoECLG for the inclusion of such a scheme in County Meath as part of the national pilot programme.

Under the REDZ Scheme Meath County Council / Meath Enterprise was successful in its application in 2015 to develop a Digital Hub at the Kells Enterprise Centre. It is intended that the Hub will then be marketed to new start up companies to function as incubation space and as a location for training programmes in digital innovation. Funding of €75,000 has been allocated to the project.

RUR DEV SO 10

To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises. Having regard to the CEDRA Rural Economic Development Zones (REDZ) pilot initiative launched in May 2015, Meath County Council strongly supports an application to be made to the DoECLG for inclusion of a REDZ scheme in County Meath as part of the national pilot programme.

CHAPTER 11 DEVELOPMENT MANAGEMENT

11.8 Other Commercial Development

11.8.1 Industrial, Office, Warehousing and Business Park Development

Industrial, office, warehousing and business park development should generally be located in or adjacent to settlements where infrastructure has been provided, where the development can facilitate the integration of land use and transport and in line with the principles of sustainable development and in accordance with the objectives of the Meath Economic Development Strategy 2014-2022. Proposed developments on greenfield sites will be required to satisfy minimum requirements for design regarding location, layout, finishes, access, tree planting and landscaping, boundary treatment, water supply, drainage, and effluent disposal. In addition, sufficient space shall be reserved within the curtilage of the site for parking of all employees and visitors cars and for the loading and unloading of vehicles. Adequate rear access to business premises shall be made. Adequately screened on-site storage shall be provided for raw materials, waste products and finished goods.

A high standard of design, finish, layout and landscaping will be required for industrial, office, warehousing and business park developments. Comprehensive landscaping plans must be prepared by a fully qualified landscape architect and shall be submitted at application stage. Green infrastructure should be identified at the initial stages of the planning process and guide the design of an appropriate site layout which is reflected in the landscape plan.

Where proposals for these types of developments would generate a large volume of HGV traffic, they shall not be located where they would encourage movement of such traffic through residential areas. It is essential that each industrial/warehousing unit be provided with adequate space for loading and unloading goods, including fuels, in an area clear of the public road and preferably behind the building line.

In the case of development for two or more industrial/warehousing buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the building and the road boundary may include car parking spaces, provided an acceptable landscaping scheme is incorporated.

Industrial, office, warehousing and business park developments should present a pleasant aspect helped by tree planting, the careful design of signage, screening of storage space and unobtrusive loading and parking space. A variety of unit size shall be provided to cater for the differing needs of potential occupants.

There are also developing opportunities for enterprise in the areas of waste recycling and conservation. Meath County Council will require details of the nature of the proposed activities and of the means of controlling effluents, noise, light, solid waste and gaseous emissions from these activities together with ameliorative measures as part of a planning application.

Meath County Council will encourage over counter office development to be located in the town/village centres. The use of vacant or underutilised upper floors for office development will be encouraged by Meath County Council. Outside of the town/village centres, applications for office development will normally only be considered within the industrial and business park, on appropriately zoned lands. All new office developments outside of the town/village centres will be

required to provide a minimum of 10% open space. Where offices are proposed on lands zoned for industry, such development will be required to provide a minimum of 10% open space.

In assessing an application for development, Meath County Council will weigh the development against its impact on the environment. Applications for industrial, office, warehousing and business park developments will be considered having regard to the following:-

- Zoning of area: more favourable consideration will be given to development in their appropriate zones having regard to the zoning objectives.
- Density: In town centre locations, in order to encourage and facilitate the development of a compact business district, and to achieve desirable massing and heights of buildings, a plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm. Moreover, for a development to be acceptable, it must not be prejudicial to the amenities of adjoining properties and must show appropriate provision for access, parking, storage and space for off loading and air circulation. The indicative site coverage for industrial/commercial development on greenfield sites is 50% coverage unless the design characteristics of the scheme, proposed uses and mobility management/travel plan indicate support for a higher site coverage.
- Design of buildings/structures on site: Meath County Council will require a high standard of design for new industrial, office, warehousing and business park development. In existing industrial estates, new developments may be required to adhere to an overall architectural theme to ensure uniformity and co-ordination.
- Height: The height of buildings should be no more than necessary for the operation of the business and should take account of the land-uses, character and amenities of the area.
- Use: Nature and scale of operations. Full details of proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used should be submitted to Meath County Council.
- Hours of operation: Particularly where the proposed development is located in proximity to residential areas.
- Services: Availability of adequate services to serve the development - water, sewerage, etc.
- Access: Traffic generation, access and road safety. Generally one vehicular access point will be permitted to serve the development with a minimum carriageway width of 7.5 metres with a 2 metre wide footpath to either side. Adequate turning areas must be provided within the curtilage of the site unless satisfactory alternative arrangements are agreed with Meath County Council.
- Parking: Functional parking provision (car parking for staff/visitors, loading/ unloading areas etc.) in accordance with Meath County Council's vehicle parking standards. **However a case can be made from a deviation of these standards on the basis of end user requirements.**
- Storage: All external storage including bin storage, oil tanks, etc. shall be visually screened from the public areas with adequate screening by fencing or walls of not less than 2 metres in height.

- Fuel and waste storage: Proposals for and location of safe storage on site and disposal of waste is required. Proposals should be in accordance with the waste management plan applicable to the Council's functional area. All overground oil, chemical storage tanks should be adequately bunded to protect against spillage.
- Boundary treatment and landscaping: Proposals should be accompanied by a survey of existing vegetation on the site and a suitable landscaping scheme using native species to screen the development from public areas. Existing trees and hedgerows of amenity should be retained where possible. Any security measures shall be in accordance with the overall design of a development.
- Lighting and noise impacts resulting from lighting and noise from sites should be minimised. A detailed study may be required prior to the commencement of development in sensitive locations (e.g. adjacent dwelling houses, nursing home etc.) to outline probable impacts and mitigation measures.
- The Council will require major new commercial developments above 10,000 sq.m. to incorporate works of public art into the overall scheme or to make a financial contribution to the Local Authority to provide the piece of public art in order to enhance the amenities of the local environment (see Policy SOC POL 53 in Chapter 5, Social Strategy).
- Infill development should reflect the architectural character of its surroundings in terms of height, massing, materials and design.
- In cases where surface car parking is permitted, an attractive layout incorporating landscaping and/or screening will be required.
- Bicycle parking provision will be required, where appropriate, to facilitate visitors and employees. Where bicycle parking is provided for employees, adequate ancillary facilities, to include showers and locker storage space, shall be provided for.
- It is not intended to place undue restriction on individual innovative design possibilities and Meath County Council will endeavour to accommodate same, where it is appropriate.
- In the case of proposed developments (or groups of developments located in close proximity to one another) which would attract significant volumes of traffic, the preparation and submission of a mobility management plan may be required as part of the application. Appendix 17 gives guidance on the type and scale of developments that will require the submission of a mobility management plan and the required form and content of these documents.
- Applications for multi-unit industrial/office/warehousing/business park schemes shall illustrate the phasing for the development. Phasing proposals shall ensure that open space and infrastructure to serve units in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority, prior to the initiation of the succeeding phase.

VOLUME 5

WRITTEN STATEMENT

AND

DEVELOPMENT OBJECTIVES

FOR

URBAN CENTRES

Athboy Written Statement

6.1 Future Business and Enterprise Development

There is a notable business and industrial base currently in existence in Athboy. Having regard to the nature, role and scale of the town, the strategy for economic development in Athboy must focus on the achievable delivery of local services, and potential employment and enterprise generation. There are lands still available in the Trim Road Business Park to accommodate employment generating uses. ~~therefore the identification of further lands for employment use is not required at this time.~~ These lands allow for the relocation of existing non-conforming and incompatible businesses in the town. There is one business site in the town's boundary which is considered to represent a nonconforming use; namely *MacCann & Byrne's*, building construction suppliers. The Council will favourably consider the appropriate redevelopment of this site for uses which are consistent with the planning policies and development objectives of this Development Framework. Planning permission was previously granted for the relocation of the use to the more appropriate location of the 'E2' ~~(category 3)~~ zoned lands located at the Trim Road Business Park. The Planning Authority has identified ~~7.9 ha~~ **17.2 ha** of lands for "E2" General Enterprise & Employment within **the Trim Road Business Park** ~~(Category 3 off the Trim Road)~~. It is considered that this is more than adequate to cater for the projected employment needs of Athboy during the life of this Development Plan. ~~A further 9.3 ha have been identified to the north east of same for Phase II if required to be released during the life of this Development Plan.~~

Strategic Policies

SP 3 ~~To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:~~

- i) ~~The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ii) ~~The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- iii) ~~Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Baile Ghib (Gibbstown) Written Statement

05 Commercial, economic and Retail Uses

Baile Ghib (Gibbstown) is identified as a Level 5 retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Navan & Kells will continue to be a deterrent to attracting facilities other than those needed to serve the immediate needs of the village and rural catchment.

This strategy seeks to prioritise employment and enterprise services and facilities which are based on the linguistic and cultural heritage of the Gaeltacht and provide local employment opportunities for the people of Baile Ghib (Gibbstown). The main existing employment related uses include Engineering Design Services Industrial Unit and Adtec Aerauto Ltd, all located to the east of the village. The former Timoney Technology building is vacant as the company has relocated to expanded premises in the Navan Business Park. A number of businesses are located outside the village development boundary, including a local public house at Oristown and adjoining St. Catherine's Church and other various commercial activities to the east of the village. An additional area has been identified for E2 "General Enterprise & Employment" land use zoning objective to the north of the R163. This is to facilitate further industrial / employment generation. It is located proximate to the employment uses to facilitate consolidated industrial development. ~~This site is identified as Phase II in the order of priority,~~

Strategic Policies

SP 3 ~~To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:~~

- i) ~~The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ii) ~~The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- iii) ~~Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Ballivor Written Statement

05 Commercial, economic and Retail Uses

Ballivor is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a number of local convenience shops, public houses, a café, butchers, pharmacy and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities. There are a number of vacant retail units along the main street. The 2011 Census recorded 763 persons aged 15 years and over in the labour force in Ballivor and of these 73.1% were at work. This means that the unemployment rate for this area was 26.9% which is high compared with the county average rate of 19%. Furthermore, of the 558 workers enumerated in Ballivor, 69% worked outside the area. The daytime working population (resident and non-resident) of Ballivor was only 160 with professional services noted as the largest industry.

There is land zoned for B1 "Village Centre" uses which provides opportunities for small to medium sized enterprises. There is an existing 12,500 sq. m. industrial facility located in Ballivor which operated as NEC Semiconductors until 2006. This unit is currently vacant but represents a significant opportunity for employment within the village. ~~In addition to this there is 6.61 ha of available E2 employment zoned land in the village. A further 2.77 hectares of employment land has been identified as being available for development within the life of this Development Plan. The remaining 3.84 hectares identified under the 2009 Local Area Plan remains zoned for E2 "General Enterprise & Employment" (Category 3) however is identified as Phase II and thus will only be available for development when all of the Phase I lands have been developed.~~ In this regard, sufficient and appropriately located land for village centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

Strategic Policies

~~**SP 4** To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Policies - Commercial Uses

CER POL 1 To support the development of the lands identified for E2 “General Enterprise & Employment” (~~Category 3~~) land use zoning objective for employment creation purposes.

MA-~~OBJ 2~~ ~~To determine the alignment of a new Distributor Road which shall provide access to the land identified for E2 “General Enterprise & Employment” and A2 “New Residential” off the R156 Regional Road (Kinnegad Road) and adjoining the former NEC site. During the consideration of the detailed design which shall inform the final alignment of this link road, a Justification Test will need to be applied if alignments assessed interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive which shall include.~~

Carlanstown Written Statement

05 Commercial, economic and Retail Uses

Carlanstown is identified as a fifth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily 2 local convenience shops and the village would benefit from having a greater range and variety of such facilities. However, the close proximity of the village to Kells will continue to be a deterrent to attracting facilities other than to serve the immediate needs of the village and rural catchment.

It is noted that 2 parcels were previously identified for enterprise and employment in the 2009 Local Area Plan, one off the Moynalty Road and one to the north of the village off the N52 National Secondary Road. The Planning Authority has reviewed the nature and scale of the lands previously identified for employment uses in Carlanstown. ~~A phasing programme has been introduced accordingly to ensure that the development of industrial or manufacturing uses in Carlanstown would not militate against the orderly development of such uses in Kells which is only 3 miles distant and is designated as a Secondary Economic Centre in the County Development Plan. A reduced extent of lands have been identified for release as Phase I 5.34 ha of E2 employment zoned lands have been identified off the Moynalty Road (0.96ha) and will require the provision of a footpath and public lighting to successfully integrate the site into the village. An additional 4.38 hectares is available as part of Phase II of these lands. A second site off the N52 (2.2 hectares) is at a point where the general speed limit applies and has not been identified as an exceptional circumstance in accordance with the specific policy of Volume I (Section 6.10.7 Access to National Roads in Exceptional Circumstances refers) and is considered to constitute a traffic hazard. As a result. There are significant access challenges with these lands and access~~ this land would need to be provided through the site zoned A1 as shown on the land use zoning objectives map.

To date, there has been no stated demand for enterprise development in Carlanstown and it is considered that the provisions of ED POL 19 would be applicable on the approach roads into the village should such a need arise. ED POL 19 seeks to support rural entrepreneurship and the

development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

Strategic Policies

SP 4 ~~To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:~~

- i) ~~The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.~~
- ii) ~~The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- iii) ~~Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~
- iv) ~~The preparation of a layout for the lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application on these lands which applies a sequential approach and avoids vulnerable land uses within areas identified at risk of flooding.~~

Policies

Water and Wastewater Services

FR POL 3 The preparation of a layout for the lands identifies with an E2 “General Enterprise & Employment” land use zoning objective off the Moynalty Road shall be cognisant of the flood risk mapping produced to inform the land use zoning objectives map. A Flood Risk Assessment shall be prepared to accompany any planning application in these lands which applies a sequential approach and avoids vulnerable land uses within areas at risk of flooding.

Objectives

Commercial, Economic and Retail uses

CER OBJ To secure the development of a light industrial park(s) for the specific provision of sites for small indigenous starter/incubation units on sites. The development of these lands which have been identified with an E2 “General Enterprise & Employment” land use zoning objective shall require the preparation a ~~Framework~~ **Master Plan**. The ~~Framework~~ **Master Plan** shall demonstrate, inter alia, the provision of a safe access to the subject lands, demonstrate how the development will be connected to the village centre by way of footpath with public lighting and the provision of other necessary physical infrastructure and services. The site identified off the Moynalty Road shall include a phasing programme in compliance with the land use zoning objectives map.

No application for development on the subject lands will be considered in the absence of the required ~~Framework~~ **Master Plan** having first being agreed in writing with the **Executive of the** Planning Authority. ~~When prepared, all subsequent applications for development shall be accompanied with a design statement demonstrating compliance with the respective Framework Plan.~~

Carnaross Written Statement

CER OBJ To provide for and improve agricultural trade and related uses while accommodating ancillary small scale businesses and complementary uses.

The permissible and ~~non-permissible~~ “**open for consideration**” uses contained in Section 2.9.5 of Volume I for E2 land use zoning objective are qualified for this area as follows:

Permitted Uses

Agri – Business, Bring Banks, Mart / Co-operative, Recycling Facility (Civic & Amenity), Telecommunication Structures, Veterinary Surgery & Water Services / Public Services.

Open for Consideration Uses

Builders Providers, Domestic Fuel Depot, Enterprise Centre, Enterprise & Business Start Ups, Garden Centre, Industry – Light, Motor Sales, Motor Repair / Servicing, Plant & Tool Hire, Transport Depot, Veterinary Suppliers, Wholesale & Warehousing.

Duleek Written Statement

5.1 Employment Lands

Duleek is identified as a Local Employment Centre serving the wider East Meath area in ~~Table 4.2: Hierarchy of Economic Centres and Targeted Sectors (County Development Plan 2013 – 2019 Volume I refer)~~. The role of such centres is to provide for the employment needs of local hinterlands. It is indicated that serviced industrial sites and incubator units should be available within these centres. Manufacturing and related activities are the specific sectors ~~to be~~ targeted in Duleek noting the importance of extractive industries and waste / energy facilities in the Platin / Carranstown area outside the town.

There is a notable business and industrial base currently in existence within Duleek **benefiting from its close proximity to Drogheda Environs on the M1/E1 International Corridor**. The Planning Authority has previously identified a large parcel of land to the north east of the village for employment and industrial uses (Duleek Business Park). This Business Park is successful but it is noted that there are a number of existing units which are vacant whilst other extant planning permissions have yet to be implemented. The Planning Authority estimates that the remaining lands within the Business Park extend to 6.25 hectares whilst there are a further 6.6 hectares similarly zoned to the east of same. **A Master Plan shall be prepared and agreed with the Planning Authority in advance of lodging a planning application for the development of the E2 employment zoned land located to the east of the existing Business Park**. Having regard to the nature, role and scale of the town, the strategy for economic development in Duleek must focus on the delivery of local services, and potential employment and enterprise generation. There are significant ~~available~~ sites still available within the existing Business Park **and abutting lands** to accommodate employment generating uses.

~~The Planning Authority is required to undertake a critical assessment of the continued appropriateness of the nature, location and quantum of industrial and employment generating land use in individual development centres across the county. It is the view of the Planning Authority that there is no stated need to retain the extent of employment generating lands as being available for development within the life of this Development Plan. For comparison, the Planning Authority has retained 8.7 hectares of lands in Enfield which is a similar category of settlement and has a comparable population. It is considered appropriate and logical to include the remainder of the lands within the Business Park as Phase I within the Order of Priority and the undeveloped lands to the east of same as Phase II. Should there be a requirement to release the lands identified as Phase II within the life of this Development Plan, it shall be a requirement to prepare and agree with the Planning Authority a Framework Plan setting out the design rational in advance of lodging any planning applications.~~

Strategic Policies

~~SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

~~A Framework Plan for these lands shall include, inter alia;~~

- ~~• A Design Concept for the Development Site;~~
- ~~• High quality design throughout the development;~~
- ~~• A landscape plan for the development and landscape management plan (post completion of the development);~~
- ~~• Include Transport Assessment for the Proposal which addresses the following issues:~~
 - ~~1. Access arrangements to the Development Site;~~
 - ~~2. Provision of safe cycle ways and pedestrian routes throughout the Development Site, and;~~
 - ~~3. Provision and access for Service Vehicles to the Site.~~
- ~~• Address through quality design any potential impacts upon neighbouring land uses (residential dwellings located south west and north east of the proposed development).~~

Land Use

LU OBJ 1 A Master Plan shall be prepared for the E2 employment zoned lands positioned to the east of the existing Duleek Business Park and adjoining the R152 for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands.

It shall include, inter alia;

- A Design Concept for the entire lands;
- Guidance for high quality design throughout the development;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- Building heights and densities;

- A Transport Assessment which addresses the following issues:
 1. Access arrangements to the Development Site;
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site, and;
 3. Provision and access for Service Vehicles to the Site.
- Address through quality design any potential impacts upon neighbouring land-uses (residential dwellings located south-west and north-east of the proposed development).

Enfield Written Statement

05 Commercial, Economic and Retail Uses

Enfield is included as a Level 3 Town or Sub County Town Centres in the County Retail Strategy along with Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim and Laytown/Bettystown. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. With the exception of the Tesco Express on Main Street, there are no other multiples present in Enfield. Nonetheless, Enfield supports a wide range of retail, commercial and professional services, catering for the resident population, surrounding hinterland and through traffic.

The 2011 Census of Population recorded that there are 1,534 persons aged 15 years and over in the labour force in Enfield and of these, 83.8% were at work. The unemployment rate for this area was 16.2% compared with the county average rate of 18.0%. The higher percentage of persons at work in Enfield compared to the County could be attributed to its location proximate to Dublin and good infrastructural links with the capital.

~~Enfield is identified as Local Employment Centre. The role of such centres is to provide for the employment needs of local hinterlands. It is indicated that serviced industrial sites and incubator units should be available within these centres. With regard to the sectors to be targeted, local investment generally and small scale industry with flexibility afforded within walking distance (800 metres) of train station.~~

The **former** Enfield Local Area Plan (2009) identified 16.83 hectares of employment lands. The only employment lands that have developed to date are Enfield Industrial Estate and Enfield Business Park which are both located off the Trim Regional Road. Enfield Industrial Estate contains 6 units, 5 of which are presently in use. There is one unit, which is utilised by three different businesses, constructed in the Enfield Business Park to date. The Business Park extends to an area of 8.7 hectares. ~~It is considered that there are sufficient available lands within the Business Park to accommodate employment related uses over the lifetime of the Plan. This land will be identified as Phase 1 in the Order of Priority presented in the land use zoning objectives map.~~

The **former** Enfield Local Area Plan (2009) also included further employment lands removed from the town centre off the R148 Kinnegad Road (former N4). These lands were contained within Framework Plan 2 (FP 2). Furthermore, the LAP identified additional lands to the east of the town included within Framework Plan 1 (FP1) to accommodate primarily employment generating uses and community uses. The lands previously identified within FP 1 and FP 2 have remained undeveloped to date. Furthermore, it is noted that the employment lands referenced within FP 1 did not have the benefit of land use zoning objectives having been applied to the lands in the 2009 LAP.

~~This framework provides that the subject lands to the west of the town centre will be included within Phase 2 of the Order of Priority (LU OBJ 2). The **employment zoned** lands to the east of the town **are envisaged to accommodate a range of E1/E3 employment lands uses.** is to be identified as White Lands in accordance with the land use zoning objectives contained in this County Development Plan, namely “to protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre”. These are strategic lands and their designation is to allow for a long term, integrated approach to be taken to the expansion of the urban area of Enfield. The White Lands (Strategic Lands) in Enfield are intended primarily for enterprise and employment uses. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for these lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. The acceptability of specific proposals for development on the lands prior to that time, e.g. An expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of Enfield.~~

Strategic Policies

~~Sp 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Commercial Uses

- CER POL 1 To support the development of the lands identified for E2 “*General Enterprise and Employment*” land use zoning objective (Phase 1 in the order of priority) for employment creation purposes.

Objectives – Land Use

LU OBJ 2 To require the preparation of a ~~Master-Framework~~ Plan for land to the west of the existing town centre off the Trim road which seeks to provide for the development of a mix of uses at this location including commercial, industrial, community and residential development. The ~~framework~~ Master Plan shall be submitted for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands. The plan shall provide for inter alia the following:

- A phasing arrangement for the development of the lands;
- Pedestrian and cycle linkages from the site to the Town Centre;
- Buildings of innovative high quality architectural design and layout;
- A comprehensive landscaping scheme;
- Provision of adequate public lighting and footpaths throughout the lands;
- Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and
- Site servicing information.

LU OBJ 3 To require the preparation of a Master Plan for the E1/E3 employment zoned lands positioned to the east of the existing town centre for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands.

It shall include, inter alia;

- A Design Concept for the lands ;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- A Transport Assessment which addresses the following issues:
 1. Access arrangements to the Development Site;
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;
 3. Provision and access for Service Vehicles to the Site.

Gormanston Written Statement

05 Commercial, Economic and Retail Uses

There is a proposal to develop a world class deepwater port, logistics centre and business park at Gormanston, County Meath. ~~At present Bremoore Ireland is considering different options to advance the project through the statutory planning consent process.~~ The development of the deepwater port would transform the economic and employment prospects of the East Meath – North Fingal area and establish a new economic hub on the Dublin – Belfast M1 Corridor. The current status of the project is that pre-feasibility and environmental / habitat assessment ~~has is being~~ **been** carried out. ~~It is also noted that pre-application consultation with An Bord Pleanála for a proposed Strategic Infrastructure Development application are also underway.~~ Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath.

Kentstown Written Statement

05 Commercial, Economic and Retail Uses

Kentstown is identified as a level 5 retail centre in the County Retail Hierarchy. Kentstown does not have a defined village centre and has a limited range of retail and business services, primarily one local convenience shop and one public house. Employment uses include the local services mentioned, Reilly Agri Plant Sales and Hire and Kilmore Car Sales are located on the opposite side of the village crossroads fronting the Navan Road (R153) and Evan's Coaches, which is located off the main road. A site has been identified at the crossroads to accommodate village centre facilities and uses.

The potential of Somerville Demesne from a tourism perspective would encourage further tourism related facilities in Kentstown. **The potential future expansion of world class tourism facilities such as those at Ballymagarvey Village is strongly supported by the Economic Strategy.**

Meath County Council has identified lands for employment generating uses in this Development Framework to the south west of the village including the former furniture factory accessing onto the Legnanara Road. The site is being identified with an E2 "General Enterprise & Employment" land use zoning objective. It is considered that any application for development on the subject lands shall be accompanied by a ~~Framework~~ **Master** Plan which has been agreed in writing with the **Executive of the** Planning Authority. ~~The Framework Plan shall demonstrate the manner in which the proposed scheme successfully addresses the issues raised by An Bord Pleanála in previous applications.~~ Meath County Council has included 2.7 ha within Phase 1 and a further 3.25ha in Phase II. ~~The framework plan shall extend to both phases.~~

Strategic Policies

~~**SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:**~~

- ~~i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been~~

~~developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard.~~

Kilbride Written Statement

03 Land Use

As mentioned previously, lands in Belgree are designated for employment purposes, consistent with the established uses on and adjoining these lands. ~~These lands will be delivered on a phased basis with the lands adjacent to existing manufacturing facility to be within phase 1.~~ It is envisaged that these lands could potentially ~~would~~ accommodate primarily start up and incubator business uses and a data centre. The development of these lands should be carried out on a phased basis in accordance with an agreed framework plan. ~~for the lands within Phase 1 (Framework Plan Area 1).~~

05 Commercial, Economic and Retail Uses

Kilbride is identified as a Level 5 retail centre in the County Retail Hierarchy. Commercial facilities in the village consist of a petrol station and associated convenience shop (currently disused), a public house, and Rennicks sign manufacturers. Development in this village has occurred in a dispersed fashion rather than in a distinct village form.

The Planning Authority has previously identified a large parcel of land adjacent to the existing Rennicks sign manufacturers to facilitate the future expansion of this business and the provision of additional employment uses ~~on a phased basis~~. It is noted that, excluding the existing Rennicks sign manufacturers and adjoining dwelling which extend to 4.1 hectares combined and the area of land adjoining the Ward River within Flood Zones A and B which extend to 3.85 hectares, there remains 28.31 hectares of lands available which were previously identified with an enterprise and employment land use zoning objective. Volume I of the County Development Plan requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan (ED POL 2 refers). Kilbride along with the Maynooth Environs are two centres which are specifically referred to in this regard.

Having regard to the positioning of Kilbride as a village in the settlement hierarchy, it is considered that the inclusion of 10.6 hectares of the lands previously identified for employment and enterprise land use zoning objectives is more than sufficient to cater for the anticipated employment needs of this village. ~~It is considered that the lands with road frontage onto the Hollystown Road between Rennicks sign manufacturing facility and the village shall be identified as Phase I in the Order of Priority identified on the land use zoning objectives map. The remainder of the lands previously identified shall be included in Phase 2 of the Order of Priority. All lands shall be identified with an E2 "General Enterprise & Employment" (Category 3) land use zoning objective. It is also considered that a Framework non statutory Master Plan shall be prepared to guide the development of this sizeable land bank albeit restricted in the first instance. albeit restricted in the first instance to the lands identified as Phase I. Furthermore, it is considered that a specific local objective shall be included to provide for the development of a data centre(s) which shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, with a high architectural standard of layout and building design.~~

~~SP-5~~ To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:

~~i) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective are available for development within the life of this Development Plan.~~

~~ii) The lands identified with an E2 “General Enterprise & Employment” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~

~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard.~~

Strategic Policies

LU POL 5

To support the development of the lands identified **with a** ~~for~~ E2 land use zoning objective ~~(Phase 1)~~ in the Order of Priority for employment creation purposes.

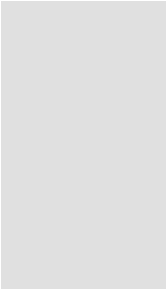
LU OBJ

To require that the lands identified with an E2 “General Enterprise & Employment” ~~(Category 3)~~ land use zoning objective should be developed on a phased basis in accordance with an agreed ~~Framework~~ **Master** Plan. ~~The first phase of development of these 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.~~

The Master Plan shall be prepared for the written agreement of the Executive of the Planning Authority and shall accompany any planning application on these lands. It shall include, inter alia;

- A Design Concept for the lands ;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
- A Transport Assessment which addresses the following issues:

1. Access arrangements to the Development Site;

- 
2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;
 3. Provision and access for Service Vehicles to the Site.
 - Address through quality design any potential impacts upon neighbouring land-uses

Kilcock Environs Written Statement

05 Commercial, Economic and Retail Uses

Kilcock is included in the Gateway Core Economic Area in the Regional Planning Guidelines for the Greater Dublin Area corresponding with the Metropolitan Area. Maynooth and Leixlip are identified as a Core Economic Area with the towns of Kilcock and Celbridge providing a supporting role. Kilcock is identified as a District Employment Centre in the Hierarchy of Economic Centres contained in the County Development Plan. The main impetus of this Development Framework is to accommodate growth in the Kilcock Environs in a balanced and sustainable manner, which integrates with the overall development of Kilcock Town. The provision of employment opportunities to complement the existing spatial configuration of economic activity in Kilcock and in a location that is accessible to new residential areas is an important component of this. In order to achieve it, land has been zoned to the west of the Summerhill Road (R158) to cater for employment generating uses, with an E2 “General Enterprise & Employment (Category 2)” land use zoning designation. In accordance with the Economic Strategy of the County Development Plan, there will be a particular focus on encouraging industries associated with manufacturing, logistics, distribution and supply chain management in the Kilcock Environs reflective of the accessibility afforded to such lands and the proximity to the M4 Interchange. The County Development Plan indicates that such centres should cater primarily for small to medium scale enterprise and manufacturing uses allowing for the full range of industrial processes to take place within a well designed and attractive setting. The development of small to medium scale office based industry will be accommodated in Moderate Sustainable Growth Towns on suitable sites.

Longwood Written Statement

05 Commercial, Economic and Retail Uses

Longwood is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily two local convenience shops, butchers, two public houses, an antiques shop and dry cleaners. The village would benefit from having a greater range and variety of such facilities. The existing land identified for B1 “Village Centre” land use zoning objective will also provide opportunities for small to medium sized enterprises in addition to retail and commercial uses. There are currently a number of retail units vacant and available at the western edge of the village centre. Further, there is a large parcel of land extending to approximately 1.2ha located on the Enfield road which is also zoned for village centre uses. Other opportunities exist within the village centre to redevelop brownfield sites. For example, there is a derelict dwelling on a site off the Trim road zoned for village centre uses which could be redeveloped.

The 2011 Census of Population recorded that there were 728 persons aged 15 years and over in the labour force within Longwood and of these, 84.3% (614 persons) were at work. The unemployment rate for this area was 15.7% compared with a national average rate of 19%. However, of the 614 workers enumerated in Longwood, 77% (470 persons) worked outside the area.

~~The employment land zoned under the 2009 Longwood Local Area Plan is located on the Enfield road. This land is identified within the Framework Plan 1 (FP1) boundary. It is intended to retain this land for the creation of employment opportunities locally however it is noted that a small section of these lands are located within Flood Zone A corresponding with the 1:100 year flood event. The area within Flood Zone A has been identified as F1 "Open Space" on the land use zoning objectives map which accompanies this Written Statement. A further larger part of these lands is within Flood Zone B corresponding with the 1:1,000 year flood event. In accordance with the Flood Risk Guidelines, industrial uses are considered to be a less vulnerable type of development. Therefore, the area within Flood Zone B has been identified on the land use zoning objectives map as an interface with flood zones in which less vulnerable uses are considered appropriate and will be subject to a site specific flood risk assessment at development management stage. The identification of any additional lands for industrial or manufacturing uses in Longwood would be inappropriate as it could militate against the orderly development of such uses in Enfield, which is 9km from Longwood and designated as a Local Employment Centre in the County Development Plan. This Development Framework has ensured that sufficient and appropriately located land for village centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.~~

- SP 4** ~~To require the submission of a Framework Plan for the development of employment lands off the Enfield road. This area is to provide for the development of an employment hub at this location. The Framework Plan shall include the following:~~
- ~~i) Details of land uses to be accommodated which shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to lands identified E2 "General Enterprise & Employment" (Category 3)~~
 - ~~ii) A phasing arrangement for the development of the lands;~~
 - ~~iii) Pedestrian and cycle linkages from the site to the village centre;~~
 - ~~iv) Buildings of innovative and high quality architectural design;~~
 - ~~v) A comprehensive landscaping scheme;~~
 - ~~vi) Provision of adequate public lighting and footpaths through the lands;~~
 - ~~vii) Infrastructural requirements including vehicular access, car parking, vehicle turning and access for pedestrians, cyclists and people with disabilities;~~
 - ~~viii) Site servicing information;~~
 - ~~ix) A site specific flood risk assessment and any necessary flood alleviation measures.~~

FR POL 2

Any future planning application lodged with respect to the lands identified with a G1 "Community Infrastructure" ~~or E2 "General Enterprise & Employment"~~ land use zoning objective on the Kinnegad Road shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject sites and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

CER POL 2 To facilitate the provision of an Enterprise Centre ~~within the employment Lands in Longwood.~~

Maynooth Environs Written Statement

03 Land Use

The principal land uses envisaged in the Maynooth Environs are **high end employment**, residential, **tourism** and **supporting** commercial uses which are discussed further in sections 4 and 5. The land use zoning objectives map has identified the lands required to accommodate the allocation of 199 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Maynooth Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community/ **tourism** zoned lands as a focal point in the Environs. The residential, **tourism** and employment lands ~~identified as Phase 1~~ are located close to the proposed Maynooth Outer Relief Road (**MOOR**) which will facilitate connections to the town centre from the area and also to the proposed educational campus to the south of same. The lands identified for G1 "Community Infrastructure" land use zoning are available should the Department and Education and Skills determine that there is a requirement to provide a school in this area during the period of this County Development Plan or to advance the provision of a school during this time.

~~A phasing strategy has also been devised for the release of the employment zoned land. The lands identified for release in Phase I are located primarily to the northwest of the R157 within Moygaddy. The inclusion of the lands will facilitate the delivery of the Maynooth Outer Relief Road which is considered a strategic objective of this Development Framework and also the Maynooth Local Area Plan 2013 adopted by Kildare County Council.~~

The Planning Authority has also identified **circa 7 hectares** of lands at Moygaddy House and stable complex for D1 “Tourism” use which seeks to provide for appropriate and sustainable visitor and tourist facilities and associated uses. No vulnerable land uses are proposed on lands which have been identified in the Flood Risk Assessment as being liable to flood. All development save that which is already planning permitted is subject to the ~~prior~~ **phased** delivery of the Maynooth Outer Orbital Route (MOOR) which shall be developer driven **as set out in CER OBJ 1**.

05 Commercial Economic and Retail Uses

Commercial uses for the Maynooth Environs are based on the Economic Strategy objectives which focus on the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development and **seeks to benefit from synergies with third level institutions which may include NUI Maynooth University (MU)** and major employers already established in the sub region (Intel, Hewlett Packard). ~~and development of key linkages and partnerships with NUI~~ The Economic Strategy contained within Volume I of the County Development Plan seeks to brand this area as a centre of excellence in the knowledge based economy, **particularly having regard to its location viz a viz the M4 Knowledge corridor**. The objective is to foster a ‘dynamic partnership’ between multi-national companies, indigenous Small and Medium-sized Enterprises (SME’s), **and third level institutions which may include NUI Maynooth University (MU)**, in a campus style environment of exceptional high quality design.

The intention is to create a unique employment hub within a legible framework consisting of a series of signature and innovative architectural designs which will respect and complement the historical and ecological qualities of Carton Demesne and Moygaddy Castle and House. This employment hub **is likely to have** ~~will have~~ strong linkages to **third level institutions which may include NUI Maynooth University (MU)** and to the town of Maynooth leading to the creation of an area of excellence with a high degree of synergy as a premier location for high tech / bio tech industries. The proximity of Carton House which consists of a high quality integrated tourist complex where conferencing, banqueting and recreational activities are available, offers the potential for further synergies to be developed and harnessed. The potential of such further synergies with this first class tourism product are clear. This Development Framework gives effect to the strategic direction for Maynooth Environs as contained in the Economic **Development** Strategy of ~~the County~~ **this** Development Plan.

~~In support of these objectives which build on the objectives contained in the 2007 – 2013 Meath County Development Plan and Maynooth Environs Local Area Plan (2009), permission was granted by Meath County Council in 2009 for the construction of an office and research facility building at Moygaddy with a total floor space of 4,667.3 m². This permission remains extant. However, An Bord Pleanála refused permission for a research and technology park to comprise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUI) as well as employment and residential uses and ancillary neighbourhood centre in the grounds of Carton Demesne. The reasons for refusal for this development are important considerations for the phasing and sequencing of development in the Environs area and type of uses proposed. Furthermore, it is a requirement of the County~~

~~Development Plan (Volume I, ED OBJ 2 refers) to undertake a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for all towns and villages. In particular, the objective requires a “review of the zoning objectives for Maynooth Environs and Kilbride in the preparation of zoning~~

maps for the centres for inclusion in the County Development Plan". This was considered necessary having regard to the outcome of the An Bord Pleanála decision with respect to the proposed SMART Park at Carton Demesne.

~~The Development Framework has considered the extent of lands previously identified for employment and related uses in the 2009 Maynooth Environs Local Area Plan. The County Development Plan (Volume I) indicated that there was 60 hectares of lands identified with an E4 land use zoning objective²² with a further 22.2 hectares identified as "White Lands". There was an additional 5.2 hectares identified for E5 land use which was similar in nature to E4 but specified as small and medium sized technology based industries in a high quality environment.~~

~~Section 2.9.7 (Local Zoning Objectives) of the County Development Plan Volume I outlines that specific local objectives may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The following specific objective applies to Maynooth Environs.~~

~~Strategic Employment Zones (High Technology Uses)~~

~~To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area. This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.~~

The Planning Authority proposes to introduce an Order of Priority on the lands proposed for E1 land use zoning objective qualified by the aforementioned Local Zoning Objective. Phase I consists of the lands north of the L-22143 at Moygaddy (4 parcels separated by the proposed Maynooth Outer Orbital Route and Lyreen River comprising 22.7 hectares). The remainder of the lands located to the south of the L-22143 extend to 15 hectares and in Carton Demesne comprise 25.34 hectares. Both of these areas are designated as Phase II. This development framework has identified 63.04 hectares of E1 (Strategic Employment Zoned- High Technology Uses) in the Maynooth Environs area. The development of the lands within the Moygaddy Stud and Carton Demesne shall be subject to the preparation of a Framework Master Plans and specific development criteria.

5.2 Retail

Other than possible facilitation of the enhanced tourism product by niche type commercial supports (see section 05 above), it is considered appropriate that retail facilities of a local scale are provided for the anticipated working population and emerging residential communities, which would result from the future development of the lands. These facilities should be local in scale and quantum. In assessing applications for retail developments, the Council will comply with the Meath County Retail

²² E4 land use zoning objective in the Maynooth Local Area Plan (2008) referred to "Science & Technology Use" which sought to provide for high technology / biotechnology industries in a high quality environment.

Strategy and the Retail Planning Guidelines 2012. Some 1.2 hectares are subject to a specific objective for a local neighbourhood centre, which allows for local scale retailing use, as well the potential for other commercial units to serve some of the day to day needs of the significant quantum of employees and local residential population envisaged in the area. This site has an A2 “New Residential” land use zoning objective which seeks to “provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy”. Consequently residential development on these lands shall not exceed 30% of the gross floor area of the scheme. It is envisaged the overall quantum of solely retail floorspace shall not exceed 1,500 m² (gross floor area) within the neighbourhood centre. In light of this specific designation and taking into account the moderate household allocation, the quantum of lands identified with an E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective ~~included for release in Phase 1~~ and the need to preserve the role of Maynooth town centre as the primary retail centre, neighbourhood retail or commercial facilities are not considered appropriate in the remaining lands identified with land use zoning objectives.

Strategic Policies

~~SP 4 To operate an Order of Priority for the release of lands identified for E1 “Strategic Employment Zones (High Technology Uses)” in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective but qualified as “Phase II” will only be available for development when all of the Phase I lands have been developed or are being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

CER POL 5	To support the location of a high technology / bio-technology campus linked to third level institutions NUI Maynooth within the Carton Demesne lands.
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Objectives

Commercial, Economic, **tourism** and Retail Uses

CER OBJ 1	To give effect to Strategic Policy SP 4 which has identified the subject lands in Moygaddy for E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective and being suitable to provide for high technology / bio-technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment, it is an objective It is an objective of the Planning Authority to require the submission of the following with any
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application for development ~~of lands within lands~~ at Moygaddy a **Master Plan for the written agreement of the Executive of the Planning Authority which shall address the following:**

- An assessment prepared by a suitably qualified conservation architect which concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape is respected and not adversely impacted upon. ~~It is advisable if the opinion of the Department of Arts, Heritage & the Gaeltacht is sought in advance of lodging this assessment as part of a planning application;~~
- Proposals for the accessing of lands ~~identified AS Phase 1 and II~~ which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road;
- Proposals providing for the delivery of the Maynooth Outer Relief Road in tandem with development;
- Proposals for piped water services **to be agreed with Irish Water** ~~which shall take account of the need for any planning consents within the administrative area of Kildare County Council~~ **compliant with any existing consents in place;**
- A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
- Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive **and shall be phased with the delivery of the MOOR in Phase 1 for the majority of the plan area with the exception of already planning permitted development.** ~~the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites. A Natura Impact Assessment must be prepared and submitted with any planning application for these lands.~~

~~The uses proposed shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to lands identified E1 "Strategic Employment Zones (High Technology Uses)".~~

CER OBJ 2

~~To give effect to Strategic Policy SP4 which has identified the subject lands in Carton Demesne for E1 "Strategic Employment Zones (High Technology Uses)" land use zoning objective and being suitable to provide for high technology / bio technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality~~

~~campus style environment~~, It is an objective of the Planning Authority to require the submission of a Master Plan for the written agreement of the Executive of the Planning Authority with any application for development within Carton Demesne which shall address the following:

- An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne. ~~It is advisable if the opinion of the Department of Arts, Heritage & The Gaeltacht is sought in advance of lodging this assessment as part of a planning application;~~
- Proposals for piped water services to be agreed with Irish Water which shall take account of the need for planning consents within the administrative area of Kildare County Council and compliant with any existing consents in place;
- Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne.
- A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
- Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.
- Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive. ~~the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites. A Natura Impact Assessment must be prepared and submitted with any planning application for these lands.~~

~~The uses proposed shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to lands identified E1 "Strategic Employment Zones (High Technology Uses)~~

Oldcastle Written Statement

05 Commercial Economic and Retail Uses

In order to reinforce the role of the town centre, retail led regeneration will be encouraged, particularly where it also provides for the promotion of tourism. In order to achieve this, the 'convenience' element and attractiveness of shopping will need to be enhanced, including improvements to parking and traffic calming measures. This will be necessary to ensure that expenditure leakage from Oldcastle does not increase, particularly for top-up shopping and lower/middle order comparison goods. The Planning Authority has identified a large site (1.5 hectares) for town centre facilities and uses to the rear of Cogan Street and Cavan Street. The Planning Authority has indicated their intended access points off both roads and it would be the intention that a link road would develop between both sites. It is considered that this land bank is sufficient to cater for the modern requirements of convenience retailers. A Framework Plan is required to be prepared and agreed with the Planning Authority as part of the development of this backland site.

Oldcastle has a proud history of employment focused on the manufacturing industry as evident from the quantum of land developed for industrial or related uses. The majority of these lands are located north of the town (Virginia Road) in close proximity to the existing industrial cluster. A business park has also been developed in this area although the interest shown to date has been disappointing. This shall be the focus for employment creation over the life of this Development Plan in addition to finding new uses for the vacant or redundant premises in the town. ~~The Planning Authority has identified the lands which had an employment land use zoning objective which adjoin the "Harvest Mile" and off Keelys Lane as Phase II on the basis of an existing over supply of lands identified for such uses allied to sub standard road infrastructure presently serving both sites.~~ Having regard to the nature of the main manufacturing industries in Oldcastle, the current economic climate and the modest rate of growth experienced since 2006, the ~~quantity of remaining~~ industrially zoned land bank identified for ~~the town release~~ is deemed sufficient to meet the anticipated needs of Oldcastle over the life of this Development Framework.

07 Urban Design

Oldcastle developed as a market town at the intersection of key transport routes. The central Square forms the focus of the urban fabric and although there has been a proliferation of modern development in the fringe areas over the past two decades, much of the original fabric of the town remains.

The town evolved organically over time resulting in a disordered street layout and a proliferation of laneways. Notwithstanding this, the urban framework of Oldcastle is orientated around the Square, which is located on an elevated position and is visually prominent and offers views over the town. Although the Square acts as junction for numerous vehicular routes, a sense of enclosure is created by the buildings that surround it, which define the area as a key functional space in the town.

The urban form of the town, which focuses on the central Square and the convergence of regional road arteries, has resulted in vacant backland sites in close proximity to the town centre. These backland sites and the concentration of commercial uses in the town centre have lead to a

fragmentation of the urban form of the town towards the fringes, resulting in a noticeable transition between urban and rural at the town boundary. The landownership pattern in Oldcastle may make it difficult to consolidate backland sites, the development of which is a key aim of this Development Framework. In order to address this issue, 5 no. Opportunity Sites in the town centre have been identified.

Detailed development briefs have been prepared for each site which outlines the type of development permissible on each site. These development briefs which are contained in Appendix 1 have regard to the existing land ownership patterns and encourage the consolidation or cooperation of land owners to develop these sites.

Strategic Policies

~~SP 3 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Slane Written Statement

Section 05 Commercial, Economic and Retail Uses

~~The land identified with an E2 "General Enterprise & Employment" land use zoning objective to the north of Slane Mill has been identified as Phase II in the Order of Priority. It is considered that there is sufficient employment zoned lands to the north of the village (approximately 5 hectares) to accommodate the employment needs of Slane village over the plan period.~~

Strategic Policies

~~SP 6 To operate an Order of Priority for release of lands identified for E2 "General Enterprise & Employment" in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

Stamullen Written Statement

05 Commercial, Economic and Retail Uses

~~The Planning Authority is required to undertake a critical assessment of the continued appropriateness of the nature, location and quantum of industrial and employment generating land use in individual development centres across the county. Stamullen is one such settlement included (ED OBJ 2 refers). Notwithstanding the possible evolution of the economic role of Stamullen in future iterations of the Regional Planning Guidelines, at present, it is a Small Town. Therefore, there is no stated need to retain this extent of employment generating lands as being available for development within the life of this Development Plan. For comparison, the Planning Authority has retained 8.7 hectares of lands in Enfield which is a similar category of settlement and has a comparable population. It is considered logical to use the existing and proposed roads infrastructure to determine the lands included in an Order of Priority (Phase I and Phase II). An area of 19.1 hectares is proposed for Phase I north of the proposed east – west Local Distributor Road with the remaining 13.8 hectares identified in Phase II.~~ The evolution of the economic role of Stamullin in future iterations of the RPGs is supported in this variation, see Section 3.4.3 of Volume 1. In this regard a critical assessment of the quantum, nature and location of employment lands is appropriate as is the need for an assessment of critical roads infrastructure. In this regard there are 32.9 ha of E2/E3 employment zoned land in Stamullen forming part of the City North Business Campus. These lands will be developed in accordance with an approved Framework Master Plan as per LU OBJ 2 which shall adhere to the land use zoning objective for the subject lands. It shall also be an objective to include the lands between the M1 Motorway and the proposed Local Distributor Road to the Gormanston road (L-1617-8) having regard to the permitted development for a petrol station and the objective to deliver this roadway. There is no extant permission on the lands accessed via the Cockhill Road. The Cockhill road is currently quite rural in nature and narrow at this point thus requiring a significant level of widening and junction improvements to realise this objective.

LU OBJ 2

To require the preparation of a Framework Master 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 Master Plan shall be agreed in writing with the Planning Authority 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 Master Plan in advance. The Framework Master 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 Master Plan shall realise MA OBJ 5 which seeks to facilitate vehicular access to/from the village via City North Business Campus to the M1 Motorway Interchange. The Framework Master

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~~ **Transportation Infrastructure Ireland (TII)**. ~~The National Roads Authority~~ **Transport Infrastructure Ireland** shall be ~~involved~~ **consulted** as a stakeholder in the formulation of this agreed ~~Framework~~ **Master Plan**.

Summerhill Written Statement

05 Commercial, Economic and Retail Uses

Summerhill is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, a pharmacy, a petrol station, hair dresser, post office, café and two public houses. The village would benefit from having a greater range and variety of such facilities. The existing land identified for B1 “Village Centre” land use zoning objective within the town centre will provide opportunities for small to medium sized enterprises.

The 2011 Census of Population recorded that 53% of the population aged 15 years and over resident in Summerhill are at work. The best prospect for the creation of employment locally lies with the provision of suitably located and serviced employment lands. Summerhill Enterprise Centre is located to the east of the village. The existing Enterprise Centre comprises approximately 15 units, 4 of which appear to be currently vacant. An additional 8.19 hectares of employment land was zoned under the 2009 Summerhill Local Area Plan to the rear of the existing employment lands to accommodate an extension of the existing enterprise centre and the provision of a bypass of the village linking the Trim – Kilcock Regional Road, R156. As the continued development of the employment lands is crucial for the delivery of this by-pass and having regard to the growing population of the village and household allocation set down in the County Development Plan 2013-2019, it is considered appropriate to retain the employment lands zoning objective. ~~However, it is considered that the retention of 4.9 hectares immediately east of the existing Enterprise Centre as Phase I and the designation of the remainder of the lands (3.3 hectares in extent) as Phase II is reasonable. It is noted that the by-pass also traverses residential land which is similarly identified as Phase 2 in the Order of Priority. However, this accords with the proper planning and sustainable development of the village.~~ **There is approximately 8.2 ha of employment zoned land identified in Summerhill.** This Development Framework has ensured that sufficient and appropriately located land for town centre uses and employment generating uses has been identified for the life of the County Development Plan and beyond.

Strategic Policies

~~SP 4 To operate an Order of Priority for release of lands identified for E2 “General Enterprise & Employment” in compliance with the requirements of ED OBJ 2 as follows:~~

- ~~i) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective are available for development within the life of this Development Plan.~~
- ~~ii) The lands identified with an E2 "General Enterprise & Employment" land use zoning objective but qualified as "Phase II" will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard.~~

Commercial, Economic and Retail Uses

CER POL 1 To support the development of the lands identified for E2 land use zoning objective (~~Phase 1 in the Order of priority~~) for employment creation purposes.

Land Use

LU OBJ To require that the lands identified for employment generating purposes (~~Phase 1~~) adjoining the existing Summerhill Enterprise Centre shall only be developed in tandem with the development of the Summerhill Bypass from the Kilcock road to the Trim road as identified on the land use zoning objectives map. ~~A similar requirement shall apply to the Phase II lands should a requirement arise pursuant to SP 4 to release these lands during the life of this development plan.~~ An alignment for this roadway shall be agreed with the Roads Authority in writing and the roadway shall be delivered by the developers of the adjoining employment lands.

Additional Policies and Objectives for Local Area Plans

Ashbourne Local Area Plan

Strategic Policy

~~**SP 2** To operate an Order of Priority for release of lands identified for E2 'General Enterprise & Employment' in compliance with the requirements of ED OBJ 2 of the Meath County Development Plan 2013-2019 as follows:~~

- ~~i) The lands identified with an E2 'General Enterprise & Employment' land use zoning objective are available for development within the life of the Meath County Development Plan 2013-2019.~~
- ~~ii) The lands identified with an E2 'General Enterprise & Employment' land use zoning objective but qualified as 'Phase II' will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of the Meath County Development Plan 2013-2019.~~
- ~~iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.~~

FP OBJ 3**Framework Plan Area 3**

This Framework Plan relates to lands off the N2 and L5018 to the northwest of the Ashbourne Business Park. These lands extend to 30.46ha in area and are identified as one of 5 key strategic sites for economic development within County Meath within the Meath Economic Development Strategy 2014-2022. Existing residences have been omitted from this zoning and zoned according to their current use. A Framework Plan has been prepared by the Planning Authority in relation to these lands. Any development within this area shall generally accord with the agreed Framework Plan. Section 4.3 of the Meath County Development Plan 2013-2019 outlines that a specific local zoning objective may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The Framework Plan 2 lands are identified with an E2, 'General Enterprise & Employment' ~~Category 1~~ land use zoning objective. However, these lands represent a unique opportunity as an extremely well serviced site within the fringe of South Meath and Metropolitan Dublin. The site is well placed along the route of the main Eirgrid east/west inter-connector between Woodland, Co. Meath and Deeside (UK) which offers great opportunities for enterprises that require guaranteed delivery of power. Furthermore, the site is bisected by both the Aurora Telcom National Network and An Bord Gáis pipeline providing excellent fibre based broadband and power connections. ~~The local zoning objective set down for these lands is as follows: 'To provide for the development of data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design'. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre. A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices. Any revisions to the Framework Plan shall require the prior written agreement of the Planning Authority.~~

3.0 Employment Land Evaluation

As noted in Table 1 in Chapter 2, the majority of the population, approximately 63%, in Ashbourne, were recorded as being in employment at the time of the Census 2011. However, statistics also showed that a significant portion of the population was commuting substantial distances resulting in significant journey times to access employment.

It will be a primary aim of the Planning Authority to attract sustainable forms of employment to Ashbourne to stimulate economic growth locally and to counter existing unsustainable commuting patterns in accordance with the recommendations of the Economic Development Strategy for County Meath. The economic development of Ashbourne will be promoted in order to create a more sustainable community whereby people can reside close to where they are employed. Sufficient lands will be zoned for employment generating development throughout the Plan area and the

adequacy of employment generating land supply will be closely monitored throughout the Plan period.

~~ED OBJ 2 of the Meath County Development Plan 2013 – 2019 requires that the review of Local Area Plans to ensure consistency with the new County Development Plan and in particular the Core Strategy contained therein also requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual centres and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This has been undertaken for Ashbourne.~~

~~The land use zoning objectives map clearly identifies the supply of land for enterprise and employment as well as commercial development and will generate the requisite level of job creation needed for Ashbourne's growing population. The quantity and take up of lands identified for enterprise and employment use will be closely monitored during the lifespan of this County Development Plan in order to ensure that a sufficient quantity available to meet demand. There are approximately 47 hectares of enterprise and employment zoned lands in Ashbourne to date with a further 75 hectares available for further development. This will ensure sufficient lands are available for employment generating uses for the life of this Plan and beyond and having regard to the available water services capacity.~~

The primary focus of enterprise and employment uses in Ashbourne has **traditionally** been to the north of the town, initially on the Ballybin Road (Ashbourne Industrial Estate) and more recently towards the Rath roundabout. ~~Meath County Council considers it preferable to consolidate existing developments rather than commencing further greenfield sites for employment uses, in effect applying a sequential approach to enterprise development. Meath County Council has prioritised those lands which remain available (26.6 hectares) adjoining Ashbourne Business Park which shall include for the provision of a civic amenity facility and approximately 0.5 hectares/1 acre for the use as a depot. These lands shall be subject to the requirements of a Framework Plan (FP 2) to ensure their co-ordinated and integrated development.~~

In addition, lands extending to 30.46 hectares in area have also been prioritised to the northwest of the Ashbourne Business Park to provide for, inter alia, data centre facilities and associated related industries. These lands are subject to the requirements of a Framework Plan (FP 3) which has been prepared by Meath County Council to guide development in this general area. In addition, there remain sites available within Ashbourne Business Centre (Ballybin Road). **Further** ~~The~~ lands identified with an E2 'General Enterprise and Employment' land use zoning objective **are located** on the western side of the Ballybin Road to the south of the existing Ashbourne Retail Park (12 hectares) and lands to the south of Ashbourne Business Centre (3.6 hectares) ~~have been identified as Phase II Enterprise lands on the land use zoning objectives map.~~ Only one substantial undeveloped employment site is identified within the Local Area Plan at present. Existing employment zoned lands within the town are substantially developed.

Dunboyne/**Dunboyne North**/ Clonee/ ~~Pace~~ Local Area Plan

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.

~~**Pace OBJ 1** 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. The Framework Plan shall provide, inter alia: □ 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;~~

- ~~• high end office based employment uses at levels commensurate with its location and proximate to a multi-modal public transport interchange;~~
- ~~• a pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of the National Roads Authority.~~

~~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.~~

~~Strategic Environmental Assessment and Appropriate Assessment of the IFPLUT shall be carried out.~~

Pace

Dunboyne North OBJ 1

To require the preparation of a Master Plan for Dunboyne North centred around the M3 Parkway public transport hub which shall provide for the creation of a sustainable live work community at Dunboyne North. This model shall comprise for a balanced mix of complimentary land uses including science park/high technology, logistics, warehousing, neighbourhood retail centre, education and residential based on an integrated sustainable “live work” community. The Master Plan shall be agreed in writing with the Executive of the Planning Authority and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority.

The Master Plan shall provide the overall unifying vision and goals for the delivery of the following land uses:

- Employment, education, residential, commercial and open space/amenity. In regard to the residential element of the Master Plan, it shall be a requirement that proposals for the provision of a maximum of 500 dwellings in a range of densities support the delivery of a sustainable integrated “live work” community based planning model;
- High end office based employment which shall be at a level commensurate with its location and proximate to a multi modal public transport interchange;

- A pedestrian and cycle route over the M3 Motorway to lands to the east subject to the agreement of Transport Infrastructure Ireland.
- A Linear Park which shall be integrated with future development of the entire corridor area and based on the precepts of the green infrastructure guidance as contained in the RPGs 2010-2022.
-

The Master Plan shall address the following:

- An overall Design Concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan inclusive of the Linear Park for the development and landscape management plan (post-completion of the development);
 - Flood Risk Assessment which takes account of the most up to date available CFRAM data
- A Transport Assessment which addresses the following issues:
 1. Access arrangements to the Development Site;
 2. Provision of safe cycle ways and pedestrian routes throughout the Development Site connecting to the town centre, and;
 3. Provision and access for Service Vehicles to the Site.

The Master Plan which shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application shall replace irrevocably any development rights historically conferred for the development of a Level 2 retail centre under the terms of the 2009 Corridor Plan for this location. Phase one of any development of these lands shall be required to comprise of the submission of a planning application for an agreed quantum of employment uses.

Pace

**Dunboyne
North OBJ 2**

To provide for strategic employment use predominantly lead by a Science Park for Innovation & Research and Educational Facilities or similar high end "E1" office based uses at Dunboyne North ~~for high end office development on lands adjacent to the emerging preferred location for the future Level 2 Centre at Pace~~ on a phased basis within the life of the County Development Plan as identified on the land use zoning objectives map.

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 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 Volume 5 Additional Policies & Objectives for Local Area Plans – Dunboyne/Clonee/Pace LAP 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.~~

To facilitate the development of lands at Portan Clonee for E2 ‘General Industry & Employment’ and E3 ‘Warehousing & Distribution’ as provided for in Volume I of the County Development Plan.

CER OBJ 3
Lands
adjacent to
Portan,
Clonee

To facilitate the development of lands between Portan Clonee and Bracetown for E2 ‘General Industry & Employment’ and E3 ‘Warehousing & Distribution’ as provided for in Volume I of the County Development Plan. A Master Plan and a detailed Roads Needs Assessment of said lands shall accompany any planning application for the development of these lands. This Master Plan shall obtain the prior written agreement of the Executive of the Planning Authority. The Master Plan shall accompany any application for planning permission on these lands and shall address land use, transportation, connectivity, urban design, recreation, environmental impacts including flood risk, phasing and implementation issues to the satisfaction of the Executive of the Planning Authority. Development shall be contingent on the phased delivery of the distributor road.

The Master Plan shall address the following:

- A Design Concept for the lands;
- Guidance for high quality design throughout the development;
- Building heights and densities;
- A landscape plan for the development and landscape management plan (post-completion of the development);
 - Flood Risk Assessment which takes account of the most up to date available CFRAM data

- A Transport Assessment which addresses the following issues:

1. Access arrangements to the Development Site;
2. Provision of safe cycle ways and pedestrian routes throughout the Development Site;
3. Provision and access for Service Vehicles to the Site.

The Master Plan shall be agreed in writing with the Executive of the Planning Authority in advance of the lodging of any planning application.

1.0 Household Allocation

The Core Strategy contained in Volume 1 of the Meath County Development Plan 2013-2019 allocates 1,494 no. units (which include 50% headroom) to Dunboyne over the lifetime of the Plan. Table 9 is an extract from Table 2.4 of the Core Strategy as it relates to Dunboyne.

Table 9: Household allocation for Dunboyne and Clonee

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)
1,494	45	33.2	88.6	1.19	89.8	56.6

*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.

~~According to Table 2.5 of the County Development Plan, there were 113 no. units with planning permission in Dunboyne. This has since been revised to 116 no. units in 2013.~~

A non statutory Strategic Framework Guidance document for the entire Dunboyne Clonee area has been prepared in 2015 to provide long term strategic guidance for overall development of the area. This Framework Plan proposes an overall development model which establishes the principal of integrated and sustainable work and living communities on the triangulated nodes of:

- Dunboyne Town Centre,
- Dunboyne Rail Station and;
- the M3 Parkway.
-

The Strategic Framework Guidance document omits the Level 2 Retail Centre objective pertaining to the Dunboyne North Area and replaces it with an objective for the creation of a sustainable live

work community model centred on a range of uses including high end employment, mixed use neighbourhood centre, community, recreational and residential development.

The 2 Year Progress report prepared in 2014 for the Meath County Development Plan 2013 -2019 indicates in the revised Table 2.5 that there are now 641 multiple housing units less committed in the county than when the Table was originally prepared for the adopted plan. 500 housing units in the Core Strategy of the County Development Plan are to be reallocated to Dunboyne North which is located in the Metropolitan area of the Greater Dublin Area (GDA) in order to stimulate development at this location. Action 6 of the Economic Strategy acknowledges the significant economic development potential that exists in this area, having regard to its location within the National Gateway, its proximity to an existing public transport interchange (M3 Parkway) and its proximity to the national motorway network. The introduction of a revised land use zoning map for Dunboyne North will provide for the creation of a sustainable new community based on the “live work” planning model with provision for a suitable mix of land uses to stimulate the sustainable economic development of the area. These land uses will include employment, residential, community, educational and recreational uses. This proposal will allow for tangible benefit from the significant public investment in transportation infrastructure already made at this location. The development of these lands for strategic employment purposes will be part of an overall strategy to deliver good quality employment opportunities, along with commensurate levels of complimentary land uses such as housing, education & local retail uses at this location. As part of a sustainable community model this new development node will form part of an overall triangulated growth model for Dunboyne which is a Large Growth Town II in the National Gateway area of the county. It will play a significant role in achieving the Council’s objective as articulated in the Economic Development Strategy for County Meath to reduce the amount of commuting occurring for employment reasons outside of County Meath. Success in achieving this outcome will enable Meath County Council to positively address an unsustainable planning model based predominately on private car usage

A Flood Risk Assessment Study was carried out as part of Variation No. 2 to the Meath County Development Plan 2013-2019. This found that extensive flood zones were present in Clonee village, which encompass the vast majority of the village within the development boundary and also extend to unzoned lands adjoining the village. It is not considered appropriate to consider vulnerable land uses such as residential within such areas notwithstanding the presence of flood defence works which have been previously carried out. In light of this and taking into account the status of Clonee as a Village in the county settlement hierarchy, it is not proposed to identify additional lands to accommodate the household allocation. Instead, these units have been re-assigned to Dunboyne.

~~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.

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)
1994	45 (Close to rail stations) Range of densities elsewhere	54.9	85.7	0.561	86.26	31.4

It is clear from Table 9A that there is an excess of residentially zoned land in Dunboyne in comparison to that now required to satisfy the household allocation. In order to ascertain which lands should be prioritised for development, an evidence based approach was developed to evaluate the land which benefitted from a residential land use zoning objective.

Residential Land Evaluation

The land use zoning objectives map prepared as part of Variation No 2 has identified the lands required to accommodate the household allocation of 1,578 no. units. Having regard to the revised Strategic Flood Risk Assessment prepared in respect of Variation No 3 and the need to address the creation of a sustainable community in Dunboyne North residential lands have been identified at this location to accommodate a maximum of 500 units. The lands at Dunboyne North are located in the Metropolitan Area of the National Gateway which enjoy rail connectivity to Dublin City. These lands are therefore ideally placed to accommodate a sustainable community while also contributing

to addressing housing supply and affordability issues currently being experienced in the Metropolitan Area generally. This approach is supported by the main tenets of the Economic Development Strategy for County Meath.

It should be noted that there is already headroom of 50% included in the household allocations (Table 2.4 of the Meath County Development Plan 2013 – 2019 Volume I refers) and thus there is no justification for the release of any additional lands over and above those specified in Table 12 and illustrated on the land use zoning objectives map for Dunboyne. The requirement for any further release of residential zoned land in Dunboyne will be assessed following the making of the next County Development Plan in line with the population projections contained therein. The sites that were evaluated as part of the **Variation no 2** process are detailed in Table 10. The location of these lands is illustrated on the maps in Appendix 2 to Volume 5 (Residential Land Evaluation Maps).

Dunshaughlin

Strategic Policy

SP 2 To operate an Order of Priority for release of lands identified for E2 'General Enterprise & Employment' in compliance with the requirements of ED OBJ 2 of the Meath County Development Plan 2013-2019 as follows:

- i)** The lands identified with an E2 'General Enterprise & Employment' land use zoning objective are available for development within the life of the Meath County Development Plan 2013-2019.
- ii)** The lands identified with an E2 'General Enterprise & Employment' land use zoning objective but qualified as 'Phase II' will only be available for development when all of the Phase I lands have been developed or being developed (i.e. permission granted and development substantially completed) and may be available within the life of the Meath County Development Plan 2013-2019.
- iii)** Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan with the Planning Authority prior to the submission of any planning application on said lands.

3.0 Employment Land Evaluation

The Economic Development Strategy for County Meath is set out in Chapter 4 of the Meath County Development Plan 2013 – 2019. The overall strategy identifies a number of Core Economic Areas where specific employment growth is to be channelled during the Development Plan period. This is consistent with the Regional Planning Guidelines policy to support the improvement of job ratio levels in each of the constituent local authorities of the region. Section 4.2 of the County Development Plan provides an assessment of the quantum of available zoned employment land that is available across the individual towns in the county including Dunshaughlin. Table 4.1 of the County Development Plan highlights that there are currently 48.98 hectares of lands identified with

an E2 'General Enterprise and Employment' land use zoning objective in Dunshaughlin, which is primarily located on the southern end of the town.

In addition, Table 4.2 of the sets out a hierarchy of economic centres and target sectors for employment growth in each settlement. Dunshaughlin is grouped with Trim, Kilcock and Ratoath as being a 'District Employment Centre'. These towns should provide for the employment needs of their urban area as well as their rural hinterland. The County Development Plan identifies 'Manufacturing' type industries as the main target sector of employment growth for Dunshaughlin. Notwithstanding the content of Table 4.2, new development that relate to other sectors, not specified in Table 4.2, will be considered in each level of the settlement hierarchy, and will be assessed against the land use zoning objective, appropriateness of their scale, size and compatibility with the area.

The Dunshaughlin economic development strategy seeks to create, in as much as a Development Plan can, conditions to attract employment and employers to the town. The objective is to avoid a scenario where population continues to grow but the commensurate level of employment is not generated. In so doing, the degree of commuting currently experienced in Dunshaughlin can be reversed, the town will be energized as employment is provided locally and more money is retained in the local economy because of expenditure on goods and services. ~~ED OBJ 2 of the Meath County Development Plan 2013 – 2019 requires that the review of Local Area Plans to ensure consistency with the new County Development Plan and in particular the Core Strategy contained therein also requires a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in individual centres and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan. This has been undertaken for Dunshaughlin.~~

The primary focus of enterprise and employment uses in Dunshaughlin has been to the south east of the town, Dunshaughlin Business Park. There is an area of almost 7 hectares within the estate that remains available noting that this area presently comprises primarily playing pitches for Dunshaughlin Youths Soccer Club. ~~The land use zoning objectives map contained in the Ashbourne Local Area Plan identifies an additional 42 hectares of land for employment related purposes in addition to the 7 hectares of existing land zoned but not developed in the Dunshaughlin Business Park. Meath County Council considers it preferable to consolidate existing developments rather than commencing further greenfield sites for employment uses, in effect applying a sequential approach to enterprise development. The lands within Dunshaughlin Business Park (6.76 hectares) in addition to 14.33 hectares on the opposite side of the R147 have been identified as Phase I Enterprise and Employment lands for the remainder of the life of the County Development Plan 2013 – 2019. The remaining 27.88 hectares have been identified as Phase II (Post 2019) on the land use zoning objectives map.~~

Ratoath

FP OBJ 2

To proactively encourage the reuse of existing buildings at Raystown for small and medium sized industries.

FP OBJ 3 Framework Master

To encourage the development of identify lands at Raystown for general enterprise and industrial purposes to provide for small and medium sized

Plan 2

industries to develop in accordance with an approved ~~Framework~~ **Master Plan** ~~which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands~~ subject to the provision of necessary physical infrastructure (*'General Enterprise & Employment'* ~~category 3~~) and use zoning objective applies). This area shall also include the reservation of a 1 acre site for the provision of a civic amenity site. ~~Any planning application made for development on these lands shall be accompanied by a framework plan detailing development proposals for the full extent of the lands.~~ **The Master Plan** This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements.

FP OBJ 3 4
Framework
Master
Plan 3

To identify lands off the Fairyhouse Road to provide for employment generating uses in accordance with an approved ~~Framework~~ a **Master Plan** ~~which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands~~. subject to the provision of necessary physical infrastructure (*'General Enterprise & Employment'* ~~category 3~~ land use zoning objective applies). The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site and include the re-alignment of the Fairyhouse Road and provision of footpaths, cycleway and public lighting along the road frontage of the site. Any planning application made for development on these lands shall be accompanied by a ~~Framework~~ **Master Plan** detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The development of these lands shall be on a phased basis with the reservation of the swimming pool site forming part of the first phase.

