



VOLUME 1

Draft Meath County Development Plan 2021-2027

MATERIAL AMENDMENTS

MEATH:
EUROPE'S **BUSINESS**
READY REGION



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Material Amendments to the Draft Meath County Development Plan 2021-2027

The Draft Meath County Development Plan 2021 – 2027 was placed on public display from 18 December 2019 until 6 March 2020. The commencement of the Emergency Measures in the Public Interest (Covid-19) Act 2020 paused statutory timelines for a period of 8 weeks from 29 March to 23 May.

A total of 2452 submissions and observations were received during the prescribed period in response to this stage of public consultation. Some submissions were later withdrawn. In accordance with the requirements of Section 12(4)(b) of the Planning and Development Acts 2000 - 2020, a Chief Executive's Report was prepared, which summarised and detailed the submissions received on the Draft Plan and provided the response and recommendations of the Chief Executive to the issues raised.

The Elected Council Members, having considered the Draft Meath County Development Plan 2021-2027 and the Chief Executive's Report on submissions received, resolved, following Council meetings held from November 2020 to March 2021, to amend the Draft Plan. These proposed amendments, if made, constitute a material alteration to the Draft Meath County Development Plan 2021-2027. Accordingly, the Council resolved to place the proposed amendments on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 -2020.

Material Amendments & Accompanying Reports

This document is accompanied by amendments to the maps contained in Volume 2 and Volume 3. Volume 4 contains the SEA, AA and SFRA Screening of the proposed amendments to the Draft Plan. An SEA Environmental Report and Screening Determination (which includes information on the likely significant effects on the environment of implementing the proposed amendment) and an AA Screening Report and AA Determination have been undertaken, in order to inform and assist the public and other interested parties in consideration of the proposed amendments to the Draft Meath County Development Plan.

Written observations or submissions submitted during the consultation period, regarding the proposed amendments and the likely significant effects on the environment of their implementation will be taken into consideration before the making of the Meath County Development Plan 2021 - 2027.

After the consultation period ends, the Chief Executive will prepare a report on all submissions and observations received during the prescribed period and submit the report to the Elected Members for their consideration. Having considered the Proposed Amendments to the Draft Plan and the Chief Executive's Report on submissions received, the Elected Members may, by resolution, make the Meath County Development Plan 2021-2027 with or without amendment (of a non-material nature).

How to make a submission

Written observations or submissions regarding the **proposed amendments** only must be received between: **31 May 2021 and by 4:00pm on 29 June 2021**, either;

- **Online** on this portal <https://consult.meath.ie/> using the 'Make a Submission' link

Or

- In writing to: Senior Executive Officer, Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

Submissions/observations to be made by one medium only and should include:

- Proposed Amendment(s) **Reference Number(s)** as shown in the document
- Full Name & Address of person(s) making submission/observation
- Details of organisation/community group/company which you represent where relevant.

Please note that submissions that do not relate to a proposed amendment, cannot be taken into consideration.

- Emailed submissions will not be accepted

Submissions or observations will be made public on the website and at the offices of Meath County Council, Buvinda House and will also form part of the statutory Chief Executive's Report to be presented to the full Council. You are responsible for ensuring that no vexatious, libelous or confidential information, including confidential information in relation to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof.

The personal information (data) collected during the consultation process (which may include the collection of sensitive personal data) is collected for the purpose of receiving and dealing with submissions and any data collected is subject to Meath County Council's privacy statement which can be found at <https://www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection/privacy-notices/planning-department>

For any queries please email cdpquery@meathcoco.ie or phone 046/9097500.

How this Document is Organised

Volume 1 - Written Statement

Volume 2 – Written Statement and Maps for Settlements/ Appendices/Proposed Amendment to Volume 3 (For printed copy only)

Volume 3 - Book of Maps

The proposed Amendments to the maps of the Draft Meath County Development Plan 2021-2027.

Volume 4 - SEA, AA & SFRA Reports

Strategic Environmental Assessment, Appropriate Assessment Report and the Strategic Flood Risk Assessment on the proposed amendments.

The proposed amendments to the Written Statement, Settlements and Appendices of the Draft Meath County Development Plan 2021-2027 are set out in this document. The text of the Draft Plan is shown in normal font.

Additions to the text are shown in **bold** print, for example:

Proposed Amendment Chapter 2.10

Insert the following objective in Section 2.14.2 'Core Strategy and SEA/AA Objectives':

CS OBJ XX

To implement an Active Land Management Strategy in relation to vacant land in settlements within County Meath and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015 as well as the Planning and Development Act 2000, as amended.

Deletions to the text are shown in ~~strike-through~~ print, for example:

Proposed Amendment Chapter 8.3

Amend HER POL 1 in Section 8.6 Archaeological Heritage as follows;

~~Delete HER POL 1 To protect archaeological sites, monuments, underwater archaeology and archaeological objects in their setting, which are listed on the Record of Monuments and Places for Meath.~~

Abbreviations

NOM – Notice of Motion – Whereby an elected member proposed a change to the Chief Executive’s Recommendation on the Public Submissions. NOMs had to be submitted by October 2020.

(FTF) NOM – From the Floor Notice of Motion – Whereby an elected member proposed a further change to the Draft Plan during the Special Planning Meetings

CHAPTER 1

Introduction

Amendment No.:	Proposed Amendment Chapter 1.1
Submission/ NOM/ (FTF) NOM Numbers	NOM 69 Cllr. David Gilroy
Chapter/Section	Section 1.4.2 National and Regional Guidance
Proposed Material Amendment	
<p>Insert the following body text into Volume 1, Chapter 1, Section 1.4.2 'National and Regional Guidance'.</p> <p>International Guidance</p> <p>The Sustainable Development Goals (SDGs) were adopted by all United Nations Member States in 2015 as a roadmap to a better, more inclusive and equitable world and aims to bring every single person on this journey, a plan of action for people, planet, prosperity, peace and partnership.</p> <p>The 17 SDGs are integrated—that is, they recognize that action in one area will affect outcomes in others, and that development must balance social, economic and environmental sustainability.</p> <p>Meath County Council will embrace the SDGs and embed them into our services, projects and actions, and to include them in policy making going forward.</p> <p>Insert the following Policy;</p> <p>INT POL 1: To promote the UNs Sustainable Development Goals within Meath County Council for our customers and stakeholders through the actions and policies taken by the organisation.</p>	

Amendment No.:	Proposed Amendment Chapter 1.2
Submission/ NOM/ (FTF) NOM Numbers	NOM 70 Cllr. Ronan Moore
Chapter/Section	Section 1.4.3 'National Policy'
Proposed Material Amendment	
<p>Insert the following body text into Section 1.4.3 'National Policy':</p> <p>Climate Action Fund</p> <p>Set up as one of four funds under that National Development Plan 2018-2027 as part of Project Ireland 2040. The aim of this fund is to support initiatives that contribute to the achievement of Ireland's climate and energy targets.</p> <p>The Fund will also seek to facilitate projects that contribute to other Government policy priorities including:</p> <ul style="list-style-type: none"> • Supporting innovation and capacity building towards the development of climate change solutions capable of being scaled and delivering benefits beyond a once-off impact • Generating wider socio-economic benefits such as job creation, air quality improvements, reduction in fuel poverty, bio-diversity and community resilience and development <p>Insert the following Policy;</p> <p>INT POL 2: To utilise the Climate Action Fund established under the National Development Plan to facilitate public and private climate mitigation and adaptation projects in line with criteria set out by the fund at that time.'</p>	

CHAPTER 2

Core Strategy

Amendment No.:	Proposed Amendment Chapter 2.1
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-60 Eastern and Midland Regional Assembly (EMRA)
Chapter/Section	Section 2.4.2.4

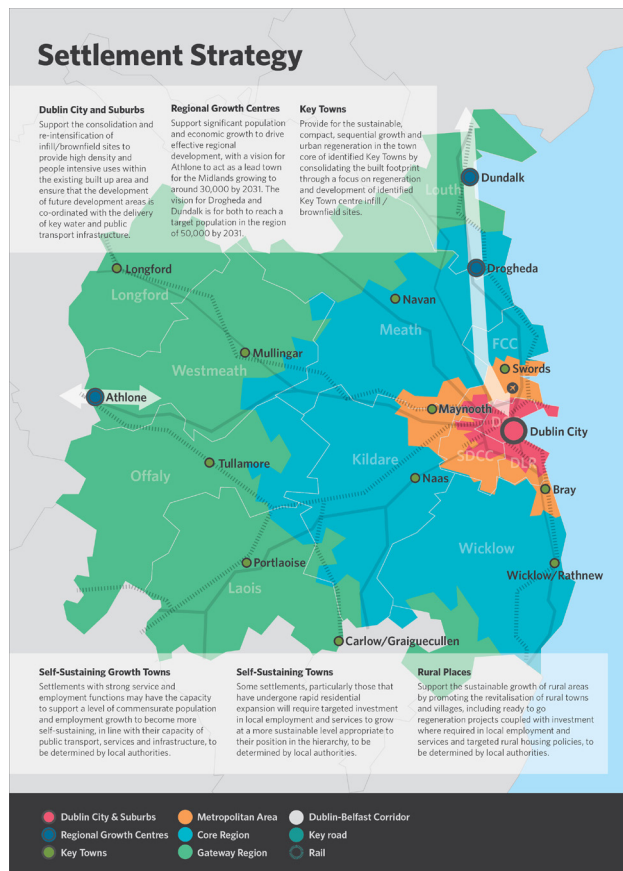
Proposed Material Amendment

Section 2.4.2.4 'Economic Strategy' - Change to Map 2.1 Policy Areas in the Eastern and Midland Region to include updated version produced by EMRA as follows:

Map 2.1 Policy Areas in the Eastern and Midland Region



Draft Plan



Proposed Change

Amendment No.:	Proposed Amendment Chapter 2.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator (OPR)
Chapter/Section	Section 2.4.3
Proposed Material Amendment	
<p>Amend Table 2.3: 'Settlement Hierarchy for Meath' in Section 2.4.3 'The influence of the RSES on shaping future growth in Meath' as follows:</p> <p>Clonee designated as a Rural Village as opposed to 'Towns & Villages'</p> <p>Ballivor and Longwood designated as small town as opposed to villages in Tier 5</p> <p>Duleek moves from Towns /Villages to a Self-sustaining Town</p> <p>Please refer to Vol 3 Book of Maps Amendment no. 1 for the Settlement Hierarchy Map.</p>	

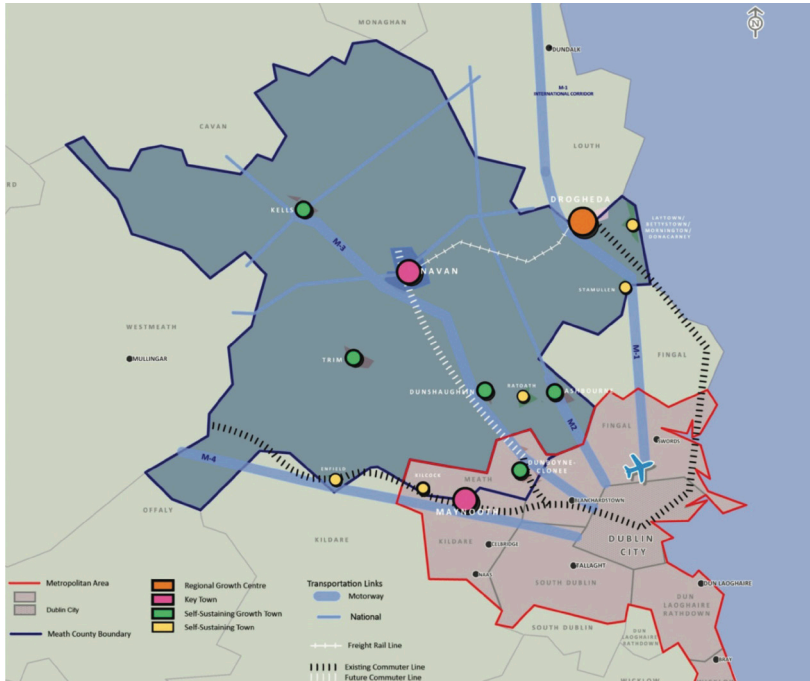
Table 2.3 Settlement Hierarchy for Meath

Settlement Typology	Description	Location
Dublin City and Metropolitan Area	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City and suburbs Dunboyne/Dunboyne North/ Clonee Maynooth Kilcock
Regional Growth Centres	These are large towns with a high level of self- sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.	Drogheda
Key Towns	Large economically active service and/or county towns that provide employment for their surrounding areas and with high quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Navan, Maynooth
Self-Sustaining Growth Towns	Towns with a moderate level of jobs and services – includes sub-county market and commuter towns with good transport links and capacity for continued commensurate growth to become more self- sustaining.	Ashbourne, Dunshaughlin, Kells, Trim, Dunboyne/ Dunboyne North
Self-Sustaining Towns	Towns with high levels of population growth and a weak employment base which are reliant with other areas for employment and/or services and which require targeted 'catch-up' investment to become more self-sustaining.	Laytown Bettystown- Mornington- Donacarney, Ratoath, Enfield, Stamullen, Kilcock, Duleek
Towns and Villages	Towns and villages with local service and employment functions.	Towns – Athboy, Oldcastle, Villages – Ballivor, Longwood, Clonee, Duleek

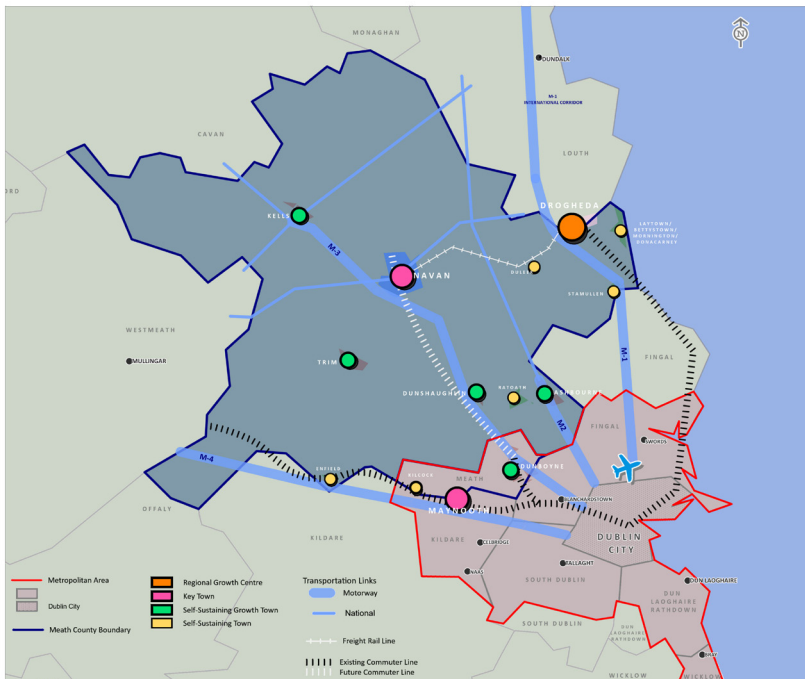
Settlement Typology	Description	Location
Rural	Rural villages less than 1,500 and the wider rural region.	Carlanstown, Carnaross, Clonard, Clonee , Crossakiel, Donore, Drumconrath, Gibbstown, Gormanstown, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill

Amendment No.:	Proposed Amendment Chapter 2.3
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.5 Core Strategy Map
Proposed Material Amendment	
<p>Amend Map 2.3 Core Strategy Map in section 2.5 'Core Strategy Map' to show the changes as per Table 2.3 detailed above</p> <ul style="list-style-type: none"> - Identification of Duleek as a self sustaining town on this map 	

Map 2.3 Core Strategy Map



Draft Plan



Proposed Changes

'Duleek identified as a Self-Sustaining Town'

Amendment No.:	Proposed Amendment Chapter 2.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-381 <i>Brady Hughes on behalf of the Farrellys</i>
Chapter/Section	Section 2.8.1.1
Proposed Material Amendment	
<p>Remove the term 'transitional arrangement' from the last paragraph of Section 2.8.1.1 'Joint Urban Area Plan for Drogheda' (body text) –</p> <p>'This 'transitional arrangement' will ensure there is sufficient land available to facilitate population growth and economic development based on its designation as a Regional Growth Centre. As part of the Joint Urban Area Plan process a more detailed examination of the quantum of residential and employment zoned lands, in addition to open space and community infrastructure, will be carried out. Pending the completion of this process the Council will closely monitor development activity in the area'.</p>	

Amendment No.:	Proposed Amendment Chapter 2.5
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.8.2
Proposed Material Amendment	
<p>Amend Section 2.8.2 'Population Projections' under Table 2.6 with the following body text:</p> <p>The population projection for Meath is therefore 227,500 in 2026. The difference between the projected 2026 population for the county and the projected 2031 population is 4,000. When this growth is divided across the five-year period, it results in an annual increase of 800 people per year. This results in the population projection for Meath being 228,300 in 2027 (with population figures to be reviewed on the publication of the 2022 census).</p> <p>The consequent additional population for 2027 has been directed into Navan as this reflects the County Town and Key Town status of this settlement.</p>	

Changes to Table 2.11 'Core Strategy Table as follows:

- Accommodate additional population (for 2027)
- Provide quantum of hectares for existing residential lands in each settlement
- Provide quantum of hectares for mixed use lands in each settlement
- Amend settlement hierarchy to clarify status of Duleek, Ballivor and Longwood
- Amend the approach to Tier 6 settlements to provide a global figure in lieu of a figure for each tier 6 settlement.

The amendments to this table shall be reflected across the different sections of the development plan as required.

Table 2.11 Core Strategy Table from the Draft Plan

Column-A	Column-B	Column-C	Column-D	Column-E	Column-F	Column-G	Column-H	Column-I
Settlement	Population-2016	Projected-population-increase-to-2026	Projected-population-2026	Approx-imate-households-completed-2016-2019	Extant-units-not-yet-built	Household-allocation-2020-2026 ³⁷	Potential-units-to-be-delivered-on-infill/brown-field-lands ³⁸	Quantum-of-land-zoned-for-residential-use (ha)
Regional-Growth-Centre								
Drogheda	6,527	3,300	9,827	113	572	1,631		178.73
Key-Town								
Navan	30,173	5,100	35,273	781	924	2,884	1,936	83.6
Maynooth	0	1,000 ⁴⁰	1,000	0	0	500	0	21.36
Self-Sustaining-Growth-Town								
Dunboyne	7,272	3,300	10,572	48	119	2,002	1,180	73.32
Ashbourne	12,679	3,200	15,879	632	209	1,349	351	33.47
Trim	9,194	2,250	11,444	31	437	1,333	812	44.27
Kells	6,135	1,000	7,135	48	391	452	400	19.3
Dun-shaughlin	4,035	2,200	6,235	470	1,156 ⁴¹	1,003	82	32.8

Column-A	Column-B	Column-C	Column-D	Column-E	Column-F	Column-G	Column-H	Column-I
Settlement	Population-2016	Projected-population-increase-to-2026	Projected-population-2026	Approximate-households-completed-2016-2019	Extant-units-not-yet-built	Household-allocation-2020-2026 ³⁷	Potential-units-to-be-delivered-on-infill/brown-field-lands ³⁸	Quantum-of-land-zoned-for-residential-use (ha)
Self-Sustaining-Towns								
Bettystown-Laytown-Mornington-East	11,872	1,500	13,372	689	518	746 ⁴²	264	25.15
Ratoath	9,533	1,500	11,033	175	72	803	101	25.74
Enfield	3,239	1,000	4,239	45	135	474	84	15.75
Stamullen	3,361	500	3,861	1	215	290	58	11.8
Kilcock	93	500	593	100	180	180	0	8.79

Small-Towns								
Athboy	2,445	350	2,795	34	127	200	100	16.37
Duleek	4,219	500	4,719	36	85	336	250	10.9
Oldcastle	1,383	350	1,733	16	0	166	110	9.78

Villages								
Baile Ghib	81	50	131	0	0	20	0	2.52
Ballivor	1,809	100	2,009	0	0	40	40	1.93
Carlans-town	664	100	764	14	1	40	32	1.72
Carnaross	159	50	209	1	0	20	13	1.17
Clonard	347	50	397	0	0	20	20	1.01
Clonee	826	200	1,026	83	24	60	60	0.8
Crossakiel	181	50	231	0	0	20	8	0.67
Donore	760	100	860	4	2	50	6	2.76
Drumcon-rath	345	50	395	0	2	20	11	0.86

Column-A	Column-B	Column-C	Column-D	Column-E	Column-F	Column-G	Column-H	Column-I
Settlement	Population-2016	Projected-population-increase-to-2026	Projected-population-2026	Approximate-households-completed-2016-2019	Extant-units-not-yet-built	Household-allocation-2020-2026 ³⁹	Potential-units-to-be-delivered-on-infill/brown-field-lands ³⁶	Quantum-of-land-zoned-for-residential-use (ha)
Gormanston	375	50	425	0	2	20	0	2.16
Julianstown	681	75	756	0	21	30	28	1.21
Kentstown	1,179	100	1,279	1	39	70	38	3.4
Kilbride	87	75	162	19	0	35	19	0.7
Kildalkey	708	50	758	1	0	20	6	1.5
Kilmainhamwood	316	50	356	4	0	20	20	1.35
Kilmessan	654	250	904	0	97	100	17	3.82
Longwood	1,581	200	1,781	16	68	104	20	1.22
Moynalty	96	50	146	0	1	20	6	0.64
Nobber	344	50	394	0	0	20	10	3.49
Rathcairn	156	75	226	2	0	35	0	3.43
Rathmolyon	334	225	559	17	80	90	87	4.68
Slane	1,369	225	1,469	4	37	90	85	5.84
Summerhill	878	100	978	28	6	40	18	6.38
Rural-nodes-and-open-countryside	68,948	3,125	72,079	300	c.300	1,336	N/A	N/A
Total	195,044	33,000	228,000	3,713	5,820	16,669	6,272	663.56

Table 2.11: Core Strategy Table, Population and Household distribution to 2026

³⁷ This figure does not include the units completed 2016-2019. The calculation of the household allocation has factored in the 'pent up' demand for housing which has resulted in an increase in the average household occupancy rate for existing households. As the housing market continues to normalise and supply begins to meet demand it is anticipated that the average household occupancy rate for both existing and new households will begin to decrease.

³⁸ This includes both greenfield and brownfield sites in the built up area of each settlement and consists of lands zoned for town centre, mixed use, and residential development. For clarification these units have been included in the Household allocation.

³⁹ This does not include the 38.1ha SDZ at Clonmagadden. This SDZ will span over multiple Development Plans. Taking this into account in addition to the fact that a review of the Planning Scheme is required, the SDZ has not been included in the Household allocation for Navan.

⁴⁰ Half of this population allocation (500 persons) is taken from the MASP allocation. This is provided for in section 5.7 of the Dublin MASP 'Housing Delivery'. This is a preliminary figure, with the final figure to be agreed with the MASP Implementation Group. At the time of writing the MASP Implementation Group had not been established.

⁴¹ Under a Strategic Housing Development application permission was granted for 913 units. This is a 10 year permission where it is envisaged the lands will be developed across multiple Development Plans. Taking this into account 600 (two-thirds) of the 913 units have been included in the Household allocation during this Development Plan.

⁴² Includes provision for 30 no. social housing units

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K
Settlement	Population 2016	Projected population increase to 2027	Projected population 2027	Approximate households completed 2016-2019	Extant units not yet built	Household allocation 2020-2027 ³⁷	Potential units to be delivered on infill/brown field lands ³⁸	Quantum of land zoned for residential use (ha)	Quantum of land zoned for existing residential use (ha)	Quantum of land zoned for mix of uses (ha)
Regional Growth Centre										
Drogheda	6,527	3,300	9,827	113	572	1,631	0	178.73	118.59	5.00
Key Town										
Navan	30,173	5,900	36,073	781	924	3,204	1,936	79.61 ³⁹	571.09	95.77
Maynooth	0	1000 ⁴⁰	1000	0	0	500	0	21.36	0.19	0
Self-Sustaining Growth Town										
Dunboyne	7,272	3,300	10,572	48	119	2,002	1,180	72.89	116.97	26.65
Ashbourne	12,679	3,200	15,879	632	209	1,349	351	31.48	218.21	18.62
Trim	9,194	2,250	11,444	31	437	1,333	812	41.92	177.94	36.65
Kells	6,135	1,000	7,135	48	391	452	400	19.95	134.81	24.07
Dunshaughlin	4,035	2,200	6,235	470	1,156 ⁴¹	1,003	82	33.09	110.52	15.26
Self-Sustaining Towns										
Bettystown- Laytown- Mornington East	11,872	1,500	13,372	689	518	746 ⁴²	264	24.56	288.6	23.47
Ratoath	9,533	1,500	11,033	175	72	803	101	27.37	187.12	14.3

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K
Settlement	Population 2016	Projected population increase to 2027	Projected population 2027	Approximate households completed 2016-2019	Extant units not yet built	Household allocation 2020-2027 ³⁷	Potential units to be delivered on infill/brown field lands ³⁸	Quantum of land zoned for residential use (ha)	Quantum of land zoned for existing residential use (ha)	Quantum of land zoned for mix of uses (ha)
Duleek	4,219	500	4,719	36	85	336	250	10.9	96.33	6.14
Enfield	3,239	1,000	4,239	45	135	474	84	16.13	49.21	16.47
Stamullen	3,361	500	3,861	1	215	290	58	11.8	56.07	8.72
Kilcock	93	500	593	100	180	180	0	8.79	15.5	0
Small Towns										
Athboy	2,445	350	2,795	34	127	200	100	16.37	56.6	15.12
Oldcastle	1,383	350	1,733	16	0	166	110	9.78	34.51	13.23
Ballivor	1,809	100	1,909	0	0	40	40	1.93	39.63	7.09
Longwood	1,581	200	1,781	16	68	104	20	1.24	28.81	4.89
Villages	10,540	2,025	12,565	178	318	840	484	51.46	280.18	53.34
Rural nodes and open countryside	68,948	3,125	72,079	300	c.300	1,336	N/A	N/A	N/A	N/A
Total	195,044	33,800	228,800	3,713	5,820	16,958	6,272	659.36	2580.88	384.79

Table 2.11: Core Strategy Table, Population and Household distribution to 2027

³⁷ This figure does not include the units completed 2016-2019. The calculation of the household allocation has factored in the 'pent up' demand for housing which has resulted in an increase in the average household occupancy rate for existing households. As the housing market continues to normalise and supply begins to meet demand it is anticipated that the average household occupancy rate for both existing and new households will begin to decrease.

³⁸ This includes both greenfield and brownfield sites in the built up area of each settlement and consists of lands zoned for town centre, mixed use, and residential development. For clarification these units have been included in the Household allocation.

³⁹ This does not include the 38.1ha SDZ at Clonmagadden. This SDZ will span over multiple Development Plans. Taking this into account in addition to the fact that a review of the Planning Scheme is required, the SDZ has not been included in the Household allocation for Navan.

⁴⁰ Half of this population allocation (500 persons) is taken from the MASP allocation. This is provided for in section 5.7 of the Dublin MASP 'Housing Delivery'. This is a preliminary figure, with the final figure to be agreed with the MASP Implementation Group. At the time of writing the MASP Implementation Group had not been established.

⁴¹ Under a Strategic Housing Development application permission was granted for 913 units. This is a 10 year permission where it is envisaged the lands will be developed across multiple Development Plans . Taking this into account 600 (two-thirds) of the 913 units have been included in the Household allocation during this Development Plan.

⁴² Includes provision for 30 no. social housing units

Proposed Plan

Updates on foot of changes to Table 2.11 shall be reflected throughout Volume 1 and Volume 2 of the Draft Plan

Amendment No.:	Proposed Amendment Chapter 2.6
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.10.4
Proposed Material Amendment	
<p>Amend Section 2.10.4 'Distribution of Population and Households' in the County with the following body text:</p> <p>Table 2.11, the 'Core Strategy Table', sets out the population projections and household allocation for each settlement up to 2026 2027. This table provides details of the most recent population, population projections, the development activity in each settlement between 2016-2019, the number of unbuilt permitted units, and the household allocation for each settlement between 2020-20262027.</p>	

Amendment No.:	Proposed Amendment Chapter 2.7
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.10.4
Proposed Material Amendment	
<p>Insert Section 2.10.4 'Distribution of Population and Households in the County' with the following body text:</p> <p>It is noteworthy that the yield from mixed use developments over the 2013-2019 plan period is relatively small at approximately 128 units. It is not anticipated that the quantum of lands zoned mixed use as part of the Draft Plan will lead to a significantly higher yield of housing outside of that provided for in Table 2.11. An assessment of the existing residential lands in the 2013-2019 plan period resulted in a yield from the existing residential lands of c.949 units. It is considered that the delivery of residential units on lands zoned existing residential will be low as development will be restricted to backlands and gap sites in existing residential areas. The expected number of units to be delivered has been accounted for as part of Table 2.11 and is consistent with the figures above.</p>	

On foot of the above amended Table 2.11 and Section 2.8.2, further changes are required to the following sections

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.7

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.8.1

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.8.3

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.9.5:

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.9.6:

Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.10.4:

Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.7

Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.9

Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.10

Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.12

Vol. 1 Written Statement, Chapter 2- Core Strategy, Fig. 2.6

Vol 2 Written Statements for Settlements, were relevant

Refer to the Supplement Amendments to Vol 1 on page 120 for full list of changes detailed above.

Amendment No.:	Proposed Amendment Chapter 2.8
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.14.2
Proposed Material Amendment	
<p>Insert the following objective in Section 2.14.2 'Core Strategy and SEA/AA Objectives':</p> <p>SH OBJ XX</p> <p>To incorporate the relevant housing needs for 2027 into the Housing Strategy over the lifetime of the Development Plan.</p>	

Amendment No.:	Proposed Amendment Chapter 2.9
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.14.2

Proposed Material Amendment

Amend the following objective in Section 2.14.2 'Core Strategy and SEA/AA Objectives':

CS OBJ 7

To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026~~7~~' ~~not available for development until after 2026~~ **not being available for residential development during the lifetime of the subject development plan and consequently planning permission for residential dwellings will not be granted on these lands by Meath County Council.** ~~in settlements where 'Post 2026' lands have been identified.~~

Amendment No.:

Proposed Amendment Chapter 2.10

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-816
Office of the Planning Regulator

Chapter/Section

Vol.1 Section 2.14.2

Proposed Material Amendment

Insert the following objective in Section 2.14.2 'Core Strategy and SEA/AA Objectives':

CS OBJ XX

To implement an Active Land Management Strategy in relation to vacant land in settlements within County Meath and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015 as well as the Planning and Development Act 2000, as amended.

Amendment No.:

Proposed Amendment Chapter 2.11

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-816
Office of the Planning Regulator

Chapter/Section

Section 2.14.2

Proposed Material Amendment

Insert the following objective in Section 2.14.2 'Core Strategy and SEA/AA Objectives':

CS OBJ XX

To undertake a review during the lifetime of the Plan so as to ensure compliance with Climate Change requirements as outlined in the forthcoming Updated Development Plan Guidelines for Planning Authorities as per section 10(2)(n) of the Act.

Amendment No.:	Proposed Amendment Chapter 2.12
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 2.14.2
Proposed Material Amendment	
<p>Amend the following objectives in Section 2.14.2 'Core Strategy and SEA/AA Objectives':</p> <p>CS OBJ 10 To prepare, as a priority, a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.8 of the RSES for the Eastern and Midland Region and the recommendations set out in the Report of the Drogheda Boundary Review Committee published in February 2017.</p> <p>CS OBJ 11 To prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region.</p>	

Amendment No.:	Proposed Amendment Chapter 2.13
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-60 Eastern and Midland Regional Assembly
Chapter/Section	Section 2.14.2
Proposed Material Amendment	

Proposed Material Amendment

Insert the following objectives in Section 2.14.2 'Core Strategy and SEA/AA Objectives':

CS OBJ XX

To undertake, over the lifetime of the Plan, the measures outlined in Appendix 15 relating to the Implementation & Monitoring of the Plan.

Amendment No.:	Proposed Amendment Chapter 2.14
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-629 Tom Phillips & Associates on behalf of Frank Cosgrove
Chapter/Section	Core Strategy, Section 2.14.2
Proposed Material Amendment	
<p>To amend CS OBJ 3 in Section 2.14.2 'Core Strategy and SEA/AA Objectives':</p> <p>CS OBJ 3</p> <p>To ensure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable.</p> <p>Meath County Council will monitor the number of units that are permitted and under construction/built as part of the implementation of this objective.</p>	

CHAPTER 3

Settlement & Housing Strategy

Amendment No.:	Proposed Amendment Chapter 3.1
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 3.4.2 Table 3.4
Proposed Material Amendment	
<p>Amend Table 3.4 Meath Settlement Hierarchy in Section 3.4.2 'Settlement hierarchy' as follows:</p> <p>Ballivor and Longwood designated as a Small Town as opposed to Village in Tier 5</p> <p>Duleek moves from Towns /Villages to a Self-sustaining Town</p> <p>Update reference to towns in respect to their designation in the Settlement Hierarchy and throughout Volume 1 and 2 wherever necessary.</p> <p><i>Refer to Table 3.4</i></p>	

Table 3.4

Settlement Type	Description	Settlement
Regional Growth Centre	Large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.	South Drogheda Environs
Key Town	Large economically active service and/or county towns that provide employment for their surrounding areas and with high quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Navan Maynooth

Self-Sustaining Growth Towns	Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more Self-Sustaining.	Dunboyne Ashbourne Dunshaughlin ⁵ Kells, Trim
Self-Sustaining Towns	Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/ or services and which require targeted 'catch up' investment to become more self sustaining.	Laytown/Bettystown/ Mornington/ Donacarne Ratoath Enfield Duleek Stamullen Kilcock
Towns and Villages	Towns and villages with local service and employment functions.	Towns – Athboy, Dunleek , Oldcastle, Villages – Ballivor and Longwood
Rural	Villages and the wider rural region.	Baile Ghib, Carlanstown, Carnaross, Clonard, Clonee Crossakiel, Donore, Drumconrath, Gormanstown, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill

⁵ Section 3.4.8 of this Plan 'Self-Sustaining Growth Towns' sets out the reasons for including Dunshaughlin as a Self Sustaining Growth Town in the Settlement Hierarchy

Amendment No.:	Proposed Amendment Chapter 3.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator

Chapter/Section	Section 3.4.9 and Section 3.4.10
Proposed Material Amendment	
<p>Amend the following body text:</p> <p>Delete from Section 3.4.10 'Towns and Villages' as follows;</p> <p>Whilst Duleek has experienced commuter-led development, employment in the town has also grown through the expansion of the Business Park. The continued expansion of the Business Park will be encouraged in order to provide a greater proportion of employment locally, consistent with its role as a small town.</p> <p>Add to Section 3.4.9 'Self-Sustaining Towns' the following body text;</p> <p>Whilst Duleek has experienced commuter-led residential development, employment in the town has also grown through the expansion of the Business Park. The continued expansion of the Business Park will be encouraged in order to provide a greater proportion of employment locally, consistent with the settlements role as a self-sustaining town proximate to a regional growth centre.</p>	

Amendment No.:	Proposed Amendment Chapter 3.3
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 3.7
Proposed Material Amendment	
<p>Amend the following objective in Section 3.7 'The Settlement Hierarchy and Future Population Growth in Meath':</p> <p>SH OBJ 4</p> <p>To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026' not available for development until after 2026 not being available for residential development during the lifetime of the subject development plan and no permission for dwellings will be granted on these lands by Meath County Council.</p>	

Amendment No.:	Proposed Amendment Chapter 3.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 3.7
Proposed Material Amendment	
<p>Amend the following objective contained in Section 3.7 'The Settlement Hierarchy and Future Population Growth in Meath':</p> <p>SH OBJ 11</p> <p>To continue to support the transition of Ashbourne towards a Metropolitan Settlement sustainable development of Ashbourne by supporting its development as an enterprise and employment hub and by strengthening links and connectivity between Ashbourne and Dublin Airport and City Centre and the wider Metropolitan Area.</p>	

Amendment No.:	Proposed Amendment Chapter 3.5
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 3.7
Proposed Material Amendment	
<p>Delete the following objective contained in Section 3.7 'The Settlement Hierarchy and Future Population Growth in Meath':</p> <p>Delete:</p> <p>SH OBJ 12</p> <p>To support the preparation of a feasibility study exploring the potential of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath.</p>	

Amendment No.:	Proposed Amendment Chapter 3.6
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 82 Cllr. Fox
Chapter/Section	Section 3.7
Proposed Material Amendment	
<p>Insert an objective for serviced sites for Tier 5 and Tier 6 in Section 3.7 'The Settlement Hierarchy and Future Population Growth in Meath'.</p> <p>OBJ XX Where appropriate, serviced sites may be accommodated within existing zoned residential land or on lands immediately adjoining the development boundary of Tier 5 and Tier 6 towns/villages, subject to normal planning considerations.</p>	

Amendment No.:	Proposed Amendment Chapter 3.7
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-409 Enfield Development Group
Chapter/Section	Section 3.7 SH OBJ 5
Proposed Material Amendment	
<p>Amend SH OBJ 5 in Section 3.7 'The Settlement Hierarchy and Future Population Growth in Meath' to include Enfield.</p> <p>SH OBJ 5</p> <p>To prepare new local area Plans for the following settlements within the lifetime of this Plan: Navan, Dunboyne/Dunboyne North/Clonee, Ashbourne, Kells, Trim, Dunshaughlin, Ratoath, Enfield, Bettystown-Laytown-Mornington East-Donacarney-Mornington, Oldcastle, Athboy, Duleek, and Stamullen.</p>	

Amendment No.:	Proposed Amendment Chapter 3.8
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator

Chapter/Section	Section 3.8.10 Densities
Proposed Material Amendment	
<p>Remove from Section 3.8.10 'Densities' objective SH OBJ 22, SH OBJ 23, SH OBJ 24, SH OBJ 25, SH OBJ 26, SH OBJ 27 as follows;</p> <p>SH OBJ 22 To encourage a minimum density of 45 units/ha on centrally located new residential, town-centre, or mixed use zoned lands in Regional Growth Centres and Key Towns.</p> <p>SH OBJ 23 To encourage a minimum density of 45 units/ha on centrally located residential, town-centre, or mixed use zoned lands in proximity to existing and future rail stations.</p> <p>SH OBJ 24 To encourage a density of 35 units/ha on edge of centre sites in Regional Growth Towns and Key Towns.</p> <p>SH OBJ 25 To encourage a density of 35 units/ha on all lands zoned for new residential, town-centre, or mixed use development in Self-Sustaining Growth Towns and Self-Sustaining Towns.</p> <p>SH OBJ 26 To encourage a density of 25 units/ha on lands zoned for new residential development in Small Towns.</p> <p>SH OBJ 27 To require new developments in Villages and Rural Nodes to take cognisance of the prevailing scale and pattern of development in the area.</p> <p>and insert new objective as follows:</p> <p>SH OBJ XX To require that, where relevant, all new residential developments shall be in accordance with SSPR 1 to SPFR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SPFR 1 to SPFR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018. All new residential development should comply with the densities outlined in Chapter 11 of this plan.</p>	

CHAPTER 4

Economic Strategy

Amendment No.:	Proposed Amendment Chapter 4.1
Submission/ NOM/ (FTF) NOM Numbers	NOM 17 Cllr Paddy Meade MH-C5-375 Drogheda Port Company
Chapter/Section	Section 4.7.2.2
Proposed Material Amendment	
<p>Include new Policy in section 4.7.2.2 'Drogheda' as follows:</p> <p>ED POL XX</p> <p>To support and protect the role of Drogheda Port as a port of regional significance, including facilitating the relocation of Drogheda Port in Meath subject to a feasibility study and appropriate coastal zone management, as well as supporting the future development of the Port Access Northern Cross Route (PANCR), in line with RPO 4.12.</p>	

Amendment No.:	Proposed Amendment Chapter 4.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-631 Love Drogheda BID CLG
Chapter/Section	Section 4.7.2.2 Regional Growth Centre – Drogheda
Proposed Material Amendment	
<p>Amend policy ED OBJ 22 in Section 4.7.2.2 Regional Growth Centre – Drogheda, as follows:</p> <p>ED OBJ 22</p> <p>To seek to maximise the tourism potential of the significant tourism hub within the Boyne Valley region which includes the UNESCO World Heritage Site of Brú na Bóinne, the Battle of the Boyne Site at Oldbridge, the Boyne River and the coastal area of East Meath stretching from Mornington to Gormonston whilst ensuring the environmental protection of sensitive and protected coastal habitats and landscape.</p>	

Amendment No.:	Proposed Amendment Chapter 4.3
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 4.7.2.3
Proposed Material Amendment	
<p>Update the following objective contained in Section 4.7.2.3 'Key Town – Navan':</p> <p>ED OBJ 24</p> <p>To implement the extension support the reappraisal and thereafter, promote, facilitate and advance of the Dunboyne/M3 Parkway rail line to Navan during the Midterm review of the Regional Spatial and Economic Strategy, in accordance with Table 8.2 of the Regional Spatial and Economic Strategy.</p>	

Amendment No.:	Proposed Amendment Chapter 4.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 4.7.3.2
Proposed Material Amendment	
<p>Delete the following objective from Section 4.7.3.2 'Dunshaughlin':</p> <p>ED-OBJ 39</p> <p>To explore in conjunction with Irish Rail and other stakeholders the feasibility of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath.</p>	

Amendment No.:	Proposed Amendment Chapter 4.5
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-372 Marston Planning on behalf of Tattersalls Ireland
Chapter/Section	Section 4.7.4.2

Proposed Material Amendment

Objective ED OBJ 58 to be amended in Section 4.7.4.2 Ratoath as follows:

“To support the development of an equestrian hub at Ratoath **within the Strategic Employment Site** that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and ensures the County continues to be a leader in the Irish and International sport horse industry, including breeding, racing, competing, and training **as well as facilitating the diversification of these businesses to enable their continued expansion and employment generation.**”

Amendment No.:	Proposed Amendment Chapter 4.6
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-272 Navan & District Angling Association MH C5-453 Boyne Catchment Angling Association MH-C5-556 Kells Anglers
Chapter/Section	Section 4.11.1 Rural Enterprise
Proposed Material Amendment	
<p>Include new Policy in Section 4.11.1 Rural Enterprise:</p> <p>ED POL XX</p> <p>To support sustainable game and coarse angling throughout the Boyne Valley in County Meath in line with normal planning considerations so as to enhance and support angling tourism in addition to protecting and raising awareness of aquatic based species and habitat improvement.</p>	

Amendment No.:	Proposed Amendment Chapter 4.7
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-1016 Hibernia Steel Products Ltd MH-C5-901 N2 Auto Salvage Ltd
Chapter/Section	Section 4.11.1
Proposed Material Amendment	

Include the following additional Policy in Section 4.11.1 'Rural Enterprise':

ED POL XX

Meath County Council shall positively consider and assess development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of the access roads. This policy shall not apply to the National Road Network.

Amendment No.:	Proposed Amendment Chapter 4.8
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 4.11.1
Proposed Material Amendment	
<p>Include the following new policy in Section 4.11.1 'Rural Enterprise':</p> <p>ED POL XX</p> <p>To support the implementation of the Rural Development Investment Programme and the Town and Village Renewal Scheme across the County and prepare for future funding opportunities from these initiatives or any new initiative that may replace these.</p>	

Amendment No.:	Proposed Amendment Chapter 4.9
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-685 Tony Bamford Planning on behalf of Lidl Ireland
Chapter/Section	Section 4.12 Retail
Proposed Material Amendment	

Include new objective in Section 4.12 'Retail';

ED OBJ XX

To undertake a review of the Meath County Retail Strategy 2020-2026, over the life of the Development Plan.

Amendment No.:	Proposed Amendment Chapter 4.10		
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-60 Eastern and Midland Regional Assembly		
Chapter/Section	Section 4.17		
Proposed Material Amendment			
Amendment to Table 4.1 'Retail Hierarchy' contained in Section 4.17 Retail Hierarchy as follows; - Enfield changed from Level 3 to Level 4 Table 4.1			
Level	Type of Centre	Centre	Type of services
Level 1	Regional Growth Centre	None	South Drogheda Environs
Level 2	Major town centre/County Town	Navan	Level 2 centres should offer a full range of types of retail services from newsagents to specialist shops, large department stores, convenience stores of all types, shopping centres and a high level of mixed uses. Level 2 centres should be well serviced by public transport.
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield	Level 3 centres will vary in terms of scale of provision and the size of catchment. Generally where the town is not close to a major town such as Ashbourne/ Dunboyne/ Enfield and there is a large catchment there should be a good range of comparison shopping with a mix of uses

			and services. At least one supermarket and smaller scale comparison department store to cater for local needs.
Level 4	Small towns, village and local centres	Various locations within the county including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Enfield , Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.	Level 4 centres should generally provide for one supermarket ranging in size with a limited range of local shops, supporting services such as a health centre, community facilities and recreation uses. This type of centre should meet the day to day needs of the local population and surrounding catchment.
Level 5	Small villages	Various locations	These centres should meet the basic day to day needs of the surrounding residents. These shops can present as a rural focal point with a local post office near to the local primary school or GAA club or as a small terrace of shops in an urban area such as Blackcastle Shopping centre in Navan.
Other	Regional Growth Centre	Southern Environs of Drogheda	Drogheda environs contain a relatively large quantum of retail development due to its association with Drogheda, a second tier centre in the national retail hierarchy. Southgate Shopping Centre (District Centre) is located at Colpe Cross on the southern fringe of Drogheda and includes a significant office component. The retail provision in Drogheda environs performs an important function in serving the needs of the local and surrounding communities.

*Dunboyne will gradually develop over the next 20 years towards a Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

The above table shall be reflected across Vol. 1 and Vol. 2 of the Draft Plan and shall be reflected in the Meath Retail Strategy 2020-2026

Amendment No.:	Proposed Amendment Chapter 4.11
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-802 Department of Culture Heritage and the Gaeltacht
Chapter/Section	Section 4.26
Proposed Material Amendment	
<p>Amend the following policy contained in Section 4.27 'Tourist Infrastructure' as follows:</p> <p>ED POL 38: To support the development of new tourist facilities or upgrading/ extension of existing tourist facilities at tourist sites within the County such as the Hill of Tara, Loughcrew and Trim Castle in conjunction with OPW and DCHG in accordance with the National Monuments Acts 1930 to 2014 and in accordance with proper planning and sustainable development principles. These facilities should avail of shared infrastructure and services where possible and will be designed to the highest architectural and design standards.</p>	

Amendment No.:	Proposed Amendment Chapter 4.12
Submission/ NOM/ (FTF) NOM Numbers	MH -C5-746 Fáilte Ireland
Chapter/Section	Section 4.26
Proposed Material Amendment	
<p>Include the following body text in Section 4.26 'Development Plan Vision for Tourism' as follows:</p> <p>Fáilte Ireland has started work on the 'Ancient' Visitor Experience Development Plan (AVEDP) which aims to develop world-class experiences focused on the region's rich ancient heritage. This destination development plan will be implemented over the next five years and will be based primarily around Brú na Bóinne and the greater Boyne Valley areas. It is designed to be a roadmap for enhancing the existing Ancient visitor proposition to achieve the objectives of addressing seasonality, increasing visitor numbers, improving dwell time and visitor dispersion across the destination. The plan will provide a destination</p>	

wide tourism development focus, harnessing existing plans and examining new projects to create a world class destination, using Ancient as the core theme.

The AVEDP seeks to capture these projects within one plan and maximise their potential over the next five years. In the development of the AVEDP, the associated objectives reflect the contribution of this plan to achieving the goals of 'People, Place and Policy: Growing Tourism to 2025' that include growing visitor numbers, overseas revenue and employment. In achieving these, the plan also addresses the challenges of seasonality, regional dispersion of visitors and sustainability. Recent multi-million-euro investment into the destination by Fáilte Ireland has already mobilised projects with the potential to be transformative. Examining the broader opportunity around the Brú na Bóinne visitor experience in a UNESCO World Heritage Site has been a central focus. However, the AVEDP has identified an additional range of emerging opportunities with the ability to deliver some of the most experiential Ancient experiences in the world.

Amendment No.:	Proposed Amendment Chapter 4.13
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-802 Department of Culture Heritage and the Gaeltacht
Chapter/Section	Section 4.27
Proposed Material Amendment	
<p>Include the following policy amendments in Section 4.27 'Tourist Infrastructure':</p> <p>ED POL 44 - To encourage and support the development of the former Town Hall to use as a Visitors Centre for Trim Castle to be undertaken in conjunction with OPW and DCHG.</p> <p>ED POL 53 - To support the development and improvement of tourist facilities at historical sites in the County only in instances where the development does not damage the resource or prejudice its future tourist value in any way, particularly in and proximate to the Brú na Boinne and Hill of Tara areas to be undertaken in conjunction with OPW and DCHG.</p>	

Amendment No.:	Proposed Amendment Chapter 4.14
Submission/ NOM/ (FTF) NOM Numbers	MH -C5-746 Fáilte Ireland
Chapter/Section	Section 4.28.2
Proposed Material Amendment	
<p>Amend Section 4.28.2 'Festivals and Events' objectives as follows:</p> <p>ED POL 47 To support and promote existing and new festivals and sporting events to increase the cultural, heritage and lifestyle profile of the County, and where appropriate to promote and facilitate the development of new events and venues to host these events.</p> <p>ED OBJ 73 To support and promote existing and new festivals and sporting events to increase the cultural, heritage and lifestyle profile of the County, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.</p>	

Amendment No.:	Proposed Amendment Chapter 4.15
Submission/ NOM/ (FTF) NOM Numbers	<p>NOM 15 Cllr. Gerry O'Connor Related Submission MH-C5-880 Stephen Little & Associates on behalf of Sasula UC</p> <p>NOM 51 Cllr. Francis Deane Related Submission MH-C5-1755 WKN Real Estate Advisors on behalf of Maynooth Mission to China (Incorporated)</p> <p>FTF) NOM 55 Cllr. Nick Killian MH-C5-633 G Davenport Architecture on behalf of Pat O'Hare</p>
Chapter/Section	Section 4.28.3
Proposed Material Amendment	

Include a new policy in Chapter 4, Section 4.28.3 'Multi-Experience Attractions' as follows:

ED POL XX

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

The following objective shall be included within Chapter 4, Section 4.28.3, as follows:

ED OBJ XX

To promote the sustainable use and further development of the Dalgan Park Campus, compatible with existing and established uses which include educational, residential, commercial office, medical, leisure, institutional, tourism and agricultural uses; and future use which include various ancillary tourism uses. The approach seeks, in relation to existing and new development, to protect the heritage, cultural and historical attributes of the Dalgan Park Campus and to ensure the retention of public access. The objective seeks to promote the reuse, expansion and adaptation of existing buildings within the Campus, and to provide suitable future accommodation for the Columban Missionaries.

The following objective shall be included within Chapter 4, Section 4.28.3, as follows:

ED OBJ XX

"To support the development and conversion of Lagore House and Farm, a historic building and protected structure (MH044107) part of the local cultural heritage, for use as a hotel with associated leisure and equine facilities. The existing walled garden and other vernacular farm buildings attached to Lagore House should be retained and converted as part of the development of the site subject to good planning and architectural conservation practice".

Amendment No.:	Proposed Amendment Chapter 4.16
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 4.28.5

Proposed Material Amendment

Amend the body text under ED OB 74 to remove the following text in Section 4.28.5 'Walking and Cycling Routes':

The delivery of these Greenways and the upgrade of these towpaths will be subject to the outcome of the Appropriate Assessment process. ~~Where likely significant effects on European Sites are identified, alternative locations and/or designs will be developed to ensure that the upgrades will not adversely affect the integrity of any European Sites, either alone or in combination with any other Plans or projects. Considering the general location provided for these upgrades, and the ecological information and assessment required to be carried out to inform their design, it is reasonable to assume that at the detailed design stage any potential for a project element to impact on the European Site could, and will, be resolved through the exploration of alternative locations or designs. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European site, the project will not be progressed unless an alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.~~

CHAPTER 5

Movement Strategy

Amendment No.:	Proposed Amendment Chapter 5.1
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-624 Dept. of Transport, Tourism and Sport
Chapter/Section	Section 5.3
Proposed Material Amendment	
<p>Delete the following body text and replace as follows in Section 5.3 'Policy Context' :</p> <p>Building on Recovery: Infrastructure and Capital Investment 2016-2021 (Department of Public Expenditure and Reform) The Capital Plan presents the Government's €42 billion framework for infrastructure investment in Ireland over the period 2016 to 2021. The plan is committed to the provision of high quality infrastructure. It outlines allocations for new projects across a number of key areas and funding to ensure that the present stock of national infrastructure is refreshed and maintained. In particular it mentions the commencement of the Slane By-Pass and the Laytown – Bettystown link road.</p> <p>Replace with:</p> <p>National Development Plan 2018-2027 (NDP)</p> <p>The National Development Plan 2018 - 2027 (NDP) sets out the investment priorities that will underpin the implementation of the National Planning Framework, through a total investment of approximately €116 billion. This level of capital spending will provide clarity to the construction sector, allowing the industry to provide the capacity and capability required to deliver Government's long-term investment plans. With Enhanced Regional Accessibility a National Strategic Outcome, the Plan outlines the national road network projects which will be provided with investment. This includes the N2/A5 road, serving Meath, Monaghan and Donegal and the N2 Slane Bypass.</p>	

Amendment No.:	Proposed Amendment Chapter 5.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-46 Cavan County Council

Chapter/Section	Section 5.3
Proposed Material Amendment	
<p>Include the following body text in Section 5.3 'Policy Context':</p> <p>A number of sections of the national road network will be progressed through pre-appraisal and early planning during 2018 to prioritise projects which are proceeding to construction in the National Development Plan. These projects include: N3 Clonee to M50, N3 Virginia Bypass, N2 Rath Roundabout to Kilmoon Cross, N2 Ardee to south of Castleblayney and N2 Clontibret to the Border. A number of local roads are listed in the NDP for progression over the life of the plan in which the Bettystown/Laytown Spine Road is included.</p>	

Amendment No.:	Proposed Amendment Chapter 5.3
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-624 Dept. of Transport, Tourism and Sport
Chapter/Section	Section 5.3
Proposed Material Amendment	
<p>Delete the following body text and replace as follows in Section 5.3 'Policy Context':</p> <p>Investing in our Transport Future - A Strategic investment Framework for Land Transport (Department of Transport, Tourism and Sport, 2015) This document considers the role transport should play in the future of the Irish Economy and seeks to identify a strategy for the development and management of Ireland's land transport network. The framework is intended to guide key land transport investment decisions over the next number of decades. The document also provides a set of criteria against which to assess national and regional land use planning policy, including the development of a possible new spatial planning framework. It also functions as a filter for new transport investment projects prior to their appraisal for suitability for inclusion in national or regional schemes.</p> <p>Planning Land Use and Transport – Outlook 2040</p> <p>Transport investment must have due regard for the Project Ireland 2040 National Strategic Outcomes, particularly those which are most relevant to the transport sector, such as enhanced regional accessibility and sustainable mobility.</p>	

To ensure a consistency of approach across Government in relation to Project Ireland 2040, Planning Land Use and Transport: Outlook 2040 sets out a framework for future transport investment. This document will replace Transport Future – A Strategic Investment Framework for Land Transport (SIFLT) and will ensure a joined-up approach to planning across Government.

Amendment No.:	Proposed Amendment Chapter 5.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 5.3 Policy Context
Proposed Material Amendment	
<p>Amend the following body text in Section 5.3 'Policy Context':</p> <p><u>Design Manual for Urban Roads and Streets 2019 (DMURS), (Department of Transport, Tourism and Sport and the Department of Environment)</u></p> <p>The focus of the manual is to create streets that are safe, attractive and comfortable for all users. It presents a series of principles, approaches and standards that are necessary to achieve balanced, best practice design outcomes with regard to street networks and individual streets. Well designed streets can create connected physical, social and transport networks that promote real alternatives to car journeys, namely walking, cycling or public transport. The manual gives guidance on the layout of new developments and on the design of individual roads and streets taking into account streetscapes, urban design as well as engineering criteria. Where relevant, the manual must be implemented taken into account by all Planning Authorities when permitting or planning development.</p>	

Amendment No.:	Proposed Amendment Chapter 5.5
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 5 Cllr Mike Bray
Chapter/Section	Section 5.5 Integration of Land Use and Transportation Planning

Proposed Material Amendment

Insert the following new objective in Section 5.5 'Integration of Land Use and Transportation Planning':

MOV OBJ XX - To seek regular engagement between Transport Infrastructure Ireland (TII) and the relevant Municipal District regarding road safety issues communities located on Meath's national roads

Amendment No.:

Proposed Amendment Chapter 5.6

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-823
National Transport Authority

Chapter/Section

Section 5.5

Proposed Material Amendment

Update the following objective in Section 5.5 'Integration of Land Use and Transportation Planning':

MOV OBJ 1: 'To prepare and commence implementation of, Local Transport Plans (LTP), in conjunction with the NTA and relevant stakeholders, for Drogheda (in conjunction with Louth County Council as part of the Joint Urban Plan), Ashbourne, Navan, Ratoath, other settlements where appropriate, **having regard to the Area Based Transport Assessment Guidance Notes (2019).**

Amendment No.:

Proposed Amendment Chapter 5.7

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-60
Eastern and Midland Regional Assembly

Chapter/Section

Section 5.5

Proposed Material Amendment

Amend MOV POL 1 in Section 5.5 Integration of Land Use and Transportation Planning as follows;

MOV POL 1: To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, **in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031.**

Amendment No.:	Proposed Amendment Chapter 5.8
Submission/ NOM/ (FTF) NOM Numbers	NOM 23 Cllr Francis Deane MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 5.7
Proposed Material Amendment	
<p>Insert the following body text into Section 5.7 'Sustainable Transport' as follows and re-number accordingly;</p> <p>5.7.1 Modal Changes</p> <p>The Council engaged with the NTA to develop modal share targets for the promotion of measures to increase the use of public transport, while also increasing the modal share for walking and cycling in towns across the County. Further information on modal targets are outlined in the Volume 2 Written Statements for Settlements.</p> <p>The modal share targets have been informed by the 2016 POWSCAR data and an assessment by the Transportation Department of Meath County Council and the NTA of achievable modal share targets for 2026.</p> <p>From the 2016 POWSCAR data, the following information on settlements within County Meath was noted:</p>	
Highest levels for Walking:	Kells/Ratoath 19%
Highest levels for Cycling:	Maynooth 3%
Highest levels of Bus Use:	Duleek 20%
Highest levels of Rail Use:	Maynooth 12%

Highest levels of Car Use:	Kilcock 74%
Highest Combined Public Transport:	Laytown 26%

Conversely, the following statistics were also observed

Lowest Walking:	Maynooth 2%
Lowest Cycling:	Kilcock 0%
Lowest Bus:	Maynooth 6%
Lowest Rail:	Ashbourne/Kells/Navan 0%
Lowest Car Usage:	Dunboyne/Enfield 59%
Lowest Combined Public Transport:	Navan 11%

The potential for growth in bus patronage is greatest in Navan where the Council and the NTA are working to deliver major bus improvement works as part of the Navan 2030 project. Notwithstanding this, it is considered that there is limited scope for growth in rail users over the life of the plan (although this is a key aim of Meath County Council in the medium to longer term) and the benefits from the electrification of the lines to Drogheda, the M3 parkway and introduction of DART services will not be realised until post 2026. While it remains the policy of the Council to promote, facilitate and advance the delivery of Phase II of the Navan railway line project and associated rail services in cooperation with other relevant agencies, no account of the potential benefits of this project could be taken for this study.

Incorporate the following targets into the relevant Written Statements (Settlements) of Volume 2 of the Draft Plan.

Ashbourne	
Modal Share for Walking	22% (Increase from 15% in 2016)
Modal Share for Cycling	4% (Increase from 2% in 2016)
Modal Share for Bus	16% (Increase from 15% in 2016)
Reduction Target for Car Use	54% (reduction from 64% in 2016)

Athboy	
Modal Share for Walking	22% (Increase from 16% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	12% (No change from 12% in 2016)
Modal Share for Rail	1% (No change from 1% in 2016)
Reduction Target for Car Use	56% (reduction from 65% in 2016)

Drogheda	
Modal Share for Walking	22% (Increase from 9% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	13% (No change from 13% in 2016)
Modal Share for Rail	5% (No change from 5% in 2016)
Reduction Target for Car Use	53% (reduction from 69% in 2016)

Duleek	
Modal Share for Walking	6% (Increase from 3% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	20% (No change from 20% in 2016)
Modal Share for Rail	1% (No change from 1% in 2016)
Reduction Target for Car Use	64% (reduction from 71% in 2016)

Dunboyne	
Modal Share for Walking	22% (Increase from 15% in 2016)
Modal Share for Cycling	4% (Increase from 2% in 2016)
Modal Share for Bus	11% (Increase from 11% in 2016)
Modal Share for Rail	8% (no change from 8% in 2016)
Reduction Target for Car Use	53% (reduction from 59% in 2016)

Dunshaughlin	
Modal Share for Walking	18% (Increase from 15% in 2016)

Modal Share for Cycling	1% (No Change from 1% in 2016)
Modal Share for Bus	12% (No Change from 12% in 2016)
Modal Share for Rail	3% (No change from 3% in 2016)
Reduction Target for Car Use	57% (reduction from 64% in 2016)

Enfield	
Modal Share for Walking	22% (Increase from 15% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	16% (No change from 16% in 2016)
Modal Share for Rail	3% (No change from 3% in 2016)
Reduction Target for Car Use	50% (reduction from 59% in 2016)

Kells	
Modal Share for Walking	24% (Increase from 19% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	13% (Increase from 13% in 2016)
Reduction Target for Car Use	54% (reduction from 62% in 2016)

Kilcock	
Modal Share for Walking	7% (No change from 7% in 2016)
Modal Share for Cycling	0% (No change from 0% in 2016)
Modal Share for Bus	7% (No change from 7% in 2016)
Modal Share for Rail	8% (No change from 8% in 2016)
Reduction Target for Car Use	74% (reduction from 74% in 2016)

Laytown	
Modal Share for Walking	15% (No change from 15% in 2016)
Modal Share for Cycling	3% (Increase from 1% in 2016)
Modal Share for Bus	19% (Increase from 7% in 2016)
Modal Share for Rail	7% (No change from 7% in 2016)
Reduction Target for Car Use	53% (reduction from 15% in 2016)

Maynooth	
Modal Share for Walking	2% (No change from 2% in 2016)
Modal Share for Cycling	3% (No change from 3% in 2016)
Modal Share for Bus	6% (No change from 6% in 2016)
Modal Share for Rail	12% (No change from 2016)
Reduction Target for Car Use	73% (No change from 73% in 2016)

Meath Rural	
Modal Share for Walking	6% (No change from 6% in 2016)
Modal Share for Cycling	1% (No change from 1% in 2016)
Modal Share for Bus	14% (Increase from 13% in 2016)
Modal Share for Rail	2% (No change from 2016)
Reduction Target for Car Use	72% (reduction from 73% in 2016)

Navan	
Modal Share for Walking	23% (Increase from 15% in 2016)
Modal Share for Cycling	5% (Increase from 2% in 2016)
Modal Share for Bus	14% (Increase from 11% in 2016)
Reduction Target for Car Use	55% (reduction from 66% in 2016)

Ratoath	
Modal Share for Walking	24% (Increase from 19% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	11% (No change from 11% in 2016)
Reduction Target for Car Use	57% (reduction from 65% in 2016)

Stamullen	
Modal Share for Walking	22% (Increase from 15% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	10% (No change from 10% in 2016)
Reduction Target for Car Use	54% (Reduction from 65% in 2016)

Trim	
Modal Share for Walking	22% (Increase from 14% in 2016)
Modal Share for Cycling	4% (Increase from 1% in 2016)
Modal Share for Bus	11% (No change from 11% in 2016)
Reduction Target for Car Use	58% (reduction from 69% in 2016)

Amendment No.:	Proposed Amendment Chapter 5.9
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 3 Cllr. Mike Bray on behalf of the Fianna Fail Group MH-C5-816 Office of the Planning Regulator
Chapter/Section	Section 5.7.1
Proposed Material Amendment	

Delete the following text in Section 5.7.1:

.....The provision of a rail line from Pace (M3 Parkway) to Navan remains a key objective of the Local Authority in order to facilitate the development of Navan as a the key town in the county, as designated in the RSES. This was supported in the RSES which included an objective 'to support the delivery of a number of rail projects including the re-appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy.' At present, there is a rail service to Dublin from all 12 administrative capitals with the exception of Navan putting it at a competitive disadvantage . The delivery of this critical infrastructure will strengthen the transport links in the County and will significantly improve the County's economic competitiveness as well as having a meaningful improvement on the quality of life of the County's residents.

The preparation of the Railway Order application for Phase II of the Navan Rail project was substantially completed including the preparation of the Environmental Impact Statement and Natura 2000 Appropriate Assessment in 2011. A route which maintained an alignment largely in keeping with the historic Navan – Dublin rail route was selected as the preferred option and extensive consultations were undertaken by Irish Rail with officials of Meath County Council and all relevant stakeholders. The Transport Strategy for the GDA 2016-2035 outlines the NTA's policy position with

regard to the delivery of Phase II of the Navan Rail Line and has noted that the extension of the commuter rail line to Navan has been previously proposed and assessed as part of the examination of the Navan-Dunboyne-Blanchardstown-Dublin-City Centre corridor. It states that 'based on current population and employment forecasts, the level of travel demand between Navan, Dunshaughlin and various stations to the city centre is considered insufficient to justify the development of a high-capacity rail link at this time. It is intended that, as part of the next Strategy review, the likely future usage of a rail connection to Navan will be reassessed, taking into account the level of development that will have taken place over the next six years in Navan and Dunshaughlin and their environs. Pending that review, the corridor previously identified for a rail link to Navan should be protected from development intrusion'. This Plan maintains a strong policy stance to ensure that the detailed designed alignment is protected from further development, and that this protection also extends to potential stations and park and ride sites along the route. This Plan will generally ensure, through the inclusion of a specific zoning objective R1 Rail Corridor which seeks 'to provide for a strategic rail corridor and associated physical infrastructure' (as illustrated on Map Series No. 5.1) that the design route of Phase II of the Navan Rail Line (as confirmed by the NTA) will generally be reserved free from development.

It is further noted that recent support delivered to the project by the RSES, supported strongly by MCC significantly improves future prospects of delivery of this key infrastructure for County Meath and the designated Key Town of Navan.

It is the policy of the Council:

MOV POL 5—To actively pursue in conjunction with Irish Rail the reappraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES.

MOV POL 6—To support the reappraisal of Phase II of the Navan railway line project and associated rail services in cooperation with other relevant agencies.

Replace with the following body text and amend POL 5, 6 and 7:

.....The provision of a rail line from Pace (M3 Parkway) to Navan is a critical component of the Councils vision for the county while facilitating the development of Navan as a key town, as designated in the RSES.

Strong population growth in recent years and under-investment in public transport services within the County has led to unsustainable levels of outbound commuting by way of private car usage. Recognising the unsustainability of these commuting patterns, the Council is fully committed to the advancement of a rail

line which will result in significant economic stimulus, carbon emissions reductions and societal benefits for citizens of the county. When delivered, the Dunboyne/ M3 Parkway-Navan Rail Line will comprise an electrified rail line, through the Dart + Programme, which will transform the county and provide sustainable links to the Greater Dublin Area.

The delivery of Dunboyne/M3 Parkway-Navan Rail Line is supported at a regional level in the Eastern and Midlands RSES which includes an objective 'to support the delivery of a number of rail projects including the re-appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy.' The commencement of the aforementioned appraisal is now underway and the results of this will inform the mid-term review of the GDA Transport Strategy.

The Council note that the absence of a rail service from Navan to Dublin places the town and wider county at a competitive disadvantage to the other twelve administrative capitals within the region. The delivery of this critical infrastructure will serve to strengthen the transport links in the County and will significantly improve the County's economic competitiveness, while having a meaningful improvement on the quality of life of the County's residents. It is therefore imperative that the delivery of the rail line is included in the next GDA Transport Strategy and subsequent Capital Infrastructure Programme in order to ensure investment can be secured to achieve these public transport improvements and consequent carbon emission reduction targets for the County. Though the re-appraisal will be conducted by the NTA, the Council will actively participate in this appraisal to ensure the assessment is rigorous in its consideration of all relevant matters pertaining to the County's need for a rail line.

Considerable efforts have been undertaken in the past decade which has included the substantial completion of the Railway Order application for Dunboyne/M3 Parkway line to Navan and the preparation of the Environmental Impact Statement and Natura 2000 Appropriate Assessment in 2011. This route maintained an alignment largely in keeping with the historic Navan – Dublin rail route and was selected as the preferred option after extensive consultations were undertaken by Irish Rail with Meath County Council and all relevant stakeholders.

Notwithstanding this progress, the advancement of the project has faced delays as the Transport Strategy for the GDA 2016-2035 states that 'based on current population and employment forecasts, the level of travel demand between

Navan, Dunshaughlin and various stations to the city centre is considered insufficient to justify the development of a high-capacity rail link at this time. It is intended that, as part of the next Strategy review, the likely future usage of a rail connection to Navan will be reassessed, taking into account the level of development that will have taken place over the next six years in Navan and Dunshaughlin and their environs. Pending that review, the corridor previously identified for a rail link to Navan should be protected from development intrusion’.

Notwithstanding the re-appraisal outcome, this Plan maintains a strong policy stance to ensure that the detailed designed alignment is protected from further development, and that this protection also extends to potential stations and park and ride sites along the route. The Plan will also ensure, through the inclusion of a specific zoning objective R1 Rail Corridor which seeks ‘to provide for a strategic rail corridor and associated physical infrastructure’ that the design route of Dunboyne/M3 Parkway rail line to Navan (as confirmed by the NTA) will be not be compromised. Furthermore, this Plan advocates a rail solution that will best serve the county and would therefore support the completion of a route option study to confirm the most optimal route, once the principal of the rail line has been established. Finally, the Council will continue to be actively and strongly pursue the advancement of the rail line to appraisal and beyond, having regard to the wide-ranging long-term benefits of the project.

It is the policy of the Council:

MOV POL 5: To support the extension of the rail network in the County and to actively and strongly pursue a rail line from Dunboyne/M3 Parkway to Navan subject to proper planning and environmental considerations.

MOV POL 6: To actively pursue, in conjunction with Irish Rail and the NTA, the re-appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid-Term review of the GDA Transport Strategy in accordance with the precepts of the RSES.

MOV POL 7: To support the reappraisal and thereafter, promote, facilitate and advance the Dunboyne /M3 Parkway line to Navan railway line project and associated rail services in cooperation with other relevant agencies

Amendment No.:	Proposed Amendment Chapter 5.10
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-60 Eastern and Midland Regional Assembly
Chapter/Section	Section 5.7.1
Proposed Material Amendment	
<p>Update the following objective in Section 5.7.1 'Rail':</p> <p>MOV OBJ 3</p> <p>(a) To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 5.1 in Volume 4, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility, prior to the reappraisal of the project as part of Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES.</p> <p>(b) To explore in conjunction with Irish Rail and other stakeholders the feasibility of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath. As part of the future planning of the Dunboyne/ M3 Parkway line to Navan, the possibility of a spur serving Ashbourne and Ratoath should be explored subject to compliance with national policy and the Railway Order.</p>	

Amendment No.:	Proposed Amendment Chapter 5.11
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-823 National Transport Authority (NTA)
Chapter/Section	Section 5.7.2
Proposed Material Amendment	
<p>Amend the following objective in Section 5.7.2 'Bus':</p> <p>MOV OBJ 13: To work with the NTA and Bus Eireann to make all existing public transport services throughout the county more accessible for wheelchair users and those with disabilities. and require that proposals for new transport infrastructure are subject to an Accessibility Audit.</p>	

Amendment No.:	Proposed Amendment Chapter 5.12
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.7.2
Proposed Material Amendment	
<p>Amend the following objective in Section 5.7.2 'Bus' as follows:</p> <p>MOV OBJ 11: To require Mobility Management Plans and Traffic and Transport Assessments for proposed trip intensive developments, as appropriate. Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives.</p>	

Amendment No.:	Proposed Amendment Chapter 5.13
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-823 National Transport Authority (NTA)
Chapter/Section	Section 5.7.3
Proposed Material Amendment	
<p>Amend the following policy in Section 5.7.3 'Park and Ride Facilities':</p> <p>MOV POL 13: To promote and support the provision of Park-and-Ride facilities in the preparation of Local Transport Plans, in consultation with the Park & Ride Development Office, which improve public transport accessibility without exacerbating road congestion, or which cause increased car travel distances, at appropriate locations within the County.</p>	

Amendment No.:	Proposed Amendment Chapter 5.14
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 15 – Revision to original NOM 24 Cllr Ronan Moore
Chapter/Section	Section 5.7.5
Proposed Material Amendment	

Amend the following body text and policy:

5.7.5 Electric Vehicles (EV) and Alternative Fuel Vehicles

Electric Vehicles (EV) refer to both Battery Electric Vehicles (BEV) and Plug-in Hybrid Electric Vehicles (PHEV). In line with the Government target to electrify new cars and vans by 2030, the NPF acknowledges the need to move away from *'polluting and carbon intensive propulsion systems to new technologies such as electric vehicles and introduction of electric and hybrid traction systems for public transport fleets'*. There are a number of charging points around the County and this Plan promotes the further installation and expansion of charging points for these vehicles in order to achieve the 2030 targets for full electrification.

The transport sector will undergo significant changes in the years ahead with technologies evolving to facilitate greater battery life and longer travel range as well as the development of alternative methods to fuel the transport sector. In this regard, the Council will also support non-EV alternative clean fuel sources as these technologies develop and subject to proper and sustainable planning considerations.

It is a policy of the Council:

MOV POL 16

To support the provision of ~~electricity-charging~~ infrastructure for electrical vehicles **and alternative fuel vehicles** both on street, and in new developments as such technologies advance to become viable transport options. ~~in accordance with car parking standards and best practice.~~

Amendment No.:	Proposed Amendment Chapter 5.15
Submission/ NOM/ (FTF) NOM Numbers	NOM 22 Cllr Francis Deane
Chapter/Section	Section 5.7.6

Proposed Material Amendment

To include the following new objective Section 5.7.6 'Cycling & Walking':

MOV OBJ XX - 'To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the NTA Cycle Manual.'

Amendment No.:**Proposed Amendment Chapter 5.16****Submission/ NOM/ (FTF)
NOM Numbers**

(FTF) NOM 2
Cllr. Bray

Chapter/Section

Section 5.7.7

Proposed Material Amendment

Insert the following new objective in Section 5.7.7 'Green Schools':

MOV OBJ XX - To support the installation of appropriate traffic management measures on a case by case basis on the approach roads to all schools throughout the county in the interest of road safety

Amendment No.:**Proposed Amendment Chapter 5.17****Submission/ NOM/ (FTF)
NOM Numbers**

MH-C5-46
Cavan County Council

Chapter/Section

Section 5.8

Proposed Material Amendment

Insert the following body text in section 5.8 'Developments of National and Regional Strategic Importance':

5.8.4 N3 Corridor

The N3 corridor is a critical cross border economic route which is essential to facilitate strategic traffic movement and to maintain and improve connectivity to the North-West and border region. The importance of this route is recognised in both the National Development Plan 2018-2027 and the NPF 2040.

The NPF identifies regional economic resilience and connectivity to the North-West as a strategic priority and the National Development Plan makes reference to the progression of the N3 Virginia Bypass which ties into the existing dual Carriageway in the jurisdiction of Meath Co. Council. The recently adopted Northern and Western RSES supports the TII and Cavan Co Council in the planning and delivery of this strategically important Scheme. The delivery of these works will be supported and facilitated by the Council in conjunction with Cavan County Council, TII and the Department of Transport, Tourism and Sport.

Amendment No.:	Proposed Amendment Chapter 5.18
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.8
Proposed Material Amendment	
<p>Amend the following objectives in Section 5.8 ‘Developments of National and Regional Strategic Importance’:</p> <p>MOV POL 23 – To support the reservation of the indicative route delivery of the Leinster Outer Orbital Route, which is considered to comprise important infrastructural development, and when finalised, to protect the route corridor free of developments which could interfere with the provision of the project.</p> <p>MOV OBJ 33 – When finalised and agreed, to reserve the route corridor the indicative route of the Leinster Outer Orbital Route free of developments which could otherwise interfere with the provision of the project.</p> <p>MOV OBJ 34 - To continue to support and facilitate TII, Fingal County Council, Louth County Council and Monaghan County Council in the planning and delivery of upgrades to the N2, as appropriate and to reserve route corridor free from development which would interfere with the delivery of identified schemes, when finalised.</p>	

Amendment No.:	Proposed Amendment Chapter 5.19
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-943 Meath County Council Transportation Department

Chapter/Section	Section 5.8.1
Proposed Material Amendment	
<p>Amend Section 5.8.1 'Slane Bypass' in the first sentence of the last paragraph as follows (body text):</p> <p>There is agreement that the potential safety risks that affect the future well-being of all road users and communities, particularly the Slane community must be addressed. There are numerous road safety problems associated with the existing N2, particularly on the section which runs across the Slane Bridge and through Slane Village. These problems include substandard vertical and horizontal alignment, including steep gradients on the approaches to Slane Bridge and the N2/N51 crossroads junction, sharp bends, one-way shuttle traffic across Slane Bridge, tight turning radii at the N2/N5 junction, particularly for Heavy Goods Vehicles (HGV's) and reduced forward visibility and junction visibility.</p> <p>High volumes of HGV's has led to traffic congestion, delays and nuisance for residents and visitors to the village, posing significant ongoing road safety risks for all road users. Meath County Council and Transport Infrastructure Ireland have long recognised these significant road safety issues. The installation of interim road safety measures in 2002 improved some of the safety issues but the inherent safety problems continue to exist on the substandard N2 alignment and by effect, so too does the risk of serious collisions for both road users and residents.</p> <p>In seeking a solution, the Council recognises that a balance must be achieved between environmental, historical and archaeological considerations and the safety and other negative impacts caused by the current traffic situation in Slane village.</p>	

Amendment No.:	Proposed Amendment Chapter 5.20
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 4 Cllr Wayne Harding
Chapter/Section	Section 5.8.1
Proposed Material Amendment	
Amend the following objective in Section 5.8.1 'Slane Bypass':	

MOV OBJ 29: To support and facilitate the delivery of the ~~bypassing of an~~ **N2 Bypass to the east of Slane Village** which is considered to comprise important infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process. ~~Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.~~

Amendment No.:	Proposed Amendment Chapter 5.21
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-943 Meath County Council Transportation Department
Chapter/Section	Section 5.9
Proposed Material Amendment	
<p>Amend MOV OBJ 35 in Section 5.9 'Roads Infrastructure' as follows;</p> <p>MOV OBJ 35 - To facilitate the delivery of all of the roads projects outlined in the National Development Plan 2018-2027 and National Transport Authority's Transport Strategy for the GDA 2016-2035, in conjunction with the NTA, TII, Department of Transport, Tourism and Sport and other stakeholders. Development of these road projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.</p> <p>Amend MOV OBJ 42 as follows:</p> <p>MOV OBJ 42 - To support essential public road infrastructure including, bypasses of</p>	

local towns and villages and proposed national road schemes and where necessary reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals. Such road schemes include those specified in the non- exhaustive list in Table 5.1: Each of these projects will subject to the outcome of the Appropriate Assessment process. ~~Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.~~

Amendment No.:	Proposed Amendment Chapter 5.22
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-969 Cllr. Wayne Harding
Chapter/Section	5.9 Roads Infrastructure
Proposed Material Amendment	
<p>Amend MOV OBJ 46 in Section 5.9 Roads Infrastructure</p> <p>MOV OBJ 46 - To promote the delivery of key strategic roads in the Key Town of Navan to include but not limited to: 1) link road from Dublin road to Trim road, 2) distributor road from R153 at Farganstown and future bridge across the River Boyne to N51 and North Navan 3) link road from Rathaldron road to R147 inclusive of bridge across the Blackwater 4) Trim Road to N3 Kilcarn Road, 5) Commons Road to N51 Athboy Road, (6) N51 Athboy Road to Rathaldron Road. Each of these projects will subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.</p> <p>In relation to proposals involving the construction of new bridge crossings across the River Boyne and River Blackwater, where adverse effects on the integrity of the Boyne</p>	

and River Blackwater SAC and SPA are identified, will not adversely affect the integrity of the European Site(s) either alone or in combination with other plans or projects. It is reasonable to assume that at the detailed design stage any potential for a project element to impact on European Sites could, and will, be resolved through the exploration of alternative locations or designs while still fulfilling their function/ role in supporting the overarching vision, guiding principles and strategic objectives/ aim of the CDP.

Amend MOV OBJ 48

MOV OBJ 48 - To promote the delivery of the following key strategic roads included but not limited to: Ratoath Outer Relief Road, Bryanstown Link Road (Drogheda), Navan Road – Dublin Road Link, Trim, M3 Junction 6/R125 to R147 distributor road. Each of these projects will subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.

Amendment No.:	Proposed Amendment Chapter 5.23
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Amend the following policy in Section 5.9.1 'National Roads':</p> <p>MOV POL 24: To safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Governments – Spatial Planning and National Roads-Guidelines for Planning Authorities 2012 to avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed 'exceptional circumstances' included in MOV POL 33.</p>	

Amendment No.:	Proposed Amendment Chapter 5.24
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-60 Eastern and Midland Regional Assembly
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>To include the following objective after MOV OBJ 39 in Section 5.9.2 'Regional and Local Roads' and re-number accordingly:</p> <p>MOV OBJ XX: To work in conjunction with Cavan County Council in the planning and delivery of the N3 Virginia Bypass Scheme located within the administrative area of Meath County Council. This project will be subject to the outcome of the Appropriate Assessment process.</p>	

Amendment No.:	Proposed Amendment Chapter 5.25
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Changes to Table 5.1 Proposed Road Schemes in Section 5.9 'Roads Infrastructure' as follows:</p>	
Scheme Name	Description of Works
Slane By-pass (N2)	To deliver key strategic infrastructure including Slane Bypass incorporating new bridge over the River Boyne.
Enhancements of the N2/M2 national route inclusive of a bypass of Slane, to provide for additional capacity on the non-motorway sections of this route, and to address safety issues in Slane village associated with, in particular, heavy goods vehicles.	To continue to support and facilitate TII, Fingal County Council, Louth County Council and Monaghan County Council in the planning and delivery of upgrades of the N2 as appropriate.
N2 Rath Roundabout to Kilmoon Cross	Improvements of road and junctions to address current capacity constraints.
N3 Virginia Bypass	Strategic radial corridor linking Dublin with Cavan and onward to Enniskillen
M1 Motorway	

Scheme Name	Description of Works
M1 Junction 9 Drogheda (M1 South Junction)	Possible upgrading of this junction to improve capacity.
M1 Junction 8 Duleek	Possible upgrading of this junction to improve capacity.
M1 Junction 7 Julianstown/Stamullen	Upgrading of this junction to improve capacity inclusive of the facilitation of vehicular access to / from Stamullen via the City North Business Campus to the M1 Interchange.
M3 Motorway	
M3 Junction 4 Clonee N3 Clonee to M50	Possible upgrading of this junction to improve capacity.
M3 South of Junction 4	Introduce an additional lane on both M3 carriageways in order to manage capacity on the network, in co-operation with planned M3 upgrades with Fingal County Council and TII.
M3 Junction 5 Dunboyne	Possible upgrading of this junction to improve capacity.
M3 Junction 8 Navan South	Possible upgrading of this junction to improve capacity.
M3 Junction 9 Navan North	Possible upgrading of this junction to improve capacity.
N51 Tullaghstown	Improvements of the National Secondary Route
N52 Grange – Clontail (formally known as Fringestown Scheme)	Re-alignment of the existing N52 and R162/N52 junction from a point west of the R162 junction eastwards to Clontail.
N51 Dunmoe Phase II	Realignment of N51 between Blackcastle Demense and Cruicetown. Final phase of N51 Navan – Slane.
N51 Halltown	Construction of junction improvement and re-alignment of minor roads.
R132 Julianstown Bypass	Examine feasibility and thereafter if appropriate progress the design and delivery of a preferred option.
R147 Blackbull roundabout	To replace the Blackbull roundabout with a signalised junction and the provision of a signalised controlled access on the R147.
N51 Slane to Louth County boundary	Re-alignment including widening of Mattock Bridge, and junction improvements.
R150 Bettystown – Laytown Spine Road	To continue to support the delivery of the North –South Spine Road linking Bettystown – Laytown.
N52/R154 Junction	Improve junction and re-align regional road to introduce a staggered arrangement.
N52 Balrath Junction	Re-align N52 and improve junction layout.
N3-N4 Link road	Provision of Ongar to Barnhill link road
R162 Navan Kingscourt Road and R157 Dunboyne Maynooth Road	Safety Upgrades
Strategic Local Bypasses / Relief Roads (Map 5.2 refers)	Examine feasibility and progress where appropriate local bypass and relief roads within the County.

Amendment No.:	Proposed Amendment Chapter 5.26
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Amend the following policy in Section 5.9 'Roads Infrastructure':</p> <p>MOV POL 28: To promote the carrying out of Road Safety Audits and Road Safety Impact Assessments on new road schemes, road and junction improvements and traffic management schemes in accordance with the TII Publication TII-GE-STY-01024 and advice contained in the DTTAS (DTO) Traffic Management Guidelines 2012.To avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed 'exceptional circumstances' included in MOV POL 33.</p>	

Amendment No.:	Proposed Amendment Chapter 5.27
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-772 Louth County Council
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Incorporate objective after MOV OBJ 40 in Section 5.9.2 'Regional and Local Roads' as follows and renumber accordingly:</p> <p>MOV OBJ XX: "To support and facilitate the delivery of the Ardee bypass and to prohibit development along any selected route that could prejudice its future delivery. This project will be subject to the outcome of the Appropriate Assessment process."</p>	

Amendment No.:	Proposed Amendment Chapter 5.28
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Include the following objective in Section 5.9. 'Roads Infrastructure' as MOV OBJ 39 and renumber accordingly:</p> <p>MOV OBJ XX: To safeguard the capacity and efficiency of the national road network drainage systems in County Meath for road drainage purposes, save in exceptional circumstances.</p>	

Amendment No.:	Proposed Amendment Chapter 5.29
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.2
Proposed Material Amendment	
<p>Amend the following policy in Section 5.9 'Roads Infrastructure':</p> <p>MOV POL 31: To have regard to the TII's Policy on Service Areas (August 2014) Statement on 'Service Areas on Motorways and High Quality Dual Carriageways' in the assessment of proposals for such developments.</p>	

Amendment No.:	Proposed Amendment Chapter 5.30
Submission/ NOM/ (FTF) NOM Numbers	NOM 21 Cllr. Aisling Dempsey
Chapter/Section	Section 5.9.3
Proposed Material Amendment	

Insert new objective under Section 5.9.3 on Section 48 and 49 Levies:

MOV OBJ XX: Where inductive road proposals are shown on the edge of a settlement boundary, they shall be considered to be included within the development boundary.

Amendment No.:	Proposed Amendment Chapter 5.31
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 5.9.4
Proposed Material Amendment	
<p>Amend MOV POL 33 in Section 5.9.4 'Exceptional Circumstances' as follows;</p> <p>To avoid the creation of any additional access point from new development/ intensification of traffic from existing entrance onto national roads outside the 60kph speed limit, except at the following locations:</p> <p>N52 south of Balrath Cross to facilitate bioenergy manufacturing plant and CHP plant (Map 5.3.1);</p> <p>Navan North (Junction 9) to Mullaghboy Roundabout on N51 (New Junction Only) (Map 5.3.2);</p> <p>Navan South (Junction 8) to Kilcarn Roundabout on R147 (New Junction Only) (Map 5.3.3);</p> <p>N2 at Slane in the vicinity of the existing Grasslands Fertilizers facility (Seveso Site) (Map 5.3.4);</p> <p>N51 at Slane Distillery and Castle (Map 5.3.5);</p> <p>N2 at Knockharley in the vicinity of existing regional landfill facility (Map 5.3.6);</p> <p>N2 at Rath Roundabout to junction of Curragha Road (Map 5.3.7).</p> <p>Each of these projects will subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project</p>	

will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.

Amendment No.:	Proposed Amendment Chapter 5.32
Submission/ NOM/ (FTF) NOM Numbers	Grouped Themed Submission no. 9 - Miscellaneous Issues
Chapter/Section	Section 5.10
Proposed Material Amendment	
<p>Amend MOV OBJ 55 in Section 5.10 Climate Change as follows:</p> <p>MOV OBJ 55 - To ensure that any transport maintenance and improvement strategies consider ensure future climates are considered, to by allowing appropriate selection of materials and prioritisation of road for repair subject to adherence to TII standards.</p>	

Amendment No.:	Proposed Amendment Chapter 5.33
Submission/ NOM/ (FTF) NOM Numbers	Grouped Themed Submission no. 9 - Miscellaneous Issues
Chapter/Section	Section 5.11
Proposed Material Amendment	
<p>Amend the following objective in Section 5.11 'Freight':</p> <p>MOV OBJ 58: Where appropriate, to require the provision of HGV parking facilities at on-line and off-line motorway service areas, petrol filling stations and other appropriate locations within the County in accordance with relevant planning guidelines and government policy.</p>	

Amendment No.:	Proposed Amendment Chapter 5.34
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)

Chapter/Section	Section 5.12
Proposed Material Amendment	
<p>Amend and relocate the following objective from Section 5.12 'Aviation Sector' to Section 5.9 Roads Infrastructure</p> <p>MOV OBJ 61: To avoid locating ensure that residential development and other noise sensitive land uses in areas likely to be affected by inappropriate levels of noise. inappropriate to residential use is avoided.</p>	

Amendment No.:	Proposed Amendment Chapter 5.35
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 6 Cllrs Maria Murphy & Alan Tobin MH-C5-826 Dublin Airport Authority
Chapter/Section	Section 5.12
Proposed Material Amendment	
<p>Revised body text and policies/objectives as follows:</p> <p><i>Section 5.12 Aviation Sector:</i></p> <p>The development and safeguarding of Dublin Airport is fundamental to the economic growth of the County given its proximity to Dublin Airport. The economic benefit to the region is outlined in the InterVISTAS report Dublin Airport Economic Study 2015. This study confirms Dublin Airport as an essential driver of the Irish Economy, as a primary gateway serving the country for air passengers and cargo. It is estimated that 97,400 jobs are supported by the airport and that €6.9bn is contributed to Irish GDP. In this context the Plan will seek to support and facilitate the development and expansion of Dublin Airport.</p> <p>In 2019, a review of the effectiveness and appropriateness of the existing noise zones for Dublin Airport was undertaken. This review, completed by the Noise Regulator for Dublin Airport, concluded that noise zones should be updated to take into account increased annoyance to aircraft noise at lower noise exposure levels, and to account for night-time aircraft noise exposure which had not been previously considered. Based on the outcome of this review, the previous noise zones were replaced to set out revised noise zones.</p>	

No part of County Meath falls within Noise Zone A, which seeks to actively resist new provision for residential development and other noise sensitive uses. Instead, a portion of the County falls within Zone B and Zone C of the Noise Zones. Within these geographical areas, there is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Developments located with Noise zones B & C should therefore be controlled to require noise insulation where the predicted noise environment of the site is considered exceed levels appropriate for the development. In the case of residential development, this serves to protect the residential amenity of the proposed dwelling whilst safeguarding the future operations of Dublin Airport. The extents of the Noise Zones and Public Safety Zones for Dublin Airport are shown in the Plan maps nos. 5.4.1 & 5.4.2.

~~Parts of the County are located within both the outer and inner noise protection zones and the outer public safety zone for the airport. There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Both noise zones are shown in the Plan maps nos. 5.4.1 & 5.4.2, an Outer Zone within which the Council will continue to restrict inappropriate development, and an Inner Zone within which new provisions for residential development and other noise sensitive uses will be actively resisted.~~

Guidance on Public Safety Zones and land use is provided in the document '*Public Safety Zones, 2005*' by ERM Ltd. The Council will follow the advice of the Irish Aviation Authority and DAA regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof. Impacts of green energy infrastructure such as wind farms and photovoltaic's will be examined and considered under the Development Management Chapter of the Plan. The Irish Aviation Authority require that all planning applications for Solar PV arrays within a 15km radius of airports shall be accompanied with a Glint and Glare assessment which shall be referred to them for comment. These assessments should have regard to potential Glint and Glare towards existing and planned aviation receptors, in particular (i) Glare towards the 2 mile (3.2) km approach path for runways and (ii) Glare towards Air traffic control towers.

MOV OBJ 59

- ~~1) To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 5.4.1 and 5.4.2.~~
- ~~2) To ensure that under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour.~~
- ~~3) To require that comprehensive noise insulation is installed for any house permitted. Any planning application shall be accompanied by a noise impact assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment impact report.~~

To manage noise sensitive development in Noise Zone B and Noise Zone C, where aircraft noise may give rise to annoyance and sleep disturbance, and to ensure, where appropriate, noise insulation is incorporated within the development.

relevant internal noise guidelines will be met.

MOV OBJ 61

To ensure that residential development in areas likely to be affected by levels of noise inappropriate to residential use is avoided.

Refer to Volume 3, Amendment no. 3 for maps which are associated with this amendment.

MOV OBJ XX

To require noise sensitive development in Noise Zone B and Noise Zone C to undertake an internal noise assessment and where appropriate, demonstrate that

CHAPTER 6

Infrastructure Strategy

Amendment No.:	Proposed Amendment Chapter 6.1
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 6
Proposed Material Amendment	
<p>Amend INF OBJ 5, INF OBJ 24, INF POL 29 as follows;</p> <p>INF OBJ 5</p> <p>To liaise and work in conjunction with Irish Water to realise the Navan and Mid-Meath/ East Meath Water Supply Scheme. Development of the project will be subject to the outcome of the Appropriate Assessment process. Each of these projects will subject to the outcome of the alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.</p> <p>INF OBJ 24</p> <p>To identify existing surface water drainage systems vulnerable to flooding and develop proposals to alleviate flooding in the areas served by these systems in conjunction with the Office of Public Works. The delivery of such proposals will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/ designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.</p>	

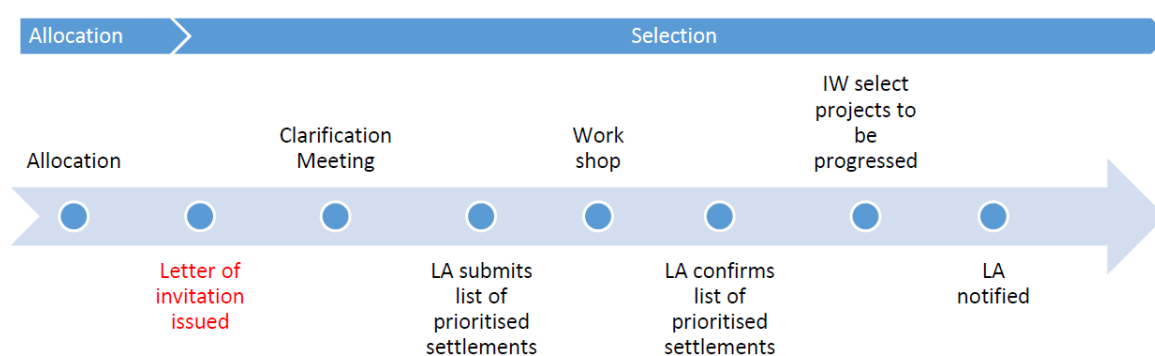
INF POL 29

To facilitate the provision of new, or the reinforcement of existing flood defences and protection measures where necessary and in particular to support the implementation of flood schemes being progressed through the planning process during the lifetime of the Plan. The provision of flood defences will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are) unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.

Amendment No.:	Proposed Amendment Chapter 6.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-20 <i>Maria Matthews</i> MH-C5-760 <i>Irish Water</i>
Chapter/Section	Section 6.4
Proposed Material Amendment	
<p>Amend Section 6.4 Water Services by including the following text:</p> <p>6.4 Water Services</p> <p>The Current Irish Water Investment Plan (CIP 2020-2024) The current Irish Water Capital Investment Programme (CIP) 2017-2021 outlines the indicative priorities and investments in water services infrastructure over the five year period. This CIP aims to deliver improvements in drinking water quality, leakage detection and remediation, wastewater compliance, business efficiencies and customer service.</p> <p>As part of the CIP, Irish Water have developed a Small Towns and Villages Programme (STVGP) to cater for growth in smaller settlements which would not</p>	

otherwise be provided for in the current Investment Plan. The Plan is limited to growth in smaller settlements already served by Irish Water Infrastructure. Under the STVGP, funding will be allocated to Meath County Council for new Wastewater or Water Treatment Plants or upgrades to eligible settlements with a population of less than 2,000 persons.

At this stage of the process, settlements considered most appropriate for such development or upgrades must be nominated by Meath County Council and further engagement with Irish Water must take place before agreement on the final list of settlements can be reached. The figure below depicts the process which must be undertaken by Meath County Council and Irish Water before a list of settlements can be finalised. It is anticipated that Local Authorities will be notified of successful projects throughout 2021.



The outcome of this Growth Programme and consequent allocation of additional wastewater and water capacity will inform the population profile and growth targets identified in the Core Strategy.

Notwithstanding this, the finalisation of these settlements will be determined after the adoption of the County Development Plan and therefore cannot presently inform the Core Strategy. Given the evidence-based approach of the Core Strategy, should the outcome of the STVGP alter growth potential for small settlements, Meath County Council will ensure the Core Strategy incorporates outputs of the STVGP by way of variation to the County Development Plan.

Amendment No.:	Proposed Amendment Chapter 6.3
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-760</i> <i>Irish Water</i>
Chapter/Section	Section 6.4
Proposed Material Amendment	
<p>Amend INF OBJ 4 in Section 6.4 Water Services as follows:</p> <p>INF OBJ 4 : 'To liaise and work in conjunction with Irish Water in the delivery of the Capital Investment Plan-2017-2021 2020-2024 and any subsequent Capital Investment Plans.'</p>	

Amendment No.:	Proposed Amendment Chapter 6.4
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-760</i> <i>Irish Water</i>
Chapter/Section	Section 6.7
Proposed Material Amendment	
<p>Add additional wording on the National Water Resources Plan to the end of the last paragraph of Section 6.7:</p> <p>Irish Water intend to seek planning permission for this project. in-2019</p> <p>Irish Water is also preparing for the future by developing the National Water Resources Plan (NWRP). The strategic plan for water services will outline how we move towards a sustainable, secure and reliable public drinking water supply over the next 25 years, whilst safeguarding our environment. The NWRP will outline how Irish Water intends to maintain the balance between our supply from water sources around the country and demand for drinking water over the short, medium and long-term. This will allow preparation for the future and ensure the provision of sufficient safe, clean drinking water to facilitate the social and economic growth of our country.</p>	

Amendment No.:	Proposed Amendment Chapter 6.5
Submission/ NOM/ (FTF) NOM Numbers	<i>Mh-C5-567</i> <i>Highfield Solar Ltd</i>
Chapter/Section	Section 6.10.2
Proposed Material Amendment	
<p>Amend INF OBJ 28 in Section 6.10.2 'Flood Risk Management' as follows:</p> <p>"To ensure that proposals for the development of solar farms are not located within areas identified as being within Flood Zones A and B are subject to a Site-Specific Flood Risk Assessment as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines)'</p>	

Amendment No.:	Proposed Amendment Chapter 6.6
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-430</i> <i>Eirgrid</i>
Chapter/Section	Section 6.11.2
Proposed Material Amendment	
<p>Amend 6.12 National Maritime Spatial Plan to 6.11.2 National Maritime Spatial Plan and add the following body text:</p> <p>6.11.2 National Marine Planning Framework (Draft)</p> <p>The NMPF is a national plan for Ireland's maritime area, setting out, over a 20 year horizon, how we want to use, protect and enjoy our seas. The NMPF sits at the top of the hierarchy of plans and sectoral policies for the marine area. The plan has been informed by existing sectoral plans and will, in turn, be used to inform future cycles of those plans in an ongoing feedback loop. It provides a coherent framework in which those sectoral policies and objectives can be realised.</p> <p>The marine plan will cover Ireland's maritime area, including internal waters (sea area), territorial seas, exclusive economic zone (EEZ) and continental shelf. The maritime area comprises approx. 490,000 km² and extends from mean high water mark at the coast seaward to in excess of 200 nautical miles in parts.</p>	

This Draft NMPF contains the objectives, policies and supporting actions the Government considers necessary to support the effective management of marine activities and more sustainable use of our marine resources. It sets out the policy, legislative and regulatory context for Marine Spatial Planning in general and, more specifically, for the development of Ireland's first plan. Consideration of the objectives of the plan, once adopted, will form part of the decision-making process for marine developments and activities.

Amendment No.:	Proposed Amendment Chapter 6.7
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-430</i> <i>Eirgrid</i>
Chapter/Section	Section 6.12
Proposed Material Amendment	
<p>Amend the following policy in Section 6.12 'Maritime Spatial Plan'</p> <p>INF POL 30: To implement the policies and objectives as set out within the National Maritime Spatial Plan and on adoption, the National Marine Planning Framework to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.</p>	

Amendment No.:	Proposed Amendment Chapter 6.8
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-430</i> <i>Eirgrid</i>
Chapter/Section	Section 6.15.2
Proposed Material Amendment	
<p>Include the following body text in Section 6.15.2 'Policy Context':</p> <p>Offshore Renewable Energy Development Plan 2014</p> <p>The Offshore Renewable Energy Development Plan sets out the context for the development of Ireland's offshore wind and ocean renewable energy sectors, and</p>	

the current state of play with regard to the range of policy areas that must be coordinated in order to create the conditions necessary to support the development of these sectors. The Plan was subject to an interim review in 2018 which identified a list of challenges and proposed next steps required to implement the recommendations identified by the Oversight Group.

Amendment No.:	Proposed Amendment Chapter 6.9
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-430</i> <i>Eirgrid</i>
Chapter/Section	Section 6.15.3
Proposed Material Amendment	
<p>Insert the following body text at the end of Section 6.15.3 'Renewable Energy';</p> <p>RPO 10.24 of the Eastern Midlands RSES also sets out its support for the sustainable development of Ireland's offshore renewable energy resources in accordance with the Department of Communications, Energy and Natural Resources 'Offshore Renewable Energy Development Plan' and any successor thereof including any associated domestic and international grid connection enhancements.</p>	

Amendment No.:	Proposed Amendment Chapter 6.10
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 7 – Cllr McCabe
Chapter/Section	Section 6.15.3
Proposed Material Amendment	
<p>Amend INF POL 34: in Section 6.15.3 'Renewable Energy';</p> <p>To promote sustainable energy sources locally based renewable energy alternatives, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity, natural and built heritage, residential or local amenities.</p>	

Amendment No.:	Proposed Amendment Chapter 6.11
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-567</i> Highfield Solar Limited
Chapter/Section	Section 6.15.3.2
Proposed Material Amendment	
<p>Amend the following body text in Section 6.15.3.2 Wind Energy:</p> <p>Wind energy has been the most significant source of renewable electricity. In 2017, installed wind capacity has increased to 2,851 MW across the island of Ireland. In 2020, Ireland fell short of its mandatory European target for an overall 16% renewable energy share. However, if Ireland is to reach our 203020 renewable electricity target, 55% of our electricity generation must be from renewable energy. The build rate of onshore wind farms must accelerate from an historic average of 180 MW per year to at least 250 MW per year.</p>	

Amendment No.:	Proposed Amendment Chapter 6.12
Submission/ NOM/ (FTF) NOM Numbers	NOM 72 Cllr Ronan Moore
Chapter/Section	6.15.3.6 Energy Efficiency
Proposed Material Amendment	
<p>Amend policy in Section 6.15.3.6 'Energy Efficiency' as follows:</p> <p>INF POL 39: To encourage the attainment of high standards of energy efficiency and environmental sustainability in development and to support the development of sustainable buildings that achieve certification under the Home Performance Index.</p>	

Amendment No.:	Proposed Amendment Chapter 6.13
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 16 Cllr Alan Tobin
Chapter/Section	Chapter 6.16.2 Policy Context

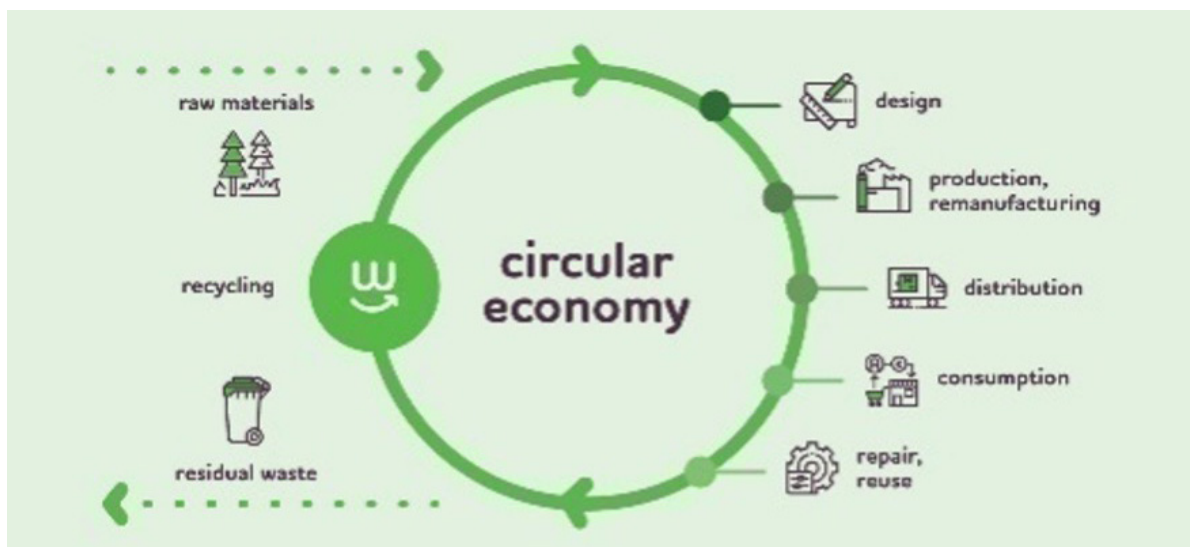
Proposed Material Amendment

Update Chapter 6, Infrastructure Chapter, Section 6.16.2 Policy Context to include the following:

Waste Action Plan for a Circular Economy – Ireland’s National Waste Policy 2020-2025

This policy shifts away from waste disposal and moves it back up the production chain, seeking to embed the circular economy into the products life cycle. This new circular economy will also present opportunities, in job creation and long term sustainability as well as helping to meet our climate targets. The policy will be supported by existing and pending legislation.

The policy document contains over 200 measures across various waste areas including Circular Economy, Municipal Waste, Consumer Protection and Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement and Waste Enforcement.



Amend the following policy:

INF POL 61 To facilitate the implementation of National Waste Legislation, **National and** and Regional Waste Management Policy **and the circular economy**.

Amendment No.:	Proposed Amendment Chapter 6.14
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-105</i> <i>Open Eir</i>
Chapter/Section	Section 6.16.3
Proposed Material Amendment	
<p>Amend the following policy in Section 6.16.3 'Broadband':</p> <p>INF POL 55: To seek to have appropriate modern ICT, including open access fibre connections in all new developments and a multiplicity of carrier neutral ducting installed during significant public infrastructure works such as roads, rail, water and sewerage, where feasible: and in consultation with all relevant licensed telecommunications operators.</p>	

Amendment No.:	Proposed Amendment Chapter 6.15
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-105</i> <i>Open Eir</i>
Chapter/Section	Section 6.16.3
Proposed Material Amendment	
<p>Amend the following INF OBJ 53 in Section 6.16.3 'Broadband' as follows:</p> <p>INF OBJ 53: To require that open access communications cables and associated infrastructure are undergrounded in urban areas with particular reference to Architectural Conservation Areas in order to protect the visual amenities of streetscapes. Proposals for overground cables located within Architectural Conservation Areas will be subject to outcome of development management process.</p>	

Amendment No.:	Proposed Amendment Chapter 6.16
Submission/ NOM/ (FTF) NOM Numbers	<i>MH-C5-229</i> <i>Broadband Officer, Meath County Council</i>
Chapter/Section	Section 6.16.3 Broadband

Proposed Material Amendment

Amend the following body text in Section 6.16.3 'Broadband'

"Broadband is one of the key drivers in maintaining competitiveness and supporting socioeconomic development. It provides a connectivity that has transformed the way people and businesses operate. The National Broadband Plan is the Government's plan to deliver high speed broadband services to all businesses, farms, and households in Ireland. It will ensure that people living and working in rural areas have the same digital opportunities as those in urban areas.

The contract for the National Broadband Plan State intervention area was awarded in November 2019. The Council has been given specific responsibilities within the plan to supports its delivery.

A critical aspect of the National Broadband Plan is the development of Broadband Connection Points within existing and developing community facilities in the Intervention Areas. These facilities will enable local residents to access high speed broadband for leisure, economic, educational or work activities.

The WIFI4EU network, a publicly accessible free Wi-Fi service, is being delivered across Ireland in collaboration with the European Commission and the Department of Rural & Community Development. In Meath, residents and visitors are able to access high speed broadband in the main population centres of the County.

The Council will seek to **support the delivery of these services and** promote enhancement of broadband delivery in County Meath in the period of the Development Plan in accordance with National policy in order to:

- Promote the attractiveness of **further** regional locations outside of the main urban centres for economic development both indigenous and FDI;
- Facilitate more flexible **study and** working arrangements such as working from home **and working hubs**;
- Reduce social isolation."

CHAPTER 7

Community Building Strategy

Amendment No.:	Proposed Amendment Chapter 7.1
Submission/ NOM/ (FTF) NOM Numbers	NOM 34 Cllr. Ronan Moore
Chapter/Section	Section 7.6.2.3
Proposed Material Amendment	
<p>Amend Section 7.6.2.3 'People with Disabilities' body text as follows:</p> <p>People with disabilities and the mobility impaired face particular physical barriers to access and movement not only in buildings, but on footpaths, streetscapes, open spaces etc. The Council will encourage integration of accommodation within a mix of housing types providing mobility and access for people with disabilities in order to remove barriers to involvement in community and employment activities. Furthermore, the Council will also promote the provision of 'Changing Places Facilities' in certain instances . Standard accessible toilets do not meet the needs of all people with a disability. Some people often need extra equipment and space to allow them to use toilets safely and comfortably. These needs are met by 'Changing Places' facilities. The provision of these facilities should be provided in any new build large building development where the public have access in numbers and/ or where the public might be expected to spend longer periods of time, for example, educational establishments, health facilities, civic centres, public libraries, cultural buildings, motorway services, sport and leisure facilities, including large hotels. All proposals for development shall have regard to the provisions of the National Disability Authority's document 'Building for Everyone: A Universal Design Approach – Planning and Policy' (2012) in order to ensure that access and movement through the development is available to all users of the development.</p>	

Amendment No.:	Proposed Amendment Chapter 7.2
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 10 Cllr. Ronan Moore

Chapter/Section	Section 7.7.2 SOC OBJ 1
Proposed Material Amendment	
<p>Amend SOC OBJ 1 in Section 7.7.2 Social Infrastructure Assessments as follows;</p> <p>SOC OBJ 1 - To assist in the provision of community and resource centres and youth clubs/cafes and other facilities for younger people by the identification and reservation of suitably located sites, including sites within the landbanks of the Local Authorities and by assisting in the provision of finance, where possible. A centrally located youth premises (to accommodate various youth agencies/organisations and services) should be considered, and where viable outreach support centres should also be considered.</p>	

Amendment No.:	Proposed Amendment Chapter 7.3
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 8 Revision to original NOM 31 Cllr. Ronan Moore
Chapter/Section	Section 7.7.2
Proposed Material Amendment	
<p>Amend the following policy in Section 7.7.2 Social Infrastructure Assessments:</p> <p>SOC POL 4</p> <p>To seek to ensure the efficient and timely delivery of community facilities commensurate with the needs of the resident population and to assist in the delivery of such facilities. To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.'</p>	

Amendment No.:	Proposed Amendment Chapter 7.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-824-Department of Education and Skills
Chapter/Section	Section 7.7.3.1

Proposed Material Amendment

Amend Section 7.7.3.1 'Primary and Post Primary Educational Requirements' body text as follows:

The Department of Education and Skills has identified that the following areas are likely to require additional school facilities/ reservation of sites over the plan period:

- A new primary school in Ashbourne, Navan, Dunboyne, Dunshaughlin, and Ratoath, **Trim and Kilcock Environs**.
- A new post primary school in Drogheda environs, Ashbourne, Navan, Dunboyne, Enfield, **Trim** and Ratoath

Amendment No.:

Proposed Amendment Chapter 7.5

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-611
The Planning Partnership

Chapter/Section

Section 7.7.7

Proposed Material Amendment

Amend SOC POL 41 in Section 7.7.7 Open Space as follows:

SOC POL 41 'Identify free from development, lands that are the subject of a deed of dedication identified in a grant of planning permission as **public** open space, to ensure the availability of community and recreational facilities for the residents of the area.'

Amendment No.:

Proposed Amendment Chapter 7.6

Submission/ NOM/ (FTF) NOM Numbers

MH-C5-802
Department of Culture, Heritage & the Gaeltacht

Chapter/Section

Section 7.7.9

Proposed Material Amendment

Insert reference as footnote (SOC POL 46) in Section 7.7.9 'Burial Grounds'.

SOC POL 46

To protect the cultural heritage of historical burial grounds within the County and to encourage their management and maintenance in accordance with best conservation practice. (Please also refer to Chapter 8 Cultural and Natural Heritage) **(Footnote - Guidance for the Care, Conservation and Recording of Historic Graveyards (2011))**

CHAPTER 8

Cultural & Natural Heritage Strategy

Amendment No.:	Proposed Amendment Chapter 8.1
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 12 Cllr Mike Bray
Chapter/Section	Section 8.1
Proposed Material Amendment	
<p>Amend Section 8.1 'Introduction' in body text as follows:</p> <p>Where natural and cultural heritage features are relevant to any development proposal, applicants are required to contact the Planning Department, who will facilitate pre-application discussions at the earliest opportunity.</p> <p>The Council will also encourage engagement between the relevant national agencies and residents, farmers, landowners and local communities who are located in close proximity to heritage sites and walkways, in order to mitigate any adverse impacts arising from high volumes of visitors to an area.</p>	

Amendment No.:	Proposed Amendment Chapter 8.2
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-303 Devenish MH-C5-802 Department of Culture, Heritage & the Gaeltacht
Chapter/Section	Section 8.6
Proposed Material Amendment	
<p>Amend the following body text and HER POL 4 in Section 8.6 Archaeological Heritage as follows;:</p> <p>'Archaeology is the systematic study of past human societies through the investigation and analysis of the material evidence left behind. Uniquely archaeology provides insights into It is most useful for periods and civilisations that existed prior to written</p>	

records. The archaeological heritage of an area includes monuments, sites, and objects whether situated on land or under water. In this respect, the County has a significant archaeological heritage, and provides a valuable cultural, educational and tourism resource'

Amend HER POL 4 as follows;

To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a licensed archaeologist by a **suitably qualified archaeologist**.

Amendment No.:	Proposed Amendment Chapter 8.3
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-802 Department of Culture, Heritage & the Gaeltacht
Chapter/Section	Section 8.6
Proposed Material Amendment	
<p>Amend HER POL 1 in Section 8.6 Archaeological Heritage as follows;</p> <p>Delete HER POL 1 To protect archaeological sites, monuments, underwater archaeology and archaeological objects in their setting, which are listed on the Record of Monuments and Places for Meath.</p> <p>and replace with the following text:</p> <p>"To protect sites, monuments, places, areas or objects of the following categories:</p> <ul style="list-style-type: none"> • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; 	

- **National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority;**
- **Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht."**

Amendment No.:	Proposed Amendment Chapter 8.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-802 Department of Culture, Heritage & the Gaeltacht
Chapter/Section	Section 8.6
Proposed Material Amendment	
<p>Amend policy HER POL 2 in Section 8.6 Archaeological Heritage as follows;</p> <p>HER POL 2: To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999)</p>	

Amendment No.:	Proposed Amendment Chapter 8.5
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-585 Tara Skryne Preservation Group
Chapter/Section	Section 8.6
Proposed Material Amendment	
<p>Amend HER OBJ 3 in Section 8.6 Archaeological Heritage as follows;</p> <p>HER OBJ 3 - To seek to To protect important archaeological landscapes from inappropriate development.</p>	

Amendment No.:	Proposed Amendment Chapter 8.6
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-745 Boyne Valley Consultative Committee (BVCC)
Chapter/Section	Section 8.6.1
Proposed Material Amendment	
<p>Amend HER POL 10 in Section 8.6.1 UNESCO World Heritage Site - Brú na Bóinne as follows:</p> <p>HER POL 10 - To ensure that residential extensions within the UNESCO World Heritage Site of Brú na Bóinne are in character with the original building respect the scale, design and character of the original building.</p>	

Amendment No.:	Proposed Amendment Chapter 8.7
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-44 Keep Ireland Open MH-C5-47 Cllr Noel French
Chapter/Section	Section 8.7
Proposed Material Amendment	
<p>Insert new objective as follows into Section 8.7 'Architectural Heritage';</p> <p>HER OBJ XX To commission a study over the lifetime of the Plan to assess the significance of the Mass Rocks and Holy Wells throughout County Meath.</p>	

Amendment No.:	Proposed Amendment Chapter 8.8
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-112 Transport Infrastructure Ireland (TII)
Chapter/Section	Section 8.7.4
Proposed Material Amendment	

Amend HER POL 25 in Section 8.7.4 Industrial Heritage as follows;

HER POL 25

To protect and enhance the built and natural heritage of the Royal Canal and Boyne Navigation and associated structures and to ensure, in as far as practically possible, that development which may impact on these structures and their setting be sensitively designed with regard to their character and setting. Development of the project will be subject to the outcome of the Appropriate Assessment process. ~~Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s); the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.~~

Amend the below policies/objectives;

HER POL 32: To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process and ~~an appropriate level of assessment has been carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife, can clearly demonstrate that it will have no adverse effect on the integrity of the site.~~

HER POL 6: To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, ~~so that its integrity, authenticity and significance are not adversely affected by cumulative inappropriate change and development~~ so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change.

HER POL 27: To protect, conserve and enhance the County's biodiversity, **where appropriate.**

HER OBJ 55: To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.4 and to protect these views from **inappropriate** development which would interfere unduly with the character and visual amenity of the landscape.

Amendment No.:	Proposed Amendment Chapter 8.9
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-764 Bord na Mona

Chapter/Section	Section 8.11
Proposed Material Amendment	
<p>Amend the following body text in Section 8.11 Peatlands;</p> <p>The County represents the eastern limit of raised bogs in Ireland and the Council recognises the potential for utilisation of protected areas for tourist, amenity, educational and research purposes. The Council will liaise with the various government and nongovernment organisations involved in an effort to secure the conservation of the peatland areas having regard to National Peatland Strategy and the National Raised Bog SACs Management Plan 2017-2022. The Council also recognises the potential for some cutaway to facilitate various complimentary activities such the generation of renewable energy, diverse ecosystems and places of public amenity.</p>	

Amendment No.:	Proposed Amendment Chapter 8.10
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 20 Cllr McCabe & Meade
Chapter/Section	Section 8.11
Proposed Material Amendment	
<p>Amend HER OBJ 38 in Section 8.11 Peatlands as follows:</p> <p>HER OBJ 38</p> <p>To work in partnership with relevant stakeholders on a suitable peatland site(s) to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate, having regard to local and residential amenities.</p>	

Amendment No.:	Proposed Amendment Chapter 8.11
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-1001 Meath Archaeological and Historical Society (MAHS)

Chapter/Section	Section 8.18
Proposed Material Amendment	
<p>Insert the following new objective into Section 8.18 Views and Prospects as follows;</p> <p>HER OBJ XX To undertake a review of existing protected views and prospects contained in the County Development Plan and to assess and consider additional views and prospects deemed worthy of inclusion/protection.</p>	

CHAPTER 9

Rural Development Strategy

Amendment No.:	Proposed Amendment Chapter 9.1
Submission/ NOM/ (FTF) NOM Numbers	NOM 50 – Cllr Brian Fitzgerald Grouped Themed Submission No. 1 - Rural Housing Policy
Chapter/Section	Chapter 9
Proposed Material Amendment	
<p>Retain the existing Rural Development Chapter (Chapter 10) of the 2013-2019 County Development Plan but replace Section 10.6 'Graigs' with Section 9.5.4 'Rural Nodes' of the Draft Meath County Plan 2021-2027. Refer to the Supplementary Material Amendments for the Rural Chapter on page 120.</p> <p>The Node map for Yellow Furze was excluded in error from the public display of the draft Plan and is now placed on public display as a material amendment.</p> <p>Maps to be included in Volume 3 Book of Maps associated with the existing County Development Plan 2013-2019 Chapter 10 'Rural Development' are as follows;</p> <ul style="list-style-type: none"> • Rural Area Types Development Pressure 10.1 • Tree Preservation Order's (TPO) 10.2 • GSI Aggregates Potential Map 10.3 • GSI Granular Aggregates Potential Map 10.4 • Gaeltacht Areas Rathcairn & Gibbstown 10.5 • Management of Future Access to Strategic Corridors 10.6 <p>Please refer to Proposed Volume 3 Amendment No. 2 to view the above maps</p> <p>Maps to be removed (superceded) are as follows;</p> <p>Maps</p> <ul style="list-style-type: none"> • Map no. 9.1 Rural Area Types Development Pressure • Map 9.2 Management of Future Access to Strategic Corridors • Nap 9.3 Tree Preservation Orders • Map 9.4 Gaeltacht Areas 	

Proposed Amendment Chapter 9.1 Laytown/ Bettystown - Yellow Furze Rural Node



SEA Consultant Comments

The amendment is contrary to the provisions of the Project Ireland 2040 National Planning Framework (NPF).

National Policy Objective (NPO) 19 seeks to facilitate the provision of single housing in the countryside only where it is based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

Regional Policy Objectives (RPOs) for Rural Areas in the Eastern & Midlands Regional Spatial & Economic Strategy 2019-2031 (RESES) include RPO 4.77 and RPO 4.78 support local authority development plans prioritising the regeneration of rural towns, villages and rural settlements. Policy RPO 4.80 reiterates NPO 19 where it states that, in Rural Areas Under Strong Urban Influence and Stronger Rural Areas, local authorities shall manage urban generated growth by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.

The amendment would lead to non-sustainable development and negative environmental impacts through:

- creation of demands for the subsequent provision of public infrastructure on a dispersed pattern (i.e. roads and services);
- higher energy consumption and transportation costs arising from increased car based commuting;
- over concentration of septic tanks in areas leading to potential ground water issues;
- potential contamination of local water supplies and a reduction in water quality;
- potential erosion of landscape character, and depletion of high-quality landscapes; and harmful effects on the tourism sector;
- loss of agricultural land; and
- loss or negation of investment in small towns and rural settlements, leading to dereliction and vacancy;

Therefore the amendment would lead to negative environmental impacts across environmental factors, including biodiversity, land and soils, water, climate / climate change, material assets and transport, heritage and landscape.

SEA Recommendation: remove proposed amendment and retain Rural Development Strategy of Draft Plan.

CHAPTER 10

Climate Change Strategy

Amendment No.:	Proposed Amendment Chapter 10.1
Submission/ NOM/ (FTF) NOM Numbers	Grouped Themed Submission no. 9- Miscellaneous Issues
Chapter/Section	Section 10.4
Proposed Material Amendment	
<p>Amend Section 10.4 Policy Context to insert the following body text at the end of the section (just before 10.5.1):</p> <p>Meath Climate Action Strategy</p> <p>The Meath Climate Action Strategy covers the period from 2019-2025 and aims to support businesses, social enterprises, public bodies and communities to change their energy systems to produce a climate resilient economy. The Strategy focuses on changes to key areas such as mobility, the built environment, clean energy, resource management, water and natural resources identifying methods by which Meath County Council can support change in these areas.</p>	

Amendment No.:	Proposed Amendment Chapter 10.2
Submission/ NOM/ (FTF) NOM Numbers	Grouped Themed Submission no. 9- Miscellaneous Issues
Chapter/Section	Section 10.4
Proposed Material Amendment	
<p>Amend Section 10.4 Policy Context to insert the following body text at the end of the section and before paragraph on Meath Climate Action Strategy:</p> <p>Climate Action Plan 2019 To Tackle Climate Breakdown.</p> <p>The Climate Action Plan is a national policy document adopted in 2019. The Plan identifies the critical nature of the challenge faced as a result of global warming.</p>	

The Plan underpins this ambition to deliver a step-change in our emissions performance over the coming decade by setting out clear 2030 targets for each sector and the expected emissions savings that will result. The overall aim will allow Ireland to meet its EU targets for 2030 and will also be well placed to meet our mid-century decarbonisation objectives.

Amendment No.:	Proposed Amendment Chapter 10.3
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 17 Cllr. Alan Tobin
Chapter/Section	Section 10.4 Policy Context
Proposed Material Amendment	
<p>Amend Section 10.4 to include the following body text (after paragraph on UNFCCC (1992):</p> <p>10.4 Policy Context</p> <p>The European Green Deal</p> <p>The European Green Deal plans to make the EU's economy sustainable and climate neutral by 2050 and position the EU as a Global leader. This will be achieved by turning climate and environmental challenges into opportunities, and making the transition just and inclusive for all. The goals of the Green Deal will be enshrined in law. Actions under the Green Deal include:</p> <ul style="list-style-type: none"> • The Just Transition Mechanism: making sure no one is left behind • Investing in Climate neutral and circular economy • EU funded projects to green the economy • A Climate Pact • Circular Economy Action Plan • EU Biodiversity Strategy for 2030 • Renovation Wave • Methane Strategy • Offshore Renewable Energy • A new European Bauhaus • Chemicals Strategy for sustainability • European Year of Rail 2021 • From Farm to Fork 	

Amendment No.:	Proposed Amendment Chapter 10.4
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-126 Friends of the Irish Environment
Chapter/Section	Section 10.5 Climate Change Objectives
Proposed Material Amendment	
<p>Amend Climate Change Objective 1 as follows;</p> <p>To support the implementation of the Climate Action Plan 2019 National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases in the Electricity, Enterprise, Built Environment, Transport, Agriculture and Waste sector.</p> <p>a. Reducing Meath County Councils emissions by 33% by 2020.</p> <p>b. Reducing CO2 emissions of the county by at least 40% by 2030</p> <p>2. To support the implementation of the Climate Action Plan 2019 National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders</p>	

Amendment No.:	Proposed Amendment Chapter 10.5
Submission/ NOM/ (FTF) NOM Numbers	(FTF) NOM 19 Cllr. Alan Tobin
Chapter/Section	Section 10.4
Proposed Material Amendment	
<p>Amend Section 10.4 Policy Context to insert the following body text at the end of the section and before paragraph on Meath Climate Action Strategy and after Climate Action Plan 2019:</p> <p>Just Transition Fund</p> <p>The Just Transition Fund (JTF) is a key pillar of the government's just transition plan for the Midlands region. A 2020 fund will be available for projects focusing</p>	

on retraining workers and proposals to generate sustainable employment in green enterprise in the region, and supporting communities to transition to a low carbon economy.

The objective of the Just Transition Fund 2020 call is to fund innovative projects that contribute to the economic, social and environmental sustainability of the Wider Midlands region and which have employment and enterprise potential. It will support projects that take a whole-of-Midlands strategic approach and complement other sources of public funding.

The scope of the fund is limited in the context of County Meath, given its particular relevance to the Midlands region and the re-skilling of Peat Production workers. Notwithstanding this, the Council supports the ethos of climate justice and would welcome the opportunity to partner and collaborate with both the public and private sector on 'Just Transition' projects where opportunities arise.

Amendment No.:	Proposed Amendment Chapter 10.6
Submission/ NOM/ (FTF) NOM Numbers	Grouped Themed Submission no. 9- Miscellaneous Issues
Chapter/Section	Section 10.6.2
Proposed Material Amendment	
Delete INF POL 19, 20, 24, 26, 27, 29 & 30, INF OBJ 25 and associated text from Section 10.6.2 Energy and Waste Infrastructure as follows;	
<p>INF POL 19 To implement the findings and recommendations of the Strategic Flood Risk Assessment prepared in conjunction with the County Development Plan review, ensuring climate change is taken into account.</p> <p>INF POL 20 To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.</p>	

INF-POL-24

To ensure that flood risk management is incorporated into the preparation of Local Area Plans in accordance with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)'.

INF-POL-26

To undertake a review of the 'Strategic Flood Risk Assessment for County Meath' in light of the completed flood mapping which has been developed as part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study.

INF-OBJ-25

To require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF-OBJ-27

To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.

INF-POL-29

To facilitate the provision of new, or the reinforcement of existing flood defences and protection measures where necessary and in particular to support the implementation of flood schemes being progressed through the planning process during the lifetime of the Plan. The provision of flood defences will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are) unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.

INF-OBJ-30

To ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or forms of development

and **relocate to Section 10.6.3.** on Water Resource Management.

INF POL 19

To implement the findings and recommendations of the Strategic Flood Risk Assessment prepared in conjunction with the County Development Plan review, ensuring climate change is taken into account.

INF POL 20

To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.

INF POL 24

To ensure that flood risk management is incorporated into the preparation of Local Area Plans in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009)'.

INF POL 26

To undertake a review of the ‘Strategic Flood Risk Assessment for County Meath’ in light of the completed flood mapping which has been developed as part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study.

INF OBJ 25

To require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

INF OBJ 27

To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.

INF POL 29

To facilitate the provision of new, or the reinforcement of existing flood defences and protection measures where necessary and in particular to support the implementation of flood schemes being progressed through the planning process during the lifetime of the Plan. The provision of flood defences will be subject to

the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are)_unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.

INF OBJ 30

To ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or forms of development

Amendment No.:	Proposed Amendment Chapter 10.7
Submission/ NOM/ (FTF) NOM Numbers	MH-C5-430 Eirgrid
Chapter/Section	Section 10.6.2
Proposed Material Amendment	
<p>Remove from the Key Risks column under Section 10.6.2 Energy and Waste Infrastructure the following:</p> <ul style="list-style-type: none"> • Reduction in the capacity of distribution and transmission lines in higher temperatures, may reduce efficiency and increase costs 	

CHAPTER 11

Development Management Standards

Amendment No.:	Proposed Amendment Chapter 11.1
Submission/ NOM/ (FTF) NOM Numbers	
Chapter/Section	Chapter 11
Proposed Material Amendment	
Updated Development Management Chapter. Refer to the Supplementary Amendments to Volume 1 to view the updated Development Management Chapter.	

Supplementary Material Amendments to Volume 1

Proposed Amendment Chapter 2.7

Proposed Amendment Chapter 9.1

Proposed Amendment Chapter 11.1



Proposed Amendment Chapter 2.7

Proposed Amendment Chapter 2.7

1. Amend Section 2.7 with the following text:

Section 2.7

- To facilitate the population growth of Meath up to a projected population of ~~227,500~~ **228,300** in the plan period and ensure the distribution of this population is targeted towards the growth centres identified in the RSES.

2. Amend Section 2.8.1 and Table 2.4 as follows:

2.8.1 Guiding principles for Core Strategies

In its 'Guiding Principles for Core Strategies' the RSES requires Local Authorities to have regard to the settlement hierarchy in the preparation of the Core Strategy.¹⁷ There is also a recognition that the implementation of the Growth Strategy of the NPF at a regional and county level will result in inconsistencies with existing plans, particularly with regard to the quantum of land zoned for residential use.

The RSES provides the following options¹⁸ to address the issue of excess residential lands:

- Apply prioritisation measures which takes account of the sequential development of lands which are suitable for housing but may not be forthcoming in the plan period
- De-zone the land

There is also an acknowledgement that there are instances where there are settlements with long term development potential that are not being brought forward for development. Rather than being dependent on the release of these lands for residential development, the RSES indicates that Local Authorities should consider other suitable lands with better prospects for delivery in the short term whilst also pursuing the more strategic lands through an Active Land Management Strategy.

In identifying the residential land requirement for this Plan and addressing the issue of excess lands consideration will be given to both options set out above. An evaluation of all undeveloped residential lands in each settlement has been carried out. The prioritisation/phasing of residential lands will only be utilised in the larger settlements where population growth is to be concentrated i.e. Regional Growth

Centre, Key Town, or Self-Sustaining Growth Towns and only where there are fundamental reasons which support the requirement to phase such lands.

It is proposed to include a reserve of residential lands that will not be available for development until after 2026¹⁷ only in the following settlements:

Settlement	Reason for including a reserve of residential land
Dunboyne	To ensure there is a long term strategy and to provide clarity as to the direction of future growth and development in the Metropolitan Town.
Navan	As the Key Town and the largest settlement in the County, it is important to have clarity and direction for the medium and long term growth of the town. In addition, the delivery of a rail line to Navan is a cross-cutting theme of this Plan. It is therefore integral to have a development strategy that demonstrates the town has the capacity to support the population increase associated with a rail based settlement.
Dunshaughlin	To demonstrate the town has the capacity to accommodate a critical mass of population associated with a rail link delivered as part of Phase II of the Navan Rail Project.
Kilcock Environs	To provide clarity in regard to the long term growth of this Metropolitan settlement
Enfield	To provide clarity in regard to the long term growth of this multi-modal settlement

Table 2.4: List of settlements where a ‘reserve’ of residential lands is to be retained

¹⁷ Section 4.3 of the RSES ‘Defining a Settlement Typology’

¹⁸ Section 4.3 of the RSES ‘Taking Account of Existing Plans’

3. Amend Section 2.8.3 and Table 2.7 as follows:

2.8.3 Analysis of existing and projected growth rates

There was a rapid growth in population in Meath between 2006-11 when the population increased by 13%. During the following 5 year period (2011-16) a more moderate increase of 5.9% was recorded. This growth was reflective of the prevailing economic circumstances at the time whereby the national economy was performing strongly up to 2008, following which there was a curtailment of growth due to the global recession. Over the 10 year period between 2006-16 the total population increase was 20%. This equated to an annual average population increase of 3,221 persons.

	Population increase 2006-16	Average annual increase 2006-16	Projected increase 2016-26	Projected annual average increase 2016-26
Meath	32,206	3,221	32,456	3,246

Table 2.7 Population Growth in Meath 2006-2026

	Population increase 2006-16	Average annual increase 2006-16	Projected increase 2016-27	Projected annual average increase 2016-27
Meath	32,206	3,221	33,256	3,023

Table 2.7 Population Growth in Meath 2006-2027

Between 2016-2026 it is projected that the population of Meath will increase by 16.5% ~~17.3%~~. This equates to an annual average population increase of ~~3,246~~ **3,023** persons, which is equivalent to the annual average increase between 2006-16.

The graph above sets out the projected growth in the County up to 2026 ~~27~~ and confirms that the pattern of growth will be along a similar trajectory as that experienced between 2006-16.

4. Amend Section 2.9.5 and Table 2.9 as follows:

2.9.5 Projecting Housing Demand up to 2026~~7~~

As previously indicated, the absence of guidance at a national and regional level regarding projected household requirements and occupancy rates presents a significant challenge with regard to quantifying the total number of households and land required to meet the housing needs of the County during the Plan period.

For example, it is unclear as to whether or not it is anticipated that future occupancy rates will decline over the next decade following an increase between 2011-16. In addition it is difficult to quantify the additional housing required in the County to 'catch up' with demand.

The average occupancy rate gradually declined between 1996-2006 and began to increase during the recession. The improving economic conditions will facilitate in time a return to lower occupancy rates. For the purposes of this Core Strategy it is assumed that the average occupancy rate will decrease from 3 in 2016 to 2.5 in 2026~~7~~.

Based on an average occupancy rate of 2.5 persons per household in 2026~~7~~ and a population of ~~227,500~~ **228,300** persons living in Meath in the same year, it is projected that the total housing stock in the County in 2026~~7~~ would be ~~91,000~~ **91,320** units. Vacancy rate has been factored in to this occupancy rate. This projection would result in a requirement for an additional ~~20,351~~ **20,671** residential units in Meath over the ~~10~~ **11** year period 2016-~~26~~ **27**. This would equate to an annual average output of **approximately 1,880** ~~2,035~~ units per annum. This is not considered to be an unrealistic figure, particularly in the context of the anticipated housing requirements set out in the NPF and Rebuilding Ireland.²⁷

Year	2016	2026
Population	195,044	227,500
Housing stock	70,649	91,000
Increase from 2016		+20,351

Table 2.9: Projected household requirement in Meath up to 2026

Year	2016	2027
Population	195,044	228,300
Housing stock	70,649	91,320
Increase from 2016		+20,671

Table 2.9: Projected household requirement in Meath up to 2027

²⁷ Section 6.6 of the NPF 'Housing' indicates that between 2018 and 2040 an average output of 25,000 new homes will be required every year whilst Rebuilding Ireland seeks to increase the overall supply of new homes to 25,000 per annum by 2020.

5. Amend Section 2.9.6 and Table 2.10 as follows:

2.9.6 Securing Compact Growth

One of the underlying principles of the growth strategy in the NPF and RSES is securing more compact development. This is a continuation of the policy approach set out in the National Spatial Strategy and the Regional Planning Guidelines where there was a requirement for a sequential approach to be taken to the delivery of housing with priority given to the regeneration of infill/brownfield sites.

There is a target in the NPF and RSES to deliver at least 30% of all new homes in towns outside of the cities to be located ‘within and close to the existing built up area’ of settlements.²⁸

This Plan recognises the social and economic benefits of the redevelopment of brownfield lands, particularly in relation to urban regeneration, and will continue to support the delivery of compact growth and the regeneration of under-utilised sites in towns and villages throughout the County.

An analysis of the potential capacity of infill and brownfield lands zoned for residential, town centre, or mixed use developments in all settlements indicates that approximately 6,272 units could be delivered on these lands. This equates to 31% of the household allocation for the County. The development of these lands will make an important contribution to the creation of more sustainable communities in the County and will support the implementation of the national and regional policy objectives of creating more compact settlements.

	Potential capacity of lands
Brownfield/Infill ²⁹	6,272
Greenfield	14,079

Table 2.10: Brownfield and Infill development targets

	Potential capacity of lands
Brownfield/Infill ²⁹	6,272
Greenfield	14,309

Table 2.10: Brownfield and Infill development targets

²⁸ National Policy Objective 3c of the NPF and Regional Policy Objective 3.2 of the RSES

²⁹ This includes greenfield sites in the ‘existing built up area of settlements’

²⁹ This includes greenfield sites in the ‘existing built up area of settlements’

6. Amend Section 2.10.4 and Fig 2.6 as follows:

2.10.4 Distribution of Population and Households in the County

Table 2.11, the 'Core Strategy Table', sets out the population projections and household allocation for each settlement up to 2026~~7~~. This table provides details of the most recent population, population projections, the development activity in each settlement between 2016-2019, the number of unbuilt permitted units, and the household allocation for each settlement between 2020-~~2026~~ **2027**.

The multi-faceted nature of settlement growth and the various socio-economic factors associated with the growth of towns and villages makes it extremely challenging to provide an exact figure for a population to grow to at a specific time. Rather than focusing on the population projection as a 'target' the figures provided in Table 2.11 should be regarded as a guide as to the level of growth anticipated in that settlement during the plan period. The emphasis will instead be on the delivery of the objectives of the NPF and RSES, and in particular the creation of balanced, sustainable growth.

It is acknowledged that due to various circumstances there are some settlements that may grow at a rate faster than anticipated and others which will develop at a slower rate. As part of the monitoring and implementation process of this Plan the Council will analyse settlement growth within the County, particularly following the publication of ~~Census 2021 data~~ **data from the next census**. This exercise will form a significant element of the formal 2 year statutory review.

As part of the strategy of securing compact growth, an analysis of the potential number of units that could be delivered in the built up area of each settlement was carried out. This figure is set out in column H of the table. This includes lands zoned as 'New Residential', 'Existing Residential', Mixed Use', or 'Town Centre' uses. The quantum of lands zoned 'New Residential' in each settlement has also been provided.

The total household allocation for the County between 2016-2026 is ~~20,351~~ **20,671** units. Approximately ~~3,682~~ **3,713** units were constructed between 2016-2019 (see column E), leaving an allocation of ~~16,669~~ **16,958** units to be built during the Plan period 2020-2026 (column G).

Volume 2 of this Plan includes a Written Statement and zoning map for each settlement in the County. These Written Statements set out the strategy as to how the core strategy will be implemented in each of these settlements.³⁶

Chapter 9 sets out the relevant policies and objectives in respect of residential development in rural nodes and the open countryside.

³⁶ Following the adoption of this Plan it is intended to prepare a Local Area Plan for each of the following settlements: Navan, Dunboyne/Clonee, Ashbourne, Trim, Kells, Laytown/Bettystown/Mornington/Donacarney, Dunshaughlin, Duleek, Enfield, Stamullen and Ratoath. A Joint Local Area Plan for Maynooth is to be prepared with Kildare, a Joint Urban Plan is to be prepared for Drogheda.

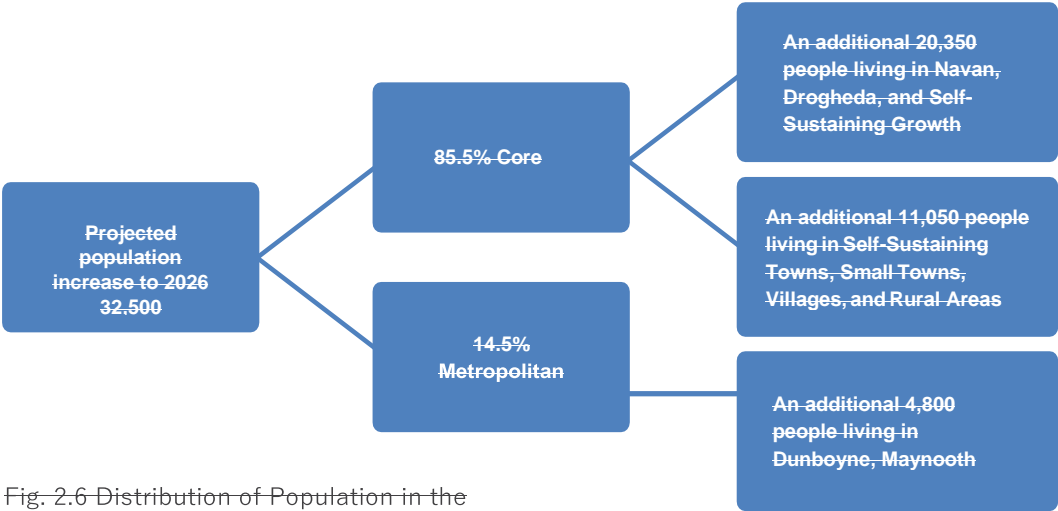


Fig. 2.6 Distribution of Population in the County to 2026

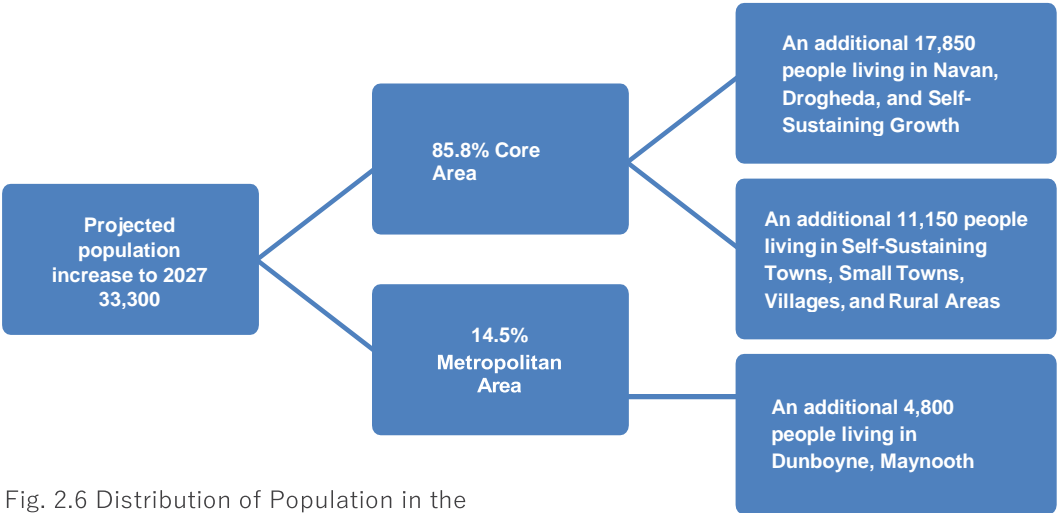


Fig. 2.6 Distribution of Population in the County to 2027

7. Amend Table 2.12 as follows:

Settlement	Projected population increase to 2026	% of total population growth	Approximate households completed 2016-2019	Household allocation 2020-2026 ⁴³	Quantum of land zoned for residential use (ha)
Regional Growth Centre	3,300	10.1%	113	1,631	178.73
Key Towns	6,100	18.8%	781	3,384	104.96
Self-Sustaining Growth Towns	11,950	36.8%	1,278	6,561	203.16
Self-Sustaining Towns	5,000	13.8%	910	2,313	87.23
Small Towns	1,200	3.7%	86	702	37.05
Villages, Rural Nodes, and Open Country-side	5,450	16.5%	494	2,301	52.43

Table 2.12: Summary of population and household distribution in each settlement category

⁴³ Does not include the units completed 2016-2019

Settlement	Projected population increase to 2027	% of total population growth	Approximate households completed 2016-2019	Household allocation 2020-2027 ⁴³	Quantum of land zoned for residential use (ha)
Regional Growth Centre	3,300	9.76%	113	1,631	178.73
Key Towns	6,900	20.41%	781	3704	100.97
Self-Sustaining Growth Towns	11,950	35.36%	1,278	6139	199.33
Self-Sustaining Towns	5,500	16.27%	910	2829	99.55
Small Towns	1,000	2.96%	86	510	29.32
Villages, Rural Nodes, and Open Countryside	5,150	15.24%	494	2176	51.46

Table 2.12: Summary of population and household distribution in each settlement category

⁴³ Does not include the units completed 2016-2019

Proposed Amendment

Chapter 9.1

Meath County
Development Plan
2013-2019

Consolidated version

Volume 1
Written Statement



comhairle chontae na mí
meath county council



CHAPTER 10 – RURAL DEVELOPMENT

10.1 Rural Development Context

County Meath is a predominantly rural county in terms of land use, with a large rural population. The rural landscape which includes scenic river valleys and rolling farmland provides a tranquil setting. Rural areas within Meath are home to a diverse range of uses ranging from agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and one-off rural housing. Ensuring the continued vitality and viability of the rural area is a significant issue for the county, particularly in terms of how best to manage sometimes competing social, economic and environmental considerations. 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 ascheme 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.

Goal

To encourage the continued sustainable development of rural communities without compromising the physical, environmental, natural and heritage resources of the County.

To realise this goal, the Planning Authority has identified a series of key strategic objectives relating to the county and rural development generally, and has devised more detailed objectives specific to development types and rural area types.

Strategic Objectives

It is a strategic objective of Meath County Council:

RUR DEV SO 1 To support the continued vitality and viability of rural areas, environmentally, socially and commercially by promoting sustainable social and economic development.

RUR DEV SO 2 To identify and protect rural resources such as locally and regionally important aquifers and water sources from development which would prejudice their sustainable future usage.

RUR DEV SO 3 To identify and protect known or potential aggregate resources, where feasible, from development which would prejudice their sustainable future usage.

RUR DEV SO 4 To recognise the strategic roles the county will play in the regional and national context in terms of recreation, heritage conservation, natural resources and food production, and to ensure compatibility between this plan and regional and national strategies.

RUR DEV SO 5 To support the vitality and future of Graigs for rural development and ensure a functional relationship between housing in Graigs and the rural area in which they are located.

RUR DEV SO 6 To protect and enhance the visual qualities of rural areas through sensitive design.

RUR DEV SO 7 To support the continuing viability of agriculture, horticulture and other rural based enterprises within rural areas and to promote investment in facilities supporting rural innovation and enterprise with special emphasis on the green economy, in the context of sustainable development and the management of environmental resources.

RUR DEV SO 8 To support and protect the existing economic base and seek to diversify the economy through both inward investment and the promotion of agriculture, forestry and tourism- related industries in rural areas.

RUR DEV SO 9 To ensure that plans and projects associated with rural development will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.

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.

10.2 Rural Settlement Strategy

Meath County Council recognises the long tradition of people living in rural areas and promotes sustainable rural settlement as a key component of delivering more balanced regional development. Rural development should be consolidated within existing villages and settlements that can build sustainable rural communities as set out in the National Spatial Strategy 2002-2020 and Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Development Plan seeks to accommodate rural generated housing needs¹ where they arise, subject to local housing need criteria and development management standards. The Department of the Environment, Heritage and Local Government published Sustainable Rural Housing Guidelines for Planning Authorities in April 2005 and issued a circular SP5/08 which provides advice and guidance in relation to local need and occupancy conditions.

¹ Urban generated housing is housing in rural locations sought by people living and working in urban areas, including second homes / holiday homes whereas rural generated housing is defined as housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas. Source: Guidelines for Sustainable Rural Housing

Goal

To ensure that rural generated housing needs are accommodated in the areas they arise, subject to satisfying good practice in relation to site location, access, drainage and design requirements and that urban generated rural housing needs should be accommodated within built-up areas or land identified, through the development plan process.

Strategic Policies

It is a strategic policy of Meath County Council:

RUR DEV SP 1 To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.

RUR DEV SP 2 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 9 Section 9.6.7 UNESCO World Heritage Site of Brú na Bóinne.

10.3 Rural Area Types

The Meath County Development Plan 2007-2013 identified three area types in the county following detailed research and assessment. It is considered appropriate, to retain the three area types in this County Development Plan as there has been no significant change in the characteristics of these areas or their socio-economic profile in the intervening period. Given the current economic climate and decreased number of planning applications it is considered that there remains a need to stimulate development in certain rural areas of County Meath.

The three rural area types are identified on Map 10.1 and are described as follows:

Area 1 - Rural Areas under Strong Urban Influence

Key Challenge: To facilitate the housing requirements of the rural community while directing urban generated housing development to areas zoned for new housing in towns and villages in the area of the development plan.

This area exhibits the characteristics of proximity to the immediate environs or close commuting catchment of Dublin, with a rapidly rising population and evidence of considerable pressure for development of housing due to proximity to such urban areas. This area includes the commuter-belt and peri-urban² areas of the county, and are the areas that are experiencing the most development pressure for one-off rural housing. These areas act as attractive residential locations for the inflow of migrants into the county.

Policies

It is the policy of Meath County Council:

RD POL 1 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

² Peri Urban areas are parts of the open countryside that have been subjected to very high levels of urban generated adjustment.

RD POL 2	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.
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RD POL 3	To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.
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Area 2 - Strong Rural Areas

Key Challenge: To maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in the wider rural area.

This area is underpinned primarily by relative levels of residential stability compared to Area Type 1 within a well developed town and village structure and in the wider rural area around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be lower than that within Area Type 1 and confined to certain areas.

This area type is to be found in rural areas along a spine from the north of the county east of and including Kells as far as Oldcastle. The environs of Athboy and Slane are also included in this category. This area has less of a tradition of urban settlement. It is under more moderate pressure for one off housing development than the areas under strong urban influence.

Policies

It is the policy of Meath County Council:

RD POL 4	To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.
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RD POL 5	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.
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Area 3 - Low Development Pressure Areas

Key Challenge: To arrest population and economic decline.

This area type covers much of the north-western, western and south-western parts of the county. This area is associated with relatively high levels of residential stability above average percentages of family households and high rates of agricultural employment. In addition, it is characterised by the lowest average population densities. This area has the weakest urban structure within the county and the rural housing policy applicable should reflect same.

Policy

It is the policy of Meath County Council:

RD POL 6	To accommodate demand for permanent residential development as it arises subject to good practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.
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This Development Plan identifies Policies for one off rural housing – referring to housing outside of the development boundaries of any settlements identified in the Settlement Strategy in chapter 3 (i.e. on unzoned lands). Meath County Council will assess applications for rural dwellings on the basis of the policies set down for each Area Type above and the criteria set out below.

10.4 Persons who are an Intrinsic Part of the Rural Community

The Sustainable Rural Housing Guidelines outline that Planning Authorities in formulating policies recognise the importance to rural people of family ties and ties to a local area such as parish, townland or the catchment of local schools and sporting clubs. It also delivers positive benefits for rural areas and sustains rural communities by allowing people to build in their local areas on suitable sites.

The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas relating to natural resources related employment where the applicant can:

- Clearly demonstrate a genuine need for a dwelling on the basis that the applicant is significantly involved in agriculture. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the agricultural activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. It is also considered that persons taking over the ownership and running of family farms and/or the sons and daughters of farmers would be considered within this category of local need. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be farming / natural resource related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.
- Clearly demonstrate their significant employment is in the bloodstock and equine industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be bloodstock and equine industry, forestry, agri-tourism or horticulture related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include:

- Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;
- Persons who were originally from rural areas and who are in substandard or unacceptable housing scenarios and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long established member of the rural community being a person resident rurally for at least ten years;
- Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for older members of their family or to retire, and;

- Persons, whose employment is rurally based, such as teachers in rural primary schools or whose work predominantly takes place within the rural area in which they are seeking to build their first home, or is suited to rural locations such as farm hands or trades-people and who have a housing need.

The Planning Authority also recognises that exceptional health circumstances may require a person to live in a particular environment or close to family support. In such cases, the exceptional health circumstances would require supporting documentation from a registered medical practitioner and a disability organisation supporting a planning application. In the absence of any significant environmental, access or traffic reasons for refusal and the proposal adheres to sensitive design and siting criteria, the Planning Authority will consider granting planning permission, subject where appropriate to conditions regarding occupancy.

Where an applicant for a one off house in the countryside can demonstrate, by the submission of documentary evidence, that their original dwelling was sold due to unavoidable financial circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a one off house.

Where an applicant has resided in a rural area for a considerable period of time, being a period of time in excess of the previous 10 consecutive years, in a dwelling attached to their business, such as farming, and the business inclusive of dwelling house is being sold for retirement or other circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. The Planning Authority will facilitate preplanning consultation in such circumstances.

10.5 All Areas

10.5.1 Development Assessment Criteria

The Planning Authority will also take into account the following matters in assessing individual proposals for one off rural housing:

- The housing need background of the applicant(s) in terms of employment, strong social links to rural areas and immediate family as defined in Section 10.4 Persons who are an Intrinsic Part of the Rural Community;
- Local circumstances such as the degree to which the surrounding area has been developed and is trending towards becoming overdeveloped;
- The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, permission may be refused;
- The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan;
- The degree to which the proposal might be considered infill development.

10.5.2 Ribbon Development

Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage. (Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply). Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant;
- The degree to which the proposal might be considered infill development, and;
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.

Meath County Council will endeavour to arrive at a balanced and reasonable view in the interpretation of the above criteria taking account of local circumstances, including the planning history of the area and development pressures.

10.5.3 Occupancy Conditions

Meath County Council is committed to attaching occupancy conditions in accordance with the Sustainable Rural Housing Guidelines and Circular SP 5/08 issued by the Department of Environment, Community and Local Government.

Policy

It is the policy of Meath County Council:

RD POL 7	To attach an occupancy condition to all individual one off rural dwellings, including those located in Graigs, on unzoned land, pursuant to Section 47 of the Planning and Development Act 2000-2012, restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation. No such occupancy condition shall be imposed with respect to housing located in Rural Area Type 'Low Development Pressure Area'.
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10.6 Graigs (Appendix 16)

The experience in terms of the operation of the 'Graig' policy since the 2007 County Development Plan was adopted has been mixed and given the household allocation for Meath in the Regional Planning Guidelines (and as allocated within Chapter 3 Settlement and Housing Strategy) it is recognised that there may be some scope to facilitate the development of housing within Graigs where the applicant can demonstrate a local housing need in accordance with the policies and Development Assessment criteria set down for the relevant rural area type above and the policies set down below.

Objectives

It is the objective of Meath County Council:

RD OBJ 1	To support Graigs located across the County in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices etc.
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RD OBJ 2	To seek to ensure that new residential development in Graigs is in accordance with 'the Meath Rural Design Guide' and is of a design and layout compatible with the character of its setting. Suburban type developments will not be permitted.
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Policy

It is the policy of Meath County Council:

RD POL 8	<p>To ensure that the provision of housing in all Graigs shall be reserved for persons who are an intrinsic part of the rural community and comply with the local housing need criteria and policies set down within the relevant rural area type in this Chapter.</p> <p>The following exceptions may apply:</p>
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~~(a) Where a person cannot secure an appropriate site in their native rural area consideration will be given to permission for a rural dwelling within a Graig (maximum distance of 10km from the family home);~~

~~(b) Where a person previously owned a dwelling and is no longer in possession of that dwelling due to unavoidable financial circumstances.~~

9.5.4 Rural Nodes

The housing needs of those members of the rural community who are not part of the agricultural/horticulture community as set out at section 9.3 will be facilitated in the extensive network of rural nodes.

The majority of rural nodes, (see Table 9.2) comprise largely of unserved rural areas with limited social and community infrastructure. Rural nodes are designated for limited development at a sustainable scale for immediate local need through the development of clusters. It is anticipated that each rural node can cater for a small population increase from their current population base over the period of the Plan.

Consideration of planning applications for development within the nodes will have regard to the role and form of the node within the wider rural area with particular care being taken that these settlements do not compete with designated villages in the services they provide or the role and function they play within the rural area.

Detailed siting and design guidance including best practice examples and layouts in terms of the development of the rural nodes will be provided in the Meath Rural House Design Guide when reviewed.

The Council will support infill development on appropriate sites in rural nodes which make the most sustainable use of serviced land and existing public infrastructure. The Council will also promote the clachan tradition of clustering houses together in the modern context. Cluster Housing Schemes in rural nodes should be developed in a sustainable way respecting the unique aspects of the village and the site itself, whilst also responding to current economic and social needs.

Residential use of the upper floors of commercial properties is positively encouraged and can make a positive contribution to the regeneration of rural nodes. Where external alterations are proposed to facilitate the conversion of existing premises to residential use these will only be permitted where they are in keeping with the host building and the character of the surrounding rural area in terms of design, scale and use of materials.

Table 9.2 Rural Nodes

Ashbourne MD - Rural Nodes
Ardcath
Bellewstown
Clonalvy
Curragha
Cushinstown
Edoxtown
Lismullin
Oberstown

Kells MD - Rural Nodes
Ballinacree
Ballinlough
Castletown
Cortown
Dromone
Drumbarragh
Fordstown
Kilallon
Kilbeg
Kilberry
Kilskeer
Meath Hill
Newcastle
Oristown
Rathkenny
Rathmore
Teervurcher
Wilkinstown

Laytown-Bettystown MD - Rural Nodes
Yellow Furze

Grangegeeth
Lobinstown
Monknewtown
Newtown

Navan MD - Rural Nodes
Bective
Bohermeen
Boyerstown
Robinstown

Ratoath MD - Rural Nodes
Batterstown
Culmullin
Drumree
Dunsany
Kilcloon
Kiltale
Moynalvy

Trim MD - Rural Nodes
Ballinabrackey
Castlejordan
Coole
Dunderry
Kilbride
Killyon
Hill of Down
Rathcore

Policies

It is the policy of the Council:

RUR POL 15

To ensure that the provision of housing in all rural nodes shall be reserved for persons who are an intrinsic part of the rural community. In all cases applicants shall certify to the satisfaction of the Planning Authority that they have been a rural resident for a minimum of 5 years. The node shall be within 12 km of their current place of residence.

Detailed documentary evidence shall be submitted to support the foregoing applications as follows:

- Completed Local Housing Needs Assessment Form;
- Details of all places of residence of the applicant over the previous 5 years;
- Documentary evidence of the applicants Intrinsic Links to the area which shall include, where applicable, : Copy of applicant entry on Electoral Register, Evidence of attendance at Local School confirmed in writing by the School, Evidence of Membership of local community/sports groups; letter from a Financial Institution confirming address, Utility bills confirming address.
- Health/ Financial/Unacceptable accommodation circumstances (Refer to RUR Pol 11- 13.)

The Planning Authority may seek additional information to that set out above if considered necessary.

Objectives

It is the objective of the Council:

RUR OBJ 14

To support rural nodes located across the County in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices, recreational facilities and childcare facilities etc.

RUR OBJ 15

To seek to ensure that new residential development in rural nodes is in accordance with 'the Meath Rural Design Guide' and is of a design and layout compatible with the character of its setting including the requirement to provide footpaths where appropriate.

RUR OBJ 16

To promote the development of central brownfield sites in rural nodes, if existing, as appropriate. Suburban type developments or multiple housing developments will not be permitted.

RUR OBJ 17

All development in rural nodes should take cognisance of the prevailing scale, pattern of development and services availability.

RUR OBJ 18

To promote the development of local craft/artisan facilities in Rural Nodes, of a design and layout reflective of its rural setting.

RUR OBJ 19

To promote the provision of childcare facilities within rural nodes to meet local demand and encourage the location of such facilities near schools where possible.

RUR OBJ 20

To encourage the provision of local small-scale convenience shops, exclusive of service stations, at an appropriate scale in rural nodes where there is a clear deficiency in retail provision, subject to the protection of residential amenity and the rural character of the area.

RUR OBJ 21

To require the provision of high quality, durable, appropriately designed, secure boundary treatments in rural nodes reflective of the rural environment in all developments.

RUR OBJ 22

To promote the retention of field boundaries and mature trees and hedgerows to protect the rural character of the area.

RUR OBJ 23

To ensure that proposals for infill development take account of the character of the area and where possible retain existing features such as building line, height, railings, hedgerows, trees, gateways etc.

RUR OBJ 24

To require that infill proposals accord with the relevant Development Management Standards contained in this Plan and should contribute positively to the renewal of these areas and to the established character and amenities of the area.

RUR OBJ 25

To promote residential use above shops and other business premises subject to compliance with the relevant Development Management Standards s contained in this Plan

RUR OBJ 26

To promote the clachan tradition of clustering houses together in rural nodes while respecting the unique aspects of the node and the site itself. An overall indicative scheme layout shall be provided as part of the first planning application on the subject landholding.

RUR OBJ 27

To require the provision of footpaths and public lighting as part of residential development in rural nodes, as appropriate.

RUR OBJ 28

To require a minimum site area of 0.2 hectares (0.5 acres) for each residential unit in rural nodes where serviced by an individual waste water treatment plant.

10.7 Rural Residential Development: Design and Siting Considerations

Traditional buildings in the countryside evolved in response to their setting and function on the land. They blend sympathetically with their surroundings and do not appear incongruous in the landscape. It is essential that similar care is exercised in the siting and design of new buildings to ensure that they too can integrate harmoniously with their surroundings and thereby protect the amenity and character of the countryside of County Meath. Meath County Council has prepared design guidelines for rural houses and it is the policy of the Council to implement these guidelines through the development management process. The guidelines are included in Appendix 15 of the Development Plan.

Policy

It is the policy of Meath County Council:

RD POL 9	To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.
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The determination of whether a new building integrates into the landscape is not a test of invisibility; rather it requires an assessment of the extent to which the development of the proposed site, including necessary site works, will blend in unobtrusively with its surroundings.

The main criteria against which the degree of visual impact will be considered include;

- The location of the site within the landscape, the position of the building within the site and its relationship with surrounding buildings. This will help determine whether the development will be a prominent feature in the landscape;
- The attributes of the site and its landscape surroundings and whether these provide sufficient enclosure for the new building. This includes the existence or otherwise of natural boundaries and/or a visual backdrop, and whether there is any intervening vegetation or natural features between the site and critical views; and
- The suitability of the design of the building for the site and its locality, including its form, scale and massing.

The assessment of integration will be judged from critical views along stretches of the public road network, shared private lane-ways serving existing or approved dwellings, public rights of way and other areas of general public access and assembly.

New buildings that would read as skyline development or occupy a top of slope/ridge location or otherwise be a prominent feature in the landscape will be unacceptable.

New buildings should be sited to take advantage of the opportunities afforded by existing mature planting, hills, slopes or other natural features to provide suitable enclosure. These features can provide a visual backdrop to development and equally where located in the foreground between the site and critical views can assist integration by filtering views of the new building. A group of existing buildings, such as a farm complex may also provide an opportunity to sensitively integrate a new building provided this does not adversely impact on rural character.

Where trees provide enclosure or a backdrop to a site they should be retained and where necessary augmented by new planting with native or other species characteristic of the area. This

will assist the integration of the new building and help promote biodiversity. Care should be taken to ensure that an appropriate distance is maintained between tree root systems and building foundations, so neither is compromised.

While new tree planting for integration purposes will be considered together with existing landscape features, new planting alone will not be sufficient. A building on an unacceptable site cannot be successfully integrated into the countryside by the use of landscaping. New planting will inevitably take a considerable length of time to mature and in the interim will not mitigate the impact of new development. Similarly a new building that relies on significant earth works, such as mounding or cut and fill for integration will be generally unacceptable.

Due to the widespread views generally available in flat landscapes or exposed hill areas, it is all the more important to ensure that new buildings integrate well with their surroundings. In such areas, poor siting and design carries with it a greater potential for adverse impact on visual amenity and rural character. Particular care is therefore required in site selection so that new buildings will integrate into these landscapes.

10.7.1 Access and Other Ancillary Works

New accesses are often a visible feature of development in the countryside and on occasion can be more obtrusive than the building itself, particularly if they include ornate walls, gates and fencing.

All new access drives and services, such as electricity and telephone lines, should be run unobtrusively alongside existing hedgerows or wall lines and should be accompanied by appropriate landscaping measures. Access driveways should respect site contours and cross them gently, thus integrating the building with its entrance and site. Sweeping driveways which create a suburban emphasis and access arrangements, will not be acceptable.

While adequate visibility at the road access is necessary in the interests of road safety, access driveways surfaced in tarmac and with concrete kerbing can look out of place in the countryside and less formal solutions should be sought.

The traditional field pattern should be preserved and roadside and field boundary hedges and stone walls retained or reinstated following any access works. Retention or reinstatement of boundaries, hedges and walls and the provision of gates and piers in keeping with the character of the area is an important element in mitigating the impact of new development and where necessary will be controlled by condition.

The provision of external lighting to serve dwellings requires careful consideration in order to meet the functional requirements of residents while remaining in character with the rural area. Floodlighting can result in light pollution and may have adverse impacts on the fauna of an area while ornate, suburban style garden lighting may also be inappropriate in a rural context. Where considered necessary, the Planning Authority may attach conditions to grants of permission stipulating what type of lighting should be provided.

10.8 Agriculture

County Meath's rich pasturelands support a wide variety of farming types. Agriculture has traditionally been the most important contributor to the rural economy of County Meath. While it may now provide less employment, it still remains important as a significant source of income and employment in rural areas. Furthermore, it is recognised that the agriculture sector plays an important role in environmental management and landscape protection and can play a central role in maintaining and enhancing the quality of the rural countryside.

EU Common Agricultural Policy (CAP) is being reviewed and will inform the future output and production activities of the sector. In order to meet this challenge farms will need to become more viable entities, adaptable to change and subject to more environmentally sustainable practices.

10.8.1 Employment in Agriculture

According to the Meath County Development Board 'Meath Working Together 2009-2012- A Review of 'Le Cheile – An Integrated Strategy For Meath to 2012' and 'Meath in Transition 2005- 2008', the number of people working in Agriculture, Forestry and Fishing (AFF) in County Meath has reduced significantly since 1991. In 1991 there were 5,823 working in the industry, this figure has reduced to 3,674 in 2006. 73% of the AFF workforce is employed within the county and 7% are commuting to surrounding counties.

To sustain rural communities, farm diversification and new employment opportunities will be required. In recent years there has been significant growth in the demand for fresh local produce and the development of allotments. Further development in horticulture and in value added food and agricultural enterprises are sectors with opportunities for growth. Specialist beef production and Intensive dairying are the most common types of farming. Meath is the country's second most important centre for the bloodstock industry, after County Kildare. The equine industry is important both economically and culturally. According to the 'Directory of the Turf' there are 54 stud farms in Meath. Fairyhouse Racecourse, Navan Racecourse and Tattersalls Bloodstock Auctioneers are highly prominent enterprises in the area. Race meetings are also held in Bellewstown and Laytown. Bloodstock and sport-horse enterprises generate employment directly and also through other associated enterprises and sectors such as tourism.

Agriculture will continue to be an important component of the economy. The agricultural sector must adapt to the challenges posed by modernisation, restructuring, market development and the increasing importance of environmental issues. An economically efficient agricultural and food sector, together with forestry, sensitive exploitation of natural resources and diversification into alternative on-farm and off-farm activities, are essential components of the development of the rural economy.

Goal

To maintain a vibrant and healthy agricultural sector based on the principles of sustainable development whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities.

Policies

It is the policy of Meath County Council:

RD POL 10	To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area.
RD POL 11	To protect the economic and social benefits of local country markets devoted to the sale of local agricultural and craft produce and to support their role as visitor attractions.
RD POL 12	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.
RD POL 13	To protect agricultural or agri-business uses from unplanned and/or incompatible urban development.

10.9 Agricultural Development

10.9.1 Agricultural Buildings

The provision of well located structures and facilities necessary for good and environmentally sound agricultural practice shall be supported by the Planning Authority. The suitability of a given proposal will be determined by the following factors:

- The provision of buildings to a design, materials specification and appearance and at locations which would be compatible with the protection of rural amenities. Particular attention should be paid to developments therefore in sensitive landscapes as identified in the Landscape Character Assessment (Refer to Appendix 7);
- The availability of an effective means of farm waste management to ensure nutrient balancing between application of farm wastes to land and its balanced uptake by agricultural use of land;
- Whilst the Planning Authority recognises the primacy in land use terms of agriculture in rural areas and that the presence of individual housing should not impinge unduly on legitimate and necessary rural activity, regard should also be had to the unnecessary location of major new farm complexes proximate to existing residential development.

10.9.2 Intensive Agriculture

The requirements of the preceding section will be applied to intensive agri-business proposals in the pig and poultry sectors. Whilst the Planning Authority recognises the role of this sector to contribute towards national economic targets and the economic well being of the county in general, it is vital that the environmental qualities of the county are recognised in such proposals and protected accordingly. The scale and intensity of such activities within a limited area and the appropriateness of the activity in relation to the quantum of waste generated and its effect on the area is an important consideration in assessing development proposals for intensive agriculture. This applies in particular where the management of nutrients would be located in areas identified as major aquifers and which would be vulnerable to contamination of ground water.

10.9.3 Alternative Agri-Enterprise

The Planning Authority shall support proposals for agri-tourism developments such as farmhouse guest accommodation, equestrian centres, outdoor pursuit centres and other similar activities including small-scale craft activities where normal development criteria in relation to satisfactory access, appropriate location and design and waste management are observed.

Whilst the Planning Authority would encourage and endeavour to facilitate the expansion and diversification of agriculture, some agri-business activities may be more appropriately located within serviced settlement centres on lands identified for such uses in the Local Area Plans, where piped wastewater disposal facilities are available. Detailed policies on economic development within rural areas are included in Chapter 4 Economic Development.

10.9.4 The Informal Horticulture Sector

Allotments are becoming increasingly popular and play an important function in serving communities. Private landowners have a role in providing this resource and service which promotes sustainable living. Allotments shall be located such that they do not have an adverse impact on the safety and capacity of the surrounding road network, and shall be designed and sited to have a minimal impact on the surrounding landscape.

Policy

It is the policy of Meath County Council:

RD POL 14	To support the development of appropriately located allotment development, in areas which have good access to and are proximate to built up and residential areas.
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10.10 Forestry

Forests and woodlands play an important role within the Greater Dublin Area in terms of supporting rural employment and rural diversity, climate change management and carbon sequestration, biodiversity and as a source of renewable/alternative energy sources. Forests and woodlands have a significant recreational and amenity value. County Meath has one of the lowest ratios of planted area in the state. In 2007, c. 9,710 ha of the county was in forest cover which accounts for only 4.1% of the county³. The Forest Service published an Indicative Forest Strategy in 2008 which provides information on how much land is potentially available for afforestation, where it is, how productive it is, how it is currently being used and what type of forestry might be suitable there. It contains a map which gives an overview of all the opportunities and constraints which exist for forestry in Ireland, at a national level. Further growth in forestry plantation will need to take into account potential impacts on water quality and biodiversity.

The introduction of large scale forestry areas can have negative impacts on an area if they are not in harmony with the surrounding environment. Forestry activities must be appropriate in terms of nature and scale to the surrounding area, so they are not visually obtrusive on the landscape or cause damage to important habitats or the ecology of the area. The use of native species or broadleaf/conifer mixture and age class diversity can enhance the visual impact and biodiversity of forests. In order to facilitate guidance on areas which contain opportunities for the creation of new woodland and areas which might be sensitive to new forestry proposals, the Landscape Characterisation Assessment of the county should be consulted (Appendix 7). There are several areas of commercial forestry in County Meath but it is not currently a widespread land use. There are already some young plantations in parts of the County which are a likely result of farm diversification. Coniferous plantations are significant and long-term landscape features which should be located sensitively. If located in prominent or highly visible locations they will change the traditional farmed appearance of the landscape and may attract attention from long distances. They have the potential to adversely affect scenic value, biodiversity and archaeological features.

At all times, the recommendations of the Department of Agriculture, Food and the Marine and the Department of Arts, Heritage and the Gaeltacht guidelines on forestry and fisheries, archaeology and landscape, will be adhered to. In addition, the Planning Authority will encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities. The appropriateness of a given site will also be determined by reference to any effects upon established housing which might be enveloped and the proposed manner of transporting harvested timber and the adequacy of transport routes for haulage.

Goal

To develop forestry to a scale and in a manner which maximises its contribution to the economic and social well being of the County on a sustainable basis and which is compatible with the protection of the environment.

Policies

It is the policy of Meath County Council:

RD POL 15	To encourage sustainable forestry development, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.
RD POL 16	To promote forestry development of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance.

³ National Forest Inventory, Forest Service (2007)

RD POL 17	To encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities.
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RD POL 18	To promote the avoidance of deforestation or commercial afforestation within Natura 2000 sites unless directly relating to the management of the site for its qualifying interests.
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Objectives

It is an objective of Meath County Council:

RD OBJ 3	To co-operate with the Forest Service of the Department of Agriculture, Food and the Marine to encourage and promote the preparation and implementation of an Indicative Forest Strategy for the County.
RD OBJ 4	To continue to involve the Local Authority in the NeighbourWood Scheme and to identify areas at local level that are suitable for such schemes.

10.11 Tree Preservation

Throughout the county, series of trees or groupings of trees have been identified as being of particular importance or value to the area. As a means of protecting these areas of planting, Tree Preservation Orders (TPOs) have been made for a number of sites (Map 10.2). In 2011, Meath County Council in conjunction with the Heritage Council commissioned the County Meath Tree, Woodland and Hedgerow Survey. During the course of field surveys of woodlands and parklands, a number of trees were surveyed including the trees and groups of trees protected under TPOs. The survey details the location of notable trees in County Meath classified according to the nature of their heritage value and recommends that these trees be afforded protection by Meath County Council under TPOs.

Notwithstanding the existence of TPOs, it is recognised that in some instances tree felling will be unavoidable over the life of the Plan. Where felling of trees is unavoidable, new planting will be required and the planting of native species will be encouraged. The Planning Authority will consult with the Department of Agriculture, Food and the Marine advisors regarding its recommendations on Tree Felling Licence applications.

Objective

It is an objective of Meath County Council:

RD OBJ 5	To review and update the current list of TPOs and explore the option of making additions having regard to the recommendations set down in the <i>County Meath Tree, Woodland and Hedgerow Survey (2011)</i> and having due regard to the Council's policies and objectives elsewhere in this County Development Plan.
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Policies

It is the policy of Meath County Council:

RD POL 19	To consider the preservation of any tree, trees or groups of trees or woodland of special amenity or environmental value by use of Tree Preservation Orders.
RD POL 20	To require the submission of landscape plans where appropriate to accompany planning applications for rural development prepared by competent professionals and to promote the use of native trees for boundary treatment and shelter belts.

10.12 Extractive Industry and Building Materials Production

Meath County Council acknowledges the need for extractive industries in terms of supply of aggregate materials for the construction sector, delivering transport infrastructure projects, and for the export market. However, the potential for conflict in the operation of these industries with wider environmental issues needs careful consideration. By their nature, aggregates can only be worked where they occur. The cost of haulage affects economic competitiveness in this sector. This inevitably leads to conflicts and environmental concerns. Extractive industries by their nature can give rise to detrimental environmental and residential amenity effects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of ground water supplies. The impact on the road network of the County is significant.

Meath contains a variety of natural resources such as building raw materials in the form of sand, gravel, stone reserves including high purity limestones and shale used in cement and magnesia manufacture and base metal deposits. The potential of these resources to underpin construction output and provide employment and economic growth in the local and regional economy is recognised as is the need to exploit such resources in an environmentally sound and sustainable manner.

The RPGs require development plans to map key natural aggregate resources. The wide distribution of resources is recognised and particular known deposits and sites have been mapped by Geological Survey of Ireland (GSI) in 2004. The GSI Aggregate Potential Mapping illustrates potential crushed rock and sand and gravel deposits and assesses the interactions between the development of these resources and future land uses. These maps are acknowledged as not being exhaustive and additional reserves may adjoin those shown on Map 10.3 and 10.4. Guidelines for Planning Authorities on Quarries and Ancillary Activities were published by the DoEHLG in 2004. A number of other guidelines relating to quarrying have been produced by various bodies for example 'Geological Heritage Guidelines for the Extractive Industry' (GSI), 'Institute of Geologists of Ireland Environmental Impact Statements Guide' and 'Wildlife, Habitats and the Extractive Industry' (NoticeNature).

Meath County Council has undertaken an examination of quarries within its administrative area in accordance with section 261A of the Planning and Development Act 2000-2012 to determine whether development was carried out which would have required Environmental Impact Assessment (EIA) or Appropriate Assessment (AA) having regard to the Environmental Impact Assessment Directive and the Habitats Directive. The Department of Environment, Community and Local Government published Guidelines for Planning Authorities on Section 261A of the Planning and Development Act, 2000 and related provisions in January 2012.

Goal

To facilitate adequate supplies of aggregate resources to meet the future growth needs of the County and the wider region while addressing key environmental, traffic and social impacts and details of rehabilitation.

Policies

It is the policy of Meath County Council:

RD POL 21	To ensure that projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the E.C. Habitats Directive, where required.
RD POL 22	To facilitate the exploitation of the county's natural resources and to exercise appropriate control over the types of development taking place in areas containing proven deposits, whilst also ensuring that such developments are carried out in a

	manner which would not unduly impinge on the visual amenity or environmental quality in the area.
RD POL 23	To support the extractive industry where it would not unduly compromise the environmental quality of the county and where detailed rehabilitation proposals are provided.
RD POL 24	To seek to ensure that the extraction of minerals and aggregates minimise the detracting from the visual quality of the landscape and do not adversely affect the environment or adjoining existing land uses.
RD POL 25	To ensure that the extractive industry and associated development minimises adverse impacts on the road network in the area and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.
RD POL 26	To ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management. The biodiversity value of the site should be considered in the first instance when preparing restoration plans. Where landfilling is proposed, inert material is the preferred method. Each planning application shall be considered on a case by case basis and where relevant will be dealt with under the relevant regional Waste Management Plan.
RD POL 27	<p>To ensure that development for aggregates / mineral extraction, processing and associated processes does not significantly impact in the following areas:</p> <ul style="list-style-type: none"> i. Existing & Proposed Special Areas of Conservation (SACs); ii. Special Protection Areas (SPAs); iii. Natural Heritage Areas and Proposed Natural Heritage Areas; iv. Other areas of importance for the conservation of flora and fauna; v. Areas of significant archaeological potential; vi. In the vicinity of a recorded monument, and; vii. Sensitive landscapes. viii. World Heritage Sites.

10.13 The Meath Gaeltachts/Gaeltachtaí na Midhe

County Meath contains two separate Gaeltachts that have been officially designated by the Department of Community, Rural, and Gaeltacht Affairs namely (a) Rathcairn, three miles south east of Athboy and (b) Baile Ghib, six miles east of Kells (Map 10.5). The Gaeltacht area had a combined population of 1,670 persons in 2006, representing an increase of 4.9% since the 2002 Census.

There is a requirement on Planning Authorities to include objectives in the development plan for:

"the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language, where there is a Gaeltacht area in the area of the development plan."

The two key elements therefore are protection and promotion.

It has been a long standing objective of successive Governments to maintain Irish as the language of the community and of the home in the Gaeltachts and the Planning Authority fully supports this objective. The normal requirements to demonstrate that an applicant(s) is an intrinsic member of

the rural Gaeltacht community will apply to all applications for individual applications within the defined areas of the Gaeltachts. This would accord with both national and regional planning guidance. Nonetheless, special consideration will be given to Irish applicants or those who would ensure the stabilisation and the promotion of Irish as a community language.

In addition to the Development Plan, Meath County Council in performance of its duties pursuant to the Official Languages Act 2003 has drafted its own plan towards providing:

- A clear policy towards bi-lingual signage;
- Attending the needs of the public and providing services in Irish;
- Attend the needs of the Gaeltacht completely in Irish, and;
- Assign persons with Irish to provide services through Irish, as required

The Language Scheme/Plan is monitored to ensure that its provisions are clearly met in an efficient and effective manner and in accordance with the Official Languages Act 2003.

The Local Area Plans provide detailed objectives for the promotion of development in the two Meath Gaeltachts in a manner that protects and enhances their cultural distinctiveness.

Goal

To ensure the continued survival and development of the Gaeltachts as an area distinct in the linguistic and cultural life of the county, whilst seeking to realise their economic and development potential in a balanced and sustainable manner over the lifetime of the Plan.

Policies

It is the policy of Meath County Council:

RD POL 28	To ensure that all new development in the Gaeltachts have a positive impact upon the use of Irish in the area and the cultural heritage of the area, whilst seeking to realise their economic and development potential in a balanced and sustainable manner over the lifetime of the Plan.
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RD POL 29	To require all applications for rural houses within the Gaeltachts to comply with the 'Meath Rural Design Guide'.
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Objectives

It is an objective of Meath County Council:

RD OBJ 6	To require that a " <u>Linguistic Impact Study</u> " be carried out before any application for housing (for single and multiple housing developments) is considered within the Gaeltacht Area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to prove that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.
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RD OBJ 7	<p>To promote the provision of signage in Irish in the Gaeltachts regarding:</p> <ul style="list-style-type: none"> a) entry and exit points with explanatory details of the cultural significance of the areas to visitors; b) the provision of all commercial signage in Irish, and; c) in association with the relevant professional and vocational groups, that auctioneers and other temporary signs are in Irish.
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10.13.1 Development Assessment Criteria

Special consideration shall be given to Irish speaking applicants or those who qualify under the rural housing policy i.e. to persons that are an intrinsic part of the rural community, and that demonstrate compliance with the local housing need criteria as set out in Section 10.4.

To assist in assessing the impact of new residential development upon the use of Irish in the Gaeltachts, all planning applications for residential development, both single and multiple house developments, will be referred to the Department of Arts, Heritage and the Gaeltacht and Údarás na Gaeltachta Management for comment.

10.14 Integrated Rural Tourism Complexes

Rural tourism can play a strong role in stimulating rural economies. The location of the county largely in the hinterland of the largest metropolitan area in the state has generated considerable demand for golf course and leisure estate type developments over the past decade. The Development Plan acknowledges this regional amenity and tourism role for the county while recognising the importance of ensuring tourist development does not have a negative impact on the overall character of the area. Policies and guidance in relation to tourist accommodation, hotels, holiday homes, caravan and camping sites, tourist signage, festivals and walking and cycle routes is set down in chapter 4 of this Development Plan.

10.15 Vernacular Rural Buildings and Replacement Dwellings

A key component of the rural landscape of Co. Meath is the built legacy of traditional dwellings and buildings, many of which have been neglected in preference for new dwellings, or because traditional buildings have become unsuitable as farming practices changed. In the majority of cases in recent times, most vernacular 'Parnellite' cottages are being replaced with larger contemporary and in particular suburban style dwellings that in many instances, are out of keeping with the rural character of the area. Thatched cottages, which were once commonplace, have been and continue to be in decline, and every effort will be made by the Council to encourage and facilitate the survival of the remaining examples. Detailed policy in relation to refurbishment and reuse of existing vacant structures within the UNESCO World Heritage Site of Brú na Bóinne are contained within the Heritage Chapter, section 9.6.7.

Policies

It is the policy of Meath County Council:

RD POL 30	To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.
RD POL 31	To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings subject to development assessment criteria outlined below.
RD POL 32	To oppose the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage.
RD POL 33	To consider the limited conversion of outhouses and other structures attached to large country houses or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car

parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.

RD POL 34	To respect the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings.
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RD POL 35	To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of Co. Meath.
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Objective

It is an objective of Meath County Council:

RD OBJ 8	To update the survey of surviving thatched structures in Meath and to promote available grant schemes to assist owners with their retention and repair.
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10.15.1 Development Assessment Criteria

The Planning Authority shall assess applications for refurbishment and/or replacement of existing housing stock in rural areas, having regard to the criteria outlined hereunder:

- That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development;
- That in the case of replacement dwellings, to require that the original structure was last used as a dwelling and that its roof, internal and external walls are generally intact;
- That replacement dwellings are provided at locations where safe access and acceptable wastewater disposal arrangements can be put in place and where specific development objectives or other policies of the Planning Authority are not compromised, and;
- That the replacement dwelling shall be designed to be of a size and scale appropriate to the site, and;
- The design of replacement dwellings in rural areas shall comply with the 'Meath Rural Design Guide'.
- In the assessment of whether a house which it is proposed to replaced is habitable or not, the Planning Authority will rely on the definition contained in Section 2 (Interpretation) of the Planning & Development Act 2000-2012.

A "Habitable House" means a house which

- (a) is used as a dwelling;
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or;
- (c) was provided for use as a dwelling but has not been occupied.

10.16 Restricting Access to Certain Categories of Roads

10.16.1 National Primary and National Secondary Routes

National policy in relation to development involving access to national roads and development along such roads is set out in the Spatial Planning and National Roads Guidelines published by the Department of Environment, Community and Local Government in January 2012. The Guidelines state, 'The policy of the planning authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply. This provision applies to all

categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant’.

Under Part 4, Article 28 of the Planning and Development Regulations 2001 - 2012, notification of planning applications which involve a new access or material widening of an access to an existing or planned national road, or where the development might give rise to a significant increase in the volume of traffic using a national road, must be sent to the National Roads Authority. The Authority may make submissions or observations on such planning applications in accordance with Article 29 of the Regulations. National policy in relation to access to national routes has been outlined previously in Chapter 6.

Policies

It is the policy of Meath County Council:

RD POL 36	To develop and maximise the opportunities of the county’s national primary and secondary roads as key strategic infrastructure vital to the county’s continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development.
RD POL 37	To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document ‘Spatial Planning and National Roads - Guidelines for Planning Authorities’.

10.16.2 Regional and County Roads (Refer Map 10.6)

It is vitally important that new housing in rural areas that is located along non national routes is located in such a manner as to avoid endangering public safety by way of a traffic hazard. There are a number of regionally and locally important functions of certain regional and county road typeroutes that act as particularly important transport links that traverse Co. Meath.

Policies

It is the policy of Meath County Council:

RD POL 38	To ensure that all development accessing off the county’s road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.
RD POL 39	To identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road.
RD POL 40	To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No. 10.6) through the creation of excessive levels of individual entrancesand to secure the investment in non-national roads.

10.16.3 Development Assessment Criteria

Exceptions to the above policies relating to regional and county roads will be considered on their merits in the following circumstances:

- For those who have a location specific rural housing need on family owned lands and cannot provide access onto any other non identified regional or county road and therefore

need to access one of the regional or county roads identified on Map No. 10.6. In this circumstance, the applicant will be encouraged to maximise the potential of an existing entrance. The onus shall be on the applicant to demonstrate that they have no other access or suitable sites within their landholding, and;

- Where an existing dwelling with a vehicular entrance that is not considered to constitute a traffic hazard is to be demolished and replaced with a new dwelling.

New development proposals onto certain regionally and locally important county road type routes that act as particularly important transport links that traverse Co. Meath shall be assessed having regard to:

- Avoiding unnecessary new accesses, for example where access could be provided off a nearby county road.
- Ensuring that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided.
- Avoiding the premature obsolescence of regional roads in particular, through creating excessive levels of individual entrances.

10.17 Roadside Boundaries

Roadside boundaries, whether hedgerows, sod and stone bank, stone wall or other boundaries, provide important features that are elements of both the landscape and ecology of rural areas. The retention of such boundary treatments assists in absorbing new rural housing into its surroundings and should generally be encouraged.

Occasionally, the removal of substantial lengths of roadside boundaries is proposed as part of an element of improving visibility at the junction of a new entrance onto a road. Where an alternative site is available and otherwise suitable, applicants and Planning Authorities should consider a location that avoids the necessity for widespread boundary removal.

Policy

It is the policy of Meath County Council:

RD POL 41	To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 9.7.8 Woodlands, Hedgerows and Trees in this regard).
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10.18 Roads Served by Unmanned Railway Crossings

Under the National Development Plan, a rail investment and safety programme has yielded substantial route renewal and service upgrades that will deliver, over time, more frequent and faster rail passenger services over the rail network. In some areas, laneways accessed via unmanned level crossings that were originally designed to provide access to agricultural lands are the subject of significant residential development. In certain circumstances, the provision of substantial additional development that is completely dependent for access using unmanned and unprotected level crossings may increase the risk of a safety incident unacceptably or to the degree that alternative crossing arrangements are necessary. The provision of such arrangements needs to be carefully considered given the likely costs involved and the availability of resources.

Policy

It is the policy of Meath County Council:

RD POL 42	To refer proposals for new housing development requiring access via unmanned and unprotected level crossings to Iarnród Éireann and to carefully consider the subsequent views of Iarnród Éireann such that due and proper consideration has been made for the safety of road users and rail safety.
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10.19 Technical Requirements

10.19.1 One Off Houses: Sight Distances and Stopping Sight Distances

Policy

It is the policy of Meath County Council:

RD POL 43	To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when assessing individual planning applications for individual houses in the countryside.
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10.19.2 Groundwater Protection and the Planning System

Ensuring that the country's water resources are of the highest quality is a prerequisite for a healthy environment, a healthy economy and is a key part of Government policy. The planning system at national, regional and local level has a key role in ensuring that development proceeds in a manner that ensures Ireland's water resources continue to be of the highest quality.

Circular Letter SP 5/03 issued on July 31st 2003 covers three main issues in relation to the role of the planning system in ensuring that development proceeds in a manner that offers the best possible environmental protection, including protection of groundwater quality. S.I. 9 of 2010 European Communities Environmental Objectives (Groundwater) Regulations 2010 also places duties on the Local Authority's to protect groundwaters.

(1) Groundwater Protection and the Development Plan

Identifying groundwater resources and protecting them in a way that integrates environmental protection and the operation of the planning system requires that effective linkage be created between any groundwater protection scheme which has been put in place. This includes:

- identifying key aquifers and groundwater resources, assessing their vulnerability to contamination, incorporating protection schemes for specific sources of public water supplies;
- the development plan made under the Planning and Development Act 2000, and;
- the operation of the development management system as it relates in particular to the assessment of proposals involving on-site disposal of wastewater, agri-wastes and any other development activity that potentially may affect groundwater quality.

Meath County Council has prepared groundwater protection schemes and it is imperative that these are linked in a variety of different ways to the new County Development Plan. As progress is made with putting these groundwater protection schemes in place, they will be accompanied by appropriate supporting policies.

Policies

It is the policy of Meath County Council:

RD POL 44	To ensure that new development meets the highest standards in terms of environmental protection.
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RD POL 45	To utilise a "Groundwater Protection Response Matrix" to assist in deciding the appropriateness of various categories of development to areas that have different levels of vulnerability in terms of groundwater contamination. This approach will support the proper input of information into planning decision-making processes.
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By consulting this matrix, prospective applicants as well as the Planning Authority will be able to get an indication of the likelihood of a proposed development being acceptable on a given site, or whether further investigations or adjustments to the proposals are necessary. For the Planning Authority, this matrix will also be of assistance in determining the nature of any planning and monitoring conditions to be attached to planning permissions.

(2) Groundwater Quality and Decisions on Planning Applications

Under Section 34(2)(a) of the Planning Act, when making its decision in relation to an application, Planning Authorities are restricted to considering the proper planning and sustainable development of the area, regard being had to the provisions of the development plan as well as other provisions. These other provisions include, where relevant, the policy of the Government, the Minister for the Environment, Heritage and Local Government, or any other Minister of the Government.

Good siting and design of necessary development in rural areas is vitally important. In this regard, the current standard for domestic effluent treatment and disposal from single dwelling houses is set out in the EPA *'Code of Practice - Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. <10)'*, (2009). It includes an assessment methodology to determine site suitability, a methodology to select suitable waste water treatment systems, information on the design and installation of septic tanks and treatment systems and maintenance requirements. As an alternative to recommending a minimum site size, the EPA Code of Practice makes recommendations about matters such as separation distances from water courses and wells, site boundaries, etc.

The assessment of site conditions is critical to ensuring that new development does not adversely affect water quality generally and groundwater quality specifically. The Planning Authority propose to use a standard site characterisation form along the lines of the model included at Annex C in the EPA *'Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. <10)'*, (2009) and insist upon the use of such qualified personnel in carrying out site assessments.

It is also very important that on site systems - both conventional septic tank systems and innovative effluent treatment systems - are installed in accordance with the manufacturers or supplier's specifications and instructions and the terms and conditions of planning permissions. Innovative effluent treatment systems should be certified by the NSAI Irish Agreement Board (IAB) or by the Agreement Board (or equivalent) of an EEA Member State; where the latter certificate ensures in use an equivalent level of safety and suitability. It is important that any installation instructions incorporated in the relevant Agreement Certificate (or equivalent) should also be strictly followed. The process of installation should proceed under the supervision of a competent person and be certified by that person. Evaluation of site suitability will be undermined if the system is not installed as designed. The Planning Authority will ensure that conditions attaching to a grant of permission provide for the above as well as a suitable means of confirming that the installation process has been adequately supervised by a competent person.

(3) Monitoring and Enforcement of Planning Requirements

The primary responsibility for ensuring compliance with the terms of a planning permission rests with the person carrying out the development pursuant to a planning permission. In the normal course of carrying out developments, there will also be parallel requirements to comply with other codes such as the national Building Regulations made under the Building Control Act 1990 or water pollution legislation, to mention two examples.

The Department of Environment, Community and Local Government has published the Water Services (Amendment) Act 2012 to regulate waste water discharges from all homes that are not

connected to the public sewer network. It provides for registration and inspection arrangements for on-site septic tank systems or domestic waste water treatment systems.

10.19.3 Wastewater Disposal

Wastewater from housing developments in unserved areas is normally dispersed underground. Individual wastewater treatment facilities in rural areas should therefore, be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality and particularly groundwater quality.

Policy

It is the policy of Meath County Council:

RD POL 46	To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.
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In order to ensure both public health and environmental protection, it is essential that any new dwelling is served by drainage arrangements that meet the Council's requirements and standards.

Policies

It is the policy of Meath County Council:

RD POL 47	To ensure that the site area is large enough to adequately accommodate an on-site treatment plant and percolation area.
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RD POL 48	To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the EPA ' <i>Code of Practice Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. <10)</i> ', (2009) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.
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RD POL 49	To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.
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RD POL 50	To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.
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RD POL 51	To ensure that direct discharge of effluent from on site waste water disposal systems to surface water is not permitted.
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RD POL 52	To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.
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RD POL 53	To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this
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area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.

Proposed Amendment

Chapter 11.1

CHAPTER 11
DEVELOPMENT MANAGEMENT
STANDARDS AND LAND USE ZONING
OBJECTIVES

11.1 Introduction

This Chapter sets out the development standards and land use zoning objectives to be applied in the assessment of planning applications to ensure that development takes place in an orderly manner in the interests of the common good.

This chapter should be read in conjunction with the remainder of the Development Plan. Please note parking requirements for all development types are set out in Section 9. Section 4 which sets out general development standards should be considered in all cases when designing a development.

Please note that the **Policies** of the Council are labelled as '**POL**' and **Objectives** of the Council are labelled as '**OBJ**' within this chapter.

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Section 1 – Statutory & Policy Context

11.1.1 Statutory Context

Planning and Development Act 2000, as amended, and Planning and Development Regulations, 2001, as amended.

Section 34 of the Planning and Development Act 2000, as amended, sets out the process to be followed when seeking planning permission for the development of land.

Section 28 of the Planning and Development Act 2000, as amended, provides that guidelines can be issued at any time by the Minister to Planning Authorities regarding any of their functions under the Act and Planning Authorities are required to comply with any guidelines issued under Section 28 in the performance of their functions.

Planning Authorities are required to have regard to Ministerial guidelines when assessing planning applications.

Planning and Development (Housing) and Residential Tenancies Act 2016

This Act provides that certain planning applications for certain types of housing development (SHD's) could be made directly to An Bord Pleanála. The associated regulations, the Planning and Development (SHD) Regulations 2017 came into effect in July 2017.

The Strategic Housing Development legislation was introduced as part of the Governments Policy- 'Rebuilding Ireland' and is intended to accelerate the delivery of large housing and student accommodation proposals.

11.1.2 Policy Context

This section is not exhaustive; however the principal documents which should be consulted are set out below. Further details can be obtained from www.housing.gov.ie.

- **Design Standards for New Apartments, Guidelines for Planning Authorities (2018)**, Department of

Housing, Planning and Local Government.

- **Urban Development and Building Heights, Guidelines for Planning Authorities (2018)**, Department of Housing, Planning and Local Government.
- **Design Manual for Urban Roads and Streets (2019), (DMURS)**, Department of Transport, Tourism and Sport and the Department of Environment, Community & Local Government.
- **The Planning System and Flood Risk Management (and Technical Appendices) – Guidelines for Planning Authorities (2009)**, Department of Environment, Heritage & Local Government and OPW.
- **Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009)**, Department of Environment, Heritage & Local Government.
- **Sustainable Rural Housing Guidelines (2005)**, Department of Environment, Heritage and Local Government. The following circular was issued since the publication of these guidelines:
 - Circular PL 2/2017 Sustainable Rural Housing Guidelines for Planning Authorities 2005 – Local Needs Criteria in Development Plans.
- **Urban Design Manual-A Best Practice Guide (2009)**, Department of Environment, Heritage & Local Government.
- **Wind Energy Development Guidelines for Planning Authorities (2006)**, Department of Environment, Heritage & Local Government. A number of circulars have been issued since the publication of these guidelines including the following:
 - Circular PL 5/2017 Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate change and Wind Energy Development Guidelines 2006- Update on Review.
 - Circular PL 20/2013 Review of Wind Energy and Renewable Energy Policies in Development Plans
 - Circular PL 19/2013 Review of 2006 Wind Energy Development Guidelines
 - Circular Letter PD/3/08 Wind Energy Developments – Planning Permission and Grid Connections
- **Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, (1996)**, Department of Environment and Local Government. The following circular was issued since the publication of these guidelines:
 - Circular PL03/2018 Revision of Development Contribution Guidelines in respect of Telecommunications Infrastructure.
- **Retail Planning Guidelines (2012)**, Department of Environment, Community and Local Government.
- **Spatial Planning and National Roads Guidelines, (2012)**, Department of Environment, Community and Local Government.
- **Development Management Guidelines (2007)**, Department of Environment and Local Government.
- **Childcare Facilities Guidelines (2001)**, Department of Environment, Heritage and Local Government.
- **Sustainable Residential Development in Urban Areas (2009)**, Department of Environment, Heritage and Local Government.

- **Urban Design Manual (2009)**, Department of Environment, Heritage and Local Government.
- **Part V of the Planning and Development Act 2000 (2000)**, Department of the Environment and Local Government. Further Guidelines on Part V of the Planning and Development Act were issued in 2003 and 2017. In addition, a number of circulars have been issued following the publication of these guidelines including the following:
 - Circular Housing 5 of 2017 – Part V of the Planning and Development Act 2000 – Guidelines January 2017, Department of Housing, Planning, Community and Local Government.
 - Circular Housing 20 of 2016 and Planning 4 of 2016.
 - Circular PL 10/2015 Part V – Implementation of Article 22(2)(e) of the Planning and Development Regulations 2001, as amended – Validation of Planning Applications.
- **Quarries and Ancillary Activities (2004)**, Department of Environment, Heritage and Local Government and Section 261A Supplementary Guidelines for Planning Authorities (2012), Department of Environment, Community and Local Government.
- **Towards Nearly Zero Energy Buildings in Ireland - Planning for 2020 & Beyond (2012)**, Department of Environment, Community & Local Government. European Energy Performance of Buildings Directive Recast (EPBD -EU Directive 2010/31/EU) requires all new buildings occupied after the 31st December 2020 to be Nearly Zero – Energy Buildings (NZEB) and all new buildings owned and occupied by public bodies after the 31st December 2018 to be NZEB.
- **Energy Efficiency in Traditional Buildings (2010)**, Department of Environment, Heritage and Local Government.
- **Bringing Back Homes Manual for the reuse of existing buildings (2018)**, Department of Housing, Planning and Local Government.
- **Best Practice Guidelines, Quality Housing for Sustainable Communities (2007)**, Department of Environment, Heritage & Local Government.
- **Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland (2009- 2020)**, Department of Transport, Tourism and Sport.
- **Irish Design Manual for Urban Roads and Streets (2013)**, Department of Transport, Tourism and Sport and Department of Housing Planning and Local Government.
- **National Cycle Policy Framework 2009-2020**, Department of Transport, Tourism and Sport.
- **National Energy Efficiency Action Plan for Ireland 2009-2020**, Department of Communications, Climate Action & Environment.
- **Government White Paper Ireland’s Transition to a Low Carbon Energy Future 2015-2030**, Department of Communications, Energy & National Resources.
- **National Renewable Energy Action Plan, Ireland (2010)**, Department of Communications, Climate Change & Environment.
- **National Climate Change Adaptation Framework; Building Resilience to Climate Change (2012)**, Department of Environment, Community & Local Government.
- **National Mitigation Plan (2017)**, Department of Communications, Climate Change & Environment.
- **National Biodiversity Action Plan 2017-2021**, Department of Culture, Heritage and the Gaeltacht

- **The Building Control Acts, 1990 and 2014** and technical guidance documents, particularly Part L of the Building Regulations for Domestic and non Domestic Buildings, conservation of fuel and energy. Part M regarding universal access.
- **Guidelines on Residential Development for 3rd Level Students (1999)** and the supplementary review document of July 2005, Department of Education and Science.
- A number of **circulars** have been issued by the Department of Housing, Planning and Local Government in relation to **short-term letting** as follows:
 - Circular PL 05/2019 Regulation of Short Term Letting – New Rent Pressure Zone Designations
 - Circular PL 04/2019 New Regulation on Short Term Letting
 - Circular Letter PL 10/2017 guidance on Planning Applications for Short Term Lettings

11.1.3 Environmental Impact Assessment

Environmental Impact Assessment (EIA) is the process of examining the anticipated environmental effects of a proposed project - from consideration of environmental aspects at design stage, through consultation and preparation of an Environmental Impact Assessment Report (EIAR), evaluation of the EIAR by a Competent Authority, the subsequent decision as to whether the project should be permitted to proceed, encompassing public response to that decision.

Circular letter PL 1/2017 confirms that an EIAR submitted to the EPA or other Consent Authorities on or after the 16th May 2017 must meet the requirements of Directive 2014/52/EU.

An EIAR is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001, as amended, which exceeds a limit, quantity or threshold set for that class of development. In the assessment of the EIAR of the proposed development (including the entire project), the relevant guidelines include the DECLG (2013) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

The EIA Portal, hosted on the Department of Housing and Planning's website, is a central point for notification to the public on all applications for development consent that are subject to an EIA, including development, works or activities, made across the country and under the various legislative codes. Further information can be found at; <https://www.housing.gov.ie/planning/environmental-assessment/environmental-impact-assessment-eia/eia-portal>.

11.1.4 Appropriate Assessment

Appropriate Assessment is a focused and detailed assessment regarding the implementation of a plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site. There are four phases to the process, firstly the preparation of a Screening Report (Stage 1) and if, following screening, it is considered that further assessment is required a Natura Impact Statement (Stage 2 Appropriate Assessment) must be prepared (Refer to Chapter 8- Cultural & Natural Heritage Strategy and in particular HER OBJ 32 for further detail and guidance on AA). The remaining two phases are assessment of alternative solutions (Stage 3) and assessment where no alternative solutions exist and where adverse impacts remain (Stage 4).

Section 2 – Pre-application discussions

11.2.1 Pre-Application Discussions

Section 247 of the Planning and Development Act, 2000 (as amended) sets out the formal procedure for prospective applicants seeking planning advice. The Planning Authority actively encourages pre-application discussions prior to the submission of any planning application.

The Planning and Development Act 2018 amended Section 247 of the Planning and Development Act 2000 to provide for at least one pre-application consultation for development of:

- (i) more than 10 housing units (to include Part V);
- or non-residential development of more than 1,000 square metres gross floor space (Gross floor space is clarified as meaning the internal measurement of the floor space on each floor of a building (including internal walls and partitions), disregarding any floor space provided for the parking of vehicles) ; and
- or (ii) such other development as may be prescribed.

Such consultations shall be held within 4 weeks of the date of receipt of a request for a meeting, unless extended by a specified period. The failure of the Planning Authority to comply shall not prevent an applicant from making a planning application. Regulations may be made with respect to this procedure.

There are assessments that may be deemed necessary to accompany planning applications including, but not limited to: Flood Risk Assessment, Landscape Impact Assessment, Archaeological Assessment, Architectural Assessment, Ecology/Biodiversity- including for example bat surveys. These requirements are decided on a case by case basis, and these are discussed with the Planning Authority at pre-application discussion stage.

Traffic and Transport Assessment (TTA), Road Safety Audits (RSA) and Road Safety Impact Assessments are required to accompany planning applications for major developments with significant potential to generate traffic and/or which could create a significant hazard or safety performance impact on a major road, particularly national roads. When preparing the TTA's regard should be had to the provision of the NRA's 'Design Manual for Urban Roads and Streets and the 'Traffic Management Guidelines, 2012'. Where a Transport and Traffic Assessment identifies necessary on and off-site improvements for the development to be able to proceed, the developer will be required to fund the improvements by entering into a formal agreement with the Council.

The requirement for a TTA is at the discretion of the Council but the following thresholds can be used for guidance purposes only:

- Traffic to and from the proposed development exceeds 10% of the traffic flow on the adjoining road;
- Traffic to and from the proposed development exceeds 5% of the traffic flow on the adjoining road where congestion exists;
- Residential development in excess of 100 dwellings (Applications for 100 or more dwellings are decided by An Bord Pleanála as an SHD);
- Retail and leisure development in excess of 1,000 sq.m;
- Industrial development in excess of 5,000 sq.m, and; and
- Distribution and warehousing in excess of 10,000 sq.m.

11.2.2 Small-Scale Projects & Rural Development

Clinics which facilitate pre-application discussions for smaller scale projects, including residential development of less than 100 units, non-residential development of more than 1,000 square metres gross floor space and rural development are currently held fortnightly. Further information and how to obtain an appointment are set out at www.meath.ie.

11.2.3 Economic Development

The Council seeks to positively assist businesses during the planning process by offering relevant advice and assistance for proposals of economic importance. The Council's staff are available to advise and assist potential investors.

Pre-application enquiries for economic proposals are afforded priority. Decision making is expedited where possible. Further information and how to obtain an appointment are set out at www.meath.ie.

11.2.4 Strategic Housing Development (SHD)

Applications for 100 or more dwellings are decided by An Bord Pleanála as an SHD. Strategic Housing Development (SHD) applications are defined as applications for:

- The development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses;
- The development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon;
- Development as outlined above or containing a mix of houses and student accommodation; and
- The alteration of an existing planning permission where the proposed alteration related to development specified above.

The Planning Authority is statutorily required to facilitate pre-planning discussions in respect of prospective Strategic Housing Developments.

The SHD provisions applied for an initial period, until the end of 2019 and have since been extended by Government Order until 31/12/2021 to coincide with the timeframe of Rebuilding Ireland.

Further details regarding the SHD process are available from www.pleanala.ie.

11.2.5 Strategic Infrastructure Development (SID)

The Planning and Development (Strategic Infrastructure) Act 2006 provides that applications for permission/approval for specified private and public infrastructure developments should be made to An Bord Pleanála. These developments are listed in the 7th schedule of the Planning and Development Act 2000, as amended, and include major energy, transport, environmental and health infrastructure developments.

It is a mandatory requirement for a prospective applicant applying for planning permission for development listed in the 7th Schedule to enter into pre-application consultations with the Board and obtain notice from the Board stating whether or not the proposed development is regarded as strategic infrastructure development. For the purposes of these consultations, the prospective applicant must supply sufficient information to the Board to enable it to assess the proposed development in the light of the criteria set out for strategic infrastructure development.

Section 3 – Public Realm

11.3.1 Public Realm

Meath's built, cultural and natural heritage has an intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place. Public realm has a key role to play in this process. Public realm consists of all areas to which the public has access (such as roads, streets, paths, lanes, parks, squares and bridges). It includes the publicly accessible spaces between buildings, along with the buildings or other structures that enclose them. The quality of the public realm plays a vital role in the creation of a place with an enhanced sense of identity, where people will choose to spend their time. It gives great scope for public art, community-based activities, temporary interventions/events, 'greening' the town/village centres with landscaping and the inclusion of creative lighting schemes. The public realm provides the context for highlighting the built heritage. Well maintained and presented buildings are an important component of the public realm.

There is now a better understanding of the economic, social and environmental benefits that public realm can contribute to an area. It is acknowledged that a successful public realm is a component of a successful place. The importance of investment in public realm is recognised in the National Planning Framework, 2018 as one of the *'key factors in developing, promoting and investing in a sense of place and aligning the objectives of creating high quality with that of spatial planning.'* (National Policy Objective 18 (a) refers). This is further reflected by the Government's commitment to public realm improvement projects in the Urban and Rural Regeneration and Development Funds.

Public Realm Plans have been prepared by Meath County Council for Ashbourne (Ashbourne Public Realm Strategy, July 2018) and Navan (Navan 2030-Public Realm Strategy, December 2016). Public Realm Plans are nearing completion for Athboy, Bettystown/Laytown and Oldcastle. Public Realm Plans are also currently advancing for brownfield underutilised sites in Navan in need of regeneration (i.e. Flowerhill/Abbeylands and lands at Railway Street) where funding was successfully secured through the Urban Regeneration Fund. All of the aforementioned strategies are the result of input from multidisciplinary teams and extensive public consultation. These consultations are instrumental in exploring and identifying the best way to help an area reach its full potential.

The Public Realm Plans will be used as a tool to guide the development of these central areas into the future. These strategies seek to strengthen and enhance the attributes of a town or village which contributes to the distinctive physical and social character of the area. While these strategies are design-led, compliance with prevailing planning legislation and Development Plan context is required. These strategies will continue to be promoted and it is proposed to extend this programme to include other settlements such as Kells, Ratoath and Duleek.

- DM POL 1:** To support, be proactive and implement the objectives, actions and recommendations of the Public Realm Plans as completed.
- DM OBJ 1:** To prepare and implement Public Realm Strategies, throughout the County where appropriate, liaising closely with residents, community and local business groups and other relevant stakeholders.
- DM OBJ 2:** To enhance the visual amenity of existing town and village centres, minimising unnecessary clutter, and provide guidance on public realm design, including wirescape, shopfront design, street furniture and signage.
- DM OBJ 3:** To implement the following Public Realm Strategies: Navan 2030, Ashbourne, Athboy, Laytown/Bettystown, Oldcastle, Flowerhill and County Hall/St Pat's Classic School (Navan), when complete.
- DM OBJ 4:** To prepare a Public Realm Strategy for Kells and Ratoath over the lifetime of this Development Plan.

Section 4 – General Development Standards

11.4 General Standards applicable to all Development Types

11.4.1 Energy Efficiency

Mitigation of the causes and impacts of climate change is one of the cross-cutting themes of this Development Plan. The importance of reducing energy requirements associated with the built environment is one of the challenges identified in the Climate Action Plan 2019. The issues to be considered in addressing this challenge include selection of building materials, type of buildings being constructed, orientation on site and life time energy demands of the building. The challenge presented in measuring the carbon footprint of new residential development is currently being examined by EMRA in conjunction with other State Agencies. It is noted that ongoing research relating to the number of jobs located in towns and the size of the resident population forms part of this process. The 'live work' community concept, one of the key tenets of this plan represents a solution to the disconnect between where people live and work, this is particularly relevant to County Meath which experienced the highest level of out-bound commuting in 2016 (Census 2016).

The Council's approach to encouraging gains in energy efficiency is based on the following concepts:

- Focus on compact sustainable growth as set out in the National Planning Framework;
- Increased energy efficiency in the design of buildings,
- Increased promotion of sustainable mobility measures in order to achieve significant future reductions in energy demands.

DM POL 2: Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.

DM OBJ 5: Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.

DM OBJ 6: Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.

DM OBJ 7: Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.

11.4.2 Access for All

Universal equality of access to all aspects of the built and external environment is an essential part of an inclusive society. Part M of the Building Regulations (Public Buildings & Residential Dwellings) sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and people with children.

DM OBJ 8: The Council will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments.

11.4.3 Public Lighting

Functioning public lighting that is well designed and suitably located is of critical importance to our urban communities. It is important that trees and other vegetation do not impede the functions of public lighting units. Trees planted in close proximity to public lighting often block the light, rendering the light useless. This can lead to road safety issues, security concerns for residents and leads to demands on the Council to prune or remove the problematic trees.

DM POL 3: All public lighting proposals shall be in accordance with the Council's Public Lighting Technical Specification & Requirements, June 2017, and the Council's Public Lighting Policy, December 2017, (or any updates thereof).

DM OBJ 9: A separation distance of 5 metres between the lighting column and the outside of the crown is required for the lighting to work as designed. Trees or vegetation shall not be planted within 7 metres of a public light column.

DM OBJ 10: The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Both layouts should achieve the 7 metres separation between all trees and public lighting columns.

11.4.4 Trees and Hedgerows

Trees and Hedgerows are an important consideration with all developments and it is considered that the retention of trees and hedgerows should be considered as part of any relevant planning application. Please refer to Section 9.8 'Tree and Hedgerow Preservation' in Chapter 9 for further details in this regard.

DM OBJ 11: Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.

Section 5 – Residential Development Standards

11.5.1 Residential Development

This section sets out the Development Management Standards for residential development in towns and villages. Development Management Standards for rural nodes, rural dwellings and rural extensions in the open countryside are contained in Chapter 9 Rural Development Strategy. Please note that parking standards (car and cycle) applicable to residential development are set out in Section 9. Section 4 General Development Standards and Section 15 Land Use Zoning Objectives should also be consulted.

11.5.2 Urban Design

Design of development must demonstrate compliance with relevant National, Regional and Local planning policy while promoting best practice in architectural design incorporating the principles of sustainability, energy efficiency and accessibility. Urban design is concerned with the relationships of buildings to each other and to the spaces around them. Good urban design is fundamental to creating and shaping vibrant urban places.

The key principles of good urban design are set out in the Urban Design Manual (2009) as follows:

- Context
- Connections
- Inclusivity
- Variety
- Efficiency
- Distinctiveness
- Layout
- Public Realm
- Adaptability
- Privacy and Amenity
- Parking
- Detailed Design

Residential development proposals shall demonstrate compliance with the above principles.

DM POL 4: To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.

DM OBJ 12: To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated.

DM OBJ 13: A detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units.

The Design Statement shall:

- Provide a Site Analysis
- Outline the design concept;
- Clearly demonstrate how the 12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual - A Best Practice Guide (2009)');
- Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy etc;
- Provide site photographs;
- Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same; and
- Set out how energy efficiency measures have been incorporated into the project design process (Refer to DM POL 2).

11.5.3 Density

In general, the number of units to be provided on a site should be determined with reference to the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas' (2009) or any update thereof. This Plan seeks to promote the development of 'live work' communities by promoting sustainable development by creating compact, high quality developments. Higher residential densities will be encouraged within walking distance of town centres and public transport infrastructure.

It is acknowledged that there may be instances where specified densities cannot be achieved due to specific circumstances such as site constraints; however, all developments should strive to achieve the prescribed

density in order to support the delivery of more compact development and to ensure a maximum return on investment in social and physical infrastructure.

DM POL 5: To promote sustainable development, a range of densities appropriate to the scale of settlement, site location, availability of public transport and community facilities including open space will be encouraged.

DM OBJ 14: The following densities shall be encouraged when considering planning applications for residential development:

- Residential Development Beside Rail Stations: 50 uph or above
- Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 uph
- Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35uph
- Self-Sustaining Towns: 25uph - 35uph
- Smaller Towns and Villages: 25uph - 35 uph
- Outer locations: 15uph – 25uph

It should be noted that SPPR 1 of the Urban Development and Building Heights Guidelines for Planning Authorities December 2018 shall be considered in the implementation of the above densities.

11.5.4 Plot Ratio

Plot ratio seeks to control the mass and bulk of buildings to prevent the adverse effect of over-development whilst ensuring the efficient and sustainable use of serviced land. Plot ratio is calculated as the gross building(s) floor area divided by the gross site area. For clarity, the gross floor area is the sum of all floor space within the external walls of the buildings, excluding basement, plant, tank rooms and above level car parking areas with the gross site area constituting all land within the curtilage of the site.

To ensure an appropriate level of development, plot ratio standards need to be used in combination with other development management standards, including site coverage, building height, public and private open space, and parking provision. Plot ratio will apply to both new buildings and extensions to existing buildings. A maximum 50% of any development on C1 zoned lands can comprise of residential development, please refer to Chapter 2 Core Strategy for further details. A maximum 30% of any development on B1 zoned lands can comprise of residential development, please refer to Chapter 2 Core Strategy for further detail in this regard and Section 14 'Land Use Zoning Objectives' within this chapter.

DM OBJ 15: As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.

11.5.5 Site Coverage

Site coverage standards seek to avoid adverse effects of over-development particularly in urban areas thereby safeguarding sunlight and daylight within or adjoining a proposed layout of buildings. Site coverage relates to the percentage of the development site covered by buildings and structures (excluding the public roads and footpaths) and is calculated by dividing the total area of ground covered by buildings by the total ground area within the site.

DM OBJ 16: Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed.

11.5.6 Building Line

In the context of urban development, building lines should be followed where appropriate. Where located along major roads with significant traffic flows, increased set back may be required to provide for greater amenity and safety of road users and residents. On existing roads, building lines may be required to be set back to accommodate future road widening.

DM OBJ 17: To seek to provide building setbacks along Motorways, National Primary, National Secondary, Regional and Local Roads to allow for future road improvements.

11.5.7 Separation Distances

DM OBJ 18: A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units shall generally be observed.

DM OBJ 19: A minimum of 22 metres separation distance of between opposing windows will apply in the case of apartments/duplex units up to three storeys in height.

DM OBJ 20: Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design between blocks to ensure privacy and protection of residential amenity.

DM OBJ 21: A minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end of terrace houses.

The relaxation of any of the standards set out at DM OBJ 18-21 will be assessed on a case-by-case basis and should not be accepted as the Council setting a precedent for future development.

11.5.8 Dwelling Design, Size & Mix

All residential schemes should ensure an appropriate mix of housing typologies and unit sizes to support the provision of a variety of household types and tenures that accord with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).

The changing nature of the age profile of the County requires greater consideration of the housing needs of an ageing population. For those who wish to continue to live independently in their community but wish to downsize, it is imperative to offer a range of attractive and appropriately located accommodation choices which will in turn will enable the underutilisation of larger houses, particularly in more established areas, to be addressed. Design of accommodation needs to take account of the needs of persons with a disability.

Housing with long term adaptability and potential for flexibility allows for change as circumstances alter or families grow. Adaptability that allows for the alteration of the fabric of a building and flexibility which allows for spaces to accommodate a range of uses are key considerations in the design of a home.

A high standard of building design, specification of materials and detailing are required.

Contemporary designs are welcomed and will be assessed having regard to the context of the site.

All applications for residential development shall include a phasing plan. Phasing proposals shall ensure that open space and infrastructure to serve dwellings in a given phase e.g. public lighting, footpaths, and community facilities such as crèches and playgrounds are completed to the satisfaction of the Planning Authority prior to the initiation of the succeeding phase.

- DM POL 6:** To require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 shall set out how the proposed scheme is compliant with same.
- DM OBJ 22:** The design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc. The design of any walkways, lanes or paths connecting housing estates or within housing estates shall be of sufficient width to allow for the safe movement of pedestrians and cyclists. They shall be adequately overlooked and lit and not be excessive in length
- DM OBJ 23:** To require that all applications for residential development shall be accompanied by a detailed phasing plan which demonstrates the early delivery of key infrastructure associated with that scheme.
- DM OBJ 24:** To require the provision of EV charging points to serve residential development.

11.5.9 Building Height

The Urban Development and Building Height Guidelines (2018) require that Development Plans identify and provide policy support for specific geographic locations where increased building height is a fundamental policy requirement.

In this regard in accordance with SPPR1 of the Guidelines, the following locations have been identified as suitable to accommodate increased building height in the County:

- Dunboyne at both Dunboyne Central and Pace rail stations,
- Maynooth Environs,
- Drogheda Environs,
- Navan

DM OBJ 25: To require development with increased building height at the following locations

- Dunboyne Central rail station
- Pace Rail Station
- Maynooth Environs
- Drogheda Environs
- Navan

In all cases all proposals for buildings in excess of 6 stories at these locations shall be accompanied by a statement demonstrating compliance with the Urban Development and Building Heights, Guidelines for Planning Authorities (2018), or any updates thereof.

11.5.10 Open Space

The provision of accessible and useable open space is a critical element in community building. Existing green infrastructure should be identified at the initial stages of the design process and should guide the design of an appropriate site layout. A landscaping plan submitted with an application should clearly illustrate how existing green infrastructure and opportunities to create more linkages have informed and been incorporated into the development layout.

11.5.11 Public Open Space

Public open space within residential developments should be designed so as to complement the residential layout and be informally supervised by residents. A variety of types and sizes of open spaces should be provided at suitable locations to cater for the active and passive recreational needs of children and adults of all ages.

DM OBJ 26: Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement.

DM OBJ 27: Standalone residential developments comprising of 9 residential units or less shall be exempt from the requirement to provide 15% open space. In all such cases the private amenity space serving each dwelling shall exceed the minimum requirement

11.5.12 Private Open Space

All houses should have an appropriate and useable area of private open space, exclusive of car parking, to the rear of the front building line. The minimum area of private open space to be provided is set out in Table 11.1. Exceptions to this may only be considered in relation to the redevelopment of brownfield/regeneration sites where a focus should be on design led and performance-based outcomes rather than specific absolute requirements in all cases. Flexibility will only be permissible in response to well-designed development proposals. Housing developments which provide private open space at the minimum standard throughout the scheme will be discouraged.

DM POL 7: Residential development shall provide private open space in accordance with the requirements set out in Table 11.1. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with the requirements set out in Table 11.1.

House Type	Minimum Area of Private Open Space to be Provided
One/two bedroom	55sq.m.
Three Bedroom	60sq.m.
Four bedrooms or more	75sq.m.

Table 11.1 Minimum Private Open Space Standards for Houses

11.5.13 Boundary Treatments

DM POL 8: To require the provision of high quality, durable, appropriately designed, secure boundary treatments in all developments.

DM POL 9: To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required

DM OBJ 28: To require that boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.

DM OBJ 29: To require that all rear boundaries within the development shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.

- DM OBJ 30:** Open plan front gardens will generally be discouraged and will only be acceptable in innovative layouts and where a high level of safety is achieved and services can be accommodated at a location which meets the needs of service providers. Open plan gardens will not be permitted on main access roads. In general, front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design and to a uniform scheme design.
- DM OBJ 31:** In the case of residential development where the layout does not provide for front boundaries, there will be a general prohibition against the erection of front boundaries.
- DM OBJ 32:** To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.

11.5.14 Naming of Residential Development

- DM POL 10:** The name proposed for all residential developments shall be clearly linked with the locality in which the scheme is located.
- DM OBJ 33:** In all cases the name chosen for a residential development shall reflect local place names, particularly townlands or local names which reflect the landscape or shall reflect culture and /or history, including names of historical persons who have some association with the area.
- DM OBJ 34:** Names shall be in English accompanied by an Irish translation. Name plates shall be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, shall be erected on all estate roads at a location that is clearly visible.
- DM OBJ 35:** In order to assist the public, all houses within housing estates or in street developments shall be provided with numbers and/or names, which shall be visible from the adjoining roadway.
- DM OBJ 36:** Applicants shall, as part of pre-application discussions include three draft name proposals in accordance with DM OBJ 32 and 33 for consideration.
- DM OBJ 37:** Three draft name proposals in accordance with above objectives shall be submitted to the Planning Authority as part of a planning application. The name shall be approved by the Meath County Council Naming Committee comprising of the Senior Executive Officer/Planner, Conservation Officer, Planning Department and County Librarian.

11.5.15 Art Work

- DM OBJ 38:** All proposals for residential developments above 75 units shall incorporate works of public art into the overall scheme or make a financial contribution to the Council to provide the piece of public art in order to enhance the amenities of the local environment (Refer to Chapter 7, Community Building Strategy).

11.5.16 Light and Overshadowing

Daylight and sunlight levels should, generally, be in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011), and any updates thereof.

DM POL 11: New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.

11.5.17 Apartments

Please note this section must be considered in conjunction with Sections 4, 9 and 14 of this chapter.

DM POL 12: Apartment schemes shall generally be encouraged in appropriate, sustainable locations, accessible to public transport in the following settlements: Drogheda, Navan, Dunboyne, Kilcock, Maynooth, Ashbourne and Dunshaughlin.

DM POL 13: In towns and villages, there will be a general presumption against apartment developments however there are opportunities for infill developments and consolidation which would contribute to the regeneration of these settlements.

DM POL 14: All planning applications for apartments are required to demonstrate compliance with 'Sustainable Urban Housing; Design Standards for New Apartments', Guidelines for Planning Authorities (2018) and any updates thereof. While these Guidelines set out minimum design standards, the Council strongly encourage the provision of apartments above these standards, in the interest of creating attractive living environments and sustainable communities.

DM OBJ 39: An appropriate mix of units shall be provided to cater for a variety of household types and tenures. Apartment development proposals will be assessed having regard to the following requirements:

- Aspect- dual aspect units are encouraged;
- Mix of units- to cater for different size households;
- Floor areas and room widths;
- Private and communal amenity space;
- Floor to ceiling height;
- Car and bicycle parking;
- EV Charging points;
- Lift/ stair core access;
- Storage provision;
- Adaptability.

All planning applications for apartment development shall be accompanied by a statement which sets out how the scheme complies with this objective.

DM OBJ 40: A Design Statement is required to be submitted with any planning application for apartment development.

11.5.18 Build to Rent and Shared Accommodation

The build to rent (BTR) and shared accommodation sectors are emerging sectors in housing provision. Specific Planning Policy Requirement 7 and 8 of the Sustainable Urban Housing: Design Standards for New Apartments sets out the requirements in respect of BTR schemes including specific reference in public notices that a BTR scheme is proposed, supporting communal and recreational amenities must be provided and details of same must accompany any planning application

The requirements in respect of shared accommodation or shared living/co-living are set out in Specific Planning Policy Requirement 9 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

DM OBJ 41: To require that all planning applications for Build to Rent Schemes demonstrate compliance with

11.5.19 a) Infill Sites in Urban Areas

Infill development relates to development located in gaps between existing buildings in built-up urban areas. The Council will support infill development on appropriate sites that make the most sustainable use of serviced land and existing urban infrastructure.

DM OBJ 42: Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.

11.5.20 b) Backland Sites in Urban Areas

Backland residential development relates to small scale development located to the rear of existing buildings in built-up areas. Having regard to the requirement to protect the residential amenity and character of existing A1 zoned residential areas backland site development shall satisfy the criteria for infill development and avoid undue overlooking and overshadowing of adjacent properties.

DM OBJ 43: Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development.

11.5.21 Corner/Side Garden Sites

Corner Site/Side Garden development refers to sub-division of an existing house curtilage to provide an additional dwelling in existing built-up areas.

Larger corner sites may allow for a variation in dwelling design, however, proposals should more closely relate to adjacent dwellings, albeit with a modern design in order to avoid a pastiche development. At the discretion of the Planning Authority there may be some relaxation in private open space and car parking standards for this type of proposal. The Council will require corner site /side garden development proposals to have regard to the following criteria: Size, design, layout, building line and the relationship with existing dwellings and immediately adjacent properties; External finishes; Accommodation standards for the occupants; Car parking for existing and proposed development; Private open space for existing and proposed development; Development Plan standards for dwellings; Side/gable and rear access/maintenance space, where possible.

11.5.22 Upper Floors/ 'Living over the Shop'

One of the guiding principles of the RSES 2019-2031 is to, 'Set out measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres'. It is desirable to maintain an element of residential use in or close to town centres as it provides night time activity. Further, a more substantial residential presence adds to the vitality and viability of a town centre. Unfortunately, residential uses in some of our towns and villages have become limited. As such, proposals for the residential conversion of the upper floors of retail and commercial premises will be favourably considered. Any proposed residential use must respect the historic fabric (if relevant), whilst also providing adequate residential amenity.

In recognising the need to protect the historic fabric of our towns/villages while encouraging people to live in upper floors of retail/commercial premises, it is not always possible or practical to achieve current residential standards. In this regard, at the discretion of the Planning Authority and subject to protecting residential amenity, a reduction in open space and car parking standards may be considered for 'living over the shop' accommodation

proposals particularly in town centre locations. Minimum standards in relation to overall floor areas, storage space and natural light must be complied with in order to protect residential amenity.

The Department of Environment has brought in exemptions in relation to vacant commercial buildings being converted to residential use (applies until 31st December 2021). In this regard, a manual was launched by the Minister of State for Housing and Urban Development in 2019 entitled, 'Bringing Back Homes', to assist property owners, the public, local authorities and the construction industry to develop vacant buildings. Further information can be found at www.housing.gov.ie

- DM OBJ 44:** To require that these proposals accord with the relevant guidelines and standards contained in this Plan and should contribute positively to the renewal of these areas and to the established character and amenities of the area.
- DM OBJ 45:** To require that a separate and distinctive point of entry with an identifiable address be provided. Mitigation measures to address possible sources of external noise should be provided.
- DM OBJ 46:** To allow a reduction in open space and car parking standards for 'living over the shop' accommodation proposals in town centre locations, subject to protecting residential amenity, where considered appropriate by the Planning Authority.

11.5.23 Student Accommodation

The demand for high quality student accommodation is increasing nationally.

- DM OBJ 47:** To require that all proposals for student accommodation comply with the Department of Education and Science Guidelines on Residential Development for Third Level Students (1999), the subsequent supplementary document (2005) and the 'Student Accommodation Scheme', Office of Revenue Commissioner (2007), or any updates thereof.
- DM OBJ 48:** To require that written confirmation of a 'Qualifying Lease' as defined in the Guidelines on Residential Developments for Third Level Students published by the Department of Education and Science in 1999 which demonstrates that the accommodation is let to students within.

11.5.24 Family Flat Extensions

Family flats (often known as granny flats) are a way of providing additional accommodation with a level of independence for an undefined temporary period of time. Family flats allow for semi-independent accommodation for an immediate family member (dependent on the main occupants of the dwelling). Applications for family flats will be considered favourably subject to criteria set out in the relevant policy set out below.

- DM POL 15:** The creation of a custom-built 'family flat' to be occupied by a member of the occupant family with a housing need is generally acceptable subject to site suitability and compliance with DM OBJ 48.
- DM OBJ 49:** All applications for family flat development shall comply with the following criteria:
- The flat shall form an integral part of the structure of the main house with provision for direct internal access to the remainder of the house i.e. not detached;
 - The flat shall not have a separate access provided to the front elevation of the dwelling
 - There shall be no permanent subdivision of the garden/private amenity space;
 - The flat shall remain in the same ownership as that of the existing dwelling on site. In this regard, the flat shall not be let, sold or otherwise transferred, other than as part of the overall property;

- The design proposed shall enable the flat to easily fully revert to being part of the original house when no longer occupied by the family member(s);
- If the site is not connected to public mains, the existing wastewater treatment system on site must be capable for any additional loading from the flat, and if not proposals should be submitted to accommodate the additional loading.

11.5.25 Extensions in Urban Areas

Residential Extensions in the Rural Area and Rural Node Zones are addressed in Section 9.14 of Chapter 9. The objective below relates to residential extensions in urban areas.

- DM OBJ 50:** All applications for residential extensions in urban areas shall comply with the following criteria:
- High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc;
 - The quantity and quality of private open space that would remain to serve the house
 - Flat roof extensions, in a contemporary design context, will be considered on their individual merits;
 - Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy;
 - Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted;
 - Dormer extensions shall not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof;
 - Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection etc.
 - Ability to provide adequate car parking within the curtilage of the dwelling house
 - In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application;

11.5.26 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house or person's main residence, being subordinate to the use of the house as a single dwelling unit and includes working from home. The Council recognises that such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting. There is no objection to minor changes of use to allow for this provided the use remains ancillary to the main residential use, the applicant continues to reside in the house and the use has no adverse impact on the amenities of neighbouring dwellings.

- DM OBJ 51:** In determining applications for developments involving working from home, the Council will have regard to the following:
- The nature and extent of the work.
 - The impacts on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance.
 - Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking.
 - Arrangements for the storage of refuse and collection of waste.
 - There will be a presumption in favour of this type of use in residential areas. However, such use will not normally be permitted in apartments except in the case of own-door units accessed from street level.

11.5.27 Waste Management

Regard should be had to the number of individual bins required to serve each residential unit at design stage and in particular the requirement for segregating waste for recycling and food waste, (Refer to Chapter 6 Infrastructure for further details)

- DM POL 16:** All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation
- DM OBJ 52:** In residential schemes, appropriately sized bin storage areas must be provided to the front of terraced dwellings in locations which are easily accessible by the householder. These areas shall be well screened and the design shall integrate with the dwelling.
- DM OBJ 53:** Apartment schemes shall make provision for waste segregation and recycling. Bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.
- DM OBJ 54:** Shared bin storage areas shall be located conveniently for residents and collection service providers with appropriate security measures.

11.5.28 Short Term Letting

Legislation to regulate the short term letting sector, Planning and Development Act 2000 (Exempted Development) (No. 2) Regulations 2019, came into effect on 1 July 2019 which is applicable only in areas designated as “rent pressure zones” (please refer to Chapter 3 Settlement and Housing Strategy to obtain further information on rent pressure zones). These regulations are intended to address the *‘impact on the private rental market by the use of residential homes for short-term tourism type letting in areas of high housing demand’*. Short-term letting is defined as ‘the use of a bedroom or bedrooms in a home as paid overnight guest accommodation for a continuous period of up to 14 days. Planning permission is now required to be obtained for a formal change of use. Further details can be obtained from:

<https://www.housing.gov.ie/planning/private-rented-housing/new-regulation-short-term-letting>

Section 6 – Employment Development Standards

11.6.1 Retail Development

Retailing has an important role in the economy of the County. Retail development is generally located at key locations in our urban areas and has an important contribution to make to the character and sense of place of urban spaces. It is essential therefore that retail development is of a high design quality and at an appropriate scale to the centre in which it is located. (Please refer to Chapter 4 Economy and Appendix 4 Retail Strategy for further information).

11.6.2 Fast Food/Takeaway Outlets

Fast food outlets have the potential to cause noise, littering and can detract from the amenities of an area. Therefore proposals for new or extended outlets will be carefully considered, particularly in locations where a proliferation of such uses already exists. Chapter 7 of the Development Plan sets out the Council’s policies and objectives in respect of its ‘Healthy Meath Strategy’. An over concentration of such uses will affect the

achievement of the objectives of this strategy.

DM POL 17: To assess the appropriateness of any proposal for a new or extended takeaway/fast food outlet on the potential cumulative effect of these uses on the amenities of an area and schools.

DM OBJ 55: To require that all proposals for new or extended fast food/takeaway outlets address the following as part of any pre- application discussion or planning application documentation:

- The cumulative effect of fast food outlets on the amenities of an area.
- Opening/operational hours of the facility.
- The location of vents and other external services Advertising signage
- External seating.

DM OBJ 56: To only consider drive-through restaurants in locations where development will not interfere with the free flow of traffic or detract from the amenities of an area.

11.6.3 Shop Fronts

Shop fronts make a significant contribution to the visual amenities of a settlement and many have strong heritage value which should be preserved. The Council produced a 'Shop front and Signage Guidance document in 2017 to assist designers of shop fronts and signage, which is available to download from www.meath.ie (Refer to Chapter 4 Economy and Employment Strategy).

DM POL 18: To ensure new/replacement shop fronts are of an appropriate scale and design in order to integrate successfully with existing streetscapes.

DM OBJ 57: To require that proposals for new/replacement shop fronts have regard to the 'Shop front and Signage Guidance' document, 2017 or any updates thereof.

11.6.4 Local/Neighbourhood Shopping Facilities

Shops in neighbourhood centres in our larger settlements perform a key function locally providing services including convenience shopping, laundry, hairdresser, takeaways etc. The aim of providing such shopping facilities locally serve catchment areas within approximately 800 metres is to reduce the necessity to travel by car to the town centre to avail of basic services and thereby ensure reduced traffic congestion and improved sustainability. Additional neighbourhood facilities may be required as part of large residential developments, these will be determined on a case by case basis having regard to the policies and objectives of Chapter 4 Economy and Employment and the Retail Strategy in Appendix 4.

In rural villages and nodes, these facilities often provide a focal point for the locality and can include post services etc.

11.6.5 Service Stations

The role of service stations has become more diverse with the expansion from merely selling fuel to also providing convenience services and goods including functioning as rest areas. Ancillary uses include tyre repair, collection points for online retail activity and self-service laundrettes.

Proposals for new and extended service stations will be carefully considered and will not generally be encouraged within the core retail area of urban centres or in rural areas outside of villages and rural nodes.

The Council supports the development of on-line motorway service facilities in appropriate locations in accordance with the guidance set out in the Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG (2012).

- DM POL 19:** Proposals for petrol filling stations in close proximity to the National Road Network shall have regard to the “Spatial Planning and National Roads Guidelines for Planning Authorities”, Department of Environment Community and Local Government, 2012 and the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979 to 2010 (or any such other relevant standards and legislation that may be enacted).
- DM POL 20:** Proposals for new and extended service stations will be carefully considered and will not generally be encouraged within the core retail area of urban centres or in rural areas outside of villages and rural nodes and shall be located in all cases within the speed limit restriction zones.
- DM POL 21:** Service stations will not generally be permitted in/adjoining residential areas, unless it can be clearly demonstrated no significant effect on residential amenities by reason of as noise, traffic, visual obtrusion, safety considerations or fumes and smells. Hours of operation will be limited if a service station is permitted in a residential area. Proposals to demonstrate the above will be required to be submitted as part of pre-application discussion and planning application documentation.
- DM OBJ 58:** The following shall be submitted as part of pre-application discussion and/or planning application documentation for a service station:
- A high quality design including roof design, layout and external finishes to ensure it integrates and complements the surrounding environment. The layout should provide for safe pedestrian access to the shop and rest facilities.
 - Adequate provision of rest areas and toilets accessible safely by pedestrians and cyclists.
 - Where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.
 - A comprehensive landscaping scheme prepared by a fully qualified landscape architect.
 - Any retailing component shall not exceed 100 sq.m. of retailing area and shall be restricted to convenience goods only. Where permission is sought for a retail floorspace in excess of 100sq.m, the sequential approach to retail development shall apply.
 - Forecourt lighting, including canopy lighting, should be limited where possible. All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard.
 - The placing of signs on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures, whether temporary or permanent, shall be placed on the forecourt which would interfere with the sight lines of motorists entering / egressing the site.
 - EV Charging points for electric cars shall be provided with every new/extended service station.
 - the provision of HGV facilities, where appropriate.

11.6.6 Retail Warehousing

The Retail Strategy has outlined that there is limited current need for additional floorspace of this type within the County. A very cautious approach will therefore be taken regarding further such development over the period of the Plan, (please refer to Chapter 4 Economy Strategy and Retail Strategy contained in Appendix 4 for further details), other than completion of existing parks and areas identified in Volume 2.

Any retail warehousing development shall be restricted to ‘bulky goods’ or goods which are not easily portable by customers travelling by foot, bicycle, or bus (See Annex 1 of Retail Planning Guidelines 2012 for definitions of bulky goods), otherwise these developments could have a damaging material impact on the commercial viability

of town centres. Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit.

DM OBJ 59: To ensure that retail warehousing is only permissible on lands identified in Volume 2 of this Development Plan. All planning applications for retail warehousing shall set out clearly in the planning documentation how the proposal complies with the Retail Planning Guidelines 2012, this Development Plan and the Retail Strategy.

DM OBJ 60: Any retail warehousing development shall be restricted to 'bulky goods' as defined by Annex 1 of Retail Planning Guidelines (2012). Ancillary products shall not exceed 20% of the total net retail floorspace of the relevant retail unit.

11.6.7 Industrial, Office, Warehousing and Business Park Development

Building on the momentum of the successful implementation of the Meath Economic Strategy and having regard to the need identified in the RSES to address the disconnect experienced most acutely in the Mid-East Region between where people live and work the Council is setting out an ambitious programme for the delivery of a wider spread of economic growth throughout the County. Support structures are in place in the Council to encourage the development of quality enterprise development.

The Development Plan identifies a range of lands to accommodate various employment uses. It is intended that these areas will develop as high quality, sustainable working environments which will attract further investment. Therefore, the Development Plan places significant emphasis on ensuring development proposals are of high design quality, suitably landscaped, provide good facilities for pedestrians and cyclists and include staff facilities. The choice of coloured cladding used should be most suitable to Ireland's natural landscape. The development of high-quality employment development is a critical component to releasing and supporting the 'live work' community concept.

This section should be considered in conjunction with Chapter 4 Economy and Employment while Section 9 sets out the applicable parking standards for these developments.

DM OBJ 61 Any planning application for industrial, office, warehousing and Business Park Development shall address the following development assessment criteria:

- To require innovative contemporary designs for new industrial, office, warehousing and business park developments.
- External finishes shall be suitable for the local/natural landscape
- That 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 plan indicate support for higher site coverage.
- In town centre locations, in order to encourage and facilitate the development of a compact town centre, and to achieve desirable massing and heights of buildings, plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm.
- To require that full details of the proposed use(s), including industrial processes involved are provided.
- To require that full details of the hours of operation be provided.
- To require that details of suitable access arrangements, internal roads layout including details of footpaths, turning areas, loading bays be provided.
- Boundaries which are visible from the public road should be of a high architectural quality. Palisade fencing to the front of any building line shall not be permitted.
- The use of retention ponds as an urban design feature within business parks will be encouraged to enhance the setting, subject to compliance with all relevant safety requirements.
- To require that proposals for and location of onsite areas for storage and disposal (if applicable) of waste be provided as part of any planning application. All external storage including bin

storage, oil tanks, etc, shall be visually screened from public areas.

- To require that waste and recycling areas be covered, screened and enclosed from public view and wind, compliant with the Council's Waste Management Strategy.
- All overground oil, chemical storage tanks should be adequately bunded to protect against spillage.
- To require that a survey of any existing vegetation onsite and a suitable landscaping scheme prepared by an appropriately qualified professional, taking account of same, be submitted as part of any planning application to enhance the development.
- Open space shall be provided in suitable locations as part of the development in order to enhance the development and provide amenity and passive recreation for future employees.
- To require that all significant Industrial, Office, Warehousing and Business Park Development incorporate works of public art in the form of outdoor sculptures, special architectural and landscape features or other appropriate art work in the development.
- To require that all planning applications for Industrial, Office, Warehousing and Business Park Development on sites in excess of 0.5 hectares are accompanied by a Construction Environmental Management Plan (CEMP).
- To require that all new developments with over 100 employees shall have a Mobility Management Plan.
- To encourage the provision of supporting facilities for employees including childcare facilities, leisure uses and coffee shops in business parks.
- To encourage research and development activities as an ancillary part of all new and existing business parks in the County in conjunction with 3rd level Institutions.

11.6.8 Agricultural Buildings & Structures

The design, scale, siting and layout of agricultural buildings should respect, and where possible, enhance the rural environment, (Refer to Chapter 9 Rural Development for further information.)

- DM OBJ 62** All applications for agricultural buildings and structures shall address the following criteria as part of a planning application;
- To require that buildings are sited appropriately in order to minimise obtrusion on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5.
 - The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.
 - Developments shall comply with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2014, (GAP Regs 2014).
 - All planning applications for agricultural development shall be accompanied by comprehensive details of all land holdings and herd number(s), if applicable.
 - All new and existing agricultural developments will be required to contain sufficient detail which demonstrates that all effluent, including yard run-off, is collected and stored within the confines of the development.
 - In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc.

11.6.9 Extractive Industry

The Council recognises the contribution of the extractive industry in supporting jobs in the construction and aggregates section of the County. (Please refer to Chapter 9 Rural Development Strategy for grounding policies and objectives regarding extractive industries).

- DM POL 22:** To encourage the rehabilitation of disused pits and quarries to productive agricultural use

where appropriate having regard to all appropriate environmental considerations.

- DM OBJ 63:** Where possible, sites shall be subject to rehabilitation and landscaping programmes in tandem with the various phases of extraction. Possible uses post closure could include agriculture and recreation/amenities.
- DM OBJ 64** All applications for extractive industry development shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal:
- Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage for further information);
 - Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 7 for further information on Water Framework Directive);
 - Effective control of emissions and dust
 - Phasing programme for extraction and rehabilitation;
 - A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource. Details to be submitted should include plan and section drawings, detailing the following:
 - Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation),
 - Quality and condition of topsoil and overburden,
 - Rehabilitation works proposed,
 - Type and location of any vegetation proposed,
 - Proposed method of funding and delivery of restoration/reinstatement works etc. Please note that provision for sinking funds under the control of the Council may be conditioned to ensure satisfactory reinstatement on completion of extraction, if considered appropriate.
 - A planning application shall include a Planning Report which details the planning status and planning history of the quarry.
 - Visual impact of the development, a detailed landscape and visual assessment prepared by a suitably qualified professional (Refer to Volume 3 Book of Maps for Views and Prospects, Appendix 5 Landscape Character Assessment, Appendix 6 Record of Protected Structures, Appendix 10 Protected Views and Prospects for further information.);
 - Impact on existing local communities with regard to but not limited to noise, vibration and subsidence;
 - Contents of the 'Archaeological Code of Practice' (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009);
 - The extent of land ownership, nature of the deposits and details of any ancillary processes (such as crushing, concrete manufacture, etc);
 - Proposals for surface water management and flood risk minimisation;
 - Transportation impacts with particular reference to details of all haul routes, trip movements etc (A special contribution may be attached to a grant of permission in accordance with Section 48 of the Planning and Development Act, as amended).

11.6.10 Land reclamation

The Council recognises the need for land reclamation for the improvement of agricultural lands. It is also of note that in recent years significant pressure has come on the Council to facilitate the provision of waste recovery sites for soil and stone.

- DM POL 23:** To require that all land reclamation developments which include the importation of any material

onto site have the requisite waste authorisation in place in accordance with the stipulations of the Waste Management Act 1996.

DM OBJ 65

All applications for land reclamation / soil and stone recovery shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal:

- Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 7 for further information on Water Framework Directive);
- Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage for further information);
- Details of the overall and annual quantities of material to be brought on to the site in tonnes having regard to Mandatory EIA Thresholds set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001 as amended;
- Details of the nature of material including EWC or LoW codes for all waste materials proposed for acceptance at the site;
- Justification for agricultural improvement and detail of proposed agricultural use;
- Transportation impacts with particular reference to details of all haul routes, Load size, Trip movements (A special contribution may be attached to a grant of permission in accordance with Section 48 of the Planning and Development Act, as amended);
- Details of site services including wheel wash, site office, security welfare facilities quarantine areas and weighbridges;
- Phasing programme for reclamation with accurate drawings showing the development in layout and sections through the phases to completion;
- Impact on existing local communities with regard to but not limited to noise, dust, emissions

Section 7 – Community Development Standards

11.7.1 Community Development

11.7.2 Sheltered Accommodation/Step Down Housing, Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages

The Council recognises that the provision of care for the elderly and other vulnerable people in our community is an essential requirement particularly in the context of changing national demographics. A range of accommodation options fall within this sector including: step down housing which supports independent living as support services are available in a complex arrangement, nursing homes, retirement homes etc. (Please refer to Chapter 7 Community Building for further details).

Nursing homes, residential and retirement homes and retirement villages should be located in towns and villages for reasons of sustainability, accessibility and proximity to services.

There is a presumption against this type of development in the open countryside for reasons relating to sustainability, poor accessibility and lack of public transport, social exclusion and isolation.

DM POL 24: Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation/step down housing be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except

where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established

DM OBJ 66 Reduced open space standards may be acceptable for the following development types: residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation only in cases where it is clearly demonstrated with a supporting evidence base that it is appropriate by having regard to the specific open space needs of residents and only where suitable accessible public open space is available as part of the development.

DM OBJ 67 Planning applications for the change of use of a residential dwelling or other building to nursing home, residential care home, or for the construction of new residential care homes, retirement homes, nursing homes, retirement villages or sheltered accommodation/step down housing, shall be assessed for compliance with the following criteria:

- The Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) (Amendment) Regulations 2010 (or any such other relevant standards and legislation that may be enacted);
- The National Quality Standards for Residential Care Settings for Older People in Ireland, 2009;
- Sustainability, is the location served by good public transport links, pedestrian and cycle facilities close to local services and facilities;
- Suitability of the size and scale of the proposal having regard to the site constraints and the area in which it is located;
- The degree to which the residential amenity of surrounding properties is protected;
- The requirement for a high standard of design and external finishes;
- The adequacy of off street car parking;
- High quality open space proposals with comprehensive landscaping plans prepared by a fully qualified landscape professional;
- Availability of services.

11.7.3 Childcare

There is a continuing demand for suitable high-quality childcare facilities in the County, (Refer to Chapter 7 Community Building for the grounding policies in respect of childcare development).

Applicants are encouraged to seek the advice and support of the County's Childcare Committee, Tulsa, HSE and other relevant bodies in the design and layout of proposed childcare facilities prior to the submission of a planning application.

DM POL 25: To facilitate the provision of childcare facilities in appropriate locations as set out in accordance with the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001).

DM POL 26: Development of childcare facilities at the following locations will normally be encouraged;

- Areas of concentrated employment and business parks
- Within new and existing residential developments;
- Neighbourhood Centres
- Large retail developments
- Schools or major educational facilities
- Adjacent to public transportation, and
- Villages and Rural Nodes

- DM OBJ 68** Planning applications for childcare facilities shall be assessed for compliance with the following criteria:
- Suitability of the site for the type and size of facility proposed.
 - Impact on residential amenity of surrounding residential development;
 - Adequate availability of indoor and outdoor play space;
 - Convenience to public transport nodes, pedestrian and cycling facilities;
 - Local traffic conditions;
 - Safe access and sufficient convenient off-street car parking and/or suitable drop-off and collection points for customers and staff;
 - Number of such facilities in the area. In this regard, the applicant shall submit a map showing the locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location;
- DM OBJ 69** All applications for childcare facilities shall comprehensively set out the following as part of a pre-application discussion and/or planning application proposal:
- The type of childcare facility proposed – Full day care; sessional service including playgroups, preschools and Montessori; Child minding;
 - No. of children;
 - No. of employees;
 - Proposed hours of operation;
 - Car-parking provision; (please refer to Section 11.9.1)
 - Location of secure external play area including secure site boundaries.
- DM OBJ 70** In the case of proposals within an existing dwelling the Council will consider whether there is sufficient private open space remaining for the enjoyment of the occupant of the dwelling. The potential impact on the residential amenities of adjoining residences will also be considered. In such cases a significant residential component shall be retained.

11.7.4 Education

The Council will be guided by the Department of Education and Skills as to the need for new educational facilities or expansion of facilities at existing schools (Please refer to Chapter 7 Community Building for grounding policies in respect of educational facilities).

All sites for schools shall comply with the requirements of the following:

- ‘The Provision of Schools and the Planning System A Code of Practice for Planning Authorities’, 2008, or any update thereof;
- Technical guidance document TGD025 (or any such updated document) in respect of primary schools;
- Technical guidance document TGD 027 (or any such updated document) in respect of post primary schools.

- DM OBJ 71** Assessing planning applications for new schools and/or redevelopment/extensions of existing schools, the Planning Authority will have regard to the following:
- Site location, proximity of school to catchment area, size of site relative to outdoor space requirements and the future needs of the school (i.e. sufficient space provided for future expansion).
 - Public transport availability.
 - Traffic and transport impact, good, safe accessible pedestrian and cyclist routes to and from the school from nearby residential and commercial areas.

- Provision of safe and adequate set down etc facilities for buses.
- Provision of adequate, secure, covered cycle facilities.
- Provision of safe access and adequate car parking and set down areas to facilitate drop off/pick up
- Adequate signage, lighting and boundary treatments.
- Impact on local amenities and out of school hours uses.

DM OBJ 72: Temporary classrooms will be assessed on a case-by-case basis and will generally be accepted for a temporary period not exceeding five years and such classrooms should not interfere with onsite car/cycle parking spaces or unduly impact the usability of outdoor play/sports facilities. Any such proposal shall be accompanied by a timeline for the construction of permanent facilities.

DM OBJ 73: Dual function of sports facilities/halls etc, outside of school hours will be encouraged where the use of such facilities will be of a benefit to the wider community, however, any outside hours usage of the school should not be to the detriment of adjoining residential amenities.

DM OBJ 74: To require that all planning applications for new schools are accompanied by a Mobility Management Plan. Existing schools seeking permission to expand will also be required to provide a Mobility Management Plan.

11.7.5 Places of Worship

The pattern of religious practice is becoming increasingly diverse in County Meath arising in part from the significant in migration into the County. This Development Plan supports proposals for the regular use of a building as a place of worship or religious instruction in the context of the land use zoning of the site and the amenities of the area.

DM OBJ 75: To require that details in relation to the capacity of the facility (seating capacity), hours of operation and a traffic assessment (including details of the proposed parking provision) accompany any pre application discussion and/or planning application proposal.

11.7.6 Allotments

All proposals for allotment development shall be assessed against the following criteria;

- Site location - the suitability of the site comparable to the location of the population served;
- sites in or at the edge of the settlements are more preferable;
- The adequacy of the public road network serving the site and car parking provision; and,
- The adequacy of water supplies

Section 8 – Energy Development Standards

11.8.1 Energy Development

The Council encourages and facilitates early pre-application discussions on these projects.

Refer to Chapter, 6 Infrastructure which contains the grounding policies and objectives relevant to energy related development.

Refer to Section 11.2.5, Strategic Infrastructure Development as the proposal may fall within a category of development which constitutes SID.

DM POL 27: To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.

DM OBJ 76 In the assessment of individual energy development proposals, the Council will take the following criteria into account:

- The proper planning and sustainable development of the area;
- The environmental and social impacts of the proposed development;
- Traffic impacts including details of haul routes;
- Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment) ;
- Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects);
- Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way) ;
- Connection to the National Grid (where applicable);
- Mitigation features, where impacts are inevitable;
- Protected of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance,
- proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details);
- Cumulative Impact of proposal.

11.8.2 Solar Energy

There are a variety of solar technologies available in the form of roof-top domestic, roof-top commercial, large-scale land based solar developments (where solar cells are mounted to supply energy to the grid) and solar energy storage facilities. There are a significant number of solar farm planning applications in the system nationally. Section 28 Guidance is awaited from the Department of Housing and Planning to assist in the assessment of this development type.

DM OBJ 77 In the assessment of individual proposals, the Council will require the following to be submitted as part of any planning application:

- Glint & Glare Assessment
- Outline Construction Environmental Management Plan (CEMP)
- Biodiversity Management Plan
- Public Consultation details
- Noise Assessment
- Socio-Economic Assessment
- EIA Screening
- Ecology Assessment
- Archaeology Assessment

- Traffic & Transport Assessment
- Landscape and Visual Assessment
- Hydrology Appraisal/Flood Risk Assessment
- Decommissioning/Restoration Plan

11.8.3 Wind Energy

The Council require that any pre-application discussion and/or planning application proposal for wind farm development sets out how the project complies with DM POL 27. The Council will support appropriate innovative designs for wind farms. Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape. In general, matt finishes and neutral colours for turbines and structures are required. All planning applications shall be accompanied by detailed proposals for the restoration of the site after removal of the turbines and associated infrastructure including access roads. Adequate financial security will be required to ensure site restoration and removal of the wind farm.

- DM POL 28:** To require compliance with the Wind Energy Development Guidelines, (2006) and Circular PL20-13, and any updates thereof. Any proposal shall be supported by both a technical and an environmental statement prepared to an acceptable standard which sets out how the proposal complies with the Guidelines.
- DM OBJ 78:** To require that any pre-application discussion and/or planning application proposal for wind farm development sets out how the project complies with DM POL 28.
- DM OBJ 79:** Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape.
- DM OBJ 80:** In general, matt finishes and neutral colours for turbines and structures are required.
- DM OBJ 81:** The Council will support appropriate innovative designs for wind farms.
- DM OBJ 82:** All planning applications shall be accompanied by detailed proposals for the restoration of the site after removal of the turbines and associated infrastructure including access roads. Adequate financial security will be required to ensure site restoration and removal of the wind farm.

11.8.4 Energy Networks

In the assessment of individual proposals, the Council will take the criteria outlined in section 11.8.1 (Energy Development) into account.

11.8.5 Telecommunications and Broadband

High quality communications and information technology networks are critical for the continued implementation of the Economic Strategy. Please refer to Chapter 6 for grounding policies for telecommunications and broadband.

- DM POL 29:** To require compliance with the requirements of the *“Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities”* July 1996, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.

- DM OBJ 83:** Encourage the location of telecommunications structures at appropriate location within the County, subject to environmental considerations.
- DM OBJ 84:** Require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.
- DM OBJ 85:** To avoid the location of structures in sensitive landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details).
- DM OBJ 86:** To generally discourage the use of wires or other devices affixed to the facade of buildings in town and village centres.
- DM OBJ 87:** To encourage the development of open access networks in all developments.

11.8.6 Anaerobic Digesters

Anaerobic Digesters are widely used in the agricultural sector in the form of small on-farm digesters producing biogas to heat farmhouses and other farm buildings.

An Anaerobic Digestion plant typically comprises of:

- a digester tank
- buildings to house ancillary equipment such as a generator,
- a biogas storage tank
- a flare stack (3-10m in height)
- associated pipework.

Plants can vary in scale from small schemes treating the waste from an individual farm through medium-sized centralised facilities dealing with wastes from several farms (potentially supplemented by crops such as maize grown specifically to feed the digester) to sizeable industrial AD plant handling large quantities of municipal solid waste. In the case of small plants it is likely that the plant can be accommodated within the vicinity of existing farm buildings. Some forms of biomass produce digestate and other end products which must be disposed of.

Siting is a key consideration when assessing proposals for Anaerobic Digesters. The development of a bio energy project regardless of scale has development implications on the environs in which it will be situated. The development impacts which may be exacerbated by an improperly sited bio energy project. Key considerations include:

- Visual Impact;
- External Finishes.
- Sky lining.
- Residential Amenity;
- Transport;
- Road Capacity o Site Entrance
- Light Pollution;
- Noise Pollution.
- Air Pollution

DM OBJ 88: To seek to facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, the protection of visual and residential amenities and Development Plan policy and the principles of proper planning and sustainable development.

Section 9 – Parking Standards

11.9.1 Parking Standards

One of the cross-cutting themes of the Development Plan is to encourage a shift to more sustainable forms of transport. The provision of sufficient car parking is important particularly in areas of the County which are currently poorly served by public transport networks. Therefore, the rationale for the application of car parking standards is to ensure that consideration is given to the accommodation of vehicles in assessing development proposals while being mindful of the need to promote a shift towards more sustainable forms of transport.

DM OBJ 89: Car parking shall be provided in accordance with Table 11.2 and associated guidance notes.

Table 11.2 Car Parking

Land Use – Residential	Car Spaces
Dwellings	2 per conventional dwelling
Flats/ Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/or less accessible urban locations)	2 per unit In all cases, 1 visitor space per 4 apartments
Hotel Accommodation (excluding bars, functions rooms, etc.)	1 per bedroom
B&B / Guesthouse	1 per bedroom
Hostel Accommodation	1 per bedroom or 1 per 10 beds
Self-Catering Accommodation Caravan/Mobile Home Parks	1 per unit
Institutions	1 per employee
Student Accommodation	To be determined on a case by case basis
Land Use – Employment	
Manufacturing Industry	1 per 50 sq.m. gross floor area
Warehousing	1 per 100 sq.m. gross floor area
Offices	1 per 25 sq.m. gross floor area. Where the floor area exceeds 1,500 sq.m. gross floor area, 1 space per 50sq.m. gross floor area.
Data Centres	1 per 300 sq.m. gross floor area

Land Use – Commercial	
Food Retail	1 per 20 sq.m. gross floor area. Where the floor area exceeds 1,000 sq.m. gross floor area, 1 space per 14 sq.m. gross floor area. *Provision should be made for taxi drop off spaces.
Non Food Retail	1 per 20 sq.m. gross floor area.
Retail Warehousing	1 per 20 sq.m. gross floor area
Cash and Carry	1 per 50 sq.m. gross floor area
Banks	1 per 20 sq.m. gross floor area
Restaurants	1 per 5 sq.m dining area
Bars, Night Clubs, Lounges, Function Rooms incl. such spaces in hotels	1 per 4 sq.m. of public area
Vehicle Service Station	4 per fuel pump provided
Retail Outlets within Vehicle Service Garages	1 per 10 sq. m of net floor area. 1 HGV parking space per 30sq.m. net floor area is required where food is served on the premises.

Land Use - Health and Education Facilities	
Hospitals	1 per bed
Surgeries	2 per consulting room
Nursing Homes	1 per 3 beds and one space per employee
Schools	3 per classroom plus dedicated pick up/set down area within site boundary
Colleges/Third Level Institutions	To be determined by the Planning Authority.
Land Use - Community Facilities	
Places of Public Worship	1 per 4 seats
Libraries	1 per 20 sq.m. gross floor area
Cultural buildings	To be determined by the Planning Authority
Crèches	1 per employee & dedicated set down area and 1 per 4 children plus dedicated set down area
Cinemas/Theatre	1 per 3 seats. Where gross floor area exceeds 1000 sq.m., 1 space per 5 seats.
Funeral Homes	1 per 5 sq. m. gross floor area
Community Centres	1 per 5 sq. m. gross floor area

Allotments	1 space per plot
Land Use - Sports Facilities	
Sport Clubs-including swimming pools, tennis courts, gyms, fitness studios, etc.	2 per court, 5 per 100 sq.m.
Golf / Pitch & Putt courses	3 per hole
Golf Driving Ranges	1 per 2m of base line/per trap whichever is less
Bowling Alleys	5 per lane
Stadia	To be determined by the Planning Authority
Playing fields	15 spaces per pitch

Guidance Notes

- Where parking is permitted in the view of the general public, adequate soft landscaping shall be provided to soften the appearance of hard surfaced areas;
- Parking areas shall be reserved solely for the parking of vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles;
- The standards set out in Table 11.2 shall apply to all new developments, be it new construction or a new extension or a material change of use of existing buildings.
- The Council will encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated (Refer to DM OBJ 12).
- Accessible car parking spaces shall be provided at a minimum rate of 5% of the total number of spaces, for developments requiring more than 10 car parking spaces, with the minimum provision being one space (unless the nature of the development requires otherwise). Such spaces shall be proximate to the entry points of buildings and comply with the requirements of the Building Regulations.
- Age Friendly car parking spaces should generally be provided, where possible, in all developments.
- In the case of any specific uses not listed in the above table, the Council will specify its requirements in relation to parking.
- The above car parking standards shall be applied at the discretion of the Council in the County's rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement hierarchy of the County.
- Residential car parking can be reduced at the discretion of the Council, where development is proposed in areas with good access to services and strong public transport links.
- Non-residential car parking standards are set down as "maxima" standards.
- Adequate car parking bays should be provided within the confines of the public areas of residential areas to address public needs.
- All parking areas shall be clearly demarcated and numbered with indelible paint which shall be permanently maintained to the satisfaction of the Planning Authority.

DM OBJ 90: The dimension of parking bays shall comply with Table 11.3.

Table 11.3 Car Parking Bays

Parking dimensions(Perpendicular to Kerb)	5.0m x 2.5m
Where space is adjacent to a wall or other obstruction	5.0m x 2.75m
Parking dimensions (Parallel to Kerb)	6.0m x 2.5m
Accessible Parking Bay to comply with Building Regulations.	5.0m x 2.5m + 1.2m to the sides and rear of each space
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

- DM OBJ 91:** Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution may be required.
- DM OBJ 92:** Loading bays shall be located and designed to prevent any obstructions to traffic circulation and to accommodate vehicular manoeuvring on site.
- DM OBJ 93:** New residential development should take account of the following regarding car parking:
- Vehicular parking for detached and semi-detached housing should be within the curtilage of the house;
 - Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups overlooked by residential units;
 - The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays;
 - Consideration needs to be given to parking for visitors and people with disabilities; and,
 - Provision of EV Charging points.

11.9.2 EV Charging Points

The Climate Action Plan, 2019 acknowledges that the pricing structure for EV vehicles is a major factor in consumers decision making. However the Plan also acknowledges the importance of *‘ensuring the EV Charging network underpins public confidence.’* The Council will encourage the provision of EV charging points in all developments for future proofing.

- DM OBJ 94:** All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% of total space numbers.
- DM OBJ 95:** In any car park in excess of 20 spaces where public access is available, one fully functional charging point for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.

11.9.3 Cycling Parking

The Council will require an appropriate amount of cycle parking facilities to be provided with new development.

- DM OBJ 96:** To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards.
- DM OBJ 97:** Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather.
- DM OBJ 98:** To establish and implement Cycle Parking Standards for new developments in the County.
- DM OBJ 99:** In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas;
- DM OBJ 100:** All cycle facilities in multi-storey car parks shall be at ground floor level and segregated from vehicle traffic. Cyclists shall also have designated entry and exit routes at car parks.

Table 11.4 Cycle Parking Standards

Type of Development	Cycle Parking Standard
Apartments	1 private secure bicycle space per bed space (note – design should not require bicycle access via living area), minimum 2 spaces 1 visitor bicycle space per two housing units
Shops	1 space for every 10 car spaces or 1 space per till/checkout, whichever is greater
Offices	10% of employee numbers subject to minimum of 10 bicycle places or one bike space for every car space, whichever is the greatest.
Schools (Rural schools will be assessed on a case by case basis)	25% of pupil registration numbers/minimum of 10 spaces. Consider separate teacher/employee parking.
Other developments	1 bike space per car space, or 10% of employee numbers in general
Off Street car parks (including Multi-Storey Car Parks)	10% of total car spaces/minimum provision of 50 spaces
Park and Ride locations	Consider sheltered parking at P+R
On-street (public)	Minimum of 5-10 spaces, depending on expected level of usage
Public Transport pick up points/interchanges	2.5% of number of daily boarders at that point/station, minimum of 10 bicycle spaces
Events	5% of forecast attendees

11.9.4 Taxi Services

Accessible taxi services are important in providing a demand responsive 24-hour door-to-door service.

- DM OBJ 101:** Planning applications for significant commercial, industrial and other developments shall

demonstrate the provision of adequate drop-off and set-down areas for taxi services.

DM OBJ 102: To require the provision of facilities for taxis in all new supermarket and neighbourhood development proposals.

Section 10 – Advertising Standards

11.10.1 Advertising

Advertising structures are an accepted and necessary part of commercial activity and are essential for way finding.

DM POL 30: To permit only advertisements which enhance the appearance and vitality of an area and make a positive contribution to the streetscape.

DM OBJ 103: The following signage types will be discouraged

- Signs which advertise general products or services
- Animated, moving, flashing, rotating or sound-emitting signs
- Billboards
- Roof mounted signs or signs which project above the ridge height of the building
- Internally illuminated awnings
- Changeable message signs
- Pole mounted signs
- Wall signs
- Free standing signs

DM OBJ 104: In assessing advertising signage, the Council will consider the following criteria:

- The size and scale of signs which should not conflict with existing structures in the vicinity.
- The potential impacts on the streetscape of the proposal
- Large scale commercial advertisement structures are not acceptable on or near Protected Structures, Architectural Conservation Areas (please refer to Map 8.3), in public parks and in areas of high amenity.
- Signs should not interfere with windows or other façade features or project above the skyline.

DM OBJ 105: Advertisement structures will not be permitted where they give rise to a potential traffic hazard. In accordance with the Spatial Planning and National Roads and the Guidelines on the provision of Tourism and Leisure Signage on National Roads (2011), advertisement structures will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.

DM OBJ 106: Applications for advertisement structures along national routes and along approach roads to towns and villages will generally not be permitted except for tourist attractions of national or regional importance which utilise the approved designated signage.

DM OBJ 107: The number of advertisement structures for any one premises shall be kept to a minimum and will generally be restricted to a maximum of two in the local area. In exceptional cases this maximum may be exceeded at the discretion of the Council.

DM OBJ 108: The use of electronic variable messaging signs commonly known as “VMS signs”, shall be reserved strictly for use in roadwork activities, hazard information and or as part of an approved event traffic management plan. Advanced written consent of the Council will be required prior to installation and usage of such signage.

DM OBJ 109: In urban centres where public realm strategies have been prepared the Council reserve the right to de-exempt any signage in the interests of visual amenity in these areas.

11.10.2 Advertising Hoardings

Advertising hoardings, including tri-vision and three-dimensional signs, if inappropriately located can constitute one of the most obtrusive elements of all forms of outdoor advertisement. They rely for their impact on size, scale and location and are thus usually detrimental to the character of the area in which they are situated and, in some cases, contribute to a traffic hazard. However, they can help to screen derelict or obsolete sites awaiting re-development, in certain circumstances.

The practice of parking trailers or other mobile objects bearing advertisements in fields adjoining roads has become a feature of Irish roads over the past number of years. Such advertisements can be harmful to the visual amenities of the area, represent a traffic hazard by virtue of distracting motorists and could have impacts on biodiversity. Where such advertisements do not have the benefit of planning permission, the Council shall take appropriate enforcement action. The potential negative impacts of such development shall also be taken into account in assessing applications for such development.

DM OBJ 110: Outdoor advertising hoardings shall not be permitted where it would detract from the visual quality of the setting of Protected Structures. In all other cases, planning applications for such development will be considered on the basis of the visual impact of the proposed advertising hoarding and the potential for a traffic hazard arising from same will be imperative. The number and scale of hoardings in the vicinity of the site will be a material consideration.

Section 11 – Development Contributions

11.11.1 Development Contributions

Section 48 of the Planning and Development Act 2000 (as amended) allows the Planning Authority when granting planning permission to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of a local authority. The current Meath County Development Contributions Scheme 2016 – 2021 (as amended) sets out the contributions applicable to development, the scheme should be consulted in advance of the making of a planning application. There are three type of development contributions; General, Special and Supplementary.

11.11.2 General Development Contribution

These contributions apply in respect of public infrastructure and facilities provided by or on behalf of the Planning Authority that benefit development in its functional area, as noted above. Section 48 (1) of the Act outlines that a Planning Authority when making a grant of permission, may include a condition requiring the payment of a contribution in respect of public infrastructure and facilities such as open spaces, community and recreational facilities and amenities and landscaping works; infrastructure to facilitate public transport, cycle

and pedestrian facilities; refurbishment, upgrading, enlargement or replacement of roads and surface water drainage infrastructure.

11.11.3 Special Development Contributions

In circumstances where additional specific infrastructure for an area is required, the Council may attach a special contribution.

Developers may also be required to carry out works at their own expense to facilitate their development and this would be specified as a condition of the planning permission.

11.11.4 Supplementary Development Contributions

Under Section 49 of the Act, a Planning Authority may, when granting permission include conditions requiring the payment of a contribution in respect of any public infrastructure service or project specified in a “Supplementary Development Contribution Scheme” that will benefit the development to which the planning permission relates.

The Council has adopted Supplementary Development Contribution Schemes for the following projects;

- Navan- Dublin Rail Line
- Kells Backlands.

These schemes remain active. The Council will consider the need for additional contribution schemes over the plan period.

Section 12 – Dublin Airport Noise Zones

11.12.1 Development in Proximity to Approach Zones/Noise Zones of Airports and Airfields

Public Safety Zones, Approach zones of Dublin Airports, and noise zones associated with airport flight operations are illustrated on Map 5.4.1 & 5.4.2. In the assessment of development within these zones, regard shall be had to the relevant policy documents, implications of same and consultation shall take place with the relevant authorities. Please refer to Chapter 5 Movement for further detail.

DM POL 31: To manage noise sensitive development in Noise Zone B and Noise Zone C, where aircraft noise may give rise to annoyance and sleep disturbance, and to ensure, where appropriate, noise insulation is incorporated within the development.

DM POL 32:

- a) To require that single residential units (urban and rural) or extensions to same are provided with noise insulation of an appropriate standard having regard to its location within a Noise Zone B or Noise Zone C.
- b) To require non-residential noise sensitive uses or multiple residential developments within Noise B or Noise Zone C to include where appropriate, a noise impact assessment which clearly demonstrates that relevant internal noise guidelines will be met in order to protect the amenity of future occupants.

DM OBJ 111: Development should be restricted which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport.

Section 13 – Seveso Sites

11.13.1 Seveso Sites

The Seveso III Directive, 2012/18/EU came into force in Ireland on 1st June 2015 replacing the Seveso II Directive, 96/82/EC. The Seveso III (Directive 2012/18/EU) was adopted taking into account, amongst other factors, the changes in EU legislation on the classification of chemicals and the increased rights for the public to access information and justice.

This Directive is aimed at the prevention of major accidents involving dangerous substances. However, as accidents may nevertheless occur, it also aims at limiting the consequences of such accidents not only for human health but also for the environment.

The Directive covers establishments where dangerous substances may be present (e.g. during processing or storage) in quantities above a certain threshold. Excluded from the Directive are certain industrial activities which are subject to other legislation providing a similar level of protection (e.g. nuclear establishments or the transport of dangerous substances).

Depending on the amount of dangerous substances present, establishments are categorised in lower and upper tier establishments, the latter are subject to more stringent requirements.

The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 ([S.I. No. 209 of 2015](#)) (the “COMAH Regulations”), implement the Seveso III Directive (2012/18/EU). The purpose of the COMAH Regulations is to lay down rules for the prevention of major accidents involving dangerous substances, and to seek to limit as far as possible the consequences for human health and the environment of such accidents, with the overall objective of providing a high level of protection in a consistent and effective manner.

The intention is to achieve this through tiered controls on the operators of the establishments subject to the Regulations - the larger the quantities of dangerous substances present at an establishment, the more onerous the duties on the operator.

The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006 and the European Union (Control of Major Accident Hazards Involving Dangerous Substances) (Amendment) Regulations 2013, which implemented the Seveso II Directive (96/82/EC), have been revoked by the European Union (Control of Major Accident Hazards Involving Dangerous Substances)(Revocation) Regulations 2015 ([S.I. No. 208 of 2015](#)) and replaced by the COMAH Regulations.

Part 7 of the COMAH regulations 2015 provides that appropriate consultation procedures must be put in place to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of:

- (a) the siting and development of new establishments;
 - (b) modifications to establishments of the type described in Regulation 12(1);
 - (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident;
- Such technical advice will be taken into account in the consideration of applications for planning permission.

The Central Competent Authority in the case of planning advice is the Health and Safety Authority (“HAS”). The HSA are also obliged to provide the Planning Authority with information to assist in the long-term planning of the County in order to:

(a) to maintain appropriate safety distances between establishments covered by these Regulations and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes;

(b) to protect areas of particular natural sensitivity or interest in the vicinity of establishments, where appropriate, through appropriate safety distances or other relevant measures; and;

(c) for the operator to take additional technical measures, in the case of existing establishments, in accordance with Regulation 7, so as not to increase the risks to human health and the environment.

Table 11.5: List of Seveso Sites in County Meath or Sites where Consultation Distances extend into the County, these are illustrated on Map 11.1.

Map 11.1	Name of Company	Seveso Location	Seveso Tier	Consultation Radius Distance from Facility	County
Site 1	Boliden Tara Mines DAC	Knockumber Road, Navan, Co. Meath	Upper Tier	1,000 metres	Meath
Site 2	Xtratherm Limited	Liscarton Industrial Estate, Kells Road, Navan	Lower Tier Site	1000 metres	Meath
Site 3	Grassland Fertilizers Limited	The Pound Road, Slane	Lower Tier Site	700 metres	Meath
Site 4	Flogas Ire. Ltd	Marsh Road, Drogheda	Upper Tier Site	600 metres	Louth
Site 5	Irish Industrial Explosives Limited	Clonagh, Enfield	Upper Tier Site	1000 metres	Kildare
Site 6	Clarochem Ireland Ltd	Damastown, Mullhuddart,	Lower Tier Site	1000 metres	Fingal
Site 7	Chemco (Ireland) Limited (t/a Chemsources Logistics)	Macetown North, Damastown Industrial Estate, Mullhuddart	Upper Tier Site	1,000 metres	Fingal
Site 8	Aestellas Ireland Co. Ltd	Damastown Industrial Park, Mullhuddart	Lower Tier Site	1,000 metres	Fingal
Site 9	Guerbet Ireland ULC	Damastown Industrial Estate, Mullhuddart	Upper Tier Site	1,000 metres	Fingal

At present there are 3 no. Seveso III sites in the County. In addition, there are 6 no. Seveso III sites in neighbouring counties Louth, Fingal and Kildare where the 'Seveso Consultation Distance' extends into the County or whose consultation distance overlaps with the consultation distance of adjoining sites which extend into the County.

- DM POL 33:** To comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.
- DM POL 34:** To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.
- DM POL 35:** To ensure that land use policies take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest.
- DM POL 36:** To have regard to the advice of the Health & Safety Authority when proposals for new SEVESO sites are being considered or modifications to existing Seveso sites are being considered.
- DM POL 37:** To have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered.
- DM OBJ 112:** Have regard to the provision of the 'Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU) and in consultation with the HSA impose restrictions, on developments adjoining or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.

Section 14 - Land Use Zoning Objectives

11.14.1 Introduction

This section sets out the general land use and zoning policies and objectives of this Plan. These zoning policies primarily relate to urban areas. The zoning strategy for the County is based on the following principles:

- To ensure that sufficient lands are zoned to allow the aims of the Core Strategy to be realised.
- The consolidation of development in established settlements that identifies opportunities for the redevelopment of under-utilised infill and brownfield lands in order to add vitality to existing settlements and to ensure the efficient use of urban lands.
- To support the intensification of development in centres in the upper tiers of the settlement hierarchy 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.
- To support the creation of compact settlements by following the sequential approach in the identification of lands for development.
- To promote particular classes of use in appropriate locations and to provide certainty to the public and in particular communities and investors.
- To promote and support economic development and employment generation in suitable locations.
- To promote and support 'live work' communities in suitable locations.
- To only consider lands for zoning if there is a likelihood that these lands can be accessed and serviced within the life of the Plan.
- To protect and promote our rural areas and rural nodes for a range of appropriate uses acknowledging, biodiversity, the rural landscape, and the built and cultural heritage.

11.14.2 Permissible and Non-Permissible Uses

This section provides guidance on the various uses that are considered acceptable in principle in each of the zoning objectives. Uses other than the primary use for which an area is zoned may be permitted provided the use is not in conflict with the zoning objective or any other policies and objectives in the Plan.

Any use not listed in the permissible or open for consideration categories is deemed not to be acceptable in principle. Such uses will be considered on their individual merits and will only be permitted if they enhance, complement, are ancillary to, or neutral to the zoning objective.

There are instances across the County of established uses that do not conform to the zoning objective for the particular location. Any proposals for the expansion, improvement, or alteration of such uses will be considered on their merits.

The guidance provided in this section is not intended to replace the normal planning process. An indication that a proposal would be 'permissible' within a particular land use zoning objective should in no way be taken to imply a grant of permission, or indeed that a planning application may necessarily be successful.

Individual applications are a matter for the Council to decide upon, taking into consideration the wider policies and objectives that pertain to statutory land use planning including Development Plan Standards, Ministerial Guidance, and the merits of individual proposals.

11.14.3 Permissible Uses

A "permissible use" is one which is generally acceptable in principle in the relevant zone, but which is subject to normal planning consideration, including policies and objectives outlined in the Plan.

11.14.4 Open for Consideration Uses

An "open for consideration use" is one which may be permitted where the Council is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on any permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

11.14.5 Relaxation of Zoning Objectives for Protected Structures

The Council actively encourages and supports uses which are compatible with the character of Protected Structures. In certain limited cases, to ensure the long-term viability of a Protected Structure, it may be considered appropriate not to stringently apply generic zoning restrictions, including site development standards, provided the Protected Structure is being restored to the highest standard, the special interest, character and setting of the building is protected and the use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

11.14.6 Land Use Zoning Categories

This section sets out the details of each of the zoning categories, including the specific zoning objective and permissible uses and uses open for consideration.

For clarification purposes the definition of the following uses included in these categories are as follows:

- A Convenience outlet is a single level store selling food and other convenience items with a net sales area of not more than 200m².
- A Health Care Centre is a standalone premise (i.e. not connected with a dwelling) generally with multiple consulting rooms which may cover a variety of health disciplines.
- A Healthcare Practitioner is a practice operated by the owner/occupier of a dwelling and which is ancillary to the primary use of the dwelling as a normal place of residence.
- Home based economic activities are small scale commercial and professional activities carried out by the

owner/occupier of the property that is ancillary to the main use of the property as residential accommodation.

- A Supermarket is a single level, self-service store selling mainly food, with a net retail floorspace less than 2,500m².
- A Superstore is generally a single level, self-service store selling mainly food, or food and some non-food goods, with at least 2,500m² net retail floorspace but not greater than 5,000m² net retail floorspace and with integrated or shared parking.
- A Shop is a comparison retail outlet excluding retail warehouse units.
- Sheltered Housing: The Irish Council for Social Housing define sheltered housing as schemes with onsite communal facilities for assisted independent living. Sheltered housing schemes usually have an on-site warden, may include care supports such as the provision of meals and assistance with personal hygiene, and on site facilities can include recreation areas, alarm systems, and a laundry.
- Utilities comprise of water, wastewater, electricity, telecommunications, transport infrastructure.

Zoning Category

A1 Existing Residential

Objective: To protect and enhance the amenity and character of existing residential communities

Guidance

Lands identified as 'Existing Residential' are established residential areas. Development proposals on these lands primarily consist of infill developments and the extension and refurbishment of existing properties. The principle of such proposals are normally acceptable subject to the amenities of surrounding properties being protected and the use, scale, character and design of any development respecting the character of the area.

Permitted Uses

Residential, Sheltered Housing, B & B / Guest House, Community Facility / Centre, Home Based Economic Activities, Utilities.

Open for Consideration Uses

Bring Banks, Convenience Outlet, Childcare Facility, Halting Site, Sheltered Housing, Healthcare Practitioner, Leisure / Recreation / Sports Facilities, Bar, Retirement Home / Residential Institution / Retirement Village, and Veterinary Surgery.

Zoning Category

A2 New Residential

Objective: To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate.

Guidance

This is the primary zone to accommodate new residential development.

Whilst residential zoned lands are primarily intended for residential accommodation, these lands may also include other uses that would support the establishment of residential communities. This could include community, recreational and local shopping facilities.

These facilities must be at an appropriate scale and cannot interfere with the primary residential use of the land. The detail of ancillary uses to be provided as part of a residential development shall form part of pre-application discussions in respect of any planning proposal unless otherwise indicated in Volume 2 of the Development Plan.

Individual convenience stores in neighbourhood centres on A2 zoned lands should generally not exceed 1,000m² net retail floorspace unless otherwise identified in a Local Area Plan.

In order to protect the built heritage in the County sensitivity should be given to the design of any residential development within the grounds of or in proximity to any protected structures (Please refer to Appendix 6).

Permitted Uses

Residential / Sheltered Housing, B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Childcare Facility, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Retirement Home / Residential Institution / Retirement Village, Utilities.

Open for Consideration Uses

Betting Office, Caravan Park, Cultural Facility, Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100m (not for visiting members of the public), Place of Public Worship, Bar / Restaurant / Café, Take-Away / Fast Food Outlet, Veterinary Surgery.

Zoning Category

B1 Commercial/Town or Village Centre

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

Guidance

Town and Village centres are characterised by a concentration of shops, services, meeting points, and places of employment. Centres in the upper tier of the settlement hierarchy have a more comprehensive range of shops and services than smaller settlements.

The majority of new commercial and retail uses will be accommodated on B1 lands in towns and villages. Whilst the principle of a retail outlet on town/village centre lands is acceptable in principle, the size and scale of any such development should be reflective of the role and function of the town and village in the settlement hierarchy. Such developments will be assessed against the relevant policies and objectives in the Retail Strategy in Appendix 4, retail policy in Chapter 4 of this Plan, the DECLG 'Guidelines for Planning Authorities Retail Planning' (2012) and Section 6 of this Chapter.

The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement the percentage of residential development in B1 zones shall generally not exceed 30 % of the quantum of a development site in any development proposal in Key Towns, Self-sustaining Growth Towns, Self-Sustaining Towns. Exceptions may be facilitated on a case by case basis.

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, 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 <100m², Offices 100 to 1,000m², Offices >1,000m², Place of

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

Open for Consideration Uses

Amusement Arcade, Car Park (incl. Park and Ride), Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Plant & Tool Hire, Factory Outlet Stores, Retirement Home / Residential Institution / Retirement Village, Science & Technology Based Enterprise.

Zoning Category

B2 Retail Warehouse Park

Objective: To provide for the development of a retail warehouse park

Guidance

The objective of B2 zones is to provide for the development of retail warehouse parks.

Permitted Uses

Cinema, Factory Outlet Stores, Leisure / Recreation / Sports Facilities, Retail Warehouse, Telecommunication Structures, Service Stations, Utilities.

Open for Consideration Uses

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

Zoning Category

C1 Mixed Use

Objective: To provide for and facilitate mixed residential and employment generating uses

Guidance

Lands identified for mixed use development are only appropriate in higher tier settlements. The objective on these lands is to provide opportunities for high density mixed use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live work' communities. These areas are generally located in proximity to high frequency public transport corridors. In order to achieve balanced development the percentage of residential development in C1 zones shall generally not exceed 50 % of the quantum of a development site.

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 <100m² Offices 100 to 1,00m², Offices >1,000m², Service Station, Place of Public Worship, Pub, Residential / Sheltered Housing, Restaurant / Café, Utilities.

Open for Consideration Uses

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 >1,000m², Plant & Tool Hire, Research & Development, Retirement Home / Residential Institution/Retirement Village, Science & Technology Based Enterprise, Shop, Supermarket, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Wholesale Warehousing / Cash and Carry.

Zoning Category

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 <100m², Public House, Shop, niche type commercial supports, Telecommunication Structures, bona fide ancillary tourism residential, holiday home.

Zoning Category

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, Dunboyne and Maynooth Environs.

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Cafe, Leisure facilities, Data

Centres, 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 1,000m², Offices >1,000m², Medical and Related Uses (includes hospital), Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Utilities, Public Park.

Open for Consideration Uses

Conference/Event Centre, Education, Enterprise / Training Centre, Hotel / Aparthotel, Industry – Light, Transport Depot/Logistics, Warehousing.

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E1 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E1 lands, as a strategic employment zone for high technology uses

Zoning Category

E2 General Enterprise and 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

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.

Permitted Uses

Bring Banks, Builder’s Providers, Childcare Facility, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Data Centres, 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, Utilities.

Open for Consideration Uses

Abattoir, Car Dismantler / Scrap Yard, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100 – 1,000m (uses where the services are not principally for visiting members of the public), Service Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.

Zoning Category

E3 Warehousing and Distribution

Objective To facilitate logistics, warehousing, distribution and supply chain management inclusive of

Permitted Uses

Bring Banks, Childcare Facility, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Data Centres, 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, Utilities.

Open for Consideration Uses

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

Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E3 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E3 lands, for general enterprise and employment uses.

Zoning Category

F1 Open Space

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

Guidance

The Planning Authority will consider development proposals for utility development and transportation infrastructure on F1 Open Space zoned land on a case by case basis subject to the works being ancillary to and necessary for the appropriate development of adjacent lands. In all instances the integrity of the open space land as an amenity area shall not be significantly reduced.

Permitted Uses

Car Park for Recreational Purposes, Craft Centre / Craft Shop, Community Facility / Centre, Cultural Facility, Cycleways / Greenways / Trail Development, Leisure / Recreation / Sports Facilities, Playing Pitches, Playgrounds, Utilities.

Open for Consideration Uses

Allotments, Bring Banks, Childcare Facility, Place of Public Worship, vehicular/cyclist/pedestrian access to zoned lands where appropriate.

Zoning Category

G1 Community Infrastructure

Objective To provide for necessary community, social, and educational facilities

Permitted Uses

Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare

Facility, Community Facility / Centre, Cultural Facility, Education , Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, Playing Pitches, Playgrounds, Recycling Facility (Civic & Amenity), Utilities.

Open for Consideration Uses

Bring Banks, Funeral Home, Gymnasium, Halting Site / Group Housing, Healthcare Practitioner, Residential / Sheltered Housing, Restaurant / Café, Retirement Home / Residential Institution / Retirement Village, Telecommunication Structures.

Zoning Category

H1 High Amenity

Objective To protect and improve areas of high amenity

Permitted Uses

Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities.

Open for Consideration Uses

Kiosk, Restaurant, Tea Room, Sensitive re-use of existing structures

Zoning Category

R1 Rail Corridor

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

Guidance

The RSES includes an objective supporting the implementation of the extension of the rail from Dunboyne to Navan (This is subject to a Draft Ministerial Direction in relation to the RSES 2019-2031). 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.

Zoning Category

WL White Lands

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

Guidance

White Lands are located in Navan, South Drogheda, Kells, East Meath, Kilmessan, Enfield and Ratoath. These are

strategic lands and their designation is to allow for a long term, integrated approach to be 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. 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 and education provision, these lands can be released for employment creating development during the plan period in accordance with the Economic Strategy. White Lands should only be released where it would lead to significant employment creation, education provision or which cannot reasonably be accommodated on other employment zoned land.

Zoning Category

TU Transport and Utility Infrastructure

Objective To provide for essential transport and public utilities and infrastructure including rail stations, park and ride facilities, water and waste water infrastructure, electricity, gas, and telecommunications infrastructure.

Guidance

Guidance: These lands have been identified to provide for essential public infrastructure. The nature of these facilities is such that the use of the lands is dedicated to the provision and maintenance of this infrastructure. It is acknowledged however that there are instances where additional uses may be appropriate. This would primarily relate to rail stations and park and ride facilities close to or within town centres where additional commercial uses may be acceptable. Applications for a commercial/mixed use on such lands will be assessed on a case by case basis and will be required to demonstrate that such a use would be compatible to the location and would not undermine the primary use of the land which is to provide essential infrastructure and services.

Zoning Category

RA Rural Areas

Objective: To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.

Guidance

The primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted.

Permitted Uses

Agriculture, Agricultural Buildings, Agri-Tourism, Boarding Kennels (Where the use is ancillary to the use of the dwelling as a main residence), Burial Grounds, Extractive Industry/Quarrying, Equestrian, Farm Shop (Only where the bulk of the produce is produced on the farm), Forestry related activities, Horticulture, Caravan and Camping Park (No static mobile homes or permanent structure (unless ancillary to the operation of the campsite) shall be permitted), Golf Course, Open Space, Research and Development (Rural related research and development only), Residential (Subject to compliance with the Rural Settlement Strategy), Restaurant/Café (Only where ancillary to tourism uses or conversion of protected or vernacular structures), Sustainable Energy Installations, Utility Structures.

Open for Consideration Uses

Community Facility, Cultural Facility, Education, Garden Centre, Micro Businesses (Refer to the Economic Chapter), Playing Fields, Recreational Facility, Sports Club, Telecommunication Structures, Workshop (only where ancillary to an existing dwelling where it is demonstrated that the proposed activity is carried out by a resident of the dwelling, with no visiting members of the public), Veterinary Clinic.

Zoning Category

RN Rural Nodes

Objective: To provide for small scale infill development including community facilities and supporting services serving local needs while maintaining the rural nature of the node.

Guidance

Rural Nodes are intended to provide a viable alternative to settlement in the open countryside and to support small –scale infill development by providing the rural community with an opportunity to choose more rural-style housing than is provided within villages and towns. Rural nodes are to develop as local centres for rural catchments, with growth appropriate to cater for local demand, by facilitating the development of small scale and home-based enterprise among members of the rural community.

Permitted Uses

Agri-Tourism, Artisan Retail, Burial Grounds, Community Facility, Cultural Facility, Childcare Facilities, Education, Farm Shop (only where the bulk of the produce is produced on the farm), Guest House (where the use is ancillary to the use of the dwelling as a main entrance), Health Practitioner, Open Space, Park/Playground, Playing Fields, Public House, Recreational Facility/Sports Club, Residential (subject to compliance with the Rural Settlement Strategy), Retail – Local, Restaurant/Café (only where ancillary to tourism uses or conversion of protected or vernacular structures), , Sustainable Energy Installations, Utility Structures, Veterinary Clinic.

Open for Consideration Uses

Agricultural Buildings, Boarding Kennels (where the use is ancillary to the use of the dwelling as a main entrance), Caravan and Camping Park (no static mobile homes or permanent structure), Golf Course, Micro- businesses, Place of Worship, Research and Development (rural related research and development only), Workshop (only where ancillary to an existing dwelling where it is demonstrated that the proposed activity is carried out by a resident of the dwelling with no visiting members of the public)

11.15 Masterplans

The following is a list of the Masterplans within each settlement in the county. The Draft Plan (previous County Development Plan Reference number is detailed along with the new Masterplan reference number. In total there are 38 Masterplans.

Settlement	Draft Plan MP Reference	New Reference	Address/Location
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Navan	MP 1	MP 1	Abbeylands/Blackcastle Demense, north or the River Blackwater and the R147, east of the N51 at the bottom of Flower Hill, includes Elliott's Mill
Navan	MP 2	MP 2	Abbeyland South, north of R147, includes Balmoral Industrial Estate
Navan	MP 3	MP 3	Abbeylands, located between Blackwater Public Park and former Kingscourt Rail Line
Navan	MP 4	MP 4	Clonmaggaden, north of link road between Proudstown Road and Ratholdron Road and south of Kilsaran Lane
Navan	MP 5	MP 5	Blackcastle Demesne, area surrounding Blackcastle House, north of the River Boyne
Navan	MP 6	MP 6	Townparks, located between Carriage Road, Trim Road and Dan Shaw Road
Navan	MP 7	MP 7	Townparks/Robinrath, located between Athboy Road and M3 north link road, north of Mullaghboy Industrial Estate
Navan	MP 8	MP 8	Balreask Old/Limekilnhill, between Trim Road and former Navan-Dublin Rail line
Navan	MP 9	MP 9	Pairc Tailteann Lands
Navan	MP 10	MP 10	Balreask Old, lands between Trim Road, Borallion Road and former Navan-Dublin Rail line
Navan	MP 11	MP 11	Nevinstown/Windtown, south of Ratholdron Road and north of River Boyne

Navan	MP 12	MP 12	Athlumney, Alexander Reid, Bailis, Farganstown and Ballymacon, between Kentstown Road and Navan-Drogheda Rail line
Navan	MP 13	MP 13	Balreask Old, lands between Trim Road and Commons Road
Drogheda Environs	MP1	MP14	Colpe, lands to the north of Mill Road and south of Marsh Road
Drogheda Environs	MP2	MP15	Bryanstown, lands served by Bryanstown and Beymore Roads
Maynooth Environs	MP 1	MP16	Moygaddy Lands
Maynooth Environs	MP 2	MP17	Carton Demesne lands
Ashbourne	MP 1	MP18	Milltown, south of Ashbourne, off the N2
Ashbourne	MP 2	MP19	Rath, to north of Ashbourne, off the N2
Ashbourne	MP 3	MP20	Donaghmore/Milltown, south of Ashbourne, west of the N2 and north of the R125
Ashbourne	MP4	MP21	Future public park lands
Dunboyne Clonee	MP 1	MP22	Dunboyne North
Dunboyne - Clonee	MP 2	MP23	Bracetown/Gunnocks
Dunboyne - Clonee	MP 3	MP24	Pace, between Piercetown and Bracetown, east of the M3 Motorway.
Kells	MP 1	MP25	The Backlands
Kells	MP 2	MP26	The Frontlands
Kells	MP 3	MP27	East of Kells Business Park

Kells	MP 4	MP28	Headfort Demesne, south of R147
Trim	MP 1	MP29	Newtown, lands between Navan and Dublin Roads
Trim	MP 2	MP30	Former Potterton Cattles Sales, lands between Kinnegad and Longwood Roads
Trim	new MP	MP31	Lands to the west of Trim which include the OPW building and buildings which front onto Emmet Street
Enfield	MP 1	MP32	Johnstown, lands to the north of R148
Ratoath	MP 1	MP33	Fairyhouse/Tattersalls and lands to the north
Ratoath	MP 2	MP34	Commons/Ratoath, southwest of Ratoath
Ratoath	MP 3	MP35	Jamestown, east of Ratoath, served by RORR
Ratoath	MP 4	MP36	Ratoath, lands east of Ratoath, north of R125
Ratoath	MP 5	MP37	Commons, south of Ratoath
Oldcastle	MP1	MP38	To the rear of Cavan Street and Cogan Street