

Variation No. 3 Amendments  
to the  
Meath County Development Plan  
**2013–2019**

Amendments to Book of Maps Volume 5



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*meath county council*





ATHBOY

Land Use Zoning Objectives Map

VARIATION No. 3 AMENDMENTS

LAND USE ZONING OBJECTIVES

- A1** To protect and enhance the amenity of developed residential communities.
- A2** 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** To protect, provide for and / or improve town and village centre facilities and uses.
- E2** 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.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.
- H1** To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

- ↑ Access Points
- 🌳 Trees to be preserved
- Protected Structures
- 🏰 Architectural Conservation Area
- 📏 Development Area Boundary
- 🕒 Sites and Monuments
- 🏠 Views to be Protected
- 📄 Multiple Residential Development  
Granted Planning Permission.
- 🏠 Residential Phase II (Post 2019)
- 🏠 Phase II Enterprise Lands
- 🌊 Flood Zones A & B
- 📄 Masterplan Boundary

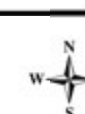
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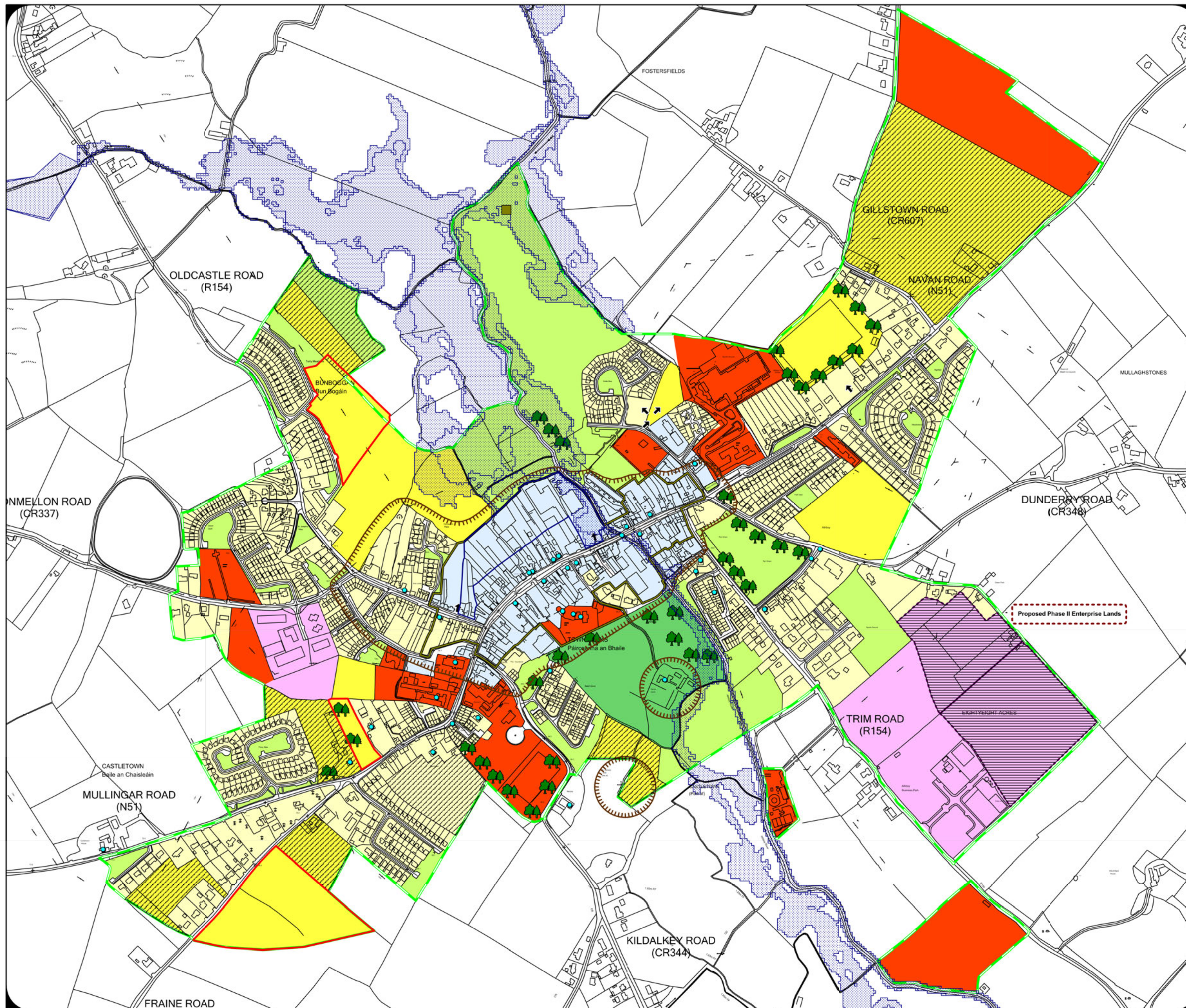
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



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**VARIATION No. 3 AMENDMENTS**

**LAND USE ZONING OBJECTIVES**

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- A2**  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**  To protect, provide for and / or improve town and village centre facilities and uses.
- D1**  To provide for visitor and tourist facilities and associated uses.
- E2**  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.
- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for necessary community, social and educational facilities.

**SPECIFIC OBJECTIVES**

-  Access Points
-  Trees to be preserved
-  Protected Structures
-  Amenity Walkway
-  Development Area Boundary
-  Residential Phase II (Post 2019)
-  Phase II Enterprise Lands

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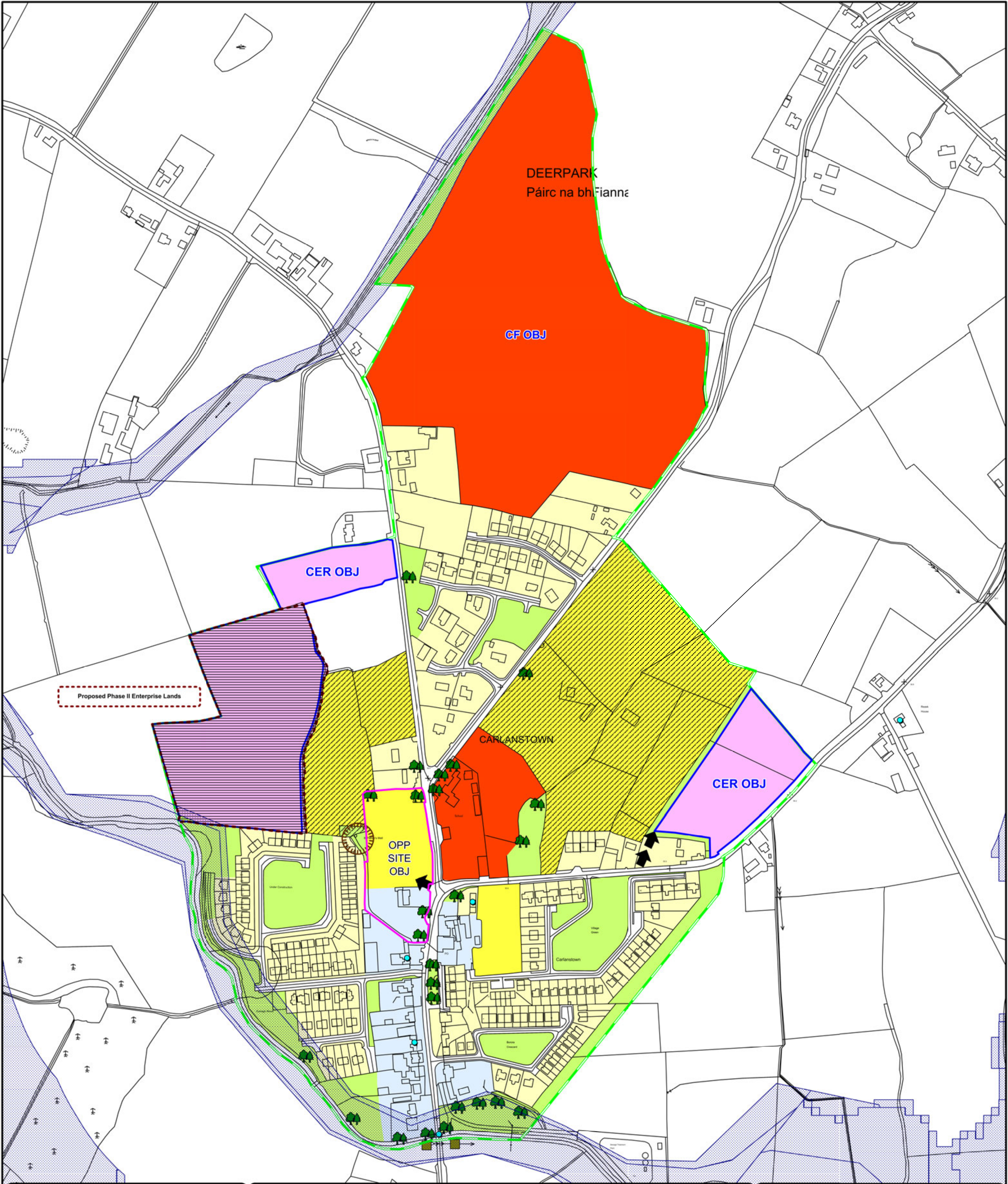
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County Development Plan  
2013-2019  
Variation No. 3 Amendments

**CARLANSTOWN**  
Land Use Zoning Objectives Map

**VARIATION No. 3 AMENDMENTS**

#### LAND USE ZONING OBJECTIVES

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- B1** To protect, provide for and / or improve town and village centre facilities and uses.
- E2** To provide for and improve open spaces for active and passive recreational amenities.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.

#### SPECIFIC OBJECTIVES

- Access Points
- Trees to be Preserved
- Protected Structures
- Opportunity Site
- Masterplan Boundary
- Development Area Boundary
- Sites and Monuments
- Views and Prospects
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands
- Flood Zones A & B

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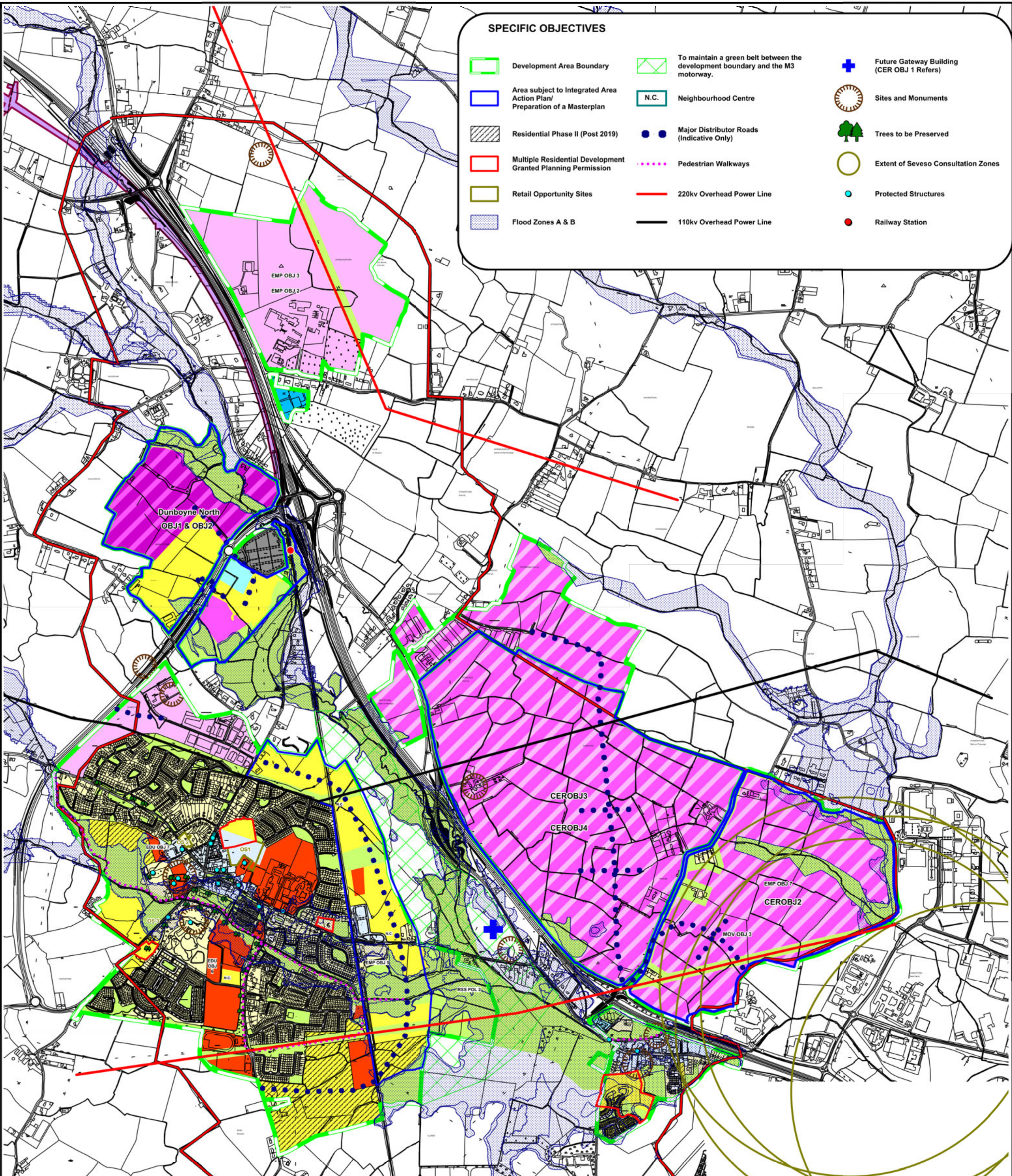
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Development Area Boundary

Area subject to Integrated Area Action Plan/ Preparation of a Masterplan

Residential Phase II (Post 2019)

Multiple Residential Development Granted Planning Permission

Retail Opportunity Sites

Flood Zones A & B

To maintain a green belt between the development boundary and the M3 motorway.

N.C.

Neighbourhood Centre

Major Distributor Roads (Indicative Only)

Pedestrian Walkways

220kv Overhead Power Line

110kv Overhead Power Line

Future Gateway Building (CER OBJ 1 Refers)

Sites and Monuments

Trees to be Preserved

Extent of Seveso Consultation Zones

Protected Structures

Railway Station

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A1

To protect and enhance the amenity of developed residential communities.

A2

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

To protect, provide for and / or improve town and village centre facilities and uses.

B2

To provide for the development of a retail warehouse park

C1

To provide for and facilitate mixed residential and business uses.

E1/E3

To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network

E2

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.

E2/E3

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

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

F1

To provide for and improve open spaces for active and passive recreational amenities.

G1

To provide for necessary community, social and educational facilities.

R1

To provide for a strategic rail corridor and associated physical infrastructure.

T1

To provide for necessary transportation facilities

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County Development Plan

2013-2019

Variation No. 3 Amendments

DUNBOYNE NORTH - DUNBOYNE - CLONEE

Land Use Zoning Objectives Map

VARIATION 3 AMENDMENTS



KENTSTOWN

Land Use Zoning Objectives Map

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- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.
- H1** To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

- ↑ Access Points
- Development Area Boundary
- Overhead 220kv Cable (buffer zone of 25m required)
- Multiple Residential Development  
Granted Planning Permission
- Protected Structures
- Masterplan Boundary
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands
- Flood Zones A & B

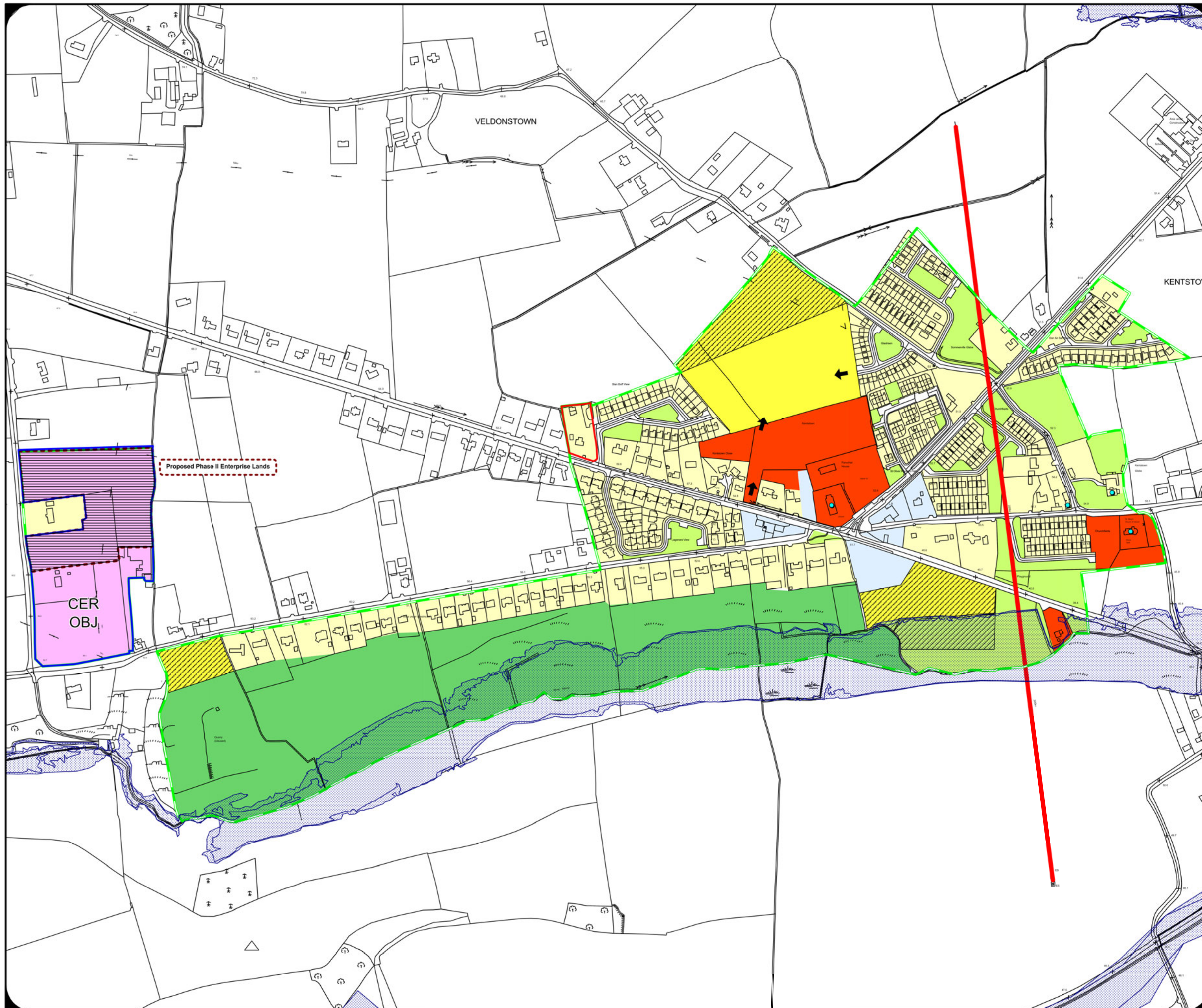
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- G1 To provide for necessary community, social and educational facilities.
- E2 To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

SPECIFIC OBJECTIVES

- Trees to be preserved
- Amenity Walkways (Proposed/Existing)
- Masterplan Boundary
- Major Distributor Roads (Indicative Only)
- Development Area Boundary
- Residential Phase II (Post 2019)
- Phase II Enterprise Lands
- Flood Zones A & B

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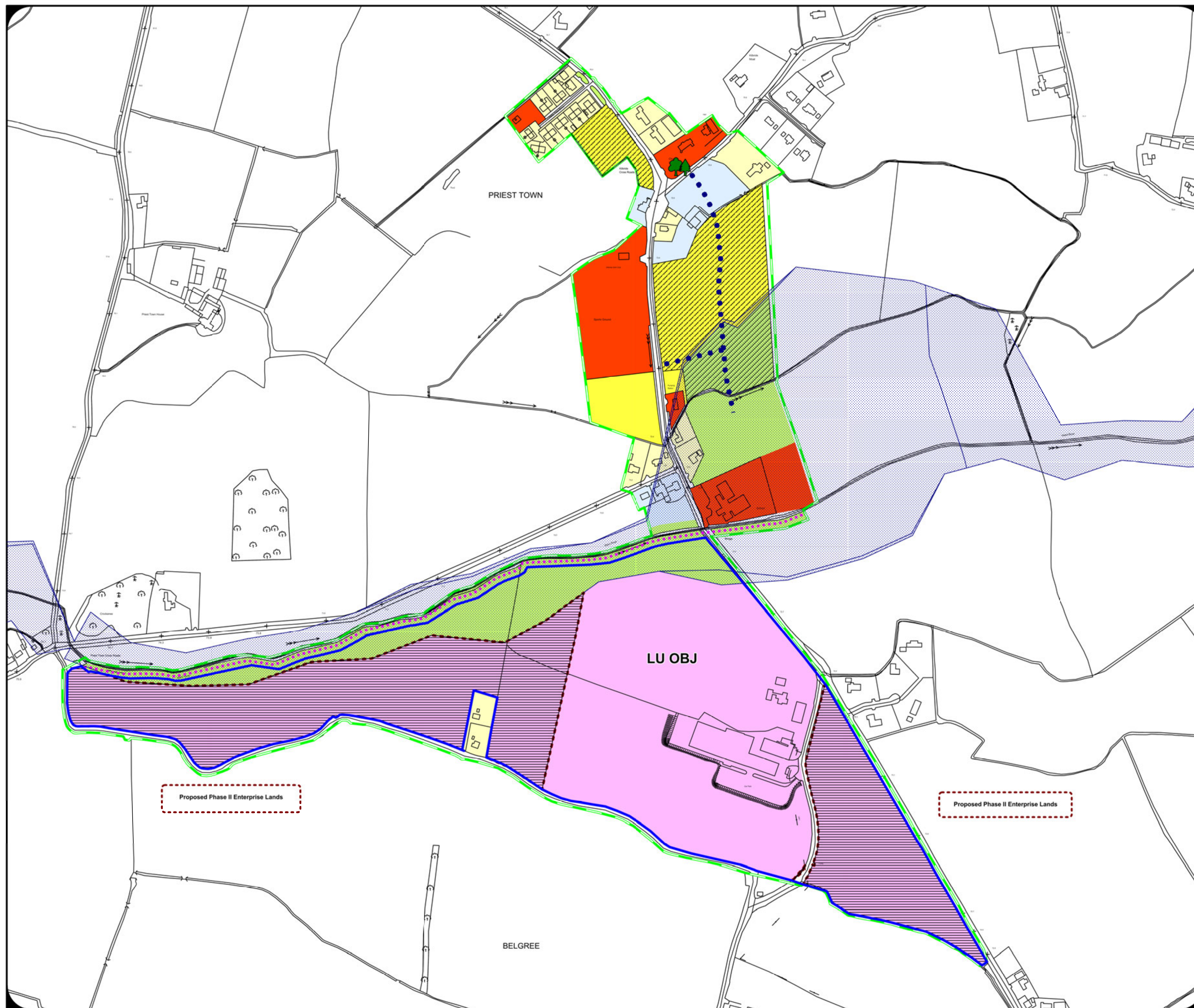
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- E1**  To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations
- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for and improve open spaces for active and passive recreational amenities.
- H1**  To protect and improve areas of high amenity.
- WL**  To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

SPECIFIC OBJECTIVES

-  Protected Structures
-  Major Distributor Road (Indicative Only)
-  Development Area Boundary
-  Residential Phase II (Post 2019)
-  Flood Zones A & B
-  Sites and Monuments
-  N.C. Neighbourhood Centre
-  Masterplan Boundary

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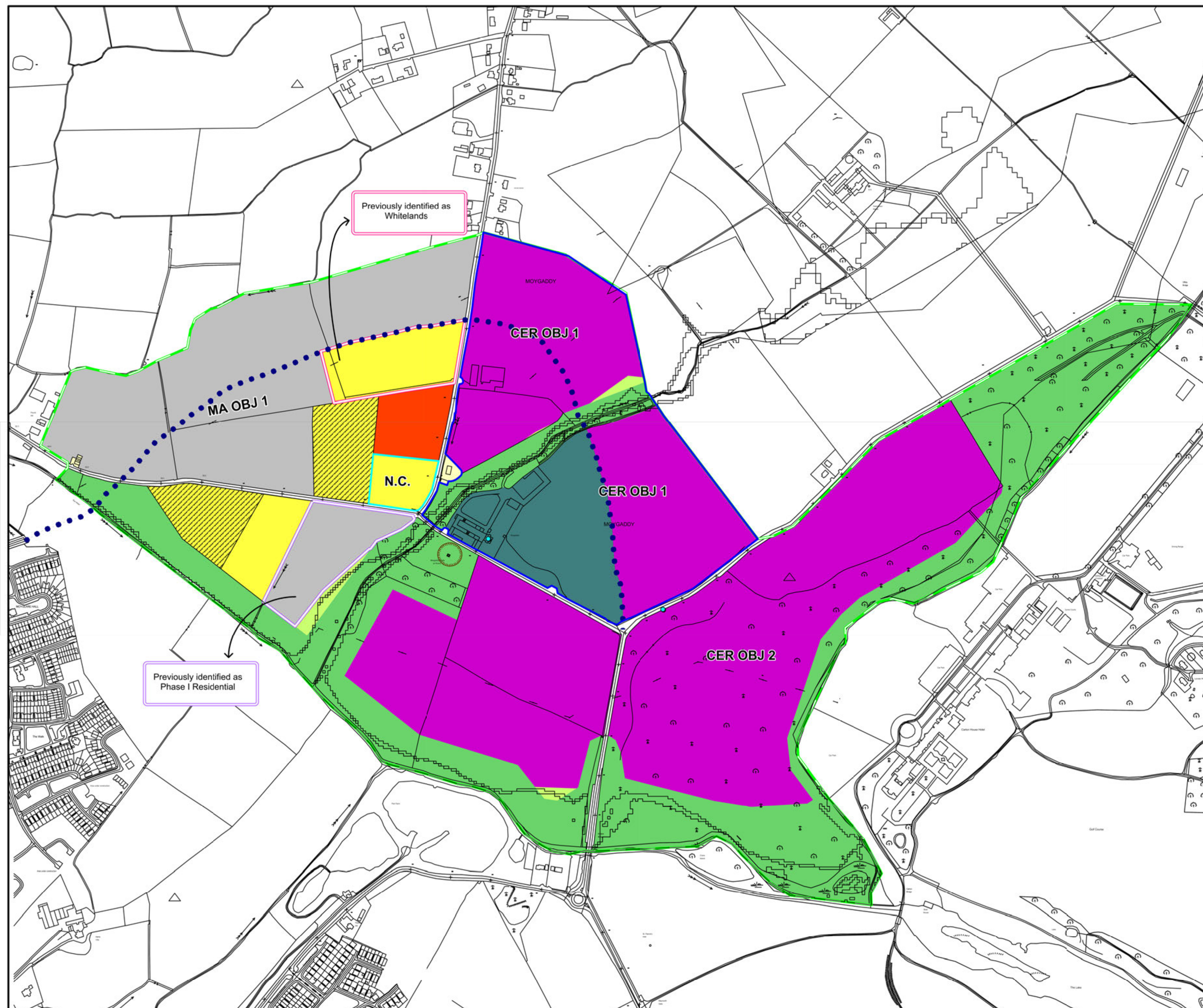
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Variation No. 3 Amendments

OLDCASTLE














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- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for necessary community, social and educational facilities.

SPECIFIC OBJECTIVES

-  Access Points
-  Trees to be Preserved
-  Protected Structures
-  Upgrade of Pedestrian Environment
-  Amenity Walkways
-  Major Distributor Roads (Indicative Only)
-  Development Area Boundary
-  Architectural Conservation Area
-  Sites and Monuments
-  Masterplan Boundary
-  Multiple Residential Development Granted Planning Permission (No Construction)
-  Residential Phase II (Post 2019)
-  Phase II Enterprise Lands

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SPECIFIC OBJECTIVES

- ↑ Access Points
- 🌳 Trees to be preserved
- Protected Structures
- ▭ Development Area Boundary
- ▭ Architectural Conservation Area
- Views and prospects
- Sites and Monuments
- ▨ Residential Phase II (Post 2019)
- ▨ Phase II Enterprise Lands
- ▨ Flood Zones A & B
- ▭ Multiple Residential Development Granted Planning Permission.
- Grassland Fertilizer Ltd. Seveso Consultation Zone
- To Develop Leisure, Community and Social Facilities in Conjunction with Enterprise/Employment Zoned Lands within this Location.

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


**SUMMERHILL**  
Land Use Zoning Objectives Map

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- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for necessary community, social and educational facilities.
- H1**  To protect and improve areas of high amenity.

**SPECIFIC OBJECTIVES**

-  Trees to be preserved (1 - 13)
-  Protected Structures
-  Development Area Boundary
-  Sites and Monuments
-  Major Distributor Roads (Indicative only)
-  Multiple Residential Development Granted Planning Permission
-  Residential Phase II (Post 2019)
-  Phase II Enterprise Lands
-  LU OBJ Objective

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