

# Manager's Report Draft Meath County Development Plan 2013 – 2019



14th September 2012



comhairle chontae na mí  
meath county council



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## SECTION 1 INTRODUCTION AND OVERVIEW OF MANAGER'S REPORT

### 1.1 INTRODUCTION

The purpose of this report is to provide a description of the public consultation undertaken for the display of the Draft Meath County Development Plan 2013-2019, to respond to issues raised in the submissions and observations made during the public consultation and to make recommendations on changes to the Draft Plan as deemed appropriate. Consultation on the Draft Development Plan took place between Friday 25<sup>th</sup> May 2012 and Friday 3<sup>rd</sup> August 2012 during which time a total of 139 written submissions were received.

This report consists of four sections:

**Section 1** provides an introduction and overview of the report and process for the preparation of the Draft Development Plan. It also describes the consultation that was undertaken during the display of the Draft Plan.

**Section 2** details the legislative background and requirements for the report.

**Section 3** provides a discussion of the issues raised during the consultation phase for the Draft Plan, the Manager's response to them and recommendations for changes to the Draft Plan.

**Section 4** outlines the submissions received on the Strategic Environmental Assessment and Appropriate Assessment reports which were prepared in conjunction with the Draft Development Plan.

This report forms part of the statutory procedure for the preparation of the Meath County Development Plan 2013-2019 and is being submitted to the Elected Members of Meath County Council for their consideration on the 14<sup>th</sup> September 2012.

## 1.2 PREPARATION OF THE DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The preparation of a new Development Plan for Meath began on 2<sup>nd</sup> March 2011 when formal notice was published by Meath County Council of the review of the Meath County Development Plan 2007 – 2013. At the same time, a period of pre draft public consultation was undertaken which took place from 2<sup>nd</sup> March 2011 to 29<sup>th</sup> April 2011. The public consultation was advertised through a number of media including newspaper advertisements, both local and national, the Meath County Council website and twitter feed and a website set up specifically to provide information on the review of the Development Plan. In addition, prescribed authorities were notified.

A strategic issues paper was prepared for the purposes of raising awareness of the nature of both the development plan and the review process. The preparation of the strategic issues paper was notified in the public advertisements and the paper was made available for download from the County Development Plan review website and for sale from the planning department.

Five public information evenings were held, one in each electoral area of the county, in order to provide an opportunity for members of the public to learn about the review process, to highlight some of the strategic issues facing the county and facilitate feedback from the public about issues they felt should be taken into account in the preparation of the Draft Development Plan.

Submissions were invited from the public during the pre draft consultation period and could be made electronically or sent via post. A total of 67 submissions were received. A more detailed account of this public consultation phase can be found in the 'Manager's Report on Pre Draft Public Consultation Phase' which can be accessed at <http://countydevelopmentplan.meath.ie/>

## 1.3 PUBLIC CONSULTATION DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019

The public consultation stage for the Draft Meath County Development Plan 2013-2019 took place from Friday 25<sup>th</sup> May 2012 to Friday 3<sup>rd</sup> August 2012 inclusive.

The public consultation stage was advertised through a number of media:

- Notification on Meath County Council and the County Development Plan websites.
- Notification from Meath County Council's twitter feed.
- Advertisements in local and national newspaper.
- Advertisements on local radio.

- Formal notification was issued to the required statutory bodies.

Submissions were invited from the public during the consultation period and could be made electronically or sent via post. A total of 139 submissions were received. A list of the people and organisations that made submissions is included in Appendix 2.

### 1.3.1 Public Information Events

A series of public information sessions were held in order to provide an opportunity for members of the public to learn about Draft Plan.

The events were held in each electoral area of the county as follows:

- Ashbourne Library on Monday 11<sup>th</sup> June 2012
- Dunshaughlin Area Office on Monday 11<sup>th</sup> June 2012
- Trim Library on Tuesday 12<sup>th</sup> June, 2012
- Duleek Area Office on Wednesday 13<sup>th</sup> June, 2012
- Planning and Transportation Department, Navan on Friday, 15<sup>th</sup> June, 2012
- Kells Town Council on Tuesday 19<sup>th</sup> June, 2012
- The Village Hotel, Bettystown on Tuesday 10<sup>th</sup> July 2012

In addition, staff from the Development Plan team gave an information briefing to Comhairle na nÓg at their meeting on 31<sup>st</sup> May and to the Community Fora at their meeting on 30<sup>th</sup> May 2012.

## SECTION 2 LEGISLATIVE BACKGROUND TO MANAGER'S REPORT

### 2.1 STATUTORY CONTENTS OF THE MANAGER'S REPORT

Section 12(4) of the Planning and Development Acts 2000-2011 requires that the County Manager prepare a report on the submissions and observations received during the consultation period for the Draft Development Plan and submit it to the member of Meath County Council. The Act requires that the Manager's Report shall:

- (a) List the persons or bodies who made submission or observations.
- (b) Summarise the issues raised in the submission from the Minister of the Environment, Community and Local Government.
- (c) Summarise the issues raised by other bodies and people.
- (d) Give the response of the Manager to the issues raised, taking account of:
  - Any directions issued by the members of Meath County Council under Section 11(4),
  - the proper planning and sustainable development of the area,
  - the statutory obligations of any local authority in the area,
  - any relevant policies or objectives for the time being of the Government or of any Minister of the Government
  - any submissions by the Department of Arts, Heritage and the Gaeltacht in respect of additions or deletions to the Record of Protected Structures recommended by that Department.
- (e) Summarise the issues raised and the recommendations made by the National Transport Authority in its submission and outline the recommendations of the Manager in relation to the manner in which those issues and recommendations should be addressed in the Development Plan.

- (f) Summarise the issues raised and recommendations made by the Dublin and Mid East Regional Authorities and outline the recommendations of the Manager in relation to the manner in which those issues and recommendations should be addressed in the Development Plan.

## **2.2 PROCEDURE FOLLOWING PREPARATION OF MANAGER'S REPORT**

The Manager's Report must be prepared and submitted to the members of Meath County Council no later than 22 weeks from the date of publication of the Draft Development Plan. This report is being issued to the members on 14<sup>th</sup> September 2012.

In accordance with section 12(5)(b) of the Planning and Development Acts 2000-2011, the members must complete their consideration of the Manager's Report and the Draft Development Plan within 12 weeks of receiving the Manager's Report. Following this, they can resolve to either make or amend the Plan. If they resolve to make Plan, then it comes into effect four weeks from the date that the resolution is made. A further period of public consultation is required if it is resolved to alter the Draft Plan and where the proposed amendment would be a material alteration. In addition, where the proposed amendment(s) is (are) material, the planning authority must then determine whether a strategic environmental assessment or an appropriate assessment, or both, are required to be carried out.



**SECTION 3 SUBMISSIONS MADE DURING THE CONSULTATION PHASE AND  
MANAGER'S RESPONSE TO ISSUES RAISED**

**3.1 INTRODUCTION**

A total of 139 submissions were received during the pre draft consultation phase. The Council wishes to express its appreciation to those who made submissions, viewed the displays or attended the information meetings. A list of the persons and organisations who made submissions is included in Appendix 2. Following receipt of the submissions, an analysis of them was carried out which involved reading every submission and extracting and categorising all of the issues raised in a table format. Issues were raised with the appropriate Council Department for comment where necessary. Responses to the issues were then drafted and recommendations were made as to whether or not changes were required to the Draft Plan.

A wide range of issues were raised. These are discussed according to the relevant chapter/section of the Draft Development Plan in the following order:

1. Introduction
2. Core Strategy
3. Settlement Strategy and Housing
4. Economic Strategy
5. Social Strategy
6. Transport
7. Water, Drainage and Environmental Services
8. Energy and Telecommunications
9. Cultural and Natural Assets
10. Rural Development
11. Development Management Standards and Guidelines
12. Implementation and Monitoring
13. Appendix 4 - Meath Housing Strategy
14. Appendix 5 - Retail Strategy
15. Appendix 6 - Flood Risk Assessment

16. Appendix 7 – Landscape Character Assessment
17. Appendix 8 - Record of Protection Structures
18. Appendix 11 – Recorded Monuments
19. Appendix 12 - Protected Views and Prospects
20. Appendix 14 - Public Rights of Way
21. Volume 3 – Book of Maps
22. Miscellaneous Submissions

In accordance with Section 12(4) of the Planning and Development Acts 2000-2011, the submissions received from the Dublin Transport Authority (submission made by the National Transport Authority) and the Dublin and Mid East Regional Authorities are summarised and responded to separately.

The discussion of the issues raised includes the Manager's response and recommendation for changes to the Draft Plan. In the interests of clarity, the summary of issues raised is printed in italics and the Manager's response and recommendation is printed in normal font.

In the event of minor typographical errors or discrepancies, these will be amended in the Draft Plan accordingly. Similarly, where draft plans or policy documents, prepared by other bodies, have been up-dated or approved during the development plan preparation process, these will be amended accordingly in the final Development Plan.



### 3.2 SUBMISSION BY THE DUBLIN AND MID EAST REGIONAL AUTHORITIES (SUBMISSION NO. 2006)

#### ***Main Issues Raised***

##### *Section 2.3.2 & 2.3.3 Future Population Growth & Residential Zoned Land Provision*

*The submission from the Dublin and Mid East Regional Authorities refers to the Core Strategy of the Draft County Development Plan. The comprehensive nature of the strategy is acknowledged. The thorough examination of population and growth trends as part of the proposed core strategy is commended. In particular reference is made to tables 2.4 and 2.5 which set out the quantum and distribution of housing and land uses in this regard. The submission acknowledges the supporting text in table 2.5 which refers to the inclusion of headroom within the overall housing allocation figures. However, it is recommended that the table is revised to clarify this more explicitly.*

*The submission states that the housing figures within the core strategy require further review and adjustment, as it is considered that additional housing provision has been made above the anticipated by the RPG allocations, on the premise of the committed units not coming to market. The submission questions that evidence based rationale or requirement for the insertion of further headroom provision above that already catered for within the Draft Plan. The submission recommends that the core strategy figures are consistent with the RPG housing and population provisions.*

##### *Section 2.9.4 Land Use Zoning Objectives*

*The submission from the Dublin and Mid East Regional Authorities recommends that any revised definitions of land use policies as per the Draft Development Plan be reflected within the related subservient statutory plans in the interests of consistency and clarity. Particular reference is made to the definition of white lands in various plans.*

##### *Section 2.3.4 Guidelines for the Review of Local Area Plans/Development Plans*

*The submission from the Dublin and Mid East Regional Authorities welcomes the options put forward in Section 2.3.4 to address excess zonings. It is recommended however that removal of excess land use zoning as per table 2.4 of the proposed County Plan is utilised as the primary optimal mechanism to realise regional planning guidelines targets, policies and objectives. It is recommended that the policy wording of the Development Plan (specifically CS OBJ 4 refers) is strengthened to reflect this.*



2.6 Infrastructure and Supporting Services

*The submission from the Dublin and Mid East Regional Authority states that it may be useful to elaborate on some of the key transport assets in the text of the Core Strategy and a brief description of how the development strategy for the County links with the objectives of the Smarter Travel documents and forthcoming National Transport Authority Strategy.*

Core Strategy Map 2.2

*The inclusion of Ashbourne within a multimodal corridor as illustrated on Core Strategy map 2.2 is questioned as it does not correspond with the multimodal corridor concept envisaged within the RPGs. It is recommended that this matter is reviewed.*

Section 4.1.4 & 4.3 Ashbourne/Dunboyne & Employment Sectors (& 2.9.5 Permissible & Non Permissible Uses)

*The submission states that the employment potential north of Dunboyne as a potential Strategic Development Zone may require further assessment and evaluation. It is considered that the policies/strategic objectives to strengthen this evidence based approach are incorporated within the Development Plan.*

*It is also suggested that the wording of some economic themed policies/objectives (within the core strategy and economic development strategy) are examined to ensure that areas identified for population and economic growth within or near to high quality strategic corridors refers to existing designated growth settlements as per the RPGs*

Section 4.5 Retail

*It is recommended that the retail section of the plan is revised to reference the recently published DoECLG Retail Planning Guidelines for Planning Authorities 2012 and to reflect any new requirements therein. It is also recommended to further consider pipeline retail development within the retail strategy; how this would impact on overall retail requirements and what measures are proposed to manage same.*

*The submission from the Dublin and Mid East Authorities requests that the retail hierarchy set out in the Draft Development Plan is consistent with that in the Regional Planning Guidelines for the Greater Dublin Area GDA 2008-2016. A suggested format is recommended in this regard.*



Chapter 5 Social Strategy

*The specific policies included in the Draft Plan in relation to community, education and healthcare facilities accord with Strategic Policies SIP 1 and SIP 2 (and the supporting Strategic Recommendations) of the RPGs. The inclusion of these objectives promotes the development of sustainable communities and the provision of facilities to meet the required needs of all members of the community in accordance with strategic policies SIP1 and SIP2 of the RPGs.*

Section 7.15 Flood Risk Management

*The flood risk measures and related policies to manage development in vulnerable areas are welcomed by the Dublin and Mid East Regional Authorities. Notwithstanding this, it is recommended that the wording of flood risk policies in section 7.15 is strengthened to more clearly communicate the findings of the flood risk assessment. It is also recommended that land use zoning objectives within the development plans and LAPs are reviewed, where appropriate, consequent of any relevant issues arising from flood risk assessment.*

Chapter 9 Cultural and Natural Assets

*The provisions in the Draft Plan are considered to be supportive of the policies and recommendations contained within the RPGs.*

Section 10.3 Rural Area Types

*The submission recommends that the "rural types" as per Map no. 2.1 and corresponding text be updated where relevant to take account of current spatial trends using current census data and spatial mapping resources to reflect any changed patterns.*

10.7 Rural Residential Development: Design and Siting Considerations

*The inclusion of the existing rural design guidelines in to the Draft Plan is considered positive.*

Volume 3- Book of Maps

Map no. 11.1 Dublin Airport Safety Zones

*The submission from the Dublin and Mid East Regional Authorities refers to the Map no. 11.1 Dublin Airport Safety Zones. The submission states that there does not appear to be any corresponding text and recommends that text/objectives be included within the plan to provide guidance for development in such areas.*

Volume 4 - Appropriate Assessment and Strategic Environmental Assessment

*The SEA report is considered to cover the necessary themes around the Draft Plan. However, it is suggested that it may be beneficial to highlight how the SEA process affected the policies during the plan making process. It is also suggested to insert a brief reference in the core strategy to reflect the integration of the SEA process within the Draft Plan.*



## **Manager's Response**

### Section 2.3.2 & 2.3.3 Future Population Growth & Residential Zoned Land Provision

In respect of Table 2.5 it is considered that a footnote could be attached to the table to clarify that headroom of 50% as provided for in the RPGs and the 'Development Plans Guidelines for Planning Authorities' is included in the housing allocation figures.

Meath County Council has carried out an exercise to examine the rate of expiration of planning applications for residential developments granted in 2006 and the first half of 2007 (the most up to date years possible to investigate). This analysis supported the position set out in the Draft Plan that it was reasonable to assume that up to 30% of committed units would not be built. Meath County Council met with the Regional Authority on foot of their submission to discuss the population and household projections in the Draft Development Plan and presented the evidence based data from this exercise to the Authority. Notwithstanding the fact that the data collected by Meath County Council generally supports the position taken in the Draft Plan, it is now considered prudent that the addition of headroom associated with the potential expiration of units should be removed from the Development Plan. This decision takes account of the views expressed and will eliminate any doubt in relation to mandatory compliance with the RPGs. The resulting decrease in household allocations will be spread equally, on a proportional basis, across all settlements and the rural area of the County. Meath County Council has been advised that national and regional population projections may be re-examined in light of the results of the Census 2011, and updated projections may be issued as a result in due course.

### Section 2.9.4 Land Use Zoning Objectives

The comment in respect of the use of the land use zoning objectives in subservient statutory plans is noted. It is the intention of Meath County Council that the zoning objectives in the core strategy would be used in all subservient plans to facilitate a more user friendly and consistent approach to zoning. As noted in Section 2.9.7 of the Draft Development Plan, the zoning objectives may be supplemented by local zoning objectives to signify a special use objective with a broad zoning objective.

### Section 2.3.4 Guidelines for the Review of Local Area Plans/Development Plans

The 'Guidance Note on Core Strategies' (Department of the Environment, Heritage and Local Government, 2010) states that ideally all of the options (i.e. phasing, alternative objectives, de-zoning) should be considered in addressing excess zoning. Therefore it is considered appropriate to retain the three options in the Development Plan. The suitability of each option will be assessed when the review of urban Local Area Plans (LAPs) and Development Plans takes place

and when development and zoning objectives are being prepared for the urban centres to be incorporated into the County Development Plan.

#### 2.6 Infrastructure and Supporting Services

Section 2.7 lists some of the key transport routes and assets in the county. However, it is considered that supplementary details could be provided in this section in addition to some brief commentary on how the aims of Smarter Travel and the NTA draft transport strategy for the Greater Dublin Area have been reflected in the Plan.

#### Core Strategy Map 2.2

It is acknowledged that while Ashbourne is located on a major national route and proximate to the railhead at Pace which is part of the completed phase 1 of the Dublin-Navan rail line, it is not situated on a multi-modal corridor and consequently it is recommended that this be amended. Ashbourne will nonetheless continue to be a key development centre in Meath with important economic functions as recognised by its designation in the RPGs as a secondary economic growth centre. The RPGs also recognise the pace and form of development in Ashbourne in recent years and that this represents a move towards more holistic and sustainable development which "is illustrative of the transitioning of Ashbourne away from a dormitory hinterland context towards a more urbanised, metropolitan character." They note that the town has an important role in service provision for its catchment and consequently enterprise and employment should continue to expand to meet the requirements of the population of the town and adjoining areas.

#### Chapter 4 Economic Development Strategy

The urban centres designated for economic growth in the economic policies and objectives of the economic strategy and core strategy correspond with the centres identified in the RPGs and use the same terminology, i.e. Primary Economic Growth Centre and Secondary Economic Growth Centre.

Reference is included to Pace in objective CS OBJ 9 because, as discussed in section 4.1.4 of the Draft Plan, Meath County Council considers that an opportunity for a Strategic Development Zone may exist in north Dunboyne. The Plan notes that "The Regional Planning Guidelines 2010-2022 states that opportunities exist for Planning Authorities and Enterprise Agencies, together with other relevant stakeholders, to take a proactive role in identifying appropriate locations for Strategic Development Zones for employment and develop planning schemes to deliver these areas for economic development. These strategic locations should be supported by existing or planned multi-modal public transport infrastructure, adequate water services, broadband and



next generation of communication technology, sustainable energy supplies." The potential synergies with proximate local, third level, fourth level and national institutes of research, education and science are noted.

There are no specific objectives in the Plan relating to the potential for a Strategic Development Zone in the area. However, the Draft Plan is clear that the consideration of this area for a Strategic Development Zone "will require an integrated land use and transportation approach to planning for the area, examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne. This is consistent with the promotion of higher densities for employment uses around public transport as advocated in the RPGs which indicates that the *'provision of integrated land use and transport plans for developing zoned and brownfield / regeneration lands of strategic importance are a means of managing growth and investment in the medium to long term and should be prepared'*. Unparalleled economic development opportunities exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster, possibly based on the Strategic Development Zone concept. Potential exists to develop a synergy between this area of Dunboyne and Maynooth Environs in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions." Meath County Council is satisfied that the Development Plan adopts an appropriate approach to the future development of this area.

The submission states that the employment potential north of Dunboyne as a potential Strategic Development Zone may require further assessment and evaluation. It is considered that the policies/strategic objectives to strengthen this evidence based approach are incorporated within the Development Plan.

#### Retail Strategy/Section 4.5 Retail/Section 2.4.2 Retail

It is recommended that the retail hierarchical characterisation within the Table 8.1 of the Retail Strategy, and consequently in Tables 2.6 and 4.3, is amended to reflect the format and terminology used within the Regional Planning Guidelines for the Greater Dublin Area. This terminology should also be used in the text of the Plan.

It is considered that the Development Plan should be updated to reference the recently published Retail Planning Guidelines for Planning Authorities 2012 which were published subsequent to the completion of the draft Strategy.

It is not considered appropriate to include extant pipeline permission within the future floorspace capacity figures. An explanation of this approach is provided in section 7 of the strategy which states:

*"It is noted that if all of the pipeline floorspace permitted was implemented as permitted a significant proportion of the floorspace requirements as set out in Table 7. 10 would be met by these schemes. This is particularly of relevance for the comparison floorspace requirements set out within Scenario 1 where the full requirements for additional floorspace up to 2022 are addressed by pipeline floorspace. However it is noted that Scenario 1 assumes that there will be no significant improvements to the comparison retail floorspace within the lifetime of the strategy and that current leakage levels remain throughout the lifetime of the strategy. A pragmatic approach must be taken to such extant permissions and it should be recognised that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and/or on a phased basis. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalisation of town centres lands will continue to be promoted as a priority."*

In this regard, pipeline permissions will be considered when assessing any new application for retail floorspace in the County, but such development should not hinder or preclude further appropriate retail development. Economic and financial support for new retail development have changed dramatically in recent years and many of the existing unimplemented permissions are unlikely to be implemented in the near future as a result. The scale and format of development on relevant sites may change significantly from that granted where schemes are actually implemented. It cannot therefore be assumed that most of this pipeline floorspace will be implemented as granted. It is necessary to take a pragmatic approach when considering future retail application in the County and this will include an assessment of existing permissions.

It should be noted that this approach is consistent with the methodology utilised in the Retail Strategy for the Greater Dublin Area in 2008. In this regard the approach adopted in the Meath Retail Strategy is thus supported by the aforementioned Regional Strategy. It is further noted that a similar approach has also been undertaken within recently prepared retail strategies including the Waterford City Retail Strategy. The 2012 Retail Planning Guidelines do not provide specific guidance on pipeline permissions. The approach adopted within the quantitative assessment is also in accordance with the guidance set out within Annex 4 of the 2012 Retail Planning Guidelines.

### Chapter 5 Social Strategy

The comments in respect of the social strategy are welcomed. Supporting sustainable communities is one of the key three elements, along with a sustainable economy and heritage sector, of the Draft County Development Plan.

### Section 7.15 Flood Risk Management

Section 3.6 details that it is proposed to amend the criteria to be taken into account in considering the release and development lands to include "*Flood risk assessment and the Flood Risk Management Guidelines*. In particular, the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. The flood risk assessment carried out as part of the County Development Plan preparation shall also be complied with." Specific zoning issues will be considered when reviewing town Development Plans/Local Area Plans and preparing zoning objectives for those centres to be included in the County Development Plan (see section 3.6).

It is considered that the policies and objectives of the Development Plan are compliant with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' and use flood probability mapping outputs from PFRA, CFRAMS and a host of other studies. The SFRA findings and recommendations are considered under Policy WS POL 29 in Chapter 7. Policy WS POL 28 includes for the application of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', under which the Sequential Approach and Justification Tests are applied.

### Chapter 9 Cultural and Natural Assets

The comments in respect of the chapter on cultural and natural assets are welcomed. Supporting sustainable heritage is one of the key elements of the Draft County Development Plan.

### Section 10.3 Rural Area Types

Meath County Council has reviewed recent population trends in the electoral divisions of the county and trends arising from the number of planning applications for one-off houses made in Meath and is satisfied that the typology of rural areas detailed in the core strategy and rural development chapter adequately represent the characteristics of the said rural areas. It is not considered appropriate to change the rural boundaries or typologies based on this assessment.

Volume 3 - Book of Maps: Map no. 11.1 Dublin Airport Safety Zones

Chapter 11 (section 11.17 Development in Proximity to Approach Zones/Noise Zones of Airports and Airfields) refers to Map 11.1 and states "Developments shall be restricted (and where appropriate, prohibited) in public safety zones and approach zones of airports and airfields, and in noise zones associated with airport flight operations as illustrated on map no. 11.1. In the assessment of such applications regard shall be had to the relevant policy documents and consultation shall take place with the relevant authorities." It is considered that supplementary text could be added to the Plan by adding a new section to Chapter 6 (Transport) to include relevant and appropriate policies.

Volume 4 - Appropriate Assessment and Strategic Environmental Assessment

The SEA report was carried out in conjunction with the preparation of the Draft Development Plan with considerable shared inputs and integration of the processes. It is considered both impractical and confusing to show where the SEA team proposed wording amendments to particular policies/objectives and therefore this is not included in the Environmental Report. The Plan preparation proceeded through repeated iterative assessments during the preparation stage to arrive at the current draft stage. Notwithstanding the above the SEA report contained a section highlighting where the recommendations of the SEA team were incorporated into the Draft Plan and this is considered sufficient to highlight the level of influence the SEA had on the Plan's preparation. Section 4 relating to the Strategic Environmental Assessment and Appropriate Assessment further addresses this issue.

### Manager's Recommendation

It is recommended to make the following changes, with proposed new text shown in bold font and text to be deleted shown as strikethrough.

#### 2.3.2 Future Population Growth

Although the overall housing requirement including headroom amounts to 23,940 units, the extent of committed units (i.e. units for which planning permission has been granted but which have not yet been built) must be taken into account. Meath County Council estimate that approximately 10,998 committed units were approved at the end of 2011. ~~The downturn in the housing market suggests that a significant quantity of schemes permitted will not proceed to construction and it is considered reasonable to allow for this in estimating committed units. Therefore, it is proposed to subtract 30% of the 10,998 committed unbuilt units from the overall committed units, i.e. 3,299 units. This would bring committed units to 7,699.~~ The housing allocation for the lifetime of the Development Plan therefore amounts to ~~16,241~~ **12,942** taking into account the committed units.



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Replace 2.4 with the following table:

	Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required**	Available Land Zoned for Residential Use (Ha)	Available Land Zoned for Mixed Use incl. Residential (Ha)**	Total Available Zoned Land (Ha)	Deficit/ Excess (ha)
Large Growth Town I							
Navan*	3,984	45	88.5	240.5	13.9	254.4	165.9
Drogheda Environs	857	43	19.9	157.2	1.8	159.1	139.1
Large Growth Town II							
Dunboyne	1,494	45	33.2	88.6	1.19	89.8	56.6
Maynooth	199	35	5.7	9.5	0.85	10.4	4.7
Moderate Sustainable Growth Towns							
Ashbourne	637	35	18.2	39.5	0.3	39.7	21.5
Trim	518	35	14.8	108.4	3.3	111.7	96.9
Kells	518	35	14.8	75.7	7.1	82.7	67.9
Dunshaughlin	319	35	9.1	62.9	1.9	64.9	55.7
Kilcock	398	35	11.4	63.5	0.0	63.5	52.1
Small Town							
Athboy	319	25	12.7	34.3	0.4	34.7	22.0
Bettystown/Laytown/ Mornington East	80	25	3.2	106.4	7.4	113.8	110.6
Duleek	239	25	9.6	34.6	0.6	35.2	25.7
Enfield	319	25	12.7	35.6	2.3	37.9	25.2
Oldcastle	319	25	12.7	25.9	1.3	27.2	14.5
Ratoath	239	25	9.6	23.3	3.0	26.3	16.7
Stamullen	80	25	3.2	20.9	1.4	22.3	19.1
Villages							
Ballivor	60	20	3.0	24.7	0.9	25.6	22.6
Carlanstown	40	20	2.0	10.5	0.6	11.0	9.0
Carnaross	20	20	1.0	1.7	0.6	2.2	1.2
Clonard	20	20	1.0	8.5	1.1	9.6	8.6
Clonee	84	35	2.4	1.2	0.0	1.2	-1.2
Crossakiel	20	20	1.0	3.1	0.3	3.5	2.5
Donore	20	20	1.0	12.1	0.6	12.7	11.7
Drumconrath	60	20	3.0	17.4	0.0	17.4	14.4
Gibbstown	20	20	1.0	9.4	0.6	10.0	9.0
Gormonston	20	20	1.0	52.7	0.0	52.7	51.7
Julianstown	24	20	1.2	1.8	0.1	1.9	0.7
Kenstown	60	20	3.0	9.4	0.2	9.7	6.7
Kilbride	20	20	1.0	8.7	0.4	9.1	8.1
Kildalkey	20	20	1.0	11.1	0.1	11.2	10.2
Kilmainhamwood	20	20	1.0	4.4	0.1	4.5	3.5
Kilmessan	159	35	4.6	5.7	0.0	5.7	1.2
Longwood	40	20	2.0	20.9	0.4	21.3	19.3
Mornington/Donacorney	20	20	1.0	28.2	0.8	29.0	28.0
Moynalty	20	20	1.0	9.0	0.1	9.2	8.2
Nobber	60	20	3.0	13.7	0.1	13.8	10.8
Rathcairn	40	20	2.0	12.8	0.6	13.3	11.3

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Rathmolyon	20	20	1.0	10.2	0.5	10.7	9.7
Slane	120	20	6.0	10.3	0.5	10.7	4.8
Summerhill	120	20	6.0	12.9	0.0	12.9	7.0
Rural Housing	1,320						
Total	12,942		329.4	1682.0	60.48	1497.8	1,153

\*As per the Guidance Note on Core Strategies (DoEHLG 2010) the SDZ at Clonmagadden has not been included in the figure for residential zoned land in Navan.

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

Replace Table 2.5 with the following table:

Urban centre	Committed Unbuilt Units	Household Allocation 2013-2019*
<b>Large Growth Town I</b>		
Navan	786	<b>3,984</b>
Drogheda Environs	1,653	<b>857</b>
<b>Large Growth Town II</b>		
Dunboyne	113	<b>1,494</b>
Maynooth	0	<b>199</b>
<b>Moderate Sustainable Growth Town</b>		
Ashbourne	1,356	<b>637</b>
Trim	912	<b>518</b>
Kells	349	<b>518</b>
Dunshaughlin	784	<b>319</b>
Kilcock	0	<b>398</b>
<b>Small Town</b>		
Athboy	159	<b>319</b>
Bettystown/Laytown/Mornington East	1,077	<b>80</b>
Duleek	160	<b>239</b>
Enfield	31	<b>319</b>
Oldcastle	9	<b>319</b>
Ratoath	311	<b>239</b>
Stamullen	262	<b>80</b>
<b>Village</b>		
Ballivor	2	<b>60</b>
Carlanstown	22	<b>40</b>
Carnaross	0	<b>20</b>
Clonard	90	<b>20</b>
Clonee	601	<b>84</b>
Crossakiel	38	<b>20</b>
Donore	4	<b>20</b>
Drumconrath	0	<b>60</b>
Gibbstown	0	<b>20</b>
Gormonston	0	<b>20</b>
Julianstown	12	<b>24</b>
Kenstown	6	<b>60</b>
Kilbride	0	<b>20</b>



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Kildalkey	6	20
Kilmainhamwood	0	20
Kilmessan	39	159
Longwood	70	40
Mornington/Donacarney	420	20
Moynalty	0	20
Nobber	0	60
Rathcairn	1	40
Rathmolyon	120	20
Slane	44	120
Summerhill	82	120
Rural Houses	1,479	1,320
<b>Total</b>	<b>10,998</b>	<b>12,942</b>

\* Note that headroom of 30% has been included in these figures, as per the 'Development Plans Guidelines for Planning Authorities.'

Section 2.4.2 Retail

Delete Table 2.6 and replace it with the following table:

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

Section 4.5.1 Background to Retail Strategy

The Retail Planning Guidelines for Planning Authorities (2005) require Local Authorities to prepare retail strategies and policies for their areas and to incorporate these where appropriate into their development plans. Paragraph 36 of the Guidelines outlines the matters which should be included in all future County and City Development Plans, namely:



- ~~Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;~~
- ~~Definition of the core retail area of town centres;~~
- ~~A broad assessment of the requirement for additional retail floorspace;~~
- ~~Strategic guidance on the location and scale of retail development;~~
- ~~Preparation of policies and action initiatives to encourage the improvement of town centres;~~
- ~~Identification of criteria for the assessment of retail developments.~~

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;
- Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;
- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;

- **Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;**
- **Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and**
- **Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.**

Section 4.5.3 Confirmation of Retail Hierarchy

**Level 2 ~~First Tier~~- County Town Centre** – In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a ~~First Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

**Level 3 ~~Second Tier~~ –Town and/or District Centres and Sub County Town Centres** – Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve Level 2 First Tier Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in Level 3the second tier.

**Level 4 ~~Third Tier~~ – Neighbourhood Centres, Local Centres, Small Towns and Villages.** This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

**Level 5: Corner Shops/small villages: various**

**Other** Drogheda Environs: Drogheda ~~Eenvirons~~ contain a relatively large quantum of retail development due to its association with Drogheda, **a second tier centre** a ~~Level 1 Tier 3 Centre~~



in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed 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.

Delete Table 4.3 and replace with the following:

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

#### Section 4.5.6 The Requirement for Additional Retail Floorspace

It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centres schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. **A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace.** The appropriate

redevelopment and revitalization of town centres lands should continue to be promoted as a priority.

Section 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (**April 2012**) ~~January 2005~~ requirements, all applications for significant development should be assessed against a range of criteria.

Section 4.5.9 Design Quality

**The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places.** ~~The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks.~~

Section 6.7 Dublin Airport

**Parts of County Meath are located within the noise zones and the outer public safety zone for Dublin airport. There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Two noise zones are shown in the Development Plan maps, 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.**

Public safety zones were drawn up in 2003 by ERM for the Department of Environment, Heritage and Local Government and the Department of Transport. The Council will follow the advice of the Irish Aviation Authority regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof.

**It is the policy of Meath County Council:**

**TRAN POL XX** 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 11.1. Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour. Comprehensive noise insulation shall be required for any house permitted. Any planning application shall be accompanied by a noise 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 report

**TRAN POL XX** Restrict development 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, and in particular restrict residential development in areas likely to be affected by levels of noise inappropriate to residential use.

**TRAN POL XX** Promote appropriate land use patterns in the vicinity of the flight paths serving Dublin Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.

**TRAN POL XX** Implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.

**TRAN POL XX** Take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof.

## 2.6 Infrastructure and Supporting Services

Map 6.1 illustrates key transport corridors and networks in Meath. There are a number of national primary and secondary road routes which pass through Meath including the M1, M/N2, M/N3, M4, M6, N51 and N52. These routes, particularly the national primary roads and Dublin - Belfast Economic Corridor, have had a significant impact



on development patterns and pressures in the county, as evidenced by the attractiveness of towns on the national routes close to Dublin as commuting centres. Meath also benefits from the Dublin-Belfast railway line passing through the east of the county, the Dublin – Sligo railway line passing through the south of the county and the Navan – Drogheda – Dublin Port Rail Freight Line. Significant investment has been recently made in constructing Phase I of the Navan-Dublin rail line, which presently terminates at Pace providing park and ride facilities there and a station serving Dunboyne town. The current development Plan contains an R1 zoning to facilitate the completion of the line to Navan. The County is also served by the Navan – Kingscourt disused rail line which is being promoted as a 'Green way'.

The Development Plan strategy has sought to complement and support the aims of higher level policy documents in the area of transport, particularly 'Smarter Travel' and the draft NTA 'Greater Dublin Area Transport Strategy 2011-2030'. The key aims of these documents include reducing travel demand, maximising the efficiency of the transport network, reducing reliance on fossil fuels, reducing transport emissions, improving accessibility to transport, adopting a hierarchy of transport users with pedestrians, cyclists and public transport users at the top of the hierarchy and considering land use planning and transport planning together.

These have been incorporated into the Development Plan through the inclusion of broader strategic objectives in addition to more detailed policy and specific objectives. For example, at a strategic level, core principle 5 aims to "encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors." This will assist in reducing the overall need to travel and promoting and increasing accessible to public transport as espoused at national and regional policy level. Core principle 6 supports the creation of a compact urban form in all settlements in Meath which again will reduce the need to travel and facilitate sustainable modes of transport such as walking and cycling.

More specifically geared towards transport are core principles 9 and 10 which seek to consolidate population growth and employment in areas best served by public transport and a range of transport modes and to promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling, respectively. In chapter 6



(Transport) policy TRAN SP 2 reinforces this through the promotion of sustainable forms of transport. Section 6.6 of the Development Plan addresses the integration of land use and transport and is supported by policy TRAN SP 1.

Other more specific elements of the draft NTA strategy have also been included in the Development Plan e.g. section 6.7 addresses the preparation of transport plans for Navan, the Drogheda Environs, Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin which are required under the Draft NTA Transport Strategy and the car parking standards of the strategy have been replicated in the development management standards of the Development Plan.

#### Retail Strategy

Reference should be made to the Retail Strategy document for all proposed amendments to same. Proposed additional text is shown in bold font and text to be deleted is shown as strikethrough throughout the Retail Strategy. (see also section 3.18)



### 3.3 SUBMISSION BY THE NATIONAL TRANSPORT AUTHORITY (SUBMISSION NO. 2033)

#### Main Issues Raised

*The submission states that the Authority has based its submissions on the policies, objectives and measures contained in the draft Transport Strategy for the Greater Dublin Area. The submission principally relates to the future development of the Dunboyne/Pace area. It notes that text in the Draft Plan which discusses lands zoned for employment uses to the east of the M3 motorway/R147 at Dunboyne/Clonee, the opportunity for a Strategic Development Zone in North Dunboyne and the unparalleled economic development opportunities that exist adjacent to M3 Parkway which would allow the development of a strategic employment cluster. The submission advises that the Authority has consistently expressed its concern with substantial development proposals at Pace, as provided for in the Dunboyne/Clonee/Pace Local Area Plan. It considers that future employment development in this area be focussed on Dunboyne/Dunboyne Rail Station rather than at the pace motorway interchange.*

*The Authority requests that the Draft Plan should include provision in the proposed integrated land use and transport assessment for consultation and agreement with the National Transport Authority (NTA) and National Roads Authority (NRA) to determine the future location and appropriate scale of development in the Dunboyne area. It is also recommended that this assessment addresses the need for an SDZ in Dunboyne and environs. The inclusion of such a condition will ensure, in the view of the Authority, that the Draft Development Plan is consistent with the draft Transport Strategy.*



### **Manager's Response**

Dunboyne/Clonee/Pace is one of the centres identified in '*The Report On The Review Of Supporting Local Area Plans Following The Adoption Of The 2013 – 2019 County Development Plan*' presented at the September 2012 meeting of Meath County Council, for which an LAP is being retained. As such it will undergo an amendment process to ensure compliance with the requirements of the new County Development Plan including the Core Strategy.

In light of the above, and the traffic implications associated with the review of the nature, location and quantum of industrial and employment generated land called for under ED OBJ 2, it is the Council's intention to consult and agree with statutory stakeholders including the NTA, NRA and Iarnróid Éireann on the future location and appropriate scale of development in the Dunboyne area. This will be done as part of the NTA's ongoing collaboration with Meath County Council on the preparation of an IFPLUTS study for the Dunboyne area which will inform the review of the existing LAP. The attention of the NTA is also drawn to the 3<sup>rd</sup> bullet point in the high level economic development objectives for Ashbourne/Dunboyne which states that "*in Dunboyne, priority initially for Meath County Council is the consolidation and sustainable build out of town in a sequential manner and its ability to develop over the next 15 years towards Level II status in the Retail Hierarchy*".

### **Manager's Recommendation**

The Manager is proposing to revise the wording of the high level economic development objectives for Ashbourne/ Dunboyne in Section 4.1.4 and also to amend the wording of ED OBJ 2 as detailed in the Manager's Response and Recommendation to the submissions on Chapter 4.

**3.4 SUBMISSION BY THE DEPARTMENT OF ENVIRONMENT, COMMUNITY AND LOCAL GOVERNMENT  
(SUBMISSION NO. 2111)**

***Main Issues Raised***

*Chapter 2*

*The Department considers that it would be appropriate to take into account the level of water and wastewater services available currently and likely to be in place over the plan period when determining the household unit allocations to the various urban areas. It is suggested that a further column in table 2.4 would highlight this. Where there is clarity regarding the inadequacy of water and wastewater services in some settlement centres, this should impact on the household allocations to the affected areas.*

*It is also considered that it would be appropriate to add a column to Table 2.4 indicating the current number of residential units in each urban area and in the rural area.*

*It is noted that a total of 1,656 households have been allocated to the rural area of the county. However the core strategy does not contain any policies or indications regarding how it is intended to ensure that this amount of new rural development is not exceeded.*

*Reference is made to the text of the Draft Development Plan in relation to the implementation of phasing approaches in town Development Plans/Local Area Plans for the release of residential zoned lands. The Draft Plan states that the period of release of land in these plans would correspond to the period of the County Development Plan. However, the Department consider that the plans involved will probably be adopted in 2015 or 2016 and thus an allocation for the period 2013-2019 would not be appropriate. It is stated that greater clarification is needed in this regard.*

*It is suggested that the criteria for the release of land in urban areas should also take into account the location and scale of existing permissions.*

*It is noted that the terminology used in Table 2.6 (retail hierarchy) differs from that used in the Regional Retail Planning Strategy for the Greater Dublin Area. It is suggested that the terminology should align with the GDA Strategy. It is also considered appropriate that section 2.4.2 should make reference to the applicability of the Retail Planning Guidelines for Planning Authorities 2012.*



*It is considered that it would be appropriate to include the main policies and measures for each of the rural areas identified in Section 2.7. It is further noted that examination of population trends between 2002 and 2011 suggest that only isolated electoral divisions have experienced a decline in population. The Department considers that all of County Meath could be considered as an Area under Strong Urban Influence.*

*It is questioned whether the level of detail provided in Section 2.9.6 in respect of land uses and zoning objectives is appropriate in the core strategy component of the Development Plan.*

#### *Chapter 6 Transportation*

*The Department noted that TRAN POL 33 in section 6.10.6 deals with a review of development possibilities at various junctions. It is suggested that appropriate text be included to indicate that the review would take place in consultation with the NRA.*

#### *Chapter 8 Energy and Communications*

*Reference is made to policies ED POL 16 and ED POL 30 which relate to the undergrounding of services. The Department feels that from an engineering perspective virtually anything is possible given adequate funds. However undergrounding such infrastructure can significantly raise the cost of provision and taking into account the current and likely financial situation this could be a significant additional financial burden. It would be appropriate that in the case of EC POL 16 the phrase 'where possible' be either clarified or replaced by a phrase such as 'where appropriate'. In the case of EC POL 30 some 'softening' of the policy would be considered appropriate.*

*The Department suggest that a policy should be included in section 8.2.2 which indicates that priority should be given to ensuring that the provision of broadband infrastructure should take the settlement and economic development hierarchies into account.*

*It is also noted that the Department is currently reviewing the 'Telecommunications Antennae and Support Infrastructure' guidelines from 1996 which are referred to in the Draft Plan. It is intended to issue a circular letter in the near future regarding the application of the guidelines and a revised draft set of guidelines will be made available for public consultation in due course.*

#### *Chapter 10 Rural Development*

*A number of issues in respect of defining terminology in section 10.4 are raised. It is noted that the phrase 'a local of the area' (p.193) is used but not defined. Consideration should be given to specifying a distance from the application site to define this. It is noted that a distance criterion is*



*set out in policy RD POL 8 which applies to Graigs. Similarly, p. 193 states that the Planning Authority recognises the interest of persons local or linking to 'a rural area' and reference is made to persons who have spent 'substantial periods of their lives living in rural areas' without providing further definition of a rural area. The Department is of the opinion that clarity is necessary regarding these terms in order to give clarity to potential applicants and to provide a clear framework for evaluation by the Planning Authority.*

*Myplan.ie*

*The Minister for Housing and Planning launched Myplan.ie on 4<sup>th</sup> April 2012 as a national planning information service. It is indicated that a circular letter will be provided in the near future indicating what and how additional data should be inputted by Planning Authorities to the database. It is suggested that appropriately worded text should be included in the Development Plan indicating a commitment to provide the necessary data into Myplan.ie as required.*

## Manager's Response

### Chapter 2 Core Strategy

The household allocations have had regard to the availability of services. The core strategy will also be a means of targeting future investment in water services to those centres that Meath County Council consider should cater for future growth, in accordance with the Regional Planning Guidelines for the Greater Dublin Area.

Table 2.5 lists the number of committed units in the urban centres and rural areas. For the purposes of household allocation, this is considered to be the more pertinent information as the overall settlement hierarchy, and consequently locations for major growth, are determined by the policy of the Regional Planning Guidelines for the Greater Dublin Area rather than solely on issues such as existing residential units.

The 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005) require that rural generated housing needs should be accommodated subject to complying with other relevant planning considerations such as siting and design. The Draft Plan requires that applicants demonstrate a local, rural generated housing need. The number of households allocated to the rural area has had regard to the pattern of development in recent years and expected demand for rural housing. However the final number of units granted will ultimately be criteria based in accordance with the rural housing policy.

As described in section 3.6, it is intended to subsume the majority of the existing town and village Local Area Plans into the County Development Plan therefore the release of land for these centres will coincide with the County Development Plan. Other Local Area Plans, which will need to be amended to be consistent with the Development Plan, have a life span until 2015 as they were adopted in 2009. It is noted that provision exists in the Planning and Development Acts 2000-2011 to extend the lifespan of a Local Area Plan beyond its six year timeframe. The next Kells Development Plan will cover the period from 2013 to 2019 and will be prepared in the context of the household allocations set out in Meath County Development Plan 2013-2019. It is noted that other Development Plans and the Local Area Plan for Bettystown/Laytown will not coincide with the lifespan of the Development Plan. However, these Plans will need to ensure that, as per the Development Plan policy, only those lands required to deliver the household allocations set out in the core strategy will be identified for release for the lifetime of the Development Plan. Meath County Council will require further information from the Regional Authority/ Department in order to calculate household allocations for the period of those plans taking into account that the RPG projections go as far as 2022 and those projections are fully

included in the Draft County Development Plan as headroom. The Planning Authority has been advised (by the RPG Office) that the 2010 RPG projections may be revised by the Department of the Environment, Community and Local Government in 2013 to take into account the updated 2011 Census data.

It is considered that the criteria listed in section 2.3.4 (Guidelines for the Review of Local Area Plans/Development Plans) could be amended to include the location and scale of existing permissions. It should be noted that the allocation of units to urban centres has taken into account existing committed units.

The Retail Strategy should be amended to reflect the format and terminology used within the Regional Planning Guidelines for the Greater Dublin Area. The Retail Strategy has also been updated to reference the recently published Retail Planning Guidelines for Planning Authorities 2012 which were published subsequent to the completion of the draft Strategy.

As suggested a brief outline of the main policies for rural areas could be included in the core strategy. However it is considered that Chapter 10 (Rural Development) is the appropriate location for the detailed discussion of rural areas. Meath County Council have reviewed population recent trends in the electoral divisions of the county and trends in the number of planning applications for one-off houses made in Meath and is satisfied that the rural areas detailed in the core strategy and rural development chapter adequately represent the characteristics of the rural areas. It is not considered appropriate to change the rural boundaries based on this assessment.

The land use and zoning objectives have been included in the core strategy as they are considered to be a major element in the delivery of the strategic objectives outlined in the core strategy, for example, the differentiation of employment uses in the various centres according to where they are situated in the settlement hierarchy. Section 2.9.7 (local zoning objectives) had identified particular locations for specific local objectives, as described in section 3.6 of this report. It is accepted that these specific proposals are not central to the advancement of the key designated elements of the core strategy therefore it is proposed to move same to chapter 4 in order to retain the strategic nature of this section (see section 3.6 for recommendation).

#### Chapter 6 Transportation

Section 3.10 details that it is recommended to amend the wording of policy TRAN POL 33 on foot of a submission from the National Roads Authority. The proposed revised wording of TRAN POL

33 is "To review, as part of the town development and local area plans processes, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, ~~following the adoption of~~ **subject to compliance with** the Spatial Planning and National Roads – Guidelines for Planning Authorities" (proposed new text shown in bold font with the text to be deleted shown as strikethrough). The Spatial Planning and National Roads – Guidelines for Planning Authorities outline the consultation that should be undertaken between planning authorities and the National Roads Authority and Meath County Council intends to conform to this.

#### Chapter 8 Energy and Communications

Meath County Council accepts the suggested amendment to policy EC POL 16 with minor alterations. Policy EC POL 16 relates to energy infrastructure and not communication technology and therefore, an amendment to policy EC POL 13 is also required in the interest of clarity.

Policy EC POL 30 relates to communications technology. In this regard and having regard to the submission for the Department, it is considered appropriate to amend policy EC POL 30 as follows: 'To require the provision of communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity'. It is important to retain this policy statement as it is necessary to provide for the under grounding of service cables associated with telephone, broadband and cable TV, in specific locations particularly in the urban environment and in areas of public open space.

The comments in respect of the reviewing of the 'Telecommunications Antennae and support Infrastructure' guidelines are noted.

#### Chapter 10 Rural Development

The comments made in respect of the need to provide a more precise definition of terms used in the chapter are noted with particular reference to needs of persons who are in intrinsic part of rural community. The submission refers specifically to the phrase "local of the area" which it notes is used but not defined. The submission also notes that other County Plans have specified a distance from the application site and indicate that such an approach should be given consideration by Meath County Council. The different rural typologies developed in the 2007 County Development Plan have operated successfully in isolating and promoting the specific needs of each area for sensitive development in interests of the common good while ensuring the proactive protection of the amenities of the individual rural areas and the overall County. The policy focus of the current Draft Development Plan is built on repeating the success of this

approach in a more comprehensive fashion as set out in policy RD POL 6 which identifies the core need, "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". Consequently it is not considered necessary to provide more detail above than that stated in the Draft Development Plan in this regard. As stated the policy of the Draft Plan is clear in requiring a rural generated criteria based housing need to operate throughout the County. Under the Draft Development Plan 2013-2019, individual planning applications will continue to be assessed on their merits, in accordance with the proper planning and sustainable development of the area including the Development Plan policy and taking into account the characteristics of the individual rural areas identified in the Plan. However it is proposed to include updated specific policies which relate to these individual rural areas in order to give more clarity to potential applicants and also to provide a clear framework for evaluation by the Planning Authority.

Myplan.ie

Meath County Council has contributed substantial planning and mapping data to the Department to facilitate the Myplan.ie website and will endeavour to continue to do so. The Myplan.ie website is a valuable resource for the public and for professionals working in the area of planning. It is considered that a reference could be made to the website in the introductory chapter of the Development Plan.





**Manager's Recommendation**

It is recommended to make the following changes, with text to be deleted shown as strikethrough and proposed additional text shown as bold font.

**1.8 Myplan.ie**

**Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of each of the 88 planning authorities across the country. It is a free and easy to use public information system about development ad local area plans and also provides other information which is relevant to planning decision-making (census, heritage sites, patterns of housing development etc). Information is available on the website regarding land use plans in County Meath, which has been supplied by Meath County Council. Myplan.ie is a valuable resource for the public and people working in the area of planning and it is the intention of Meath County Council to continue to contribute information to this website. Information on planning in Meath is also available on the Council's website at [www.meath.ie](http://www.meath.ie)**

Section 2.3.4 (Guidelines for the Review of Local Area Plans/Development Plans)

Add new bullet point stating:

**The location and scale of existing permissions in the particular town or village.**

2.4.2 Retail

Delete Table 2.6 and replace with the following table:

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and ~~Tier-2~~ **Level 3** centres. This is of key importance if the county's performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the ~~first~~ **Level 2** and ~~second-tier~~ **Level 3** centres within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

#### Section 2.7 Rural Areas

Insert the following after 'Area 1 - Rural Areas under Strong Urban Influence':

**The policies for this area, as set out in Chapter 10 (Rural Development) include:**

<b>RD POL 1</b>	<b>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.</b>
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<b>RD POL 2</b>	<b>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.</b>
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<b>RD POL 3</b>	<b>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.</b>
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Insert the following after 'Area 2 - Strong Rural Areas'

**The policies for this area, as set out in Chapter 10 (Rural Development) include:**

<b>RD POL 4</b>	<b>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.</b>
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<b>RD POL 5</b>	<b>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</b>
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Insert the following after 'Area 3 - Low Development Pressure Areas'

**The policy for this area, as set out in Chapter 10 (Rural Development) include:**

<b>CS OBJ 17</b>	<b>To support rural communities through the identification of lower order centres including small towns, villages and graigs to provide more sustainable development centres in the rural areas.</b>
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#### Section 4.5.3 Confirmation of Retail Hierarchy

**Level 2 ~~First Tier~~ - County Town Centre** – In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a ~~First Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

**Level 3 ~~Second Tier~~ –Town and/or District Centres and Sub County Town Centres** – Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve Level 2 First Tier Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in Level 3the second tier.

**Level 4 ~~Third Tier~~ – Neighbourhood Centres, Local Centres, Small Towns and Villages.** This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.



**Level 5: Corner Shops/small villages: various**

**Other** Drogheda Environs: Drogheda Environs contain a relatively large quantum of retail development due to its association with Drogheda, a **second tier centre** a Level 1 Tier 3 Centre in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed 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.

Delete Table 4.3 and replace with the following:

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

4.5.1 Background to Retail Strategy

The Retail Planning Guidelines for Planning Authorities (2005) require Local Authorities to prepare retail strategies and policies for their areas and to incorporate these where appropriate into their development plans. Paragraph 36 of the Guidelines outlines the matters which should be included in all future County and City Development Plans, namely:

- Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- Definition of the core retail area of town centres;
- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development;

- ~~• Preparation of policies and action initiatives to encourage the improvement of town centres;~~
- ~~• Identification of criteria for the assessment of retail developments.~~

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;
- Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;
- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;

- **Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and**
- **Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.**

#### 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (**April 2012**) ~~January 2005~~ requirements, all applications for significant development should be assessed against a range of criteria.

#### 4.5.9 Design Quality

**The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places.** ~~The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks.~~

#### Section 8.1 Energy

Amend EC POL 13 as follows:

To ensure that energy transmission ~~and communications~~ infrastructure follows best practice with regard to siting and design particularly to ensure the protection of all important recognised landscapes.

Amend EC POL 16 as follows:

To require that the location of local energy ~~and communication~~ services such as electricity, telephone, broadband and cable TV be underground, ~~where possible~~ **where appropriate**.

#### Section 8.2 Communications Technology

Amend EC POL 30 as follows:

'To require the provision of ~~energy and~~ communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity'.

#### Retail Strategy

Reference should be made to the Retail Strategy document for all proposed amendments to same. Proposed additional text is shown in bold font and text to be deleted shown as strikethrough throughout the Retail Strategy. (see also section 3.18)



### 3.5 CHAPTER 1 INTRODUCTION

Submissions received relevant to this section: 2061, 2083

#### ***Main Issues Raised***

##### *Section 1.6 Planning Context*

*It is submitted that this section should list the mandatory objectives for a Development Plan.*

*In relation to the National Spatial Strategy, it is submitted that the Draft Plan is not consistent with some of the provisions of the Strategy. It is also submitted that the Plan is not consistent with the Development Plan Guidelines in that it doesn't combine Recreation and Tourism as per Box 3 Economic Development in the Development Plan Guidelines.*

*In relation to Guidelines issued by the Department of the Environment, Community and Local Government, it is suggested that the text of the Plan should include a statement saying that the Council will consider the possibility of making variations to the Plan should there be any amendments to these Guidelines or in cases where new Guidelines are issued.*

*It is stated that the names of the counties in the Greater Dublin Area should be listed in the Plan and that as it stands, the Draft Plan is not consistent with some of the provisions of the Regional Planning Guidelines.*

*It is suggested that the Development Plan should take into account the Plans of adjoining counties, which should be individually named in the Meath County Development Plan. It is submitted that the Draft Plan does not appear to have taken sufficient account of some provisions in adjoining counties.*

*It is stated that rural enterprise is not highlighted in Figure 1.1 in the same way as towns and villages.*





### Manager's Response

The list of mandatory objectives for development plans is included in Appendix 2. In the interest of maintaining Volume 1 as succinct as possible, it is not considered necessary to reiterate these in section 1.6. However reference will be made to the inclusion of the objectives in Appendix 2 in this section.

The submission does not elaborate on which aspects of the National Spatial Strategy that it considers the Draft Development Plan does not comply. Meath County Council is satisfied that the Plan is consistent with the NSS. With regard to the Development Plan Guidelines, the issue of tourism is addressed in section 4.6 while recreation is dealt with in section 5.10. Box 3 in the Development Plan Guidelines outlines a "suggested structure and content of Development Plans". The Draft Meath County Development Plan has addressed the content referred to the submission, albeit in different sections. It is respectfully considered that this does not infer that the Draft Plan is inconsistent with the Development Plan Guidelines.

The Draft Plan has been prepared having regard to the ministerial guidelines in place at the time of writing. Appendix 18 contains further information on this. It is not considered necessary to include a statement as suggested regarding new/amended guidelines as in accordance with Section 28(1) of the Planning and Development Acts 2000-2011, Planning Authorities are obliged to have regard to ministerial guidelines in the carrying out of their functions.

The submission in question does not elaborate on which aspects of the Regional Planning Guidelines that it considers the Draft Development Plan does not comply. Meath County Council is satisfied that the Plan is consistent with the Regional Planning Guidelines. It is considered that reference can be made in the Development Plan to the other counties included in the Greater Dublin Area.

It is considered that reference can be made in the Development Plan to the counties which adjoin Meath. Meath County Council is satisfied that regard has been had to the Development Plans of adjoining counties.

It is not clear what aspect of Figure 1 the submission is referring to. The diagram details the strategic policy influences, at international, national, regional and local level, on the Meath County Development Plan. There is no reference made to enterprise or economic development in either an urban or rural context in the diagram.

### Manager's Recommendation

It is recommended that the following changes are made to Section 1.6, with the proposed additional text shown as bold font.

1. "The preparation of the Draft Development Plan has been influenced by a number of strategic international, national, regional and local documents as illustrated overleaf in Figure 1.1. Appendix 2 details some of the considerations from key policy documents for the preparation of this Plan. **These include the mandatory objectives for Development Plans that are set out in the Planning and Development Acts 2000-2011.**
2. "In addition, as a Planning Authority within the Greater Dublin Area, Meath County Council's County Development Plan must be consistent with the transport strategy of the National Transport Authority and it must be consistent with the Regional Planning Guidelines for the Greater Dublin Area<sup>1</sup>. Finally, this County Development Plan must have regard to the Development Plans of adjoining authorities. **The local authorities adjoining County Meath are Louth, Kildare, Westmeath, Monaghan, Cavan, Offaly and Fingal.**"
3. **Footnote 1: The counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown.**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.6 CHAPTER 2 CORE STRATEGY

Submissions received relevant to this section: 2014, 2015, 2017, 2018, 2022, 2023, 2025, 2035, 2037, 2041, 2050, 2057, 2059, 2063, 2064, 2065, 2066, 2069, 2078, 2083, 2085, 2091, 2092, 2093, 2095, 2096, 2101, 2108, 2109, 2115, 2116, 2121, 2122, 2124, 2127, 2129,

#### ***Main Issues Raised***

##### Section 2.2 Strategic Planning Approach

*The OPW welcome the Development Plan vision statement. The Heritage Council congratulate Meath County Council for placing the sustainable development of its heritage resource as one of the three key pillars along with sustainable communities and economy.*

*A number of submissions discuss the core principles set out in the Draft Plan Support is outlined in various submissions for Core Principles 2, 3, 4, 5, 6, 7 and 12. In relation to core principle 9, one of the submissions received notes that a recent study on the needs of older people in County Meath has demonstrated that factors such as isolation, loneliness and increased danger of attack are linked directly to planning policy and the displacement of the extended family and requests that this report is taken into account.*

*With respect to Core Principal 7, the need to protect the physical and environmental resources in the rural area is recognised. However, it is submitted the communities who live in these areas should be protected. One off housing applications are considered vital to maintain families and their lifestyles in rural areas.*

*A submission from Drogheda Port Company requests that Core Principle 1 be amended to include reference to Drogheda Port.*

##### Section 2.3 Sustainable Communities

*It is argued that this section does not acknowledge the genuine needs of rural communities and does not address the role of the extended family in caring for the growing number of older people.*

##### Section 2.3.2 Future Population Growth

*It is stated in the submission from Louth County Council that in terms of wastewater, Meath are close to their allocated wastewater treatment capacity in Drogheda and it is imperative that capacity allocations are taken into consideration with regard to household allocation and population growth in the Drogheda environs.*



*The calculation of future household growth set out in the Draft Plan is queried in a number of submissions. One of the submissions suggests that only c. 8,484 additional units are required, taking into account committed, unbuilt units. The figure for committed units deducted from the overall RPG housing allocation up to 2022 and what happens to this element of the overall county allocation should these permissions whither is queried. It is suggested that a figure of 30% for the implementation of committed units rather than the expiration of same would be more realistic. It is submitted that a mechanism to recapture any shortfall of committed units not implemented needs to be included.*

*The assumptions in the Draft Plan that 30% of committed units will not be built and that this could equate to an additional 94 hectares of land becoming available (based on a density of 35 units per hectare) is queried. It is argued that The Planning Authority has no means of predicting which schemes, or in which of the settlements listed in Tables 2.4 and 2.5, are unlikely to be fully or partially implemented. Furthermore, if 30% of units are not going to be built, then the figures for committed units in Table 2.5 are not correct. It is argued that the statements in the Draft Plan are therefore unclear and introduce uncertainty, which will act as a deterrent to the market. This in turn may potentially pose an obstacle to the Planning Authority in meeting the settlement, population and housing growth objectives of its County Development Plan. It is requested that the relevant statements are omitted from the Development Plan and consequent adjustments made to the third column of Table 2.5.*

*The information provided in Tables 2.4 and 2.5 is welcomed. The concentration of housing provision in the main centres of Navan and Drogheda is also supported.*

*It is argued that the core strategy does not appear to comply with the Regional Planning Guidelines household targets and the use of 'headroom' is not sufficiently explained and justified. It is considered that the quantum of housing units directed to the rural area will be detrimental to the achievement of all of the other policy objectives of the Draft Development Plan such as Smarter Travel and compact settlement as, due to financing constraints, 'one-off' housing development is likely to be the predominant form of new housing demand for the foreseeable future. It is stated that the Planning Authority must ensure that proactive measures are included in the Development Plan to promote nucleation and protect rural areas from a proliferation of car-dependent dispersed urban-generated settlement. Reference is made to a report prepared by the EPA on 'Sustainable Rural Development: Managing Housing in the Countryside 2010'.*

*It is submitted that the housing requirement estimates are overstated, given that they are based on figures taken from policy documents prepared during a period of unsustainable growth in the Country. Reference is also made to the number of unsold housing on the market.*

*A submission questions the household projections figures. It also states that the 8,000 extant housing permissions do not appear to be factored into the figures. It is submitted that there is more than enough lands already zoned to cater for the housing needs of the county.*

*It is recommended that the Progress Report to be prepared within 2 years of the adoption of the Development Plan would examine the Council's success in the implementation of its population growth and housing allocation objectives, in accordance with Section 15(2) of the Planning and Development Act 2000-2010.*

*A large number of submissions proposed revisions to the allocations set out in Table 2.4, requesting increases in the allocation to Navan, Dunshaughlin, Ratoath, Kilcock, Dunboyne, Stamullen and a reduction in the allocation to Navan [sic], Kilmessan and Slane. Kells Chamber of Commerce believe that the proposed housing allocation for Kells should be adequate to service growth of the existing population. The Chamber also support the proposal to critically assess the current quantum of housing zoned land and submit that the integration of new developments into the existing fabric of the area should be a key element of such assessment. Adequate zoning should also be maintained for the development of sports and recreational facilities.*

*One submission stated that no reference is made in the Plan to the number of built and unsold houses in the Slane area and this information should be included.*

*A further submission stated that Table 2.4 does not state that the excess residential zoned land in Dunshaughlin includes c.40 hectares of land that would only potentially come forward for development if the eastern alignment of Phase 2 of the Navan-Dublin rail line was confirmed by way of signed Railway Order with a station to the north of Dunshaughlin. The route selection process by Iarnrod Eireann has indicated that a station will be provided to the west, rather than the north of the town. Consequently the 'true' excess of zoned residential land is in the order of 60 hectares rather than 100 hectares as stated in Table 2.4. The stated figure of 784 committed unbuilt units in Dunshaughlin is queried. It is submitted that the excess of residential zoned land and extent of committed units in Dunshaughlin are overstated and should be reduced accordingly.*

*Reference is made to issues that should be taken into account when considering and prioritising lands in Navan for residential development.*

*It is suggested that, as Kilcock has no committed, unbuilt units, it is disadvantaged in the allocation of household units. It is suggested that the density of development for the Kilcock environs set out in Table 2.4 should be revised to 25 units per hectare.*

*It was proposed that a specific policy objective should be included in the Plan in the event that a mixed use SDZ is designated at Dunboyne North and wording for this objective was suggested.*

*It was highlighted that water and wastewater capacity and road infrastructure should be available or be capable of being provided to accommodate the level of allocated housing.*

*Reference was made to the text of section 2.3.2 which refers to considering the continued appropriateness of the Strategic Development Zone (SDZ) at Clonmagadden in a number of submissions. It is submitted that the SDZ designation of the lands Clonmagadden is appropriate and that it was premature to make any such comment in light of the timeframe set out to review Development Plans and Local Area Plans for consistency with the new County Development Plan and the statutory procedures for those processes and requests that the text at the top of page 14 is omitted. It is also noted that the designation of an SDZ is a matter for Government.*

### 2.3.3 Residential Zoned Land Provision

*A number of submissions concern the text of the Draft Plan and objective CS OBJ 1 which relate to applications for residential development on greenfield lands. It is requested that they are amended to cater for applications for amendments to extant planning permissions which related to design revisions to housing type and mix and where no change in the overall number of housing units is proposed. It is also requested that it is amended to allow for exceptions in respect of developments conforming to the objectives of locally applicable framework plans and/or where considered in association with the development of improved recreational facilities.*

*It is considered that the proposal to deem applications for residential development on greenfield lands premature until the Local Area Plan/Development Plan review has taken place fails to acknowledge that there are only greenfield lands in the Kilcock environs and submits that a more flexible approach should be allowed for such settlements. Revised wording is suggested.*

*A number of submissions refer to the options for dealing with excess residential zoning. Support is outlined in several submissions for de-zoning any excess, with particular reference made to Dunshaughlin and Bettystown and smaller settlements. It was considered in one submission that any future development should be concentrated in the major towns. Alternative views on this issue were also expressed, with a submission considering it premature to make any reference in the Development Plan to de-zoning until all of the options for dealing with excess zoning have been fully considered, support also being outlined for retaining the LAP4 lands in the Navan Development Plan as a priority settlement area for the county and a request was made that an objective is included in the Development Plan stating that there would be no reduction in the quantum of zoned land contained in the Navan Development Plan.*

*A submission from an Elected Representative refers to CS OBJ3 and CS OBJ 4 which outlines the requirement to amend the existing LAPs and Town Development Plans to ensure consistency with the core strategy. It is requested that the aforementioned objectives be amended to reflect the policy recommendation endorsed by the elected members whereby LAPs would be prepared for those centres as required by law and that detailed objectives and land use zoning objectives would be subsumed into the County Development Plan for the remaining centres. It is submitted that the County Development Plan should reflect the change of Corporate Direction with regard to the reduction in the number of Local Area Plans and their replacement by detailed objectives for individual towns and villages in the final Core Strategy of the new County Development Plan.*

*A number of other submissions also refer to this matter and the timeframes for amending/ varying Local Area Plans and Development Plans to be compliant with the core strategy. It is stated that the objective of reviewing town Local Area Plans/Development Plans within 1 year of the adoption of the County Development Plan is highly optimistic and unrealistic, that it is questionable whether the resources will be available in Meath County Council to carry out the work and that as a result an effective moratorium on residential development is likely to last well into 2015 in certain parts of the county. It is argued that it will impact on the obligation of the Local Authority to achieve the settlement objectives set out in the National Spatial Strategy and Regional Planning Guidelines. It is requested that Meath County Council delete objective CS OBJ1 and associated text under Section 2.3.3 from the Plan and allow residential development proposals on zoned lands to be considered on their merits in accordance with Table 2.4 of the core strategy. Should objective CS OBJ1 be retained, then LAPs should be reviewed in a top down manner in accordance with the settlement hierarchy and the moratorium should only apply to applications for new residential development on 'A' zoned lands and would not preclude those*



*developers, in a position to do so, from seeking to vary residential schemes that are permitted and already correctly counted as committed in the core strategy analysis.*

*It is noted in a submission that the National Spatial Strategy sets out an evaluation framework to identify the most appropriate and sustainable locations for housing and Meath County Council should have express regard to same in the County Development Plan.*

*It is suggested that the Planning Authority should give consideration to the inclusion of a statement in the proposed core strategy that acknowledges that where no attempt has been made to bring residential zoned land forward for development over the period of the LAP / Development Plan that the zoning of these lands for other uses such as open space, community or agriculture uses should be considered prior to the phased or downzoning of lands that have been subject to proposals for development.*

*The submission from the EPA states that provisions should be included in the Plan to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the Water Framework Directive. It seeks clarification on the nature and extent of zoning/dezoning/rezoning proposed or considered within the Plan area. In addition it is considered that it should be clarified whether the recommendations of the FEMFRAMS and Eastern CFRAMS will be reflected in proposed zoning/re-zoning/de-zoning and also in relation to the development of lands. It is stated that in the context of dezoning and rezoning, consideration should also be given to the requirements of the Habitats Directive and the DoECLG Circular SEA 1/08 & NPWS 1/08. Finally, with respect to Section 2.3.3, the following revision is recommended by the EPA:*

- *Consideration should be given to amending paragraph 7 of pg. 15, to also reflect the need to screen variations/amendments under the SEA Directive.*

*Reference is made to objective CS OBJ 5 which relates to the assessment of applications for extension of duration. The need for this objective is queried in light of the contents of Section 42 of the Planning and Development Acts 2000-2011.*

*Reference is made to the 'Planning Review Report' (Department of the Environment, Community and Local Government, June 2012) and the number of the current Local Area Plans which have been prepared by third parties is queried. It is also asked what steps the Council are taking within the Draft Development Plan to recommend that these LAPs be rescinded and new LAPs are prepared.*



*It is stated that the text on page 17 makes no reference to Meath Partnership's economic development role and it is requested that the organisation's Rural Development Plan is taken into account in finalising the Development Plan.*

Section 2.4 Sustainable Economy

*The submission from Louth County Council refers to objective CS OBJ 9 (which references core economic areas) and states that it is not clear what location the 'Drogheda core economic area' contained in the objective is applicable to.*

*It is submitted that the core strategy in its current form is not consistent with the Regional Planning Guidelines by advocating a corridor type approach to economic development, an ambiguous definition of Dunboyne Pace as a Level 2 centre, unexplained exploitation of the M1 international corridor, and the inclusion of Ashbourne within a multimodal corridor.*

*A submission refers to the Goal in Section 2.4 which seeks to promote economic development in the County. It requests that this statement be amended to include reference to the proximity of Drogheda Port.*

*The following revision (in bold) is recommended by the EPA:*

- Consideration should be given to amending Objective CS OBJ 9 as follows; To facilitate and encourage the **sustainable** development ... sufficient to ~~sustain~~ **service** the proposed expanded economic function of such centres.*

Section 2.5 Sustainable Heritage

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that the World Heritage Site should be referred to consistently as the UNESCO World Heritage Site of Brú na Bóinne.*

Section 2.8 Core Strategy Map

*It is noted that the proposed port at Bremore is referred to in core strategy Map 2.2 but no reference is made to it in the core strategy document or legend. It is suggested that text is added to facilitate the sustainable development of a new deep water port in East Meath by promoting the designation of a Strategic Development Zone for the development ensuring any port related development proposals are subject to full environmental assessment including Strategy Environmental Assessment, Environmental Impact Assessment and Habitats Directive Appropriate Assessment, as required. In addition, it is proposed that Map 2.2 should identify a broad area around the proposed located as a 'Potential Future Port Strategic Development Zone*



*(SDZ) Study Area'. It is submitted that this would not trigger the need for full SEA or AA. A submission suggests locating and identifying the existing port at Drogheda and the future port at Bremore on the Core Strategy Map no. 2.2.*

Section 2.9 Land Use Zoning Objectives

*The NRA submission makes reference to Section 2.9 and Appendix 3 and advises that any revised definition of landuse policies are reflected within the subservient statutory plans. The Authority expresses concern of the application of C1 mixed use land use objective in the vicinity of national road junctions especially Dunboyne and in the absence of agreed integrated land use and transportation frameworks for these local area plan areas.*

Section 2.9.5 Permissible and Non Permissible Uses and 2.9.6 Primary Land Use Zoning Categories

*The submission from RGDATA discusses the land-use of supermarket/superstore and its definition, in the context of the use being open for consideration in the A2 (new residential area) zoning. The submission requests that the Council remove the reference to this use in the zoning matrix for A2 zones and that the wording of the Plan should be changed to be more specific about the size and type of neighbourhood retail facilities that should be permitted.*

*It is requested that a policy objective is inserted into the Plan giving greater flexibility to allow alternative or commercial developments in sporting facilities where the outcome would be to provide and enhance recreational and social facilities for community benefit.*

Section 2.9.6 Primary Land Use Zoning Categories

*The submission from the HSE suggests that a new use of 'Local Health Facility' or similar should be included in the zoning matrix and suggestions are included for changes to the various zoning objectives to include this use. A second submission requests that healthcare facilities be included as a separate use in the land use zoning matrix and that it is designated as open for consideration on lands zoned B2 (retail warehouse park).*

*It is requested that Stamullen is reclassified from Category 3 to Category 2 of the E2 zoning objective. It is submitted that the Category 3 designation is inappropriate to Stamullen and has the potential to severely constrain delivery of employment generating development. Permissible uses do not include those uses currently established and permitted at the City North Business campus.*

*The content of the Plan in relation to density on 'A2' zoned lands is welcomed.*



*The following revision (in bold) to the D1 zoning category is recommended by the EPA:*

- To provide for **appropriate and sustainable** visitor and tourist facilities and associated uses.

Section 2.9.7 Local Zoning Objectives

*A number of submissions refer to the inclusion of specific local zoning objectives in this section of the core strategy. It is submitted that there is no justification in retaining the objective for the development of a 'SMART Park' at Maynooth Environs taking into account the planning history for the proposal. It is considered that this proposal and the objective for Raystown, Ratoath are contrary to the Regional Planning Guidelines for the Greater Dublin Area. It is argued that specific reference to 'local zoning objectives' which benefit specific landowners e.g. Rath Roundabout, Ashbourne are not appropriate in a core strategy which is intended to provide information to demonstrate how the Development Plan and housing strategy are consistent with Regional Planning Guidelines and the National Spatial Strategy. Reference is made to the previous high court judgement Smith and McEvoy v Meath County Council. It is argued that the Core Strategy fails to integrate with the Regional Planning Guidelines.*

General

*A submission seeks the identification and continued promotion of the Southern Environs of Drogheda as a strategic growth area within the County in order to ensure greater integration of land use planning and transport; the delivery of key elements of strategic transport infrastructure as identified by the Local Area Plan for the Southern Drogheda Environs (2009); and in order to assist Drogheda fulfil its role as a strategic growth centre in accordance with national and regional planning objectives.*

## **Manager's Response**

### Section 2.2 Strategic Planning Approach

Meath County Council welcomes the support expressed for the strategic planning approach and core principles set out in the Draft Development Plan. The goal of chapter 10 (rural development) is to encourage the continued sustainable development of rural communities without compromising the physical, environment, natural and heritage resources of the county. The rural housing policies aim to accommodate applications for housing for those significantly involved in rural related employment and who are local to an area and have family ties to an area, subject to the detailed criteria set out in the Draft Development Plan. It is not considered appropriate to include a reference to Drogheda Port in core principle 1 as the port is located outside of the functional area of Meath County Council and is not a significant influence on the pattern of development in Meath, unlike Dublin airport.

### Section 2.3 Sustainable Communities

This purpose of this section is to outline the broad qualities of sustainable communities, which, it is considered, are applicable to both urban and rural areas e.g. access to services, meeting the needs of all residents, a strong economy, and to discuss in detail the scale and location of future population growth in Meath. The detailed discussion of rural areas can be found in chapter 10 (rural development).

#### Section 2.3.2 Future Population Growth

A number of submissions have referred to the calculation of household targets for the lifetime of the Development Plan. Section 3.2 dealing with the submission from the Regional Authorities discusses the household allocation and population projections for the county. The Manager's Recommendations in that section included revisions to be made to Tables 2.4 and 2.5. Meath County Council is satisfied that the population and household projections have been calculated to be consistent with the Regional Planning Guidelines.

It is considered that it would be beneficial to include details of the units permitted in the county in the two year progress report as suggested.

The household allocation has had regard to services availability in the county, including allocations from services operated by adjoining authorities. It is also important to note that the core strategy will be used as a guide for future investment in water services in order to ensure that investment is directed towards the identified priority development areas for the county.

Table 2.5 lists committed units and is based on a review of the planning register by Meath County Council. Even though the units may expire prior to being built, they are nonetheless committed units at present.

The 'Sustainable Rural Housing Guidelines for Planning Authorities' (2005) require that rural generated housing needs should be accommodated subject to complying with other relevant planning considerations such as siting and design. The household allocation in the core strategy to the rural area reflects the national policy approach. It should be noted that the allocation is not an absolute figure as the rural housing policy of the Draft Plan requires that applicants demonstrate a local, rural generated housing need. Therefore the final number of units granted will ultimately be criteria based.

A number of submissions have suggested various revisions to the allocations to the various towns and villages. Section 2.3.2 of the Development Plan outlines the factors which influenced the allocation of future housing growth. The Manager's Recommendations in section 3.2 included revisions to be made to Tables 2.4 and 2.5. Meath County Council is satisfied that the population and household projections have been calculated to be consistent with the Regional Planning Guidelines and that the household allocation will facilitate the orderly development of the county in a manner which complements the settlement and economic strategies of the Development Plan. It is considered that the allocation proposed supports the settlement and economic strategies and policy for rural development contained in the Draft Development Plan and no further changes are proposed. The allocation has had regard to services availability.

The quantum of zoned residential land available in Dunshaughlin has been examined on foot of the submission querying the inclusion of framework plan lands associated with the proposed eastern railway route. The figures for residential zoned land for Trim and Dunshaughlin were attributed to the wrong towns in error. Therefore the available residential zoned land (i.e. zoned for residential use only) in Dunshaughlin is 62.9 ha which excludes the framework plan lands to the north of the town. Table 2.4 should be amended accordingly.

It is not considered appropriate to make amendments to the Draft Plan to take into account pre planning discussions or previous planning applications as such work was initiated under and governed by the previous County Development Plan which was working towards different household allocations, policies and objectives. Such amendments could militate against the implementation of the development strategy for Meath set out in the Draft Plan. The fact that Kilcock has no committed, unbuilt units has not been an impediment in the allocation of units.

The densities proposed in Table 2.4 have had regard to government policy in the area of density. It should be noted that the densities proposed are average, reflecting the range of density that may be found across a settlement or development. It is not considered appropriate to reduce the numbers. However for the purposes of clarity, it is recommended that the text of the table be amended to clarify that the density refers to net density.

The 2011 Census figures were used in compiling figures for the number of existing housing units and the existing population in the county, in comparison to the targets set out in the RPGs. These figures include vacant units such as unsold houses. Therefore it is not considered necessary to detail these separately.

Chapter 4 of the Draft Development Plan states that "Meath County Council considers that an opportunity for a Strategic Development Zone may exist in north Dunboyne within the Metropolitan Area of the National Gateway". However the Draft Plan notes that this would require "an integrated land use and transportation approach to planning for the area, examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne." In light of the studies that are necessary to advance consideration of the project it would be premature to include any specific objectives regarding the proposal at this time.

Meath County Council consider it appropriate to include the reference to examining the continued suitability of the Clonmagadden SDZ taking into account the future growth envisaged for Navan, the extent of residential land zoned land in the town and the need to ensure that Navan grows in a sustainable manner in the future, facilitating access to existing and proposed public transport services. The review of the Navan Development Plan to incorporate the core strategy of the Meath County Development Plan will consider the matter further.

#### Section 2.3.3 Residential Zoned Land Provision

It was the intention of Meath County Council at the time of preparation of the Draft Development Plan to carry out a review exercise and bring forward amendments or variations for each individual Local Area Plan or Development Plan to ensure consistency between the core strategy and individual town and village plans. As highlighted in one of the submissions, Meath County Council has corporately refined this approach since the initiation of the display period for the Draft Plan. This was due to a number of factors. At present, there are 32 individual or grouped LAPs in place for the remaining towns and villages in the county (i.e. excluding those prepared

for parcels of land in Navan, Kells and Trim) which includes the 8 settlements contained in the East Meath LAP. In effect then, LAPs are in place for a total of 40 individual urban centres across the County. The continued preparation and review of this large volume of Local Area Plans has significant implications for the resources of Meath County Council on an ongoing basis, particularly given that LAPs must be reviewed every six years (or the lifespan extended) and must be amended should they be inconsistent with a higher order Development Plan.

Section 19(1)(b) of the Planning and Development Acts 2000-2011 requires that a Local Area Plan must be made in respect of an area which:

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

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

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

In Meath, Local Area Plans are mandatory for Drogheda Environs, Dunboyne, Ashbourne, Laytown / Bettystown / Mornington East and Ratoath as their respective populations all exceeded 5,000 at the 2011 Census of Population. It is now proposed to retain LAPs for these centres (including a joint LAP for Dunboyne/Clonee/Pace) and for Dunshaughlin. For all other centres, it is proposed to include objectives in the County Development Plan, i.e. Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarney/Mornington East, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kenstown, Kilbridge, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill.

Following the adoption of the Meath County Development Plan 2013-2019, the centres for which LAPs are being retained will undergo an amendment process to adhere to the provisions of the new County Development Plan (demonstrating consistency with the core strategy, economic

strategy etc.). For the remaining centres, the detailed objectives and land use zoning objectives contained in the suite of Local Area Plans will be incorporated into the County Development Plan by variation, subject to the necessary revisions to ensure that they are consistent with the County Development Plan. Subsequently, the LAPs relating to these centres will be revoked. It is recommended that the relevant text, policies and objectives of the Draft Plan are amended to reflect this position.

The intention of the Development Plan with respect to greenfield residential development is to consider new applications premature pending the review of urban Local Area Plans and Development Plans. It is necessary to consider all new applications premature, including where the urban centre has only greenfield zoned lands, given that there is generally an excess of residential zoning in all centres across the county. A review exercise is required to address this overzoning and ensure that only appropriate lands, necessary to deliver the population growth set down in the core strategy, are released for development. It would be premature to grant permission for new applications until such time as this exercise is complete. The same restriction is not considered necessary for applications which concern amendments to previously permitted schemes where these would not result in an increase in units. It is considered that the lifespan of such applications should be conditioned to tie in with the parent permission in the interests of orderly development, to facilitate the monitoring of household growth by Meath County Council and to ensure that developments will be constructed in an integrated fashion by avoiding a situation where a planning permission may exist for dwellings but where the parent permission which includes the development of infrastructure such as public lighting or open space has lapsed.

It would not be appropriate to change the policy approach to greenfield development in respect of framework plan lands given that these plans and the household allocation they would accommodate were governed by the previous County Development Plan which was working towards different household allocations, policies and objectives. The preparation and implementation of some framework plans in subservient Local Area Plans could militate against the implementation of the development strategy for Meath set out in the Draft County Development Plan. It should also be noted that the consultation draft 'Local Area Plans' guidelines issued of the Department of Environment, Community and Local Government in June 2012 state that planning decisions should not be made on the basis of non statutory plans, which is what framework plans are. The appropriateness of individual framework plan lands for urban centres will need to be considered in the context of the review of Local Area Plans and



Development Plans and preparation of development and zoning objectives for centres which are to be incorporated into the County Development Plan.

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

The 'Guidance Note on Core Strategies' (Department of the Environment, Heritage and Local Government, 2010) states that ideally all of the options (i.e. phasing, alternative objectives, de-zoning) should be considered in addressing excess zoning. Therefore it is considered appropriate to retain the three options in the Development Plan. The suitability of each option will be assessed when the review of urban Local Area Plans (LAPs) and Development Plans takes place and when development and zoning objectives are being prepared for the urban centres to be incorporated into the County Development Plan.

In response to the submission from the EPA, it is considered that the bullet points in section 2.3.4 listing the factors which will be taken into account in considering the release and development of residential lands, could be expanded to address flooding and environmental assessment. Other than provision for the rail to Navan, there is no zoning/dezoning/rezoning proposed in the Draft Plan. It is considered that paragraph 7 on page 15 should be amended as suggested and that reference to flooding, including the findings of the FEMFRAMS and CFRAMS and the requirements of the Habitats Directive will be reflected in the zoning/dezoning/re-zoning of lands.

The comment from the Meath Partnership is noted. While the organisation's Rural Development Plan is a comprehensive document, it is considered that it would not be appropriate to incorporate it into the County Development Plan given the non statutory nature of the document.

Objective CS OBJ 5 detailed the factors that Meath County Council would take into account in assessing applications for extension of duration and reiterated the factors detailed in the Planning and Development Acts 2000-2011. As these are grounded in legislation and Meath County Council are obliged to consider them in determining application, it is considered that objective CS OBJ 5 should be removed.

Section 2.4 Sustainable Economy

The terminology 'Drogheda core economic area' is used in the RPGs and consequently it has been applied to the Draft Development Plan. It refers to Drogheda town in its entirety a reference to the environs has not been included.



Meath County Council is satisfied that the Draft Development Plan is consistent with the RPGs. The core strategy map illustrates corridors, which reflects the fact that national road routes have been a significant factor in the development of the county and are likely to continue to be a major influence. However the economic strategy and settlement strategy are clear that it is the designated centres which are to be the focus for development supporting a compact urban form and integrated urban centres.

Table 2.6 (and Table 4.3) shows the retail hierarchy in Meath and is clear in stating that Dunboyne will gradually develop over the next 20 years towards a first tier centre (i.e. similar to Navan). This is consistent with the hierarchy set out in the Retail Strategy for the Greater Dublin Area 2008 which is affirmed in the RPGs.

The RPGs specifically reference the Dublin-Belfast Economic Corridor (section 3.7.6) and state that 'it is important that the economic strategies in each Council area recognise the role of the Corridor in stimulating investment opportunities, engaging in branding and international promotional link-ups and in working with State agencies; and in encouraging cooperation with other research and business bases located within the corridor area.' Objective CS OBJ 12 seeks to give affect to the direction of the RPGs in this regard. The economic strategy elaborates further on the role of towns on the corridor.

It is acknowledged that Ashbourne, while located on a major route, is not situated on a multi-modal corridor and consequently it is recommended that this be amended. Ashbourne will nonetheless continue to be a key development centre in Meath with important economic functions as recognised by its designation in the RPGs as a secondary economic growth centre. The RPGs also recognise the pace and form of development in Ashbourne in recent years and that this represents a move towards more holistic and sustainable development which "is illustrative of the transitioning of Ashbourne away from a dormitory hinterland context towards a more urbanised, metropolitan character." They note that the town has an important role in service provision for its catchment and consequently enterprise and employment should continue to expand to meet the requirements of the population of the town and adjoining areas.

It is not considered appropriate to include a reference to the proximity of Drogheda Port in the goal for section 2.4 given that the Port is located outside of the functional area of Meath County Council and it is not considered to be a significant factor in the economic development of the county as a whole.

The suggested revision to objective CS OBJ 9 is considered acceptable.

#### Section 2.5 Sustainable Heritage

The recommendation to amend the terminology relating to the UNESCO World Heritage Site of Brú na Bóinne is acceptable. The site should be referred to in this manner throughout the Plan.

#### Section 2.9 Land Use Zoning Objectives

The land use zoning categories included in the Development Plan will be followed through to the subservient LAPs. Meath County Council notes the comments of the Authority regarding the C1 zoning category. As stated in the Draft Plan, it is intended that this category would be applied to centres at the level of Moderate Sustainable Growth Town and above and for Navan, Drogheda and Dunboyne will facilitate opportunities for high density mixed use employment generating activities whilst supporting appropriate levels of residential development in areas located in proximity to high frequency public transport corridors. This is considered to be an appropriate approach given the high level of public investment in these corridors.

#### Section 2.9.5 Permissible and Non Permissible Uses and 2.9.6 Primary Land Use Zoning Categories

Meath County Council is committed to supporting the provision of the sporting and recreational facilities throughout the county. Applications for alternative or commercial developments in sporting facilities can be considered on their merits where the overall proposal is in accordance with the zoning objective. However it is not considered that matrix of uses should be amended to permit commercial uses on G1 zoned lands as this could mitigate against town centres lands as the preferred location for such forms of development and the primacy of G1 zoned lands for the delivery of social infrastructure.

It recommended that the use of superstore be removed as a use that is open for consideration in the A2 zoning. The Development Plan should also clarify that individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan. It is further recommended that the definitions for supermarket and superstore be amended to accord with the definitions provided in Retail Planning Guidelines for Planning Authorities 2012.

#### Section 2.9.6 Primary Land Use Zoning Categories

It is considered that the uses detailed in the zoning matrix adequately cover the range of health related uses and consequently no change is considered necessary. The inclusion of health related

uses on lands zoned for retail warehouse park may be considered acceptable in certain prescribed circumstances which will be adjudicated on a case by case basis. The zoning provisions generally seek to facilitate health related developments in locations that are accessible.

Stamullen is designated as a Small Town in the settlement hierarchy of the Draft Meath County Development Plan 2013-2019 and is not subject to any economic or settlement designation in the RPGs. Category 3 for the E2 zoning is suitable for a town at this level of the settlement hierarchy and taking into account the economic strategy put forward in the Draft Development Plan, a key element of which is a targeted approach based on the role of a centre. Consequently it is not considered appropriate to amend the classification as suggested. It is considered however that the Development Plan could recognise that existing employment generating uses together with their expansion to an appropriate scale and size could be facilitated notwithstanding the category of the settlement specified.

The support outlined for the approach to density on 'A2' zoned lands is noted.

The proposed change to the wording of the D1 zoning category is considered acceptable, taking into account that the provision of appropriate and sustainable visitor and tourist facilities is a key element in enhancing the tourist potential of the county and ensuring that the continued attractiveness of Meath to visitors.

The County Development Plan has sought to improve the usability of the zoning objectives by rationalising the number of categories of zoning objectives. The purpose of a local zoning objective is to avoid a proliferation of zoning categories to address individual circumstances in towns and villages by indicating a specific use for lands within a broader zoning category. The point regarding identifying the locations for such uses within the core strategy is noted. As the proposed local zoning objectives relate to economic uses, it is proposed to move the references to them to the economic strategy. The exact location and nature of the local zoning objectives will be detailed in the relevant LAP or development objectives map.

It is not considered appropriate to include Drogheda Port on the core strategy map given that it is located outside of the administrative area of Meath County Council and does not have a significant influence on the development of Meath. The Draft Development Plan refers to the proposal to develop a world class deepwater port, logistics centre and business park at Gormonston, County Meath. As stated in the Draft Plan the current status of the proposal is pre-feasibility with environmental/habitat assessment being carried out. In these circumstances it is

not considered appropriate to include further reference to the proposal or possible mechanisms for its delivery or to include more detailed illustration on the core strategy map.

General

The Southern Environs of Drogheda is recognised in the Draft Development Plan as a Large Growth Town II, one of two such centres in Meath along with Navan and as a primary economic growth centre. This is significant recognition of the role and potential of the town and will enable it to develop in an appropriate manner.



### Manager's Recommendation

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Section 2.3.2 Future Population Growth

Switch the figures for residential zoned land and mixed use residential for Trim and Dunshaughlin stated in Table 2.4 (see proposed revised table in section 3.2)

Revise the column heading in Table 2.4 to state "Av. **Net** Density Applicable unit/ha" (see proposed revised table in section 3.2)

#### Section 2.3.3 Residential Zoned Land Provision

~~The Local Area Plans will need to be reviewed and amended where necessary to address the excess of residential zoning in order to ensure consistency between the household allocations, residential zoned land requirements and Local Area Plans and to ensure that the urban settlements in Meath develop in a planned and orderly manner according to the core strategy and settlement strategy outlined in Chapter 3. Meath County Council intends to publish variations to town and village Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4. In total, Local Area Plans are in place for 40 individual urban centres across the County. The vast majority of these Local Area Plans are not required by statute as Section 19(1)(b) of the Planning and Development Acts 2000-2011 requires that a Local Area Plan must be made in respect of an area which:~~

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

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

- ~~(i) the planning authority decides to indicate objectives for the area of the town in its development plan, or~~



- (ii) a local area plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the development plan.

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

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

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

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

.....



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

"Applications for residential development on greenfield lands (i.e. 'A' zonings) in all centres listed in Table 2.1 shall be considered premature until such time as the variation/amendment of a Development Plan/Local Area Plan or adoption of a new plan required to ensure consistency with the settlement strategy and core strategy in this Plan is made. **This shall not apply to applications which concern changes to the design or layout of a scheme provided that no additional increase in units results. Any such application will be required to be consistent with the lifespan of the parent application (see also section 11.2 Residential Development) ...."**

~~CS OBJ 2 To publish variations to Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4.~~

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

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

**CS OBJ XX To prepare a new Local Area Plan for Bettystown/Laytown within one year of the adoption of the Meath County Development Plan 2013-2019. The new LAP**



**shall be consistent with the Meath County Development Plan 2013-2019 and its core strategy.**

~~CS OBJ 5 To review the compatibility of applications for extension of duration of residential developments with the proper planning and sustainable development of the area taking into account the significant changes in the development objectives in the Development Plan and Regional Planning Guidelines that have occurred with the adoption of the Regional Planning Guidelines for the Greater Dublin Area 2010 and the Meath County Development Plan 2013-2019.~~

**CS OBJ XX To include in the progress report to be prepared two years after the adoption of the County Development Plan, details of the units permitted to date in comparison with the household allocations detailed in Table 2.4**

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

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

.....

*"the provision of necessary physical infrastructure, primarily the availability of capacity in water and wastewater infrastructure.*

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

***Flood risk assessment and the Flood Risk Management Guidelines.*** In particular, the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. The flood risk assessment carried out as part of the County Development Plan preparation shall also be complied with.

***Potential environmental impacts including those relating to the Habitats Directive, strategic environmental assessment and environmental impact assessment."***



#### 2.4 Sustainable Economy

"Individual town Development Plans, ~~and~~ Local Area Plans **and development objectives for other towns and villages to be contained within the County Development Plan as described in Section 2.3.3** will reflect the economic policies contained in this County Development Plan. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect and be consistent with, their role in the economic and settlement hierarchies as provided for in this core strategy."

CS OBJ 9 To facilitate and encourage the **sustainable** development of designated core economic areas, such as would allow the creation of a critical mass, in terms of residential population and economic activities, sufficient to ~~sustain~~ **service** the proposed expanded economic function of such centres. The promotion and facilitation of large scale employment generating developments will occur within the Primary Economic Areas/ Primary Economic Growth Areas and Secondary Economic Growth Areas.....

CS OBJ 10 The development strategies pursued by Meath Local Authorities in the review of individual town development plans and local area plans **and preparation of development and zoning objectives for urban centres to be included in the Meath County Development Plan** shall be consistent with the Economic Development Hierarchy presented in Table 4.2 and with the high level objectives for the designated Economic Growth Area/Towns contained in Section 4.1.

#### 2.5 Sustainable Heritage

To use the term "UNESCO World Heritage Site of Brú na Bóinne" in this section and throughout the Plan when referring to the site.

#### 2.8 Core Strategy Map

It is recommended to remove the multi modal corridor designation along the N/M2 to Ashbourne.

#### 2.9.1 Introduction

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



#### 2.9.4 Land Use Zoning Objectives

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

These land use zoning objectives shall apply to the review of all statutory land use plans in Co. Meath **and the inclusion of zoning objectives for the subsumed urban centres in the County Development Plan** save with regard to zoning objective "R1 Rail Corridor" which is applicable from the date this County Development Plan shall take effect.

#### 2.9.5 Permissible and Non Permissible Uses

##### Transitional Zones

The individual Town Development Plans and Local Area Plan zoning objective maps **and the zoning objective maps to be contained in the County Development Plan will** show the boundaries between different zone objectives.

#### 2.9.6 Primary Land Use Zoning Categories

##### Explanatory Notes

..... ~~A Supermarket / Superstore is a single level, self service store selling mainly food or food with some ancillary non food goods with a net sales area in excess of 200 sq. m.~~

**Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.**

**Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.**

##### A2 New Residential

##### Guidance

Insert text at end of section stating:

**Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.**



Open for Consideration Uses

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket/superstore, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

*D1 Tourism*

Objective: To provide for **appropriate and sustainable** visitor and tourist facilities and associated uses.

E2 General Enterprise & Employment Guidance (General)

Include the following text at the end of this section:

**“Existing employment generating uses together with their expansion to an appropriate scale and size shall be facilitated notwithstanding the category of settlement specified.”**

Section 2.9.7 Local Zoning Objectives

Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where notwithstanding the overall zoning of the area the Council is seeking to achieve a special objective. **The review of Local Area Plans and town Development Plans and preparation of zoning objectives for inclusion in the County Development Plan will identify specific local objectives. In this regard, a number of areas are outlined in Section 4.3 (Employment Sectors)**

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

~~1. Strategic Employment Zones (High Technology Uses)~~

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



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

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

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

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

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

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

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

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

Section 4.2 Quantum of Available Zoned Employment Generating Land

"... The preparation of individual town development plans, ~~and~~ local area plans **and zoning objectives for urban centres to be included in the County Development Plan** need to reflect the economic policies contained in this County Development Plan....

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

Section 4.3 Employment Sectors

"The Core Strategy outlined the land use zoning objectives which shall apply in the review of all statutory land use plans in County Meath for this County Development Plan taking effect **and in the inclusion of development and zoning objectives for centres in the County Development Plan for urban centres with no individual land use plan.**"

Add in the following text at the end of the section:

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

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

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

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

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

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

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

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

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

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

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

**lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands."**

ED POL 3 To ensure that sufficient and suitable land is zoned for employment generating uses through the individual town development and local area plan process **and in the preparation of development and zoning objectives for towns/villages with no individual land use plan that will be included in the County Development Plan**, as appropriate.

ED OBJ 2 To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plans and Local Area Plans **and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan**.

This review shall:

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

(ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan, ~~or~~ Local Area Plan **or individual objective maps to be included in the County Development Plan** as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);..

(iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormonston/ Stamullen;

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

The outcome of this review may necessitate variations to individual development plans and amendments to local area plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.



Section 4.6.7 Tourist Infrastructure

*Town & Village Enhancement*

.... The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans **and development objectives contained in the County Development Plan.**

ED POL 40 To facilitate and support in the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres **and town/village development objectives contained in the County Development Plan.**

Section 11.2 Residential Development

Insert at the end of this section:

**"Where an application is made for changes to the design or layout of elements of a residential scheme, the duration of the application shall be linked by condition with that of the parent application. This is to ensure the implementation of residential schemes in an orderly and integrated fashion and to avoid a proliferation of expiration dates for different elements of schemes such that permission for, for example, the open space serving a development may expire prior to permission for units due to a newer application being made for revisions to unit types. Such procedure reflect best planning practice in this regard.**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.7 CHAPTER 3 SETTLEMENT STRATEGY AND HOUSING

Submissions received relevant to this Section: 2025, 2044, 2045, 2050, 2071, 2100, 2107, 2114, 2119

#### ***Main Issues Raised***

##### Section 3.4 County Meath Settlement Strategy

*A number of submissions made concerned the settlement hierarchy and the placing of various centres in the different tiers of the hierarchy. The placing of the Drogheda environs alongside Navan at the highest level of the settlement hierarchy is welcomed in the submission by Louth County Council. The classification of Duleek as a Small Town is agreed with.*

*A number of submissions related to the status of Ashbourne and requested that the town be re-classified as a Large Growth Town II which would reflect the recent population growth in the town. It was submitted that Stamullen should be progressed to the level of Moderate Sustainable Growth Town in the settlement hierarchy.*

*It is argued that the progression of Dunshaughlin to Moderate Sustainable Growth Town status should not be linked to the delivery of Phase II of the Navan-Dublin rail line.*

*One submission stated that Objective SS OBJ 2 should feed positively into the stated aims of objective WS OBJ 9 and policy WS POL 22 where it is committed to continue efforts to improve water quality under the Local Government (Water Pollution) Act 1977, as amended and by implementing the measures outlined under the Nitrates Directive (91/676/EEC) and complying with the requirements of the Surface Water Legislation Environment Objectives (Surface Waters) Regulations 2009 and other relevant regulations. (submission no. 2115)*

*The submission from the EPA recommends that consideration be given to amending SSOBJ 1 as follows (insertion in bold); to secure the **sustainable** development of County Meath in accordance with the settlement strategy set out in Table 3.2*

##### Section 3.3.2 Large Growth Town I

*Support is given to objective SS OBJ 8.*

##### 3.3.4 Moderate Sustainable Growth Towns

*Support is given to objective SS OBJ 11.*

Section 3.4.5 Small Towns

*It is stated that it is of key importance that any local Development Plans for the Duleek area should include clear policies regarding the provision of open space, and address the lack of sporting / recreational facilities in Duleek.*

*It is suggest that additional text in this section relating to Stamullen should be included supporting the promotion of the employment base in the area, social and physical infrastructure and the possible leveraging the delivery of such facilities on the zoning of residential land.*



### Manager's Response

Meath County Council welcomes the support given in the submissions for the provisions and policy approach set out in the Draft Plan.

The Meath County Development Plan 2013-2019 must be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Regional Planning Guidelines state that Ashbourne is designated as a Moderate Sustainable Growth Town in the regional settlement hierarchy and that Development Plans need to incorporate the settlement hierarchy detailed in the Guidelines. In addition to this, while Ashbourne has grown significantly in recent years and seen a successful expansion of its retail and economic sectors (as recognised by its designation as a Secondary Economic Growth Town in the Regional Planning Guidelines) it is still at a notably different scale to Navan and the Drogheda Environs in the hinterland area of Meath, both in terms of size and functions. Meath County Council is satisfied that the inclusion of Ashbourne as a Moderate Sustainable Growth Town in the settlement hierarchy and as a Secondary Economic Growth Town in the economic strategy of the Meath County Development Plan 2013-2019 will facilitate the plan led continued expansion of the town. The 2010 Regional Planning Guidelines however, refer to transitions of the town to a metropolitan character.

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out that Dunshaughlin will be considered a Moderate Sustainable Growth Town when a railway order is granted for Phase II of the Navan-Dublin railway line including a station at Dunshaughlin. The provision of the railway is considered by Meath County Council to be a necessary prerequisite for the designation of Dunshaughlin as a Moderate Sustainable Growth Town as it represents a critical piece of infrastructure which will guide the appropriate direction of the future growth in the town, serve the residents of the town and enhance the accessibility of Dunshaughlin on a regional basis. It is a fundamental tenet of the Draft Development Plan that development should occur in an orderly basis in tandem with the delivery of necessary supporting infrastructure. It is considered that to separate the status of Dunshaughlin in the settlement hierarchy from the securing of a railway order for the rail line would be contrary to this, to the proper planning and sustainable development of Dunshaughlin and to the policy of the Regional Planning Guidelines.

The Meath County Development Plan 2013-2019 must be consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. The Regional Planning Guidelines set out the settlements in Meath for the levels of Large Growth Town I and II and Moderate Sustainable Growth Towns and Meath County Council has incorporated these into the Draft Development Plan. Thereafter, Meath County Council considers that Stamullen is most appropriately located at

the level of a Small Town, in order to match the scale and functions of the settlement on a countywide and regional basis.

It is intended that the provision of objective SS OBJ 2 which relate to ensuring growth takes place concurrent with infrastructure, including water services, will contribute to achieving objective WS OBJ 9 and policy WS POL 22. The Draft Development Plan seeks to secure the sustainable development of County Meath as a whole. The proposed change in the wording of objective SS OBJ 1 is considered reasonable.

The submission in respect of the provision of sporting/recreational facilities in Duleek is noted. The Draft Development Plan seeks to ensure that towns such as Duleek develop in a manner that ensures that growth occurs in tandem with local services such as recreational facilities. The social strategy of the Development Plan acknowledges that sporting, leisure and recreational facilities are essential to social cohesion, promote a sense of community and can enhance quality of life. It is a policy of the Draft Plan to cater for the sporting and recreational needs of all sectors and ages of the community. This approach is applicable county wide including in Duleek.

It is considered that the Draft Development Plan contains sufficient guidance on the role for Small Towns including Stamullen and additional text relating specifically to Stamullen is not warranted.

### Manager's Recommendation

It is recommended to make the following change to objective SS OBJ1 with the proposed additional text shown in bold font:

"SS OBJ 1 To secure the **sustainable** development of County Meath in accordance with the settlement hierarchy set out in Table 3.2....."

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.8 CHAPTER 4 ECONOMIC STRATEGY

Submissions received relevant to this chapter: 2009, 2010, 2012, 2013, 2014, 2017, 2021 2022, 2031, 2035, 2036, 2041, 2044, 2050, 2059, 2060, 2061, 2063, 2083, 2086, 2092, 2093, 2100, 2101, 2107, 2108, 2109, 2112, 2114, 2117, 2124, 2132.

#### ***Main Issues Raised***

##### Section 4.1 Economic Development Strategy

*A submission supports the Goal in this section which aims to promote economic development in the county and the policy of prioritising economic development and investment to Primary Growth Towns. It is requested however that the Goal be amended to have a stronger regional context, drawing on the proximity of the existing operations at Drogheda Port.*

*The need to encourage business development in the Meath Coast area is highlighted.*

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

*Kells Chamber of Commerce welcomes the commitment in the Draft Development Plan to protect and enhance Kells as a key heritage asset. They state that it is important to ensure that these two aims are complementary to each other and that protection measures do not prevent enhancement projects. This is particularly important in relation to built structures.*

##### Section 4.1.4 Ashbourne/Dunboyne

*Support is outlined for the provision of a Strategic Development Zone (SDZ) in Dunboyne and detailed arguments in favour of it are outlined. It is also recommended that additional objectives are added to the Development Plan as follows:*

*"An SDZ will be progressed on lands within the 1 km rail corridor to the north of Dunboyne to meet the Council's obligations to national and regional economic and settlement objectives. The SDZ will maximise the return in public investment and optimise the accessibility and environmental resources of this strategic location to deliver a sustainable urban district of Dunboyne, fully integrating established and planned communities and supported by a full range of employment, retail, residential, educational, services and recreational facilities. The community will further support and be supported by high quality employment provision in the Innovation, Science and the Knowledge based economy through co-location and integration with institutions of higher education.*

*The Council will engage immediately with the Minister to effect the designation of the area under section 166 of the Planning and Development Act, 2000, to facilitate the preparation and*



*adoption of the SDZ based on the above mix and range of uses, in parallel with the preparation of the County Development Plan. The SDZ will facilitate the transition of Dunboyne to Level 2 Town Centre Status by 2028, and will include the development quanta stated in Table 1 of this submission [sic] for the periods to 2019 and 2028."*

*A further objective is proposed, to be positioned between the third and second last bullet points in Section 4.1.4:*

*'A strategic employment cluster at Dunboyne north will be fully integrated with established and planned communities and supported by a full range of employment, retail, educational, services and recreational facilities. The community will further support and be supported by high quality employment provision in the Innovation, Science and the Knowledge based economy through collocation and integration with institutions of higher education.'*

*Submissions have been received from Dublin City University and Dundalk Institute of Technology supporting the establishment of a science, technology and commercialisation park in Dunboyne in conjunction with other stakeholders. Details are outlined of proposals for Dunboyne Science, Innovation and Commercialisation Park in submission from Declan Brassil on behalf of Mc Garrell Reilly.*

*An Taisce submit that the policy to potentially develop North Dunboyne as a SDZ is ill-advised while the zoning of these lands for major retail/commercial development would serve to undermine the primary role of Navan and other prioritised settlement centres.*

#### *Section 4.1.5 M1 Dublin-Belfast Economic Corridor and Provision of Deepwater Port Facility at East Meath*

*The submission from Drogheda Port Company welcomes the publication of the Draft Development Plan and its support of the importance of the port project for economic development in Co. Meath.*

*A submission argues that the proposal for a deepwater port at Gormanstown contravenes the Regional Planning Guidelines, is pre-emptive of any future SEA for port development and contradicts the provision of the draft plan on Habitat protection, and Section 9.7.11 on the Coast.*

*It is stated that the Draft County Development Plan's commitment to supporting a proposed deep water port at Gormanston is ill-considered. It is argued that there is no national or regional*



*strategy for a new port development in this location and no Strategic Environmental Assessment or Appropriate Assessment has been carried out.*

*It is stated that there are doubts about the viability of the proposed Bremore Port facility and the financial backing necessary to develop it. In addition, the present Government has clearly taken the view that Dublin Port will be the main port on the east coast. The stance taken by An Taisce in relation to the project is supported by the Meath Archaeological and Historical Society. It is stated that the Draft Development Plan does not take any cognisance of the rich archaeological heritage that is in the Bremore area and no further comment is made in the Plan in relation to this – this is unacceptable behaviour for a planning authority. It is believed that that Meath County Council's support for this proposal runs counter to the national interest. The Government spent 800 million euro building the Port Tunnel to improve access to Dublin Port. An additional port at Bremore is unnecessary and this proposal should be dropped from the Development Plan.*

*The submission from the EPA also refers to the proposed major deep water port at East Meath. It recommends that consideration be given to clarifying how the potential for significant effects on coastal waters has been addressed in the Plan. It highlights that any port related development proposals are subject to full environmental assessment including SEA, EIA and AA as required. It states that consideration should also be given to taking account of the potential impacts on population/communities as operation of a new/extended port could have significant effects on communities also. All potential environmental impacts should be considered. It also requests that given the proximity of similar infrastructure at Dundalk, Drogheda and Dublin Port that the need for this proposal should be reviewed.*

*Reference is made to the proposed port and specifically ED POL 9 in a submission. It is argued that there is no need for a Deep water port at Breymore (sic) given the proximity to Drogheda and Dublin port. Reference is also made to the rich archaeological complex at Braymore (sic). It is stated that such a facility would provide little or no Irish employment. It is submitted that the construction of a port at Braymore (sic) will be strongly and robustly resisted.*

*Reference is made to the footnote on Page 61 of the Draft Plan in relation to pre application consultations between the promoters of the proposed port at Bremore and An Bord Pleanála. It is requested that the text 'The consultancy case is currently in abeyance' is removed as it is considered inappropriate to refer to it in a Development Plan which is in place for the next six years.*

*It is submitted that the Council should not support the proposed port project as it will impinge very seriously on Gormanston Beach.*

*In relation to the M1 international corridor or M1 Dublin –Economic Corridor Review the submission from the NRA observes CS OBJ 12 and notes Section 4.1.5. It is submitted that the existing and potential developments, within the M1 International Corridor should not lead to the premature overloading of the existing M1 junctions therefore compromising the performance of the strategically important M1. The NRA strongly advocates that an integrated land use and transportation approach is pursued to ensure not only that the valuable opportunities of sustainable transportation modes are fully utilised, but also greater efficiency in the use of development land in the consolidation of designated RPG centres along the M1 corridor. It is stated that this should be acknowledged in Section 4.1.5 and the studies proposed under TRANS POL 33 and TRAN OBJ 23.*

*A number of text insertions are proposed for the Development Plan, which, it is stated, would have regard to the need to reduce Meath County Council's reliance on adjoining local authorities for wastewater services, and to address the capacity constraints in the Drogheda Environs and East Meath region. The proposed additional text is provided in bold font and the text proposed for removal is illustrated as strikethrough text:*

*"In addition to the identified Primary & Secondary Economic Growth Towns, the RPG's also recognise the Dublin-Belfast Economic Corridor as it passes through the region. This builds on the recognition afforded to the corridor under the NSS and the expressed need to secure and enhance the role **and status** of towns strategically placed along the corridor.*

*Economic strategies in each council area ... located in the existing urban areas of the corridor, including (but not limited to) South Drogheda environs, **Stamullen**, Swords, Balbriggan and Dublin City will play a key role in the future economic development of this international multi-modal corridor. The role of Drogheda, as a key business base, is recognised in the Economic Strategy of this Development Plan.*

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

**support the development of an International Port at Breymore, are acknowledged and supported in this Plan.**

*Indecon International Economic Consultants...assessed and economic development opportunities were identified which can be successfully developed over the period. The resultant strategy also identified the Stamullen / Gormonston area as being suitable for creating an employment hub serving the wider East Meath area. ~~Any change in the status of Stamullen to accommodate an expanded economic role in the regional hierarchy will be advanced through future reviews of the RPGs.~~ **The Council will support the on-going development of Stamullen as a business, economic and employment base in the East Meath Region, and will actively promote and advance the designation of Stamullen as a Secondary Economic Hub and Moderate Sustainable Growth Town in the next review of the RPGs.....***

*Meath County Council is committed to the development of a deep water port and associated landside activities in East Meath. ~~The scale of lands identified for employment generating uses in Stamullen needs to be reconsidered in the context of a review of the East Meath Local Area Plan. No decision should be taken in this regard until the pre-feasibility stage of the assessment of the proposed deepwater port has been concluded.~~*

#### Section 4.2 Quantum of Available zoned Employment Generating Lands

*A submission refers to the amount of undeveloped zoned industrial lands for industrial parks while others remain incomplete. Reference is made to Scurloughstown and Oak Tree Business Park in the Trim area. It is submitted that a policy proscribing the further zoning of lands for such use be inserted into the Development Plan.*

*It is requested that the Development Plan includes a policy which would proscribe the County Council from granting any further permissions to owners or company directors of idle development lands.*

*The NRA supports the need to review employment generating uses in Stamullen as indicated in section 4.2 and ED OBJ 2.*

*The submission from the NRA also recommends that the envisaged employment potential north of Dunboyne as a potential strategic development zone will require further assessment and evaluation and observes and supports the inclusion of a related statement under Section 4.2 and ED OBJ 2 which strengthens the evidence based approach in the Development Plan policies and objectives.*



Section 4.3 Employment Sectors

*It is suggested that in larger business parks which are significantly vacant, change of use applications for uses which would not normally be permitted should be granted on a temporary basis in order to encourage greater occupancy and help the parks rebalance.*

*It is stated that incubator units should be provided in all small towns and villages at a scale that would cater for up to 80 enterprises.*

*A submission refers to ED POL 3 which relates to the zoning for employment generating uses and considers that as there is an oversupply of zoned lands that the sentiments expressed in this policy are unnecessary.*

*Policy ED POL5, ED POL 9-11 are welcomed and supported.*

Policy ED POL5 Page 65

*It is recommended that non resource based innovative rural services should be prioritised for rural areas, specifically where such service enterprises can be located on farms or within modified or upgraded existing rural buildings or where such service can be provided from home based units.*

Policies ED POL 6 and ED POL 7

*A submission also questions the sentiments of ED POL 6 and ED POL 7 which is considered to be contrary to public policy to reduce reliance on a decreasing supply of fossil fuels.*

*The EPA submission requests that stronger reference be made to the need to protect the integrity of designated sites in the section which outlines the background influence to economic development. With respect to the strengthening of policies/objectives, the following amendments are proposed:*

- *ED POL 1 To promote and support the **sustainable** growth of the Polycentric Gateway.*
- *ED POL 4 To pursue the **sustainable** development of attractive business and industrial parks.*
- *ED POL 5 To recognise the contribution of rural employment to the continued and sustainable forth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependents,*

*including energy production, extractive industry, small scale industry and tourism **in a sustainable manner and at appropriate locations.***

Objective ED OBJ 3

*In relation to ED OBJ 3, a submission states that any proposal which promotes large scale industry at major employment centres should be serviced by appropriate public transport and any such zoning should take into account potential flood risk and potential for significant environmental effects.*

*It is suggested that Ratoath can play an important complementary and supporting role to Ashbourne and Dunboyne which will focus on the provision of additional high technology / bio technology, research and development and higher order office based employment opportunities. Therefore it is requested that an additional policy is inserted stating: "To encourage and promote Knowledge Based Employment opportunities and sustainable higher end economic investment opportunities in Dunboyne and Ashbourne, supported by Ratoath, and to promote synergistic employment opportunities between the towns by drawing upon the unique qualities of the resident workforce."*

Table 4.2 Hierarchy of Economic Centres and Targeted Sectors

*It is submitted that Navan is a particularly suitable location for the siting of a languages school and this should be reflected in the Meath County Development Plan 2013-2019.*

Section 4.4 Rural Development

*It is considered that the reference to developing the artisan and specialised food sector as part of the rural development of the county is treated minimally in the economic development strategy.*

Policy ED POL 17

*An additional point should be added to the list of criteria in Policy ED POL 17 stating "(vii) demonstrate that an alternative appropriate location is not available in existing industrial enterprise space."*

*The NRA submission suggests that Section 4.4, and policies ED POL 16 and ED POL 17 are amended to ensure that they are in accordance with national roads policy as included in Section 6.10 and in particular RD POL 40. It is considered that appropriate exceptional circumstances for specific enterprises should be examined under Trans OBJ 23. It is recommended that ED POL 16 and ED POL 17 are amended to include the following statement 'This objective shall not apply to*



*the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers).'*

Section 4.4.1 Rural Enterprise

*It is stated that micro enterprise is defined by the State and the EU as any enterprise employing up to and including ten persons. It is argued that the definition used in the Draft Development Plan would lead to the loss of grant aid to many micro enterprises seeking to establish and is an anti-employment measure which needs to be removed. Similarly Policy ED POL 18 should be amended to state ten employees.*

Section 4.4.2 Bio fuels and Renewable Energy

*The inclusion of extractive industries in ED POL 15 is questioned. It is submitted that the term extractive industry be removed from the aforementioned section and policy, as it is not sustainable. It is stated that extractive industry does not need to be promoted as it should be viewed as a natural resource to be reserved for use in projects serving the common good.*

Section 4.5 Retail

*It is recommended that the retail section of the plan is revised to reference the recently published DoECLG Retail Planning Guidelines for Planning Authorities 2012 and to reflect any new requirements therein.*

*A submission refers to the number of vacant retail units in the County and requests that the Development Plan provide a policy of looking favourably on applications to amalgamate small retail units to provide a greater diversity of choice to prospective businesses.*

*It is submitted that the current retail offer in Kells is not sufficient to service the needs of the local population in terms of convenience or comparison demand. The greatest potential of Kells is linked to its history, heritage and character and retail development must be sympathetic and complementary to this. The County Development Plan should require that the development of the retail sector generally should be complementary to the heritage of all the market towns of County Meath.*

*Support is outlined for objective ED OBJ 8 which relates to the implementation of specific objectives for County Meath identified within the County Retail Strategy.*



*It is submitted that Meath County Council may be required to adopt a more flexible approach to retail development and make relevant policies more flexible accordingly, if significant progress is to be made in delivering new retail facilities. In this context, reference is made to the comparative lack of convenience retail outlets in Dunshaughlin. In particular, the text of the draft Retail Strategy particularly notes there are no discount foodstore outlets in Dunshaughlin town, amongst others. It is submitted that this absence warrants more proactive policies and objectives from Meath County Council and this form of retailing should be promoted to a greater degree. It is considered that Policy RD 25 and the text of the draft Development Plan/ Retail Strategy are unnecessarily restrictive. It is requested that discount foodstore proposals remain 'open for consideration' under all 'development' land use zoning classes. Within Dunshaughlin, it is submitted that retail development should not be unnecessarily restricted into the two identified opportunity sites.*

*It is submitted that Meath County Council ensure that the Development Plan promotes additional retail development in retail centres where there is currently a deficiency of competitive convenience retail floorspace such as Navan, Dunshaughlin and Kells.*

*It is submitted that given the publication of the Development Contributions Guidelines, an opportunity now exists to promote significant investments in retail developments that are capable of delivering jobs.*

#### Section 4.5.5 Sequential Approach

*It is stated that shopping provision is a key component of town centres and makes a valuable contribution to their vitality and viability. It is therefore important that in order to enhance the performance and role of town centres, that additional investment in new retail development projects should be within town centres. There should also be investment in environmental improvements, transport infrastructure and town centre management.*

#### Section 4.5.6 The Requirement for Additional Retail Floorspace

*It is stated that it is essential that clarity and certainty are provided in relation to the quantum of retail development in County Meath and the draft Plan should ensure that floorspace requirements should be reviewed from time to time to ensure that they are robust.*



Section 4.6 Tourism

*The submission from the Meath East Community Association requests that a town council for the coastal area be established to attract businesses and tourism related activities to the area. The need for a beach warden is also highlighted.*

*It is submitted that a move away from a fixation with roads building as a means of employment creation to a focus on the touristic potential of the county towards conservation of the rural landscape and sustainable tourist sector.*

*It is requested that consideration be given to the development of a county museum which would provide direct employment and encourage tourism.*

*A submission seeks to promote caravanning in the county. The submission highlights the benefits of caravanning. It highlights the lack of appropriate facilities in the County and requests that funding be allocated for new sites and to upgrade the camping sites where suited.*

*Failte Ireland in their submission express their support for section 4.6 and the related tourism policies which are considered to be in accordance with what they view to be the priorities for the sustainable development of tourism in the County over the next six years. The following is highlighted for noting:*

- *The appointment of the Boyne Valley Tourism Officer has now taken place to strengthen the identity of the Boyne Valley as a destination in line with Failte Ireland Strategy.*
- *Update of the Driving Route (infrastructure and interpretation/signage) reports complete and full support and communications plan developing around the new route.*

*Failte Ireland request the following change to ED POL 29: "To cooperate with Failte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, **the Boyne Valley Tourism Officer** and other relevant bodies in the implementation of the Boyne Valley Destination Development Strategy."*

Section 4.6.1 Existing Resources

*It is submitted that the promotion of Meath as the Heritage capital of Ireland would be greatly enhanced by the return of a volume of the Book of Kells to its original home. The Kells Chamber of Commerce believes the County Development Plan should provide for such an objective.*





*Support is outlined for the second paragraph of this section. However it is suggested that it should include the names of the main hills, river valleys, lakes, Geo-parks, canals (including towpaths), wetlands, geology areas, off-road walking and cycling routes, beaches and National Monuments.*

#### Section 4.6.7 Tourist Infrastructure

*The recognition of the strong role that Meath Partnership's Renaissance Programme will play in enhancing the physical appearance of a number of towns and villages in Meath is welcome. However, it is considered important that Meath County Council play a key role in the implementation phase of this programme and a commitment to this effect should be given in the County Development Plan. The Plan should give a stronger commitment to ensuring that village renewal is addressed together with the local community. Meath County Council also needs to support the enhancement of river walks, bog walks, picnic areas and walking and cycling trails in order to assist community groups in their effort to enhance their quality of life and local villages.*

#### Section 4.6.8 Walking and Cycling Routes

*Meath Eco Tours in their submission requests the inclusion of Girley Bog looped walk as an amenity in the Development Plan. It is also requested that funding be provided to upgrade the paths in places. The tourism and recreational potential of the walk is also highlighted.*

*It is suggested that the first paragraphs in this section should be re-located to Section 6.9. It is submitted that 'way' should be added after the word 'canal'.*

#### Policy ED POL 27

*This policy is supported. However it is submitted that the text should be deleted and replaced by "mountain and other off-road biking, nature trails, wildlife trails, maritime trails, bird watching, painting, photography, field studies, back-packing, orienteering, para- and hang- gliding, canoeing & kayaking, caving, hill walking, rock climbing, adventure sports, swimming in waterways, wild camping, boating, archaeological guided walks and that these activities be coordinated, where appropriate, with adjoining counties."*

#### Policy ED POL 30

*It is submitted that this should be expanded to include agri-, eco-, green-tourism farmhouse accommodation and open-, pet-farms & horse trekking centres.*



Policy ED POL 31

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that policy ED POL 31 should be amended to read "To facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into resort type developments subject to good planning and architectural conservation practice."*

Objective ED OBJ 9

*The objective is supported although it is submitted that the text should be replaced by the following and re-located to section 6.9: "Create, promote, sustain, support and encourage, facilitate and support the creation of a network of cycling/walking routes(including looped walks and waymarked ways), off-road cycle trails and public/rural footpaths ,along cutaway bogs, established rights of way, green corridors and other off-road routes, and enhance and extend existing routes, in conjunction with the Irish Sports Council, Failte Ireland, local and regional tourism bodies and landowners (either formally, informally or by acquisition), until a critical mass is achieved by utilising links from residential areas through parks and open spaces to facilitate a secure, safe green network for recreational purposes and linking with existing way marked trails, Sli na Slainte and existing or new public rights of way to provide access to scenic, coastal, mountain, lakeshore and river features and to reach open ground, particularly where these have a historical association, recognise the potential of walking and cycling as an amenity for local people and a tourism resource in opening up diverse landscape, to support the development of walks and cycle routes incorporating current thinking and best practice from experience in other locations and support local enterprises such as bicycle renting and walking/cycling tours."*

4.6.8 Walking and Cycling Routes

*Reference is made to ED POL 39 which supports the provision of countryside recreation including the development of community walks, trails, parks etc. It is requested that the impact of any such proposals on site of high biodiversity and on species of concerns (outside of designated sites) also need to be addressed in order to avoid disturbance, habitat damage/degradation and fragmentation etc.*

General

*Two submissions request that the proposed Main Street Development project for Ashbourne be given priority in the Development Plan. It is also requested that the provision of recreational lands and infrastructure be prioritised in Ashbourne, to accommodate the growing population and improve the town's economic competitiveness.*



*A submission refers to lands in Knockumber Navan and submits that these lands have the potential to assist Meath County Council in realising its vision for 'the sustainable development of County Meath as an excellent place to invest in, to visit and to live in.' The locational advantages of the subject lands is also highlighted. Reference is also made to the extract in the Plan which refers to the retail park. It is stated that the wording of the statement generates confusion as to the Council's intentions regarding the retail park. It is requested that the inclusion of a policy objective in the Draft Plan which clearly illustrates the Council's intentions in relation to Navan Retail Park to see it become a fully completed, fully occupied Retail Park that provides excellent retail and recreational facilities to the people of Navan and its environs.*

## **Manager's Response**

### Section 4.1 Economic Development Strategy

Meath County Council welcome the support expressed for the policy of prioritising economic development. It is not considered appropriate to include reference to Drogheda Port in the Goal as the port is substantially located outside of the functional area of Meath County Council.

The economic development potential in the coastal area is identified in the high level economic development objectives under the title of Drogheda set out in Section 4.1.2, in particular the tourism potential of the broad beaches of east Meath stretching from Mornington to Gormanstown.

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

The content of the Kells Chamber of Commerce submission is noted. CSA SP1 in chapter 10 addresses this matter as it states 'To ensure that the unique cultural heritage of Meath is protected, conserved and sensitively integrated into the sustainable development of the county for the benefit of present and future generations'.

### Section 4.1.4 Ashbourne/Dunboyne

Section 4.1.4 states that Meath County Council considers that an opportunity for a SDZ may exist in north Dunboyne. This will require the progression of the integrated land use and transportation approach to planning for the area. It is considered appropriate to consult and agree with statutory stakeholders including the NTA, NRA and Iarnród Éireann in the integrated land use and transportation assessment. The text of the Draft Plan shall be amended to reflect this.

Tiros Consultants identified North Dunboyne as the most appropriate site for the level 2 Retail centre in the Dunboyne Clonee Pace LAP given the land requirements involved. The origins of the SDZ proposal arose initially from discussion between Meath County Council and the then Dublin Transportation Office (DTO) on the IFPLUTS which is ongoing.

The Draft Plan supports the potential of the area to support an employment SDZ. It is outside the statutory remit of the CDP to designate an SDZ in light of the studies that are necessary to advance consideration of the project, in that context. Consequently it is premature to include any more specific objectives regarding the proposal at this time. The Planning Authority is prepared to enter discussions with appropriate authorities following the adoption of the County



Development Plan with a view to supporting the statutory designation by the appropriate authority.

Future consideration of an SDZ study shall focus on the employment generating potential of the identified lands bearing in mind the critical need to generate positive economic activity in this metropolitan area of the National Gateway in County Meath. This is deemed to be in the National interest and will seek to leverage on the proximity of third level national and local institutes of education who have expressed interest and support for the project.

The designation of Dunboyne in the Draft Plan as a Level 2 Retail centre is consistent with the RPGs. It is not accepted that there is any ambiguity in its definition. Therefore no change is recommended.

The Plan strongly supports connectivity between 3<sup>rd</sup> and 4<sup>th</sup> level education institutions.

#### Section 4.1.5 M1 Dublin-Belfast Economic Corridor and Provision of Deepwater Port Facility at East Meath

Section 4.1.5 of the Plan makes reference to the RPG's support for the examination of the expansion of Dublin Port and/ or a new Port facility on the East Coast of the Greater Dublin Area through the environmental and planning processes. The plan makes reference to Gormonston in the context of describing an existing proposal to develop a world class deepwater port. The policies and objectives in the plan in relation to a port are not location specific in relation to any future proposed port and merely refer to East Meath. No change is proposed to the text in this regard.

The footnote at the end of page 61 states that the consultancy case is currently in abeyance. It is considered appropriate given the life span of the Plan to amend this wording to indicate that the case is in abeyance at time of preparing the Plan. Reference to the Government approved Joint Venture is also required to be amended as the Department of Transport, Tourism & Sport confirmed at a recent meeting that the Department of Public Expenditure & Reform is still considering the proposed Joint Venture Agreement and that there remains only one shareholder in Bremore Ireland Port Ltd. namely Drogheda Port Company.

With regard to the submissions on Stamullen and its role, the status of Stamullen is set out in the RPGs and it is not open to the Local Authority to amend this in the CDP. The Plan also indicates that any changes in the economic role of Stamullen in the regional hierarchy will be advanced

through future reviews of the RPGs. The Planning Authority also note reference to the critical importance of the Dublin Belfast corridor as contained in the 2010 RPGs. The RPGs state 'it is important that the economic strategy in each Council area recognises the role of the corridor in stimulating investment opportunities'. No change required.

The Plan is consistent with the Guidelines on Spatial Planning and National Roads which themselves enshrine the link between land use and transportation and require the Planning Authority to carry out its planning function on the basis of the key principle that development should be plan led. TRAN POL 33 is recommended to be changed in the response to submissions in Chapter 6 Transportation. No change is required to TRANS OBJ 23.

#### Section 4.2 Quantum of Available zoned Employment Generating Lands

Regarding the issue of the apparent disproportion of the quantum of employment zoned lands in Kells it is considered appropriate to clarify the context by amending Table 4.1.1 and relocate same. ED OBJ 2 provides a policy to incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plan and Local Area Plan, Trim will be included within this review.

Planning applications for development are assessed and decided upon in accordance with the Planning legislation, in this context it is not deemed appropriate to include a policy which would proscribe the County Council from granting any further permissions to owners or company directors of non-active development lands. No change recommended.

In relation to the submission by the NRA Meath County Council acknowledges that further assessment and evaluation will be required in relation to the Employment potential in North Dunboyne. Section 4.1.4 also addressed this matter. This will require an integrated land use and transportation approach to planning for the area. It is considered appropriate to allow for consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann in the progression of the integrated land use and transport assessment. The existing Dunboyne/Clonee/Pace LAP boundary shall form the initial boundary of the study area, with initial focus on the capacity of Dunboyne/ Dunboyne Rail Station for employment generating uses. The text of the Draft Plan shall be amended to reflect this. However, having regard to the requirement to complete the integrated land use and transport assessment for the Dunboyne/ Clonee/Pace corridor in advance of undertaking the assessment required pursuant to ED OBJ 2, it is considered necessary to amend the wording of this objective as it pertains to Dunboyne/ Clonee/Pace Local Area Plan.

### Section 4.3 Employment Sectors

The consideration of planning applications for temporary uses is subject to the same Development Plan criteria as for permanent uses.

The Hierarchy of Economic Centres and Targeted Sectors set out in Table 4.2 sets out that local investment generally and small scale industry is targeted in local employment centres including small towns and villages. No change is recommended to the text.

### Policy ED POL 3

The purpose of ED POL 3 is to ensure that there is sufficient and suitable land zoned for employment generating uses throughout the individual town development and local area plan process. It is deemed to be an appropriate policy to focus specific development in appropriate locations.

The support for ED POL 5, ED POL 9-11 is welcomed.

### Policy ED POL5

ED POL 5 encourages rural enterprise generally, especially those activities that are resource based. There is scope for non resource based rural enterprise, however it is deemed appropriate that the policy prioritises resource dependent activities. No change is recommended.

### Policies ED POL 6 and ED POL 7

ED POL 6 states 'to encourage developments which generate significant travel demand to locations on or close to high frequency public transport corridors'. This policy is in line with public policy on reducing reliance on fossil fuels. No change recommended. ED POL 7 addresses developments that produce freight traffic to locate close to the national road network having regard to the Spatial Planning & National Roads Guidelines for Planning Authorities. No change recommended.

It is considered appropriate to include 'sustainable' within ED POL 1 and ED POL 4 and also to insert "**in a sustainable manner and at appropriate locations**" in ED POL 5.

### Objective ED OBJ 3

ED OBJ 3 relates to the zoning of land not individual proposals for large scale industry. ED POL 6 refers to encouraging developments which generate significant travel demand to locations on or close to high frequency public transport corridors. No change recommended.

The RPGs refer to growth in Ashbourne undoubtedly being influenced by its proximity to metropolitan Dublin and Dublin International Airport. The RPGs note that the recent growth is illustrative of the transitioning of Ashbourne towards a 'more urbanised metropolitan character'. The RPGs also note that the future change of the adjoining settlement of Ratoath 'will be linked to that of Ashbourne and Dunshaughlin and should aim to capitalise on the synergy with these settlements in particular. Ratoath has a large well educated commuter labour force which is a valuable resource for future economic development'. The RPGs note that the future of Ratoath lies in it becoming more self sustaining in terms of local employment provision, particularly linked to Ashbourne's probable future in the National Gateway. It is deemed appropriate to include a policy in accordance with the direction established in the RPGs for employment generation in the Ashbourne Ratoath urban areas.

It is considered appropriate to provide an opportunity for the development of sectors that are not specifically referenced in the Economic Development Strategy as set out in Table 4.2 as it is not the intention of Table 4.2 to be exclusive, rather it is to realise the economic potential of Meath by promoting and developing its sectoral strengths and identify a number of opportunity development areas. The Core Strategy (chapter 2) and Section 4.3 outline the land use zoning objectives which shall apply in the review of all statutory land use plans following the adoption of the County Development Plan. The employment land use zoning objectives provide for the targeting of specific uses to specific sectors or on the basis of their comparative public transport provision.

#### Section 4.4 Rural Development

Section 4.4 refers to an economically efficient agricultural and food sector. No change recommended.

#### Policy ED POL 17

It is considered that pt (i) of ED POL 17 already addresses the issue by requiring that the proposed use has locational requirements that can be more readily accommodated in a rural location than an urban setting and this has been demonstrated to the satisfaction of Meath County Council.

The submission from the NRA recommending that ED POL 16 and ED POL 17 are amended to include the following statement '*This objective shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40*



*refers)* This additional sentence is deemed appropriate for inclusion and will provide clarity for potential developers.

#### Section 4.4.1 Rural Enterprise

Having regard to the submission received from Meath Partnership and the content of ED POL 18, it is deemed appropriate to amend the number of employees to 10 no. The development will be required to prove that environmental and landscape impact is minimal and such developments do not generate significant or undue traffic.

#### Section 4.4.2 Bio-Fuels and Renewable Energy

ED POL 15 refers to the contribution of rural employment to the overall growth of the economy and the promotion of rural enterprises, especially those activities which are rural resource dependant. Given that the extractive industry is resource dependant it is deemed appropriate to include reference to it within ED POL 15. No change is recommended to ED POL 15.

#### Section 4.5 Retail

The retail section of the plan is being revised to reference the recently published DoECLG Retail Planning Guidelines for Planning Authorities 2012 and to reflect any new requirements therein.

Applications to amalgamate small retail units will be assessed in accordance with the policies and objectives contained within the Plan. A range of retail units sizes is sought within the county, therefore it is not deemed necessary to include a specific policy on this matter.

The heritage importance of Kells is recognised in the health check assessment. Its heritage and tourism potential is acknowledged in the Retail Strategy. It is considered issues in relation to retail and heritage will be further considered in the review of the Kells Development Plan. In terms of the general heritage of all the market towns in Meath, CSA SP1 in chapter 10 also refers to the unique cultural heritage of Meath and that it is to be protected, conserved and sensitively integrated into the sustainable development of the county. The issue in relation to retail and heritage in market towns will be further considered in the review of Town and Local Area Plans.

The support for objective ED OBJ 8 is noted.

The proposed land use zoning objectives contained within the Economic Strategy within list permitted uses and open for consideration uses only. Uses other than the primary use for which

an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. No change is required.

The Development Plan policies and objectives promote additional retail development in accordance with the Retail Strategy and the Retail Planning Guidelines 2012.

The Development Contribution Scheme is not a matter for the Development Plan.

#### Section 4.6 Tourism

It is considered that the establishment of Town Council's is outside the remit of the County Development Plan. No change recommended.

Section 4.6 of the Plan includes policies and objectives for Tourism highlighting the importance of its role in the Economic Development Strategy for the County.

Section 4.6 provides policies and objectives relating to tourism and Section 9.6.9 provides policies and objectives relating to archaeological heritage Any proposal for the development of a county museum would be assessed on the basis of the policies and objectives contained within the Plan.

Section 4.6.7 of the Plan acknowledges that the provision of sites for caravans, motor homes and camping is an important element in the overall accommodation provision of all holiday makers. ED POL 35 relates to the provision of caravan, camping and motor home sites at suitable locations throughout the County. Funding for such proposals is considered to be outside the remit of the County Development Plan process. No change is recommended.

Failte Ireland's comments supporting section 4.6 are welcomed. It is deemed appropriate to amend the wording of ED POL 29 to refer to the Tourism Officer in Boyne Valley.

#### Section 4.6.1 Existing Resources

The requested return of the Book of Kells is recognised as a longstanding goal of the Kells community, such a policy is outside the remit of the County Development Plan.

The list of outdoor pursuits for visitors contained within paragraph 2 of section 4.6.1 is not intended to be exhaustive; rather it provides examples of the different options available to tourists. Given that National monuments are listed elsewhere in the plan it is not deemed

appropriate to include a more extensive list. Reference can be made within the text to options, recommend to insert the words 'with options such as'.

#### Section 4.6.7 Tourist Infrastructure

The Plan commits to facilitating and supporting the implementation of Village Design Plans and other community led projects to enhance village environments in ED POL 40. Therefore no change is recommended. ED POL 41 supports and encourages sensitive development which provides for access to, interpretation, appreciation and upgrade of the natural habitats, scenic vistas and heritage features. Therefore no change is recommended. The provision of walking routes is also addressed in ED OBJ 9. No change recommended.

#### Section 4.6.8 Walking and Cycling Routes

The positive spin off is noted from tourist related outdoor recreational activities, however it is not deemed appropriate to include specific policies on this matter. Funding for such proposals is outside the remit of the County Development process.

It is considered appropriate to refer to walking and cycling routes in the section for Tourism. An additional reference to section 6.9 will also be referenced within the text to acknowledge that walking and cycling is also addressed in the Transport Chapter.

#### Policy ED POL 27

The Planning Authority is satisfied that the wording of ED POL 27 encourages new and high quality investment in the tourism industry in Meath. The list of activities included within the objective is not intended to be exhaustive; therefore the text will be amended to indicate that it is an example of the activities.

#### Policy ED POL 30

The Planning Authority is satisfied that the wording of ED POL 30 is not exclusive to open farm and integrated rural development; these are given as examples only. The policy is for the provision of tourism enterprise developments in general. No change recommended.

#### Policy ED POL 31

The insertion of the word 'where appropriate' and architectural conservation is deemed acceptable.

Objective ED OBJ 9

The support for ED OBJ 9 is noted. The Planning Authority is satisfied with the wording of ED OBJ9 to explore the provision of sustainable medium and long distance walking routes. Reference to Section 6.9 is provided for in section 4.6.8 to acknowledge that there are policies and objectives on walking and cycling in the Transport Chapter.

General Issue

The role of Ashbourne is of significant importance and is recognised by the RPGs as transitioning towards metropolitan character with significant population increase making it the second largest town in County Meath. It provides a range of education, economic and social deliverables to the local and broader community in the area. The RPGs refer to the positive impact created by the establishment of the new town centre comprising both office and significant retail floor space as an important aspect of this transition. However, the proposed main street development project for Ashbourne and the provision of specific additional recreational infrastructure is a matter to be considered at the LAP stage. But is clearly supported by the above mentioned regional overview of the town's emerging status.

In relation to the submission that relates Knockumber Retail Park it is considered that same is a matter for the Navan Development Plan.



### Manager's Recommendation

It is recommended to make the following changes with the proposed additional text shown as bold font and text to be deleted shown as strikethrough.

#### Section 4.1.4 Ashbourne / Dunboyne

*5<sup>th</sup> bullet point:*

This will require **the completion of** an integrated land use and transportation approach to planning for the area, **in consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including** an examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunboyne. This is consistent with ....

Insert sentence at end of bullet point as follows:

**Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunboyne / Pace area to the Department of the Environment, Community & Local Government. It is an objective of the Planning Authority to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area.**

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

*The footnote at the end of page 61:*

The consultancy case is ~~currently~~ in abeyance **at time of preparation of the plan. The Planning Authority is advised that the original reference to the Joint Venture is also required to be amended as the Department of Transport Tourism and Sport confirmed at a recent meeting that the Department of Public Expenditure and Reform is still considering the proposed Joint Venture Agreement and that there remains only one share holder in Bremore Ireland Port Ltd namely Drogheda Port Company.**

Amend sentence in second last paragraph to read

At present, ~~the Government approved Joint Venture~~ **Bremore Ireland Port Ltd.** is considering different options to advance the project through the statutory planning consent process. (as alluded to in the revised footnote above)

Section 4.2 Quantum of Available Zoned Employment Generating Land

This should be carried out as part of the integrated land use and transportation assessment **in consultation and agreement with stakeholders including the NTA, NRA and Iarnroid Eireann** to determine the future direction of growth in the Dunboyne / Clonee corridor. The review shall also....

Insert new policy

**ED POL XX**

**To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath.**

**Table 4.1 Amend figures for Kells and consequently the total quantum**

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

Settlement Hierarchy	Centre	E1 Use Objective	E2 Use Objective	E4 Use Objective	Total	White Lands Use Objective
Large Growth Town I	Navan	26.56	38.71	17.45	82.72	50.94
	Drogheda	56.15	68.73	0	124.88	50.84
Large Growth Town II	Dunboyne / Clonee	84.33	66.03	0	150.36	53.34 <sup>1</sup>
	Maynooth	0	0	60	60.00	22.2
Moderate Sustainable Growth Town	Ashbourne	15.76	45.53	0	61.29	
	Kells	0	<del>99.04</del> <b>79.34</b>	0	<del>99.04</del> <b>79.34</b>	
	Trim	0	40.94	0	40.94	
	Kilcock	0	10.12	0	10.12	
Small Towns	Dunshaughlin	0	48.98	0	48.98	
	Enfield	6.6	10.23	0	16.83	
	Ratoath	5.5	12.97	0	18.47	
	Athboy	0	15.00	0	15.00	
	Bettystown / Laytown	0	32.34	0	32.34	
	Duleek	0	7.98	0	7.98	
	Oldcastle	12.94	0	0	12.94	
	Stamullen / Gormonston <sup>2</sup>	0	143.03	0	143.03	
	<b>Total</b>	<b>207.84</b>	<del>639.63</del>	<b>77.45</b>	<del>924.92</del>	<b>177.32</b>

<sup>1</sup> This includes White Lands extending to 33.92 hectares and Framework Plan lands to accommodate Level II Town Centre extending to 19.42 hectares.

<sup>2</sup> This comprises 39.58 hectares associated with City North Business Campus and 84.98 hectares associated with the Department of Defence lands at Gormonston.

			619.93		905.22	
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Section 4.3 Employment Sectors

Insert additional text under Table 4.2 stating:

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

ED POL 1 To promote and support the **sustainable** growth of the Polycentric Gateway.

Amend ED OBJ 2 with the following

“To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plan and Local Area Plan.

This review shall

- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer
- (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan or Local Area Plan as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy)
- (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormonston/ Stamullen. In the case of Dunboyne/ Clonee/ Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult and agree the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors with statutory stakeholders including the NTA, NRA and Iarnród Éireann.**
- (iv) review of the Maynooth and Kilbride Local Area Plans.



The outcome of this review may necessitate variations to individual development plans and amendments to local area plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites."

ED POL 4 To pursue the **sustainable** development of attractive business and industrial parks.

ED POL 5 To recognise the contribution of rural employment to the continued and sustainable growth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependents, including energy production, extractive industry, small scale industry and tourism **in a sustainable manner and at appropriate locations.**

#### Section 4.4.1 Rural Enterprise

Policy ED POL 16

"To normally permit development proposals for the expansion of existing authorised industrial 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 access roads. **This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)"**

Policy ED POL 17

After point (vi)

**"This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)"**

Policy ED POL 18

To support rural entrepreneurship and the development of micro businesses (generally less than ~~5-10~~ **10 no.** employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers).

Policy ED POL29

ED POL 29: To cooperate with Failte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, **the Boyne Valley Tourism Officer** and other relevant bodies in the implementation of the Boyne Valley Destination Development Strategy.

Section 4.6.1 Existing Resources

Visitors attracted by outdoor pursuits are well catered for with **options such as** by:

Section 4.6.8 Walking and Cycling Routes

Insert additional sentence after paragraph 2 in section 4.6.8

**"See Section 6.9 in the Transportation Chapter for additional policies and objectives on walking and cycling."**

Policy ED POL 27

To encourage new and high quality investment in the tourism industry in Meath with specific reference to leisure activities (**such as** golf, equestrian, walking, cycling, angling, outdoor pursuits and family oriented activities) and accommodation in terms of choice, location and quality of product.

Policy ED POL 31

"To facilitate, **where appropriate**, the conversion of former demesnes and estates and their outbuildings subject to good planning **and architectural conservation** practice."

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.9 CHAPTER 5 SOCIAL STRATEGY

Submissions received relevant to this section: 2003, 2007, 2008, 2010, 2013, 2018, 2019, 2032, 2044, 2045, 2052, 2057, 2058, 2062, 2066, 2078, 2083, 2094, 2095, 2123, 2132, 2105, 2107, 2124, 2132

#### ***Main Issues Raised***

##### *Section 5.6 Community Infrastructure in County Meath*

*The submission from the Meath East Community Association (a community group for the Laytown, Bettystown and Mornington area) refers to an increase in population in the area in recent years and the need for supporting community facilities. Particular reference is made to the absence of a library and a central community centre.*

*It is stated that small towns and villages in County Meath should have community, arts and educational centres.*

*A submission highlights the need for community facilities in the Bettystown, Laytown and Mornington areas.*

*One submission outlines the aspiration of the author's that SOC POL 3 (which states that Meath County Council will consult with relevant communities in the development of any significant public space by the Council) would be adhered to in the Church Road area of Donacorney/ Mornington. It is considered that the development previously permitted in this area was excessive and that future development should take account of the area being a place of natural beauty, be sustainable, reasonable and not developer driven.*

*Policies SOC POL 1 and SOC POL 32-25 are supported. These relate to the provision of social infrastructure, community and sporting facilities and open space.*

##### *Section 5.6.2 Meath County Development Board*

*It is suggested that a greater emphasis could be given to the Social Inclusion Measures group as an interagency structure and forum through which issues related to social inclusion are considered*

##### *Section 5.6.3 Groups with Specific Design/Planning Needs*

*It is stated that the groups with special requirements identified in this section largely overlap with the list of target groups of those at risk of social exclusion as defined by Pobal and which are*



*explored in detail in the Meath Partnership LCDP Strategic Plan. It is considered that an acknowledgement of the correlation between the work of the local authority and the LCDP programme is important in this context.*

*Unemployment is a key risk factor in social exclusion. It is suggested that reference to the relationship between economic development of the County in conjunction with cooperation with those agencies which provide jobseekers supports could be included.*

#### Section 5.6.5 RAPID Programme

*It is suggested that reference could be made to the completion of the needs analysis phase of the RAPID programme and subsequent reports.*

#### Section 5.6.6 Age Friendly Strategy

*A submission from the Community Department (MCC) refers to the recently published Meath Age Friendly County Strategy. Following research undertaken for this project it is requested that reference to the 'elderly' in the plan be replaced, where possible, with the term 'older people'.*

#### Section 5.6.7 Comhairle na nÓg

*A submission from Meath Comhairle na nÓg suggests revised text for this section and a change in the wording of Policy SOC POL 15 which relates to Comhairle na nÓg.*

#### Section 5.7 Education

*A submission was received from the Department of Education and Skills which highlights the additional primary and post primary requirements for the County for 2016 and 2022. (Sub. no. 2094)*

*A submission requests the inclusion of a number of specific objectives for recreational and educational facilities in Ratoath, Ashbourne, Dunshaughlin and Dunboyne.*

#### Section 5.7.2 Third Level Education

*A submission from Dunboyne College supports the establishment of Ireland's first 4<sup>th</sup> generation Science, Innovation and Commercialisation Park in Dunboyne. The necessity for the college to relocate from the existing premises offers the opportunity to be situated in the Science Innovation and Commercialisation Park alongside high tech knowledge based companies which would allow Dunboyne College of Further Education to provide corporate training and business related services more effectively, as well as college/university transfer programmes.*



*A submission from Meath VEC requests that Meath County Council include in the Development Plan the identification of a site in the Dunboyne/Clonee area for the construction of a stand-alone Post Leaving Certificate College to cater for 500-600 students.*

Section 5.7.3 Adult and Further Education

*Reference is made to the training centre based in Kells Business Park which is operated by Meath Partnership through Meath Community Resources Ltd.*

Section 5.9 Healthcare Facilities

*The HSE support the policies and objectives of the Draft Development Plan as they relate to healthcare facilities and in particular policies SOC POL 26 to SOC POL 31 and objectives SOC OBJ 3 and SOC OBJ 4. It is suggested that the zoning matrix as presently formulated would militate against these objectives being achieved and therefore changes to the matrix are suggested.*

Section 5.10 Sporting and Leisure Facilities/Recreation/Open Space

*It is submitted that the Commons of Lloyd land can be used to provide badly needed recreational amenity within easy walking distance to the town of Kells. This would serve the local population, provide an amenity for Tourist visitors, and be a valuable Educational resource.*

*It is requested that a policy is included in the Development Plan stating that development which would result in the loss of land zoned or in use as recreational facilities or open space will only be permitted where sports and recreational facilities can best be retained and enhanced through the redevelopment of the site. Other criteria to be applied are also specified in the submission including that alternative provision of equivalent or increased community value should also be made available locally.*

*It is requested that Meath County Council when disposing of cow plots should give priority to community groups and organisations to help provide additional recreational facilities.*

*A submission from Ashbourne Playspace Network refers to and supports the Development Plan as it refers to the Meath Local Authorities Play policy. The submission urges Meath County Council to uphold its commitment to provide age and ability appropriate play facilities across the county. The Ashbourne network highlights their intentions to work with Meath County Council to implement the provision of greater playspace in Ashbourne, particularly facilities for older children and teens, which are lacking in the town.*



*Cow plots should be utilised to give priority to community groups and organisations in order to help them to provide additional recreational facilities.*

*A number of submissions make specific requests for recreational/community facilities for various settlements throughout the County as outlined below:*

*A submission suggests that a skate park should be built in the East Meath area where the leisure needs of teenagers in the area make this a prime location for such an amenity.*

*A submission from Stamullen Soccer Academy and Football Club has outlined the facilities required by the club and requested that additional text is included in the Development Plan supporting the provision of facilities in Stamullen, as follows:*

*"There is an identified need for the provision of sports, recreational and community facilities in Stamullen. Meath County Council will support and facilitate the delivery of such facilities by clubs and organisations including Stamullen Football Club and Academy through the identification and reservation of suitable lands and the provision of funding, where available. The identification of suitable lands will be undertaken through the review of the East Meath Local Area Plans and may be leveraged on the provision of new residential development in accordance with the Settlement Strategy, delivered in a manner which maximises integration with the established community in Stamullen."*

*It is considered that the provision of additional sports and recreational facilities and their connectivity with established and planned facilities are priorities for Stamullen in the review of the East Meath LAPs.*

*A submission from the Ballivor Community Park Committee makes reference to the absence of public or leisure facilities in the village notwithstanding the recent increase in population.*

*The need for facilities for children in Clonee, particularly a playground, is also raised in a separate submission.*

*The submission made by Duleek and District Athletic Club would welcome a commitment from Meath County Council;*

- 1. to support "... the development of facilities [in Duleek] through the reservation of suitable land and the provision of funding where available and appropriate" (SOC POL 34),*



2. to support and encourage "... the provision and development of outdoor and indoor sporting and community facilities in Duleek: (SOC POL 33), and
3. to promote "the development of high quality open space areas [in Duleek]..." (SOC POL32)

A submission highlights the requirement for additional space from football pitches and other community facilities in East Meath. The submission commends the Council for developing playground facilities in the East Meath area in recent years.

It is suggested to include an additional objective in this section:

*"To support local sports clubs and community groups in the development of facilities in Stamullen through the review of the East Meath Local Area Plans to identify suitable lands for such facilities which in may be leveraged on the zoning of residential land in accordance with the Settlement Strategy, and the delivery of necessary road linkages between Stamullen town and established employment and recreational facilities including CityNorth Business Campus and Hotel, in accordance with Objective SOC OBJ 7."*

#### Section 5.10.1 Existing Sport and Leisure Infrastructure in County Meath.

A submission requests the following amendment to Section 5.10.1 as follows (amendment in bold): 'The settlement strategy and core strategy pursued in this Development Plan is based upon a hierarchy of settlement ranging from large growth towns to villages. A hierarchy of community, sporting and leisure facilities commensurate with the needs of the resident population will be pursued accordingly. It is imperative that development provides for, and if necessary, leverages the necessary sports and recreation facilities which will be accessible to all sectors of the community. These facilities are critical to the achievement of balanced sustainable development. **The identification of suitable lands for such facilities will be undertaken through a review of Local Area Plans (as per CS Obj 2).** Specific objectives will be contained in the Local Area Plans where the provision of such facilities is to be directly linked to the development of certain areas and to remedy any deficiencies identified in the audit of Sporting & Community Facilities. **Where appropriate, the identification of suitable lands and the delivery of strategic roads or services infrastructure may be leveraged on the provision of new residential zoning/development(s) in accordance with the Settlement Strategy and relevant objectives and policies of this Plan.'**

#### Section 5.12 Burial Grounds/Grave Yards/Cemeteries

It is submitted by the Department of Arts, Heritage and the Gaeltacht that – p.103 SOC POL 45 should be amended to read " To protect the cultural heritage of historical burial grounds within



*Co. Meath and encourage their management and maintenance in accordance with best conservation practice."*





## **Manager's Response**

### Section 5.6 Community Infrastructure in County Meath

The Draft Development Plan fully supports the development of community facilities and recognises its important role when forming sustainable communities. The Draft CDP contains numerous policies supporting the development of community facilities. However, given the strategic nature of the Development Plan, site specific designations/zonings are more appropriately considered as part of the forthcoming review of the Local Area Plans. Specific development proposals can be brought to the attention of the Planning Authority in the public consultation phase of the preparation of Local Area Plans.

Applications by Meath County Council for the development of significant public space will be advanced through the Part 8 process in accordance with the Planning and Development Regulations 2000-2012. Such plans will be placed on public display during which time members of the public will have an opportunity to make observations.

The support expressed for SOC POL 1 and SOC POL 32-35 is noted and welcomed.

### Section 5.6.2 Meath County Development Board

It is considered appropriate to amend the written statement to include reference to Meath Social Inclusion Measures Group (SIM group) and highlight their role in contributing to better co-ordination of social inclusion services/activities at local level

### Section 5.6.3 Groups with Specific Design/Planning Needs

The merit in outlining the correlation between Meath Partnership LCDP Strategic Plan and the role of the Local Authority in the context of groups with special requirements identified in this section is recognised.

### Section 5.6.5 RAPID Programme

Comment noted. It is considered appropriate to refer to the completion of the needs analysis for the Rapid Area and the Windtown Area.

### Section 5.6.6 Age Friendly Strategy

Comment noted and accepted. All reference to the 'elderly' in the plan will be replaced where possible, with the term 'older people'. It is noted that the section of the Draft Plan which discussed the 'Age Friendly Strategy' referred to ongoing work in the preparation of the strategy.

Since the Draft Plan was compiled, the Strategy has been finalised. It is recommended that the text of the Development Plan is updated to reflect this.

#### Section 5.6.7 Comhairle na nÓg

Comment noted and accepted. The written statement and SOC POL 15 will be amended accordingly.

#### Section 5.7 Education

The submission from the Department of Education and Skills is welcomed. Meath County Council will follow up on the issues raised and continue to liaise with the Department of Education & Skills to assess the current situation with regard to the provision of school places throughout the County. This consultation will be most useful for the Forward Planning Section and will inform the review of the Local Area Plans and the lower tier Development Plans.

#### Section 5.7.2 Third Level Education

While Meath County Council does not have a direct role in the provision of educational services, the development of a post leaving cert college in Dunboyne/Clonee would be supported by the Council.

The merits of developing/relocating a third level facility adjacent to a Science and Innovation Park is recognised. Furthermore, this type of employment would be welcomed by the Council. It is appropriate to consider this matter further in the context of the review of the Dunboyne/Clonee/Pace Local Area Plan.

#### Section 5.7.3 Adult and Further Education

The further education training centre in Kells is noted.

#### Section 5.9 Healthcare Facilities

The support of the HSE of the policies as they relate to healthcare facilities is welcomed. However, it is not considered appropriate to alter the zoning matrix. The zoning matrix as set out in the Draft Plan is sufficiently robust to accommodate such essential services at appropriate locations throughout the county. Please also refer to the Manager's Responses to Chapter 2 of the Plan in this regard.

Section 5.10 Sporting and Leisure Facilities/Recreation/Open Space

The amenity and recreational resource of the Commons of Lloyd is recognised by the Council. A proposed Kells Heritage Park at the Commons of Lloyd is currently being considered in the context of the preparation of the Draft Kells Development Plan 2013-2019.

The policies and objectives included in the plan afford sufficient protection to recreational lands and open space. In particular SOC POL 39 and SOC POI 36 address this issue:

- SOC POL 39: To resist the loss of existing public open space, unless alternative recreational facilities are provided in a suitable location.
- SOC POL 36: To seek alternative open space, leisure and sporting facilities provision where existing such facilities are being discontinued as part of development proposals.

This disposal of land is outside the remit of the Development Plan

The submission by Ashbourne Playspace Network which refers to the Meath Local Authorities Play policy is noted and welcomed.

The individual requests for sporting and leisure facilities throughout the County are noted. The Draft Development Plan fully supports the development of sporting and recreational facilities and recognizes the important role such facilities play in enhancing social cohesion, and promoting a sense of community and improving quality of life for the counties residents. However, given the strategic nature of the Development Plan, site specific designations/zonings are more appropriate as part of the forthcoming review of the Local Area Plans. Specific development proposals can be brought to the attention of the Planning Authority in the public consultation phase of the preparation of Local Area Plans.

Section 5.10.1 Existing Sport and Leisure Infrastructure in County Meath.

The Draft Development Plan ensures that provision is made for adequate social infrastructure, in tandem with residential development. SOC OBJ 6 refers below:

- *SOC OBJ 6 To have regard to capacity in social infrastructure, when assessing applications for residential development. Planning applications for 200 or more dwelling units must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand and an audit of the social infrastructure and community facilities available to serve the proposed development.*

Consequently, no change is required.



Section 5.12 Burial Grounds/Grave Yards/Cemeteries

The Manager's accepts the merit in amending SOC POL 45 as recommended by the Department of Arts, Heritage and the Gaeltacht.



### **Manager's Recommendation**

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Section 5.6.2 Meath County Development Board

Insert the following statement at the end of the section:

- **A Social inclusion Measures (SIM) Group has been established which is a sub-group of Meath County Development Board, (CDB), to contribute to the better co-ordination of social inclusion services/activities at local level.**

#### Section 5.6.3 Groups with Specific Design/Planning Needs

Include the following statement:

- **The aforementioned groups with special requirements to a large extent overlap with the list of target groups of those at risk of social exclusion as defined by Pobal and which are explored in detail in the Meath Partnership Local Community Development Programme (LCDP) Strategic Plan.**

#### Section 5.6.5 RAPID Programme

Insert the following statement at the end of the section:

- **The needs analysis for the Rapid Area and also for the Windtown Area has been completed.**

#### Section 5.6.6 Age Friendly Strategy

Amend the section as follows with text to be deleted shown as strikethrough and to be replaced by the text in bold font:

~~Meath County Council is engaging in the Age Friendly County Initiative. The Age Friendly County initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive. In an age-friendly county, policies, services and structures related to the physical and social environment are designed to support and enable older people to 'age actively' that is, to live in security, enjoy good health and continue to participate fully in society. Meath County Council has engaged in public consultation which will form the basis for the Strategy to be delivered by Meath Age Friendly Alliance.~~

**Meath County Council is engaging in the Age Friendly County Initiative. The aim is to engage older people in making their communities better, healthier and safer places to**



live and thrive in. As part of this initiative, the Age Friendly Alliance was established and following extensive consultation, the Meath Age Friendly County Strategy has been completed based on the eight World Health Organisation themes of:

1. Outdoor Spaces and Public Buildings
2. Transportation
3. Housing
4. Respect and Social Inclusion
5. Social Participation
6. Communication and Information
7. Civic Participation and Employment
8. Community Support and Health Services.

Section 5.6.7 Comhairle na nÓg

Amend the section and SOC POL 15 as follows with text to be deleted shown as strikethrough and to be replaced by the text in bold font:

~~Meath Comhairle na nÓg is the local youth Council, which gives children and young people the opportunity to be involved in the development of local services and policies. The themes adopted at the 2010 AGM were:~~

- ~~• suicide and depression~~
- ~~• recreation facilities~~
- ~~• drug awareness~~
- ~~• peer pressure~~

~~The Comhairle na nÓg is active on a number of boards and is also represented at Dail na nÓg events. This brings the voice of the youth of Meath to the fore as Dail na nÓg make presentations to the Cabinet Committee on Children and Youth Affairs. Under the Planning and Development Acts 2000-2011 children or groups or associations representing the interests of children are entitled to make submissions or observations on the Development Plan review.~~

**Meath Comhairle na nÓg is a group of young people from across County Meath aged between 12 and 18 years and represents young people from all backgrounds and is fully inclusive. Meath Comhairle na nÓg is represented on a number of boards locally and at Dail na nÓg nationally and is under the direction of the Department of Children and Youth Affairs.**

**Meath Comhairle na nÓg provides a forum for young people to discuss local and national issues of relevance to them and Comhairle na nÓg is recognized as the official structure for participation by young people in the development of policies and services.**

~~SOC POL 15 — To support and promote Meath Comhairle na nÓg in the development of local services and policies.~~

SOC POL 15 To consult with and support Meath Comhairle na nÓg in the development of local services and policies that may impact on the lives of young people.

#### General

Replace the terms 'Elderly' with 'older people' or similar throughout the plan as follows:

#### Housing Strategy Vision and Aim

The overall aim of housing policy is to enable every household to have available an affordable dwelling of good design, suited to its needs, in a quality environment and, as far as practicable, at the tenure of its choice. This also refers to households with specific needs, e.g. ~~those who are elderly~~ **older people** or **those who** have a disability, either physical or intellectual.

- HS POL 7 To pay special attention to ~~the elderly~~ **the needs of older people** on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for ~~the elderly~~ **older people**.

#### Section 5.9 Healthcare Facilities

The HSE offer numerous services in Meath to different sectors of society including disability services and ~~elderly~~ **services for older people** which include day care and residential facilities including St. Joseph's Hospital Trim and Beaufort House in Navan which offers residential care and respite.

- SOC POL 27 To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, ~~the elderly~~ **older people** and children.
- 10.4 Persons who are an Intrinsic Part of the Rural Community

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 ~~elderly~~ **older** members of their family or to retire, and;

- 11.2.2.1 General

Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of ~~the elderly~~ **older people** and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.

Housing which is to cater for a specific sector of society, for example people with a disability or ~~elderly~~ **older** people, shall comply with the best practice guidance for such housing that is in place at the time that the planning application is being assessed.

- 11.2.6 Nursing Homes

In determining planning applications for change of use of a residential dwelling or other building to nursing/~~elderly~~ **older persons** care home, the following factors should be considered:

Section 5.12 Burial Grounds:

Amend SOC POL 45 as follows: To protect the cultural heritage of historical burial grounds within Co. Meath and encourage their management and maintenance in accordance with ~~conservation principles~~ **best conservation practice**.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.10 CHAPTER 6 TRANSPORT

Submissions received relevant to this section: 2011, 2014, 2022, 2025, 2030, 2037, 2041, 2047, 2048, 2049, 2050, 2052, 2056, 2061, 2066, 2072, 2076, 2082, 2084, 2092, 2098, 2099, 2107, 2108, 2109, 2014, 2115, 2130, 2131

#### ***Main Issues Raised***

##### *General*

*The submission from the NRA seeks to ensure the consistency of the Draft Plan with national policy as it relates to national roads and transport and in particular addresses, the protection of the safety, carrying capacity and efficiency of the existing and future national roads network which traverses the area and an integrated approach to land use and transportation solutions.*

##### *Section 6.7 Transport Plans*

*It is stated that the manner in which the transport plan for Drogheda (as originally proposed in the National Transport Authority's draft Transport Strategy for the Greater Dublin Area and reiterated in the Draft Development Plan), will link in with the urban area of Drogheda in County Louth is unclear particularly given that the remit of the National Transport Authority strategy does not extend to Louth.*

*The NRA in their submission recommends that TRAN SP 15 be amended as follows (addition in bold).*

*TRAN SP 15 To protect investment in the **capacity, efficiency and safety** of national roads by applying the guidance contained in the 'Spatial Planning and National Roads-Guidelines for Planning Authorities' and collaboration with the NTA and NRA. (Sub no. 2014)*

*Drogheda Port Company welcomes Strategic Objective (TRAN SO 1) to prepare local transport plans and would welcome the opportunity to work with Meath County Council and the NTA in drafting same for Drogheda Environs.*

##### *Section 6.8.1 Rail*

*Reference is made to objective TRAN OBJ1, which relates to protecting the designed alignment of Phase II of the Navan rail route and map numbers 6.2 and 6.2.1 to 6.2.22 which illustrate the route. It is submitted that these present the route as a fait accompli with particular regard to Map 6.2.4 (showing Parsonstown/Rathregan) and the design of the roads that will cross the proposed rail line. The road proposals purport to show a major reorganisation of the road network. It is stated that such a major reorganisation has very little to do with the rail reservation as there are*



*many possible alternative solutions for the roads crossing the rail line and the grounds of objection to same are detailed. It is outlined that householders in this area objected to this solution at the time of the Navan Commuter Rail consultations. It is noted that if the rail project goes ahead, the entire proposal will be subject to a public inquiry. It is believed that Meath County Council are acting illegally in showing these proposals when no public inquiry has yet been held and it is requested that the road proposals are deleted from the County Development Plan. A no. of submissions express concern regarding the proposed Rail Reservation Corridor alignment as it is considered it will adversely impact upon property values, security, and the rural character of the area etc. Maps indicating the relevant sections of the alignment accompany the submissions. Clarity is also sought as to what development would be permitted under R1 Corridor zoning objective and the lack of consultation with the affected landowners is also raised.*

*The EPA submission highlights that the requirements of the Habitats, EIA and Flood Directive are taken into account with respect to the intention to promote the development of a new rail link connecting Navan and Dublin City.*

*It is submitted that a rail route between Kells-Virginia-Cavan needs to be planned. It is stated that there is a need for stations at Hill of Down and/or Killucan and that the Navan-Drogheda line should be upgraded to take passenger trains.*

*The provision of the extension of the rail link from Clonee (sic) to Navan is welcomed, however, concern is expressed in relation to the park and ride at Clonee which it states is practically always empty and takes too long to enter the city. It is submitted that such issues need to be tackled first.*

*The submission from Louth County Council notes that the Draft Plan makes no reference to the existing operational heavy rail line linking Navan to Drogheda and hence Dublin. While the line is used for freight purposes at present, it is stated that there is potential for a passenger service on the line during the Plan period. It is considered that this would be prudent given that the Draft Plan acknowledges that Phase II of the Navan-Dublin rail line has been postponed. It is advised that the Louth County Development Plan and Drogheda Borough Development Plan both contain policies supporting the provision of passenger services on the Navan-Drogheda line and it is requested that consideration is given to including a similar policy in the Meath County Development Plan.*

*The submission from Drogheda Port Company identifies the potential for a rail connection between Navan and Dublin and Drogheda Ports. It is submitted that the provision of a direct*

*heavy rail link could facilitate even more direct port and rail connections with existing companies and offer Meath County Council a facility to possibly streamline the provision of materials for core activities.*

#### Section 6.8.2 Bus

*It is queried whether it would be possible to develop the existing railway station in Navan for a bus station. It is noted that several villages in Meath have only a token bus services.*

*A submission from Meath Accessible Transport Project Ltd. t/a Flexibus highlights the importance of accessible and affordable rural transport to rural communities. To provide for integrated spatial planning and transportation the submission states that a transport plan which incorporates – existing public transport services, private operators, rural transport services, taxi and hackney services and all accessible services is required. The submission states that rural transport in County Meath should not be viewed in isolation but should be considered as part of transport, rural development, community, recreation and open space plans. A multi agency approach is necessary to improve rural transport services in the County. It is contested that flexibus offers real value for money under community, rural development and transportation.*

#### Section 6.8.3 Park and Ride Facilities

*It is stated that Park and Ride facilities should be developed at suitable locations on national roads.*

*The absence of public services in Stamullen and the lack of Park and Ride facilities to accommodate public transport services in Navan town are highlighted.*

*A submission raises the issue of Park and Ride Facilities in the southern environs of Drogheda Support is expressed for the NTA draft Transport Strategy Measure INT 5 which relates to Park and Ride. It is submitted that the most appropriate location for a Park and Ride in the southern environs of Drogheda is on the IDA lands where it was first recommended by the Council's consultants. It is submitted that the affected lands of the identified P & R site in the ownership of the submission writer revert back to B2 zoning in the new Drogheda Environs LAP.*

#### Section 6.9 Walking and Cycling

*It is argued that the objective of turning the Navan-Kingscourt line into a cycleway is short sighted.*

*It is stated that walkways and cycleways need to be developed on the N52 bypass at Kells.*

Objective TRAN OBJ 8

*It is submitted that the words 'within 2 years' should be substituted by 'within the life of the Development Plan'. (However the objective as written states 'within the life of the Development Plan' therefore it is assumed that it is the intention of the author that 'within the life of the Development Plan' is replaced by 'within 2 years') It is also submitted that the words 'Where feasible, these trails should separate walkers from cyclists in the interests of safety and convenience with appropriate surfaces' should be added to bullet points 1 and 2 in this objective. It is suggested that the words 'subject to the availability of resources' should be deleted from bullet point 4.*

*It is submitted that TRAN OBJ 9 should be relocated to section 9.7 Natural Heritage.*

*It is suggested that additional policies are added to this section to address the following matters:*

- 1. Support, promote and encourage the development of walking routes and cycling routes, in conjunction with the Irish Sports Council which provide linkages with trails in adjoining counties (including border counties) and have a historic association (named) in partnership with their councils, the state, private and voluntary sectors.*
- 2. Support and promote the Irish Trails Strategy in conjunction with the Irish Sports Council (National Waymarked Ways Committee) or other national programmes, designate, seek to protect long distance walking routes and local waymarked ways in partnership and local/regional tourism interests and the Dept of Transport & Tourism because of their recreational and tourism potential.*
- 3. Support, promote, upgrade and encourage awareness campaigns promoting walking and cycling as simple, inexpensive ways to increase participation levels in physical activity across all ages and to facilitate healthy life styles and support, improve and expand Slí na Sláinte routes in consultation with community groups, the Irish Heart Foundation local/regional tourism interests and Dept of Transport & Tourism, especially in view of the current obesity crisis and the increase in diabetes.*
- 4. Walking/Cycle Routes should be signposted/waymarked and maps should be provided.*
- 5. Support cycling, walking groups and local communities in the development of routes including Slí na Sláinte routes and improvement of access for mountaineering and hill walking for the benefit of locals and visitors.*

6. *Establish a Register of all walking and cycling routes in partnership with state, private and voluntary sectors and add additional walking routes within the lifetime of the plan and investigate their legal status.*
7. *National Trails Network, Sli na Slainte and other defined walking trails and cycle routes should be listed in the Development Plan with accompanying maps.*
8. *Support the publication of a guide to walking trails.*
9. *Develop an overall Walking and Cycling Policy/Strategy within two years of the adoption of the Plan, working in partnership with state, private and voluntary sector, walking clubs and community group. The Strategy should list National Trails Network, Sli na Slainte, Pilgrim Paths and other defined walking trails and walking routes, disused roads, canals and railways, an undertaking to carry out a feasibility study to investigate the recreational use of disused railway track and the potential of establishing walking and cycling routes, maps showing walking and cycling routes and an undertaking to research and map the existing network of traditional paths to determine their legal basis and status.*
10. *Provide car parking for cyclists and walkers at (named) and other appropriate points to access amenities.*
11. *Research and map the existing network of traditional paths used for leisure purposes (including pilgrim and mass tracks) with the intention of determining the legal basis and status of their use and new walkways and cycle routes should be established on a legal and permanent basis.*
12. *Encourage and promote the provision of guided walks in partnership with state, private and voluntary sectors.*
13. *Preserve, support and protect all walking routes by prohibiting the intrusion of development along public walking routes particularly those in scenic areas and along inland waterways and take appropriate action to prevent attempts to close them off and take into account the impact of proposed development when considering applications for permission for developments in their vicinity.*
14. *Signpost the Tain Trail and provide, where feasible, cycleways/walkways separated from vehicular traffic and investigate the possibility of providing off-road alternatives.*
15. *Investigate funding opportunities, including Leader and the imposition of a development levy, for the development of walking and cycling trails, including inter-county cycle routes and the Royal Canal.*
16. *Prepare and implement on a progressive basis the development of bridle paths.*
17. *The introduction of a Walking Festival should be considered, to attract visitors and celebrate the diverse landscape and heritage.*

18. *Walking and cycling trails, Ways & pilgrim paths should be named.*
19. *Protect and promote Greenways and linear parks to facilitate the spread of rural landscape into urban areas.*
20. *Support the efforts of Comhairle na Tuaithe to improve access to the countryside through the National Countryside Recreation Strategy.*
21. *Develop a strategy to promote and facilitate greater use of... travel such as walking and cycling, in the line the Dept of Transport's "Smarter Travel, Cycle and Walking Strategy".*
22. *Acknowledging that tourism is suffering from a lack of safe and traffic-free cycle routes, promote the expansion of cycle facilities and liaise with Fáilte Ireland, the Sports Council, the National Transportation Authority and other bodies in the development of cycling touring routes particularly in areas of high amenity and implement the relevant policies of the Dept of Transport's National Cycle Policy Framework and support the provision of a National Cycle Network to improve these routes with better sign posting and road surfaces, cycling maps, promotion of looped routes to cater for visitors and local people.*
23. *Ensure that all surfaces used by cyclists are maintained to a high standard and are well lit.*
24. *Assign an officer at appropriate senior level as a "Cycling Officer".*
25. *Recognising that there has been a resurgence in the growth of cycling for recreational activity for local people and tourists examine roads to establish their potential for cycleways endeavour to make provisions for cyclists, particularly in tourist areas including cycleways segregated from carriage ways and footpaths, make the cycleways clearly visible through signing/lining and /or the use of coloured surfaces ensure that the upgrading of roads will not impact negatively on the safety and perceived safety of cyclists.*

Policy TRAN POL 17

*This policy is supported. However it is suggested that the text should be replaced by the following: "Provide, improve and extend the network of cycle lanes and pedestrian routes on existing roads and on all new regional, local distributor and local collector roads, and roads being up-graded to provide facilities, particularly in tourist areas, in response to the increased growth of cycling both as a means of transport and for recreational activity, to maintain safe, convenient and pleasant routes for pedestrians and cyclists recognising that the needs of pedestrians and cyclists are different from motorized road users by providing that routes are effectively separated from them, by lower speed limits and priority over motorized transport, by providing extending and maintaining lighting on footpaths on the outskirts of towns and villages(including, where appropriate, off-road routes) in accordance with the best international standards. The upgrading*



*of national roads will not impact negatively on the safety and perceived safety of cyclists. Continually upgrade the condition of footpaths, by providing controlled and uncontrolled crossings where warranted at all major crossing points. Advise other road users on the need for safe behaviour near pedestrians and cyclists. Routes should follow in order of preference: off-road tracks and quiet country roads."*

Section 6.10 Road Infrastructure

*A proposal for a bypass of Julianstown is put forward in a submission. A justification for the bypass is put forward based on the traffic levels in the villages, the fact the M1 is not effectively bypassing Julianstown, and that over 10,000 residents in proposed new developments in East Meath have no viable option to access the M1 other than via Julianstown. It is requested to adopt the construction of the Julianstown Bypass as an objective of the Development Plan. It is further requested to adopt a Contribution Scheme as part of the county Meath Development Scheme to finance the project. It is also requested to adopt an objective in the County Development Plan to construct severe traffic calming arrangements in Julianstown to radically slow traffic in the village and to discourage use of Julianstown by through traffic.*

*It is submitted that the heavy goods vehicles problem in Kells needs to be addressed and that the ring road around the town needs to be completed i.e. from the Navan Road to the Ardee Road.*

*It is stated that it is critical that appropriate provision is made in the Development Plan to provide for and prioritise road infrastructure upgrades around Stamullen. This is having regard to the significant benefits arising from the provision of road linkages between the town and City North Hotel and Business Campus for the local community, business and recreational amenities and the major opportunities provided for employment generation from Stamullen's location on the M1 Economic Corridor and adjoining the proposed Bremore Port. It is proposed that a number of additional objectives are included in the Development Plan as follows:*

*"To implement a strategy for the phased improvements to the M1 Gormanston Interchange as agreed between Meath County Council and the National Roads Authority to accommodate the proposed Leinster Outer Orbital Route (LOOR), the proposed Bremore Port and general development in Stamullen and South Drogheda."*

*"To implement in conjunction with the NRA the modular upgrade of the Gormanston Interchange in a manner which will protect the design life of the strategic road network whilst allowing for the orderly development of the area."*



*"To complete the local road layout connecting Stamullen to CityNorth and the Gormanstown overbridge and to facilitate the development of bus cycle and public transport links between Stamullen and the Dublin Belfast rail corridor."*

*According to Inland Fisheries Ireland (IFI), there is no reference to the construction of roads in a sustainable manner from a fisheries perspective. Factors such as seasonality, minimal culverting and other relevant matters should be included as policy. IFI would highlight that all roads, railways and other transport infrastructure should be constructed so as not to pose a threat to the fisheries resource either through pollution, interference with the passage of migratory fish species or through interference with fisheries habitat.*

*A submission from St. Patrick's GAA Club, Stamullen requests the inclusion of a link road from Exist 7 on the M1 motorway at the City North Hotel across to the Cock Hill Road to facilitate enhance access to their new club facility.*

*A submission requests the provision of a pedestrian crossing in Ashbourne.*

*A submission expresses concern in relation to the condition of their local road i.e. from the Mosney Road to Richardstown Rd which connects to the R132 at Briarleas, Julianstown.*

*A submission highlights the need for the CDP to enforce a minimum level of maintenance for roundabouts in the County given their location in many cases at the entrance to villages and towns in the County.*

*Drogheda Port company welcomes TRAN POL 20 to support major road improvements as identified on Map no. 6.3 and concurs with TRAN POL 25, 29 and 30 regarding the regulation and control of road signage and the importance of improving freight transport and the efficient movement of essential traffic on roadways. The proposed upgrades of junctions 7-9 to improve capacity is also welcomed.*

#### Section 6.10.1 National Roads

*Meath Archaeological and Historical Society are opposed to the location of the Leinster Orbital Route anywhere within the hinterland of the Tara-Skryne landscape.*





*Concern is expressed regarding the proposed LOOR, particularly given Meath's status as a heritage county. It is submitted that provision of this route should not be included in the County Development Plan and will be resisted at all costs.*

*Slane Bypass:*

*Reference is made to An Bord Pleanála's decision on the proposed Slane Bypass. The EPA requires that in assessing alternative routes and selecting and developing a preferred route, that the natural and built heritage is afforded significant protection.*

*A submission expresses support for the banning of HGV's through Slane village following the refusal by An Bord Pleanála of the Slane By Pass application (Sub. no. 2066). It is argued that the Draft Plan is negligent in failing to propose negotiation with the NRA for a HGV ban through Slane, creating liability for further accidents. It is submitted that the related objective for the bypass should be deleted as there is no basis for re lodging a bypass application on this route alignment. It is claimed that Meath County Council should make a submission to the NRA to have the N2 de-designated as a national road as far as the by pass connection with the M1 north of Ardee.*

*It is stated that the objectives in support of the Slane Bypass should be deleted taking into account the decision by An Bord Pleanála for the scheme.*

*A submission requests that TRAN OBJ 16 which relates to the Slane Bypass be amended to add 'but not limited to' after 'such road schemes include'.*

#### Section 6.10.6 Development at National Road Junctions

*An amendment to TRAN POL 33 is recommended by the NRA where 'following the adoption of' is replace with 'subject to'. The NRA advises that there is also an essential and clear requirement for early consultation in regard to the scoping of these LAPs with the NRA to facilitate an evidence based approach in accordance with the DoECLG's planning guidelines on Spatial Planning and National Roads.*

*The NRA refer to TRAN OBJ 17 and highlights that the majority of these proposals are not NRA schemes. THE NRA advises that while any additional improvements relating to national roads identified at a local level should be in consultation with and subject to the agreement of the NRA, the NRA may not be responsible for the funding of any such schemes or improvements. The*

*NRA state that relative priority or timeframe for national road schemes may be subject to alteration.*

Section 6.10.7 Exceptional Circumstances

*The submission from the NRA refers to Section 6.10.7 and map no. 6.4 which identified developments of national and regional strategic importance where the exceptional circumstances provision applies. Following examination of the proposed locations indicated in the Draft Plan the NRA advises as follows:*

- N52 Bypass of Kells-The proposed location would not be in accordance with the national objectives and should be omitted.*
- N52 South of Balrath Cross to facilitate bio energy manufacturing plant and CHP plant-The specific location of the access should be identified rather than the current methodology of a stretch of road.*
- N2 at Knockharley in the vicinity of existing regional landfill facility (Greenstar Recycling Ltd.). The specific location of the access should be identified rather than the current methodology of a stretch of road.*
- N2 at Slane in the vicinity of existing Grasslands Fertilizers facility (Seveso Site) - The specific location of the access should be identified rather than the current methodology of a stretch of road.*

*Navan South (Junction 8) to Kilcarn Roundabout on R147 (New Junction Only)-The authority supports this objective subject to receipt of appropriate legal and statutory requirements.*

*The NRA supports TRAN OBJ 23 which relates to the preparation of a Thematic Spatial Strategy for industrial development and enterprise.*

## Manager's Response

### General

Meath County Council is not directly responsible for public transport provision. The Department of Transport and the NTA are the principal agents for delivery of transport policy and development in the Greater Dublin Area. Other relevant agencies involved in the provision and improvement of public transport include Iarnród Éireann, the Railway Procurement Agency, Bus Éireann etc. Whilst Meath County Council does not have a direct role in the provision of public transport services, it is actively promoting and facilitating the improvement of both bus and rail services both within and from Co. Meath and is committed to working in conjunction with all transport providers and stakeholders in terms of the delivery of a reliable, accessible and integrated transport network that supports the effective functioning of the county.

Meath County Council acknowledges and welcomes the detailed submission from the National Roads Authority. The Council engaged in proactive and valuable consultation with the Authority in drafting the Transportation Strategy.

### Section 6.7 Transport Plans

The reference in the Draft Development Plan to the requirement to prepare a Transport Plan for 'designated towns' is in accordance with the requirements of the National Transport Authority's draft Transport Strategy for the Greater Dublin Area. The issue raised by Louth County Council with regard to the Transport Plan for the Southern Environs of Drogheda is noted and will be of consideration of Meath County Council in drafting the Transport Plan. Consultation with the NTA Louth County Council and Drogheda Borough Council will be required in this regard.

Meath County Council accepts the suggested amendments in relation to TRAN SP 15 by the National Roads Authority.

The observation by Drogheda Port Company in relation to TRAN SO 1 is noted.

### Section 6.8.1 Rail

As outlined in the introduction of this section of the Report, whilst Meath County Council does not have a direct role in the provision of public transport services, it is actively promoting and facilitating the improvement of both bus and rail services both within and from Co. Meath.

With regard to Phase II of the Navan Rail line, Meath County Council remains strongly committed to its delivery and a strong policy stance is set out in the Draft Development Plan in support of

same. The detailed designed alignment reflects that prepared and advanced by Iarnród Éireann and confirmed by the NTA. A letter was issued by the NTA formally requesting Meath County Council to protect this route corridor in the Development Plan. The alignment is protected from further development through the R1 Rail Corridor objective and 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. 6.2 in Volume 3). This Development Plan will ensure, through the designation of the specific zoning that the design route of Phase II of the Navan Rail Line (as confirmed by the NTA) will be reserved free from development. Similar exercises will be required to be carried out for the Navan Development Plan, the Dunshaughlin Local Area Plan and Kilmessan as the alignment traverses these settlements. Appendix 3 sets out the permissible uses under the R1 zoning objective. Having regard to the foregoing, issues raised by property owners with respect to the rail alignment are thus considered to be outside the specific remit of a Development Plan.

It is a statutory requirement that any future Rail Order application would consider and be fully assessed against the relevant environmental considerations. The delivery of such process/procedure is a matter for Iarnród Éireann and An Bord Pleanála. It is noted however, that an Environmental Impact Assessment was carried out on Phase II of the Rail Line. Furthermore, in terms of flood risk, the new rail link has been demonstrated to pass parts 1 and 2 of the Justification Test for Development Plans. There are no strategic flood risk management implications as a result of the route which is utilising existing river crossings and thus fulfils the necessary Development Plan assessments in this regard.

There are currently no proposals being examined by Iarnród Éireann to extend the proposed rail line from Navan to Kells and beyond, following the completion of Phase II of the Navan – Dublin rail line. However, it is considered that the needs of Kells would be provided for in the form of a Park and Ride facility in the northern environs of Navan. The provision of stations is also a matter for Iarnród Éireann and outside the remit of the Development Plan.

There are currently no plans by Iarnród Éireann to develop the Navan- Drogheda line for passenger traffic. The Navan –Drogheda line which is currently used by Tara Mines for freight purposes only is illustrated on Core Strategy Map no. 2.1. The Drogheda – Navan rail line at present is not suitable for passenger service as the entire length of track would have to be replaced with continuous welded track in order to accommodate such a project. However, the Planning Authority will continue to monitor developments with regard to the Navan –Drogheda rail lines.

Issues with regard to the rail service from Pace to Dublin and the car park at Pace are matters for Iarnród Éireann.

There are currently no plans by Iarnród Éireann to connect Navan to Dublin and Drogheda Ports.

#### Section 6.8.2 Bus

Meath County Council is strongly committed to the promotion of sustainable means of travel, including public bus services and the encouragement of modal change from private car to such sustainable means of travel. However, as stated previously the provision of public bus services is not within the remit of Meath County Council.

In view of the decision by Government to suspend the advancement of Phase II of the Navan Rail Line an application was made by Meath County Council under the pilot public transportation hub scheme to identify the optimal location for a central bus station in Navan. This application is with the NTA for assessment and approval. TRAN OBJ 7 refers.

'TRAN OBJ 7 To identify and reserve lands centrally in Navan for the provision of a public transportation hub for Meath to accommodate national, commuter, regional and local bus services. Meath County Council will engage with the NTA, the Department of Transport and Bus Éireann / private operators to realise this objective within the lifetime of this County Development Plan.'

Meath County Council recognises the invaluable contribution of Flexibus to the public transportation network and the increase in local bus services as a result of this service.

#### Section 6.8.3 Park and Ride Facilities

The Development Plan endorses the NTA draft Transport Strategy which supports the potential for bus based park and ride sites close to high quality road corridors and providing such facilities where appropriate and feasible. It is considered that this adequately addresses the concerns expressed in the submission received.

The issue raised with respect to the park and ride facilities will be considered as part the review of the Southern Environs of Drogheda LAP.

Section 6.9 Walking and Cycling

The Draft Development Plan adequately recognises the importance of pedestrians and cyclists as part of an integrated transport system. Meath County Council is committed to improving cycling facilities over the life of the Development Plan through measures such as improved infrastructure, traffic management and calming, ensuring cyclist's needs are integrated into development proposals etc. The Council is also committed to improving the pedestrian environment in the county and developing a high quality, safe network of pedestrian routes and infrastructure.

The policies and objectives included in this section of the plan reflect the principles of Government strategies 'Sustainable Development – A Strategy for Ireland', 'Smarter Travel-A Sustainable Transport Future-A New Transport Policy for Ireland 2009-2020', the National Cycling Policy Framework, the NTA's draft Transport Strategy, the Department of the Environment, Heritage & Local Government's 'Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas' and the European Charter of Pedestrian Rights.

Furthermore, Meath County Council's commitment to smarter travel initiatives is demonstrated by the establishment of the Sustainable Transport Unit in the Planning and Transportation Directorate which promotes Sustainable Transport measures throughout the County on an ongoing basis.

With respect to the suggested policies put forward for inclusion in this section please note the following:

- Arising from the decision by Gypsum Industries to discontinue the use of the Navan Kingscourt rail line for freight purposes the line is currently unused. Iarnród Éireann has no plans presently to reuse this line. It is Meath County Council's understanding that a community group are currently engaging consultants to undertake a feasibility study into the merits of developing the former rail line as a greenway. Meath County Council would welcome this proposal and a supporting objective has been included in this regard. However, it should be noted that such a proposal will not compromise the ability of the rail service to be reinstated in the future if required.
- Meath County Council is currently undertaking a feasibility study with respect to the provision of walkways and cycleways along the N52 bypass of Kells. It is the intention of the Council to advance this project through the Part 8 process in due course. Members of the public will have an opportunity to comment on these plans when on display.

- In relation to TRAN OBJ 8 it considered that the wording should remain as is. The suggested amendments would render the objective too ambitious and unrealistic in the current economic climate. Furthermore, the detailed design will determine the user priority and segregation if considered appropriate.
- It is considered appropriate to retain TRAN OBJ 9 in Section 6.9 given its relevance to pedestrian access. Given the status and importance of Natura 2000 sites numerous policies which provide for their protection are interspersed throughout the plan.

Section 6.9 'Walking & Cycling' supports, promotes and encourages the development of walking and cycling routes.

- The NTA are currently developing a network of cycle ways in the county while the National Trails Office as part of the Irish Sports Council are identifying trails. Following the completion of these projects it may be beneficial to map all identified routes and include same in future Development Plans to ensure their protection.
- Meath Local Sports Partnership (LSP) in cooperation with the Meath County Council and the HSE aims to help people to increase their physical activity levels through various activities including walking and cycling. Meath LSP works with member agencies and local community groups on an ongoing basis to provide opportunities to participate in sport and physical activity to all. 'Section 5.10 sporting and leisure facilities/recreational/open space' refers to the contribution of MLSP to increasing the level of physical activity in the County and policy SOC OBJ 6 supports the delivery of their relevant strategies and plans.
- The provision of car parking, signposts, public lighting, maps etc. along walking and cycling routes, are provided for as part of the detailed design of individual projects in accordance with national guidance and standards, such as the national cycle manual.
- The NRA is currently preparing a study for the development of walking and cycling trails along the Royal Canal. Westmeath County Council is the lead authority for this project however, Meath County Council will support its advancement as far as possible. TRAN OBJ 8 of the Development Plan is relevant in this regard. Furthermore Meath County Council is also involved in the Grand Canal Rural and Royal Canal Rural Product Development Study which will identify the recreational and tourism potential within the Grand Canal Rural and Royal Canal Rural area.

- The Green Infrastructure Strategy recognises the importance of green infrastructure and its integral role in terms of sustainable development. The Green Infrastructure Strategy promotes and protects linear parks throughout the County.

It is not considered appropriate to amend TRAN POL 17 as suggested. Policies and objectives are included in the plan to support, promote and encourage the development of walking and cycling routes. Furthermore, the detailed design of such proposal will address the stated issues.

#### Section 6.10 Road Infrastructure

The road proposals/improvements identified in the Draft Plan are required to facilitate the sustainable movement of goods and people and form a core element of sustainable transportation policy subject to the availability of the necessary resources.

With regard to the individual submissions which seek the inclusion of specific road or related proposals, each is addressed separately below.

- *Leinster Outer Orbital Route (LOOR):*

The proposed LOOR route corridor is yet to be finalised. The NTA draft Transport Strategy recommends the finalisation of a preferred route corridor and its protection from development intrusion. The Development Plan endorses the policy recommendation of the NTA draft transport strategy and a policy objective is included to cooperate with the relevant agencies i.e. NRA, NTA and other Local Authorities in clarifying and finalising the route. (TRAN OBJ 21 refers)

- *Slane By Pass:*

As stated in the Development Plan, in light of An Bord Pleanála's decision in March 2012, Meath County Council in conjunction with the NRA is committed to revisiting the available options to address traffic safety in Slane. The potential safety risks that affect the future well-being of all road users and communities, particularly in the Slane community is of paramount concern to Meath County Council and must be addressed.

- *Julianstown bypass:*

Following a review of NRA traffic Counts, Meath County Council acknowledges that the issue of traffic volumes in Julianstown warrants further consideration. It is noted from the NRA's 'Automatic Traffic Counter Statistics' that recorded traffic volumes passing through the village are extremely high with an average annual traffic count of 18,802 recorded for 2012 to date.





There is an objective in the East Meath Local Area Plan 'to investigate further traffic calming proposals for the R132 through the village centre.' It is necessary that this matter is considered following the adoption of the Development Plan in consultation with the NRA.

- *HGV traffic in Kells:*

A Transport Plan is currently being prepared as part of the review of the Kells Development Plan. The banning of HGV in Kells is currently being considered by Meath County Council and Kells Town Council in this context. The Draft Kells Development Plan will be published before the end of the year and will include proposals (if any) in this regard.

- *Road and junction upgrade at Gormanston Interchange and completion of local road network connecting Stamullen to City North and the Gormanstown overbridge and public transport measures:*

TRAN POL 33 identifies Interchange upgrades/developments to be provided. It is considered that this issue is addressed through TRAN POL 33, Junction 7 refers. It should be noted that development at interchanges will be required to be consistent with the NRA's Spatial Planning and National Road Guidelines.

- *Link road from Exit 7 on the M1 motorway across to Cock Hill road:*

This link is identified and provided for in the East Meath Local Area Plan.

- *Upgrade of Mosney to Richardstown Road:*

The Draft County Development Plan contains the following objective:

*'TRAN OBJ 18 To upgrade, improve, strengthen and re-align the road network in the County as set out in the Annual Roads Programme for each year of the Development Plan. Road works will be carried out throughout the County in accordance with the approved annual roads programme and as resources permit.*

- The Council will endeavour to maintain roundabouts and grass verges along public roads throughout the county to an appropriate standard, as resources permit. Furthermore, during the preparations for the Solheim Cup the planting and landscaping of roundabouts benefitted from outside sponsorship. This initiative proved very successful and the Council would seek to continue such initiatives in the future in promoting the attractions of the County.

- *Pedestrian crossing Ashbourne*

A Part 8 application is currently being prepared for Ashbourne main street (R135). This application will comprise civic amenity improvements works such as improvements to the public footpaths, public lighting etc. The need for pedestrian crossings will be examined as part of this proposal. Detailed drawings will be prepared and members of the public have an opportunity to make a submission or observation accordingly.

Inland Fisheries Ireland recommends the inclusion of a policy which requires roads construction to be carried out in a sustainable manner from a fisheries perspective. It is considered appropriate to include a policy to this effect. It is noted that the SEA would support such a policy.

The comments raised by Drogheda Port company in relation to TRAN POL 20,25,29 and 30 are noted.

The Council accepts the merits of the revised wording to TRAN POL 33 as recommended by the NRA.

The Council notes the comments of the NRA in relation to TRAN OBJ 17.

Section 6.10.7 Exceptional Circumstances

Comments from the NRA office are noted and Meath County Council accepts the merits in revising map no. 6.4 as recommended.

The NRA comments in relation to TRAN OBJ 23 are acknowledged.

### Manager's Recommendation

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Strategic Policy TRAN SP 15

Amend TRAN SP 15 as follows: "To protect investment in the **capacity, efficiency and safety** of national roads by applying the guidance contained in the 'Spatial Planning and National Roads-Guidelines for Planning Authorities' and collaboration with the NTA and NRA."

#### Section 6.10 Road Infrastructure

Insert the following policy at the end of Section 6.10 (renumber subsequent objectives)

**TRAN POL XX: To ensure that all road and rail project proposals in the County do not either individually or in combination with other plans and projects have an undue adverse impact on the County's fisheries resource either through pollution, interference with the passage of migratory fish species or through interference with fisheries habitat.**

#### Section 6.10.6 Development at National Road Junctions

Amend TRAN POL 33 as follows (insertion in bold, deletion ~~strike through~~):

TRAN POL 33 To review, as part of the town development and local area plans processes, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, ~~following the adoption of~~ **subject to compliance with** the Spatial Planning and National Roads – Guidelines for Planning Authorities.

In this regard, the following junctions will be examined:

M1 Motorway	Junction 7 (Julianstown)
	Junction 8 (Duleek)
	Junction 9 (Drogheda)
M3 Motorway	Junction 4 (Clonee)
	Junction 5 (Dunboyne)
	Junction 9 Navan (North)
N2	Rath Roundabout

The Planning Authority will continue to support development proposals in such circumstances where all of the criteria specified in Section 2.7 of the "*Spatial Planning & National Roads Guidelines*" are adhered to.

Section 6.10.8 Developments of National and Regional Strategic Importance

Amend Section 6. as follows:

~~N52 Bypass of Kells (to provide additional access point into employment lands at Lloyd);~~

Map 6.4 Access to National Roads Exceptional Circumstances

Amend map no. 6.4 in accordance with the NRA recommendations.

Section 6.8.1 Rail

Please refer to responses to Appendix 6 (SFRA) for recommendations in respect of Phase II of the Navan-Dublin rail line in relation to flood risk.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.11 CHAPTER 7 WATER, DRAINAGE AND ENVIRONMENTAL SERVICES

Submissions received relevant to this section: 2002, 2004, 2022, 2023, 2025, 2036, 2038, 2050, 2059, 2101, 2101, 2107, 2109, 2115.

#### ***Main Issues Raised***

##### *General*

*It is requested that a hydro geologist should be employed at the very least between 2 county council to examine the hydrological impacts of all significant planning applications. Concern is raised in relation to quarry applications where permissions were granted which would have an impact on the water table.()*

*A submission refers to the Platin aquifer which is stated to be the only regionally important aquifer in north Leinster and a Karst Aquifer. It is submitted that this aquifer could and should be able to supply all the drinking water needs of Drogheda, East Meath and North County Dublin. Concern is expressed in relation to the impact of the Indaver Incinerator on the aquifer.*

*It is recommended that the Development Plan should include the necessary objectives to ensure the provision of adequate high quality water services and that commitments in the current Water Services Investment Programme be fully met.*

*The issue of climate change should be comprehensively integrated into the final Development Plan.*

*It is stated that there should be greater weight placed in the Development Plan on adaptation to the effects of climate change.*

##### *Section 7.9 Water Services Assessment of Needs*

*Inland Fisheries Ireland welcomes progress made under the water services investment programme but remains concerned about issues at a number of wastewater treatment plants throughout County Meath. The general policy commitment outlined in 'WS SO8' should be extended to cover all surface waters in the County i.e. the installation and operation of countywide water and wastewater infrastructure must be consistent with the requirements of Fisheries, Water Framework Directive and other relevant legislation at all times. It is important to note that sufficient treatment capacity must be available both within the receiving sewerage systems locally and downstream at the relevant waste water treatment plants over the full duration of the plan in order that the ecological integrity of the ultimate receiving waters are*



*protected. It is important to build comprehensive and robust assessments of both local infrastructural needs and Local Authority capacity to meet those needs into the County Development Plan (CDP) and subsequent Local Area Plans. Should the relevant wastewater treatment plans fail to provide expected capacities during the life of the CDP, Inland Fisheries Ireland highlight the unacceptable risk of associated significant environmental effects resulting from local development.*

#### Section 7.10 Water Supply

*It is suggested that the following objective be inserted into the Development Plan:*

*“Meath County Council will seek the inclusion of the Dunboyne/Clonee Water Supply Scheme in the next Water Services Investment Programme.”*

*Drinking water source/river abstraction schemes should be environmentally sound and sustainable and should not compromise objectives as set out in Fisheries and Water Framework Directive Legislation. It is vitally important that the Fisheries Service is involved at as early a stage as possible in future surface and ground water abstraction proposals.*

#### Section 7.11 Foul Drainage and Wastewater Treatment

*It is stated that in terms of wastewater, Meath is close to its allocated wastewater treatment capacity in the Drogheda Wastewater Treatment Plant and it is imperative that capacity allocations are taken into consideration in with regard to household allocation and population growth in the Drogheda environs. It is considered desirable that an objective is included to ‘balance’ discharges through the elimination of surface water infiltration into the wastewater treatment collection system and management of new systems to prevent infiltration. It is suggested that installation of flow metering at key connection points (notably on the Bryanstown line) be conditioned so that a proper assessment of future flows can be made. It is noted that Drogheda Waste Water Treatment Plant has not as yet been licensed by the EPA. Emissions limits imposed by the license could potentially impact on the plant and lower the nominal capacity of the plant in which case availability of capacity for development could be constrained. Nominal capacity in the plant is currently estimated at 6,000 PE or 2,500 households based on an occupancy of 2.4 people and this figure may be overstated.*

*It is suggested that the following objectives be inserted into the Development Plan:*

*“Meath County Council will seek an increase in the drainage agreement with Fingal County Council sufficient to meet the loadings from the proposed development lands.”*



*"Meath County Council seek to advance plans for a sub-regional wastewater treatment plant to serve the East Meath and Drogheda Environs region and that funding for such a scheme is provided in the next Water Services Investment Programme."*

Section 7.13 Interim and Permanent Water Services Arrangements

*The initiatives referred to in this section should not under any circumstances result in the deterioration in chemical or biological quality of surface or groundwaters.*

Section 7.14 Water Quality

*The EPA in their submission requests that consideration be given in Section 7.14 Water Quality to making reference to the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)- Guidance Document No. 20, in particular Section 3.5.*

Section 7.14.2.3 Coastal Waters

*It is submitted that consideration should be given to including a specific objective/policy to integrate the relevant Section Measures of the Pollution Reduction Programme for Shellfish Waters (Balbriggan/Skerries).*

Section 7.15 Flood Risk Management

*The OPW submission acknowledges and welcomes the comprehensive overview of the 2009 Planning System and Flood Risk Management policies in the Draft Development Plan. The application of the Guidelines core principles and the steps taken to carry out a County wide flood risk assessment is also commended.*

*It is submitted by the EPA that reference should also be made to the Eastern CFRAMS in this section. It is also stated that consideration should be given to rezoning/dezoning lands at significant risk of flooding. It is considered that a specific commitment to integrating the recommendations of the FEMFRAMS and Eastern CFRAMS into the plan upon their adoption, by means of a specific objective/ policy.*

*Consideration of the following policy amendments is sought in the submission:*

*WS POL 28 'To ~~have regard to~~ **integrate** the Planning System and Flood Risk Management Guidelines for Planning Authorities...'*

*WS POL 29 'To ~~have regard to~~ **integrate** as appropriate the findings and recommendations if the current Strategy Flood Risk Assessment...'*



*It is submitted that the development of the new rail link should take into account flood risk.*

*It is submitted that consideration should also be given to including a reference to the requirement to consult with the NPWS in Policy WS POL 33 in relation to the construction of flood alleviations measures to ensure designated sites (Natura 2000, Natural Heritage Areas etc) are protected and any potential for significant adverse effects are minimised in carrying out any proposed works.*

#### 7.16 Sustainable Urban Drainage Systems

*Support for rainwater harvesting systems for new developments is expressed and it is requested that the promotion of same be included in the Plan.*

#### 7.17 Waste Management

*A submission requests the inclusion of a bottle 'return and refund' system and related policy in the Development Plan.*

*The EPA also suggest that Objective WM OBJ 8 could be strengthened as follows ~~'To have regard to~~ integrate national legislation, national and regional waste management policy.'* This objective should also take into account the new national waste policy.

*It is requested that WM POL 7 and WM OBJ 13 or 18 be amended to support the use of extractive sites as suitable locations for C&D waste facilities.*



## Manager's Response

### General

Meath County Council has experienced and highly competent technical and professional staff who deal with all aspects of water, including hydrogeology and hydrology. If a significant planning application is of such complexity, in terms of potential impacts on groundwater or surface water, Meath Council County may secure the services of an independent hydro geologist/hydrologist or other specialists to carry out an assessment of the planning application and provide specialist advice regarding same.

Platin lies within the Bettystown Groundwater Body, IE\_EA\_G\_052. The most recent Water Framework Directive Status Report (2011) states that the current status of this water-body is poor and failing on the grounds of the surface water quality test which relates to the ecological condition of the River Nanny. The Surface Water Quality Test includes assessing the impact of Ground Water Quality on surface water ecology with groundwater contributing 50% load to cause a breach of the River Phosphate EQS. A target date of 2027 has been set for this groundwater body which Meath County Council aims to achieve by means of implementing the programme of measures as detailed within the adopted River Basin Management Plans (Eastern, Shannon and Neagh-Bann). In relation to the potential impact of the Indaver Waste to Energy Facility on the aquifer, the Council is aware of the necessity to protect all aquifers and was cognisant of this during the planning process for the Indaver facility. The facility is operated under IPPC license granted by the EPA, operational matters at the facility therefore lie outside the remit of the Development plan. The license includes requirements to monitor emissions from the facility and groundwater monitoring.

The development plan includes the necessary polices and objectives to ensure the provision of high quality water services and that the commitments in the current Water Services Investment Programme be met. WS S01 – S05, WS POL 1, WS POL 10, WS POL 11 and WS OBJ 2 are relevant in this regard.

Meath County Council's Climate Change Strategy and Energy Management Action Plan 2011-2012 is fully endorsed in the plan. The issue of climate change is included under Section 7.16 Sustainable Urban Drainage Systems which lists Climate Change Policy as one of the policy documents produced under the Greater Dublin Strategic Drainage Study. WS OBJ 16 requires the use of Sustainable Urban Drainage Systems in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions). Notwithstanding same, it is considered appropriate to include a specific objective which makes reference to

Section 3.12 of the Greater Dublin Regional Code of Practice V6.0 CC which sets out the requirements for new developments to allow for Climate Change.

#### Section 7.9 Water Services Assessment of Needs

The issues raised by Inland Fisheries Ireland relate to matters addressed by the Waste Water Discharge (Authorisation) Regulations 2007. Under these Regulations during the lifespan of the new County Development Plan (2013–2019) it is anticipated the EPA will have granted Waste Water Discharge Licenses (WWDL) for all agglomerations above 500 pe and Certificates of Authorisation (CoA) for all agglomerations less than 500 pe (Approx. 60% of these have been granted at time of writing in Meath).

Meath County Council are required to achieve compliance on an ongoing basis with the terms of the various WWDL's and CoA, which include, emission limit values and the requirement to retain an element of spare capacity at WWTP's. The EPA monitor implementation of these Regulations. The Council must notify the EPA of any non compliance incidents

With regard to the point of extending WS S08 to cover all Surface Waters in the county, it is considered that objective be amended as follows *"To ensure that, in so far as is reasonably practicable, wastewater treatment plants are operated in compliance with their Waste Water Discharge Licenses/Certificates of Authorisation, in order to protect water quality."*

#### Section 7.10 Water Supply

The Dunboyne/Clonee Water Supply Scheme was included in the Water Services Investment Programme 2007 – 2009 as a Scheme to advance through Planning. The Dunboyne/Clonee Water Supply Scheme Stage 1 was included in the Needs Assessment 2009 (Water Services Investment Programme 2010 – 2012) under Prioritised List of Contracts to Advance to Construction 2010 – 2012. Meath County Council will seek the inclusion of this scheme in any future Water Services Programme. However, it should be noted that the funding of such schemes is a matter for the Department of Environment, Community and Local Government.

As part of any statutory water abstraction process, the Council liaises with relevant stakeholders (including Inland Fisheries) at the earliest possibly stage and will continue to do for the duration of the new CDP where appropriate. A number of policies and objectives are included in the plan to ensure that drinking water source/river abstraction schemes are environmentally sound. The following policies and objectives are particularly relevant in this regard: WS SO 7, WS POL 1, WS POL 2, WS SOBJ 9, WS POL 19 – WS POL 21, WS POL 24 – WS POL 25, WS OBJ 9.

Section 7.11 Foul Drainage and Wastewater Treatment

The household allocation has had regard to service availability in the county, including allocations from services operated by adjoining authorities. It is important to note that the core strategy will be used as a guide for future investment in water services in order to ensure that investment is directed towards the identified priority development areas for the county.

The issue of managing surface water infiltration and management of new systems to prevent infiltration is adequately addressed in the plan. WS POL 18, WS OBJ 7 and WS OBJ 8 refers.

Meath County Council in conjunction with its partner Local Authorities in the Greater Dublin Area is working to implement the Greater Dublin Strategic Drainage Study (GSDSDS). In conjunction with implementation of the GSDSDS the Council is committed to securing the necessary wastewater capacity to serve the planned future needs of Ashbourne, Ratoath, Kilbride, Dunboyne and Clonee.

In respect of servicing issues in the eastern part of the county, Drogheda Environs is one of three identified primary development centres in the current County Development Plan and this designation is reinforced in the 2010 RPGs. It is therefore critical to securing the creation of sustainable communities and long term regional employment objectives in Drogheda and East Meath that sufficient wastewater treatment capacity is available. The Council will therefore utilise the capacity allocated to it from the Drogheda Wastewater Treatment Plant in an efficient and equitable manner in accordance with the proper planning and sustainable development of the area, prioritising employment generating uses in the first instance. In conjunction with efficient usage of existing service capacity the Council will continue to work with adjacent Planning Authorities and the DoECLG to deliver a long-term solution to wastewater treatment for the region. This may include a sub regional wastewater treatment plant to serve East Meath and Drogheda Environs, the funding of which may be sourced by way of the Water Services Investment programme.

The Development Plan supports the exploration of solutions to increase available treatment capacity to serve the Drogheda Environs, the south and east of the county generally. WS OBJ 1 and WS POL 15 refers.

With specific reference to Stamullen, planning permission has been granted for an upgrade of the existing wastewater treatment plant to 5,000 pe, thereby increasing the available wastewater treatment capacity for the town assuming same is delivered.

Section 7.13 Interim and Permanent Water Services Arrangements

As stated in the plan interim and permanent water services arrangements will only be considered subject to environmental considerations being respected. This are a number of policies included in the Draft Plan in this regard, WS POL 2, WS POL 10, WS POL 12 refers. The response to Section 7.9 is also relevant.

Section 7.14 Water Quality

It is considered appropriate to make reference in Section 7.14 Water Quality to the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)-Guidance Document No. 20, in particular Section 3.5.

Section 7.14.2.3 Coastal Waters

Meath's coastline is also part of a designated shellfish Area namely 'the Balbriggan/Skerries shellfish area'. Article 5 of the Shellfish Directive (2006/113/EC) and section 6 of the Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) requires the development of Pollution Reduction Plans (PRPs) for designated shellfish areas in order to support shellfish life and growth.

Reference is made within Chapter 14 of the Draft CPD to the fact that Meath County Council adopted pollution reduction plans for the purposes of protecting the quality of its shellfish waters, particularly with the view to establishing the potential risk of microbial contamination to the quality of shellfish waters from both on site wastewater treatment systems and agricultural sources.

Notwithstanding this, the merit in including the following additional policy in the Water Policy section is recognised. *'In the assessment of planning applications for developments within the contributing catchment of the Balbriggan/Skerries Shellfish Waters regard shall be had to the Shellfish Pollution Reduction Plans where appropriate.'*

Section 7.15 Flood Risk Management

All relevant CFRAMs have been referred to in the SFRA.

Rezoning/dezoning/phasing will be considered following the adoption of the County Development Plan during the review of Town Development Plans and Local Area Plans and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan. The SFRA states that the recommendations of the relevant FRAM study should be incorporated at LAP/DP stage and the Draft Development Plan includes for assessment



using a host of flood map sources including FEMFRAMS and Easter CFRAM and North West and Neagh Bann CFRAM.

The identification, release and development of residential lands should have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. It is considered appropriate to include a new policy to reflect this.

The Draft CDP accords fully with the requirements of the relevant planning legislation and as such it is not considered necessary to amend WS POL 28 and 29 as recommended.

It is considered appropriate to amend WS POL 33 outlining the requirement to consult with the NPWS and all other relevant Statutory Authorities in relation to the construction of flood alleviations measures.

#### Section 7.16 Sustainable Urban Drainage Systems

Rainwater Harvesting provides water for non-potable water uses and reduces the dependency on potable water for such uses. It also acts as a SuDS surface water management source control measure reducing the amount of surface water runoff from the site when the rainwater harvesting tanks are not full. However, due to the relative availability/abundance of potable water in most areas and the current water pricing policy, i.e. non-domestic consumers are currently charged €1.42 per cu m and domestic consumers are not charged at all for water, it is currently not viable to install and maintain a Rainwater Harvesting system in most new developments. However, the Council encourage such installation in new domestic developments.

#### Section 7.17 Waste Management

During the lifetime of the plan the Council will give due consideration subject to available resources to the establishment of a bottle return and refund system or other similar objectives which discourage illegal or improper disposal and the diversion of recyclable items from the waste streams. In giving such consideration the Council will have regard to any prevailing EU, National or Regional policies in this area as well as any continued improvements in recycling rates and the views of stakeholders obtained in terms of the practicalities and costs associated with operating such schemes

It is considered appropriate to amend WM OBJ 8 to facilitate the implementation of national legislation and national and regional waste policy as raised by the EPA. The new policy document entitled 'A resource Opportunity – Waste Management Policy in Ireland – July 2012' is of significance in this regard.

The location of recycling facilities shall be assessed on an individual basis and on their specific merits'. Although extractive industry site would generally have suitable infrastructure in place to carry out recycling activities this is not always the case'.



### **Manager's Recommendation**

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Section 7.13 Interim permanent Water Services Arrangements

Insert the following objective:

**"WS OBJ xxx Meath County Council will seek enhanced capacity to service the East of the County and the Drogheda Environs in conjunction with Fingal and Louth County Councils, Drogheda Borough Council and the Department of Environment, Community and Local Government including where necessary the exploration of alternative options."**

#### Section 7.16 Sustainable Urban Drainage Systems

Insert the following objective:

**"WS OBJ XX To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change."**

#### Strategic Objective WS SO 8

Amend WS SO 8 as follows: "~~To ensure that wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are operated in compliance with their wastewater discharge licenses/certificates of authorisation, in order to protect water quality.~~ **in so far as is reasonably practicable, waste water treatment plants are operated in compliance with their Waste Water Discharge Licenses / Certificates of Authorisation, in order to protect water quality.**"

#### Section 7.14.1 Water Framework Directive

Insert the following statement at the end of Section 7.14.1:

**"The implications of the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)-Guidance Document No. 20, in particular Section 3.5. Strategic Policy Guidance and Legislation are noted particularly with respect to the assessment of applications."**



Section 7.14.2 Surface Water

Insert the following policy:

**"WS POL XX: In the assessment of planning applications for developments within the contributing catchment of the Balbriggan/Skerries Shellfish Waters regard shall be had to the Shellfish Pollution Reduction Plans where appropriate."**

Section 7.15 Flood Risk Management

Amend WS POL 33 as follows:

WS POL 33: "To consult, where necessary, with Inland Fisheries Ireland, **the National Parks and Wildlife Service and other relevant agencies** in the construction of flood alleviations measures in County Meath."

Insert the following policy:

**"WS POL 30 To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study, the Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study when finalised and approved"**.

Section 7.17.2 Waste Infrastructure

Insert the following objective:

**"WM OBJ XX: To co-operate with the Department of the Environment, Community and Local Government, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including 'bottle return and refund' schemes."**

Amend Objective WM OBJ 8 as follows:

Objective WM OBJ 8: ~~To have regard to national legislation, national and regional waste management policy, best practice and the relevant siting guidelines when assessing applications for the siting of waste infrastructure.~~ **facilitate the implementation of national legislation, national and regional waste management policy.'**

Include **Policy WM POL XX: "In examining and assessing the identification, release and development of zoned lands, Meath County Council shall have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management**





**Study and the approved Eastern, West and Neagh Bann Catchment Flood Risk Assessment and Management Study."**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.12 CHAPTER 8 ENERGY AND TELECOMMUNICATIONS

Submissions received relevant to this section: 2022, 2036, 2041, 2050, 2090, 2110, 2113, 2115, 2124.

#### ***Main Issues Raised***

##### *Section 8.1.2 Electricity and Gas Networks: Achievements and Opportunities*

*A submission makes reference to new technology with respect to telecommunication masts. It is requested that such an approach should be enshrined in the Development Plan to ensure that no more masts are constructed save in exceptional circumstances.*

*It is requested that the text relating to the East West interconnector be reworded as follows:*

*The East West interconnector has gone through the planning process and construction stages, and is due to be energised shortly.*

*A submission notes the reference in the plan to the planned line between Gorman 220kV station and Meath Hill 110kV station. The submission highlights that the Gorman-Meath Hill 110kV line was granted planning permission by An Bord Pleanála on 2<sup>nd</sup> of February 2007 and is currently under construction.*

*A submission from EIRGRID states that it is imperative that the County Development Plan supports the provision for new High Voltage electrical infrastructure, including high voltage transformer stations and new overhead transmission power lines.*

*It is requested that the following policy be included in the Development Plan:*

*'The development of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic growth and attracting investment to the area. It is the policy of the Planning Authority to support as appropriate the infrastructural renewal and development of electricity networks in the County and Region, including the high voltage overhead lines, necessary to provide the required networks.'*

*It is suggested that where deemed appropriate a Strategic Corridor be reserved in the County which would facilitate the necessary provision of overhead electrical supply and distribution infrastructure.*

*A number of submissions have suggested that there should be a prohibition on quarrying or operations involving explosives within 1 kilometre of gas pipelines.*



Section 8.1.3 Renewable Energy

*The submission from the EPA indicates that there would be merits in including a reference to the Offshore Renewable Energy Development Plan and in particular the recommended technologies preferred for the East coast, in Section 8.1.3 Renewable Energy. It is submitted that cognisance be taken of Eirgrid's GRID 25 Implementation Plan in this regard in order to take into account any potential for cumulative effects arising from other Plans/Programmes.*

*It is submitted that consideration be given to establishing a Wind/Renewable Energy Strategy for the County to ensure that potential for significant effects, including cumulative effects are assessed at a Plan level. The merit for a regional renewable energy strategy is also put forward.*

*It is submitted that Objective EC OBJ 1 should highlight the fact that should a determination that full Appropriate Assessment be required for a particular plan, a full SEA should also be carried out.*

Section 8.1.5 Wind Energy Development

*It is stated that there is no substantive discussion in the Draft Development Plan in relation to provision of wind turbines in the landscape and that same is a serious omission. It is submitted that limitations as to the scale of wind turbines need to be set out and that wind generators of more than 15 KW generating capacity should not be allowed in the landscape.*

*The importance of renewable energy development and wind energy production is outlined in one of the submissions.*

*The Irish Wind Energy Association welcomes the recognition in the Draft County Development Plan that the availability of energy is of critical importance to the continued development and expansion of employment in the County as stated at section 8.1. However it considers that more emphasis could be placed on the significant economic potential of developing wind energy projects in the lifetime of the County Development Plan.*

*In relation to objective EC OBJ 3, the Irish Wind Energy Association recommends that a Renewable Energy Strategy is prepared within the lifetime of the County Development Plan 2013-2019 as opposed to the proposed investigation of its preparation.*

*The IWEA request that Meath County Council in conjunction with the preparation of the County Development Plan 2013-2019 review Appendix 7 'The Landscape Character Assessment' 2007, to*



*take into consideration the SEAI Wind Atlas to further inform the potential capacity to accommodate wind energy development.*

*Policies EC POL 1 – 4, EC POL 11 – 13 and EC POL 19 -21 and objectives EC OBJ 3 and 4 are welcomed by the Irish Wind Energy Association.*

*A submission states that in conjunction with positive policies for domestic wind turbines, there should be a policy which prohibits commercial wind turbines.*

*It is submitted that the mitigation proposed for wind turbines in Section 8.1.5 should outline the possible impact of turbines in sites on the flight paths of birds, which is referenced in section 11.15.3.*

*Section 8.1.6 Hydro Energy*

*The reference to consultation and cooperation with Inland Fisheries Ireland in this section in relation to new or existing hydro energy schemes was noted in a submission .*

*Policy EC POL 5*

*The Department of Arts, Heritage and the Gaeltacht request that ED POL 5 be amended to read, 'To seek to improve the energy efficiency of the county's existing building stock, in line with good architectural conservation practice, and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy).'*

## Manager's Response

### Section 8.1.2 Electricity and Gas Networks: Achievements and Opportunities

The following policies and guidance ensures that best practice in terms of siting and design is adhered to:

- EC POL 32 'To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities' July 1996.
- EC POL 33 states, 'To promote best practice in siting and design in relation to the erection of communication antennae'.
- Section 8.2.3 states, 'The design of the mast structures should be simple and well finished. They should employ the latest technology in order to minimise their size and visual impact'.

It is acknowledged that technology is improving and changing all the time in relation to telecommunication masts. It is the policy of Meath County Council as set out above that best practice in siting and design in relation to the erection of communication antennae is adhered to. This will ensure best practice at the time of a planning application. It would not be in line with Regional or National Policy to require that no more masts are constructed, save in exceptional circumstances. Furthermore, the Development Plan policies are cognisant of the Departmental Guidelines for Planning Authorities on Telecommunications Antennae and Support Structures. In this regard, it is noted that the Department has indicated in a submission that these Guidelines are currently being reviewed. ED POL 32 should be amended to ensure compliance with any Guidelines which supersede the current Guidelines published in 1996.

Meath County Council accepts the suggested amendment with minor alteration as follows: 'The East West interconnector has gone through the planning process and construction stages. It is planned to be energised and operational by September 2012'.

Meath County Council accepts the updated information that the Gorman-Meath Hill 110kv line is currently under construction and the wording will be amended to reflect same.

The Draft Meath County Development Plan 2013-2019 acknowledges the importance of the availability of energy and the two main energy networks serving the County; electricity and gas. It is not considered necessary to include the additional policy recommended. EC POL 1 adequately caters for the development of energy infrastructure, including high voltage electrical infrastructure at suitable locations.

In the absence of any detailed plans and endorsement at Government level, it would not be appropriate to provide for a corridor to facilitate the necessary provision of overhead electrical supply and distribution infrastructure as suggested.

The gas network is a valuable piece of infrastructure in County Meath and it is agreed that it is necessary to ensure that developments do not damage it. It may be necessary to consult with Bord Gáis Éireann to ascertain their views on the potential impacts of development proposals on the gas network. It is considered that a policy to this effect should be included in the Development Plan.

#### Section 8.1.3 Renewable Energy

Meath County Council note that the Offshore Renewable Energy Development Plan is at draft stage and is due to be finalised late in 2012. It should be noted that Meath County Council is not directly responsible for energy infrastructure provision. However, the Draft Meath County Development Plan 2013-2019 strongly supports the provision of renewable energy and sets down the policy framework to facilitate different renewable energy technologies. For example, EC POL 1 states, 'To facilitate energy infrastructure provision, including the development of renewable energy sources at suitable locations, so as to provide for the further physical and economic development of Meath'. Furthermore, EC POL 3 states, 'To encourage the production of energy from renewable sources, such as from biomass, waste material, solar, wave, hydro, geothermal and wind energy, subject to normal proper planning considerations, including in particular, the potential impact on areas of environmental or landscape sensitivity and Natura 2000 sites'. The foregoing policies relate to all types of renewable energy technology including off-shore renewable energy and thus it is not considered necessary to specifically reference same.

EC OBJ 3, 'To investigate the preparation of a renewable energy strategy promoting technologies which are most viable in County Meath'. It is an objective of Meath County Council to prepare a renewable energy strategy which can feed into any regional strategy in this regard.

EC OBJ 1 refers to both plans and projects. It will not always be the case that where an Appropriate Assessment is carried out for a project, SEA is required. Therefore, it would be confusing and misleading to refer to SEA in this objective. It is considered that the requirements for carrying out SEA are set down clearly in the relevant legislation and therefore there is no need to refer to it under this objective (EC OBJ 1).

Section 8.1.5 Wind Energy Development

Section 11.15.2 of the Draft Meath County Development Plan 2013-2019 details standards and guidelines in relation to the provision of wind turbines in the landscape. It would not be in line with Government policy to limit wind turbines of a certain generating capacity. Each planning application will be assessed in accordance with best practice guidelines and standards at the time.

Meath County Council acknowledges the submission outlining the importance of renewable energy development and wind energy production. It is considered that the critical importance of wind energy along with other renewable technologies is adequately emphasised in the Draft Meath County Development Plan 2013-2019. Furthermore, the economic potential of renewable technologies is also acknowledged in Chapter 4 Economic Development Strategy, section 4.4.2.

Meath County Council notes the suggested amendment in relation to EC OBJ 3 and agrees in principle that a Renewable Energy Strategy is required for the County. However, Meath County Council is cognisant that the preparation of a Renewable Energy Strategy is resource dependant and in this regard considers the current wording to be appropriate.

The Planning and Development Act 2000-2011 (Section 10(2)(p)) states that a Development Plan shall include objectives for, 'landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000'. The Department of Arts, Heritage and the Gaeltacht published A National Landscape Strategy for Ireland Strategy Issues Paper for Consultation in September 2011, which states that it a draft objective of the National Landscape Strategy 'to set up a national landscape framework for landscape character assessment at the national scale, which will set a template at a regional and local scale' and that 'guidance documents and tools will be produced to facilitate the creation of regional, county and local input into the landscape character assessment at the finer grain scale'. In that context, a review of the Meath Landscape Character Assessment would be premature pending the outcome of the National Landscape Strategy process. Meath County Council is committed to supporting and implementing the provisions of the National Landscape Strategy as detailed in policy LC POL 1 in Chapter 9.

Meath County Council notes the welcoming of Policies EC POL 1-4, EC POL 11-13 and EC POL 19-21 and objectives EC OBJ 3 and 4 by the Irish Wind Energy Association.

It would not be in line with Government policy to prohibit commercial wind turbines. Each application will be assessed on its own merits in accordance with best practice guidelines and standards.

Section 11.15.3 of the Draft Meath County Development Plan 2013-2019 sets down the standards and guidelines under which planning applications for wind turbines will be assessed. This level of detail in relation to factors taken into account when assessing planning application is not required in section 8.1.5 which focuses primarily on the important role of wind energy in achieving renewable energy provision in the County. The issue raised in the submission is considered to be satisfactorily addressed in the Draft Plan.

Section 8.1.6 Hydro Energy

Comment from Inland Fisheries Ireland in relation to consultation and cooperation in relation to new and existing hydro energy schemes is noted.

Policy EC POL 5

The minor amendment to include 'in line with good architectural conservation practice' is considered acceptable.



### Manager's Recommendation

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Policy EC POL 5

Amend EC POL 5 as follows: "To seek to improve the energy efficiency of the county's existing building stock, **in line with good architectural conservation practice**, and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy)."

#### 8.1.2 Electricity and Gas Networks: Achievements and Opportunities

Amend section 8.1.2 (fourth line) as follows:

"The East West interconnector has gone through the planning process and ~~is at~~ construction stages. **It is planned to be energised and operational by September 2012.**"

Amend section 8.1.2 (Second paragraph, 3<sup>rd</sup> line) as follows:

"In addition, ~~it is planned to install~~ a new 110kv overhead line between Gorman 220kV and Meath Hill 110kV station is under construction, and **an increase in transformer capacity at Slane 38kV station is proposed.**"

Insert new policy EC POL 24 after EC POL 23 and re number the existing EC POL 24 and all subsequent policies: "**To ensure that development proposals, including quarrying and operations involving explosives, do not negatively impact on the gas network. Meath County Council may refer applications for developments in proximity to the natural gas network to Bord Gais Éireann and will have regard to their comments in the assessment of the application**".

#### Policy EC POL 32

Amend EC POL 32 as follows: "To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities' July 1996 **and any subsequent revisions or expanded guidelines in this area.**"

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional

## Manager's Report Draft Meath County Development Plan 2013-2019

Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.13 CHAPTER 9 CULTURAL AND NATURAL ASSETS

Submissions received relevant to this section: 2001, 2006, 2017, 2020, 2022, 2023, 2025, 2034, 2036, 2039, 2040, 2041, 2043, 2046, 2053, 2054, 2059, 2061, 2067, 2068, 2070, 2073, 2074, 2075, 2077, 2079, 2083, 2086, 2087, 2088, 2089, 2090, 2096, 2097, 2102, 2103, 2104, 2109, 2113, 2117, 2120, 2122, 2124, 2125, 2128.

#### ***Main Issues Raised***

##### *General*

*It is recommended that an objective supporting the proposed Kells Heritage Park at Commons of Lloyd, Kells should be included in the Development Plan.*

*It is submitted that this chapter should be entitled "Heritage" which is a more inclusive title and that it should be divided into 4 sub sections;*

*A Heritage General: Sections 9.1 to 9.5 should be moved to this section.*

*B Natural*

*C Architectural*

*D Archaeological*

*It is also suggested that the second and third paragraphs of the introduction should be relocated to section 9.6.9 and that the Section 9.6.1 introduction is superfluous if the above proposed restructuring of this chapter is accepted.*

*The OPW welcomed the inclusion of the strategy for the architectural and archaeological heritage of the county, and the core goals, objectives and policies in relation to the natural and built heritage within the historic towns and villages of the county. They proposed that in order to continue the close working relationship between OPW and Meath County Council, the plan should include a policy to liaise with OPW in relation to future development, which would directly or indirectly impact any of the state properties within its custody.*

*It is submitted that the County Development Plan should make reference to the Aarhus Convention, which is proposed for ratification. This convention provides for access to information, public participation in decision-making and access to justice in environmental matters. It is also recommended that the Plan should promote the European Landscape Convention and reference recent changes to sections 4 and 7 of the Planning and Development Act 2010.*



*The Heritage Council will work in partnership with Meath County Council in promoting and enhancing historic towns in Meath through the Irish Walled Towns Network and wish to highlight the emerging national Historic Towns Initiative.*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that –*

- Any references to the statutory Architectural Heritage Protection – guidelines for Planning Authorities, should be amended and referred to as Architectural Heritage Protection – Guidelines for Planning Authorities (2011), and should be explicitly referenced in Appendix 2 ( strategic policy guidance and legislation);*
- Meath County Council should develop a World Heritage Site section on their website to disseminate information and provide initial planning guidance for those living and working in and near the WHS;*
- The WHS should be referred to consistently as the UNESCO World Heritage Site of Brú na Bóinne;*
- The Council should include policies which address the issues contained in the Government Policy on Architecture 2009 – 2015, Actions 22 and 24 which encourage sustainable development through adaptive re-use of buildings, and sites.*

#### Section 9.4 Achievements

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that the partnership bodies referred to on p.162 should include the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht.*

#### Section 9.5 Challenges

*Objective NH OBJ 2 should be moved to this section and the following additional objectives should be included:*

- 1. The current Heritage Plan should be reviewed prior to its expiry and the new Plan be set within the context of the National Heritage Plan and that in preparing the Plan it will be an objective to ensure a balance between protection of heritage and the implementation of other, often competing, policies in the Development Plan.*
- 2. The main objectives of the Plan should be mentioned.*
- 3. Continue to employ a Heritage Officer and to fill vacancies as they arise.*

#### Section 9.6.2 Brú na Bóinne UNESCO World Heritage Site

*Support is outlined for sections 9.6.2 to 9.6.7.*



*The submission from Louth County Council notes that the Draft Development Plan contains no reference to the Brú na Bóinne framework plan which had been initiated by Louth County Council and Meath County Council. It is requested that a policy objective supporting the preparation of the framework plan is inserted into the Development Plan.*

*The absence of a Local Area Plan for the Brú na Bóinne area is noted.*

*Concerns are expressed that no consultation has taken place with An Bord Pleanála since the Board's decision to refuse to approve the proposed N2 Slane Bypass. It is stated that it is essential to keep intact the 'timeless pastoral setting' of the World Heritage Site.*

*It is stated that the Development Plan should:*

- *Put forward imaginative policies involving the WHS in fostering tourism in the county – encouraging and enabling visitors to the WHS to stay longer in Meath, visiting other heritage sites throughout the county.*
- *Develop policies to assist in rebuilding the connection between the WHS and Slane village and community.*
- *Apply similar policies fostering tourism in relation to the Battle of the Boyne Centre at Oldbridge (as for the WHS above).*

*It is believed that the absence of legal protection to prevent the removal of hedgerows within and around the World Heritage Site is a serious oversight which needs to be rectified.*

*It is submitted that a very wide hinterland around Brú na Bóinne is being virtually sterilised and is preventing the establishment of many small tourism enterprises in this area.*

*It is submitted that due to its unique character and the issues facing it, the Brú na Bóinne World Heritage site warrants its own dedicated section within the County Development Plan.*

*Analysis by The International Committee on Monuments and Sites (ICOMOS) has found that sustainable management systems are critical to protecting the Outstanding Universal Value of WHS properties. Accordingly, the underlying principle of the management system of World Heritage Sites has to be to sustain the Outstanding Universal Value of WHS properties.*

*It is recommended that CH POL 1 specifically refer to sustaining and conserving the OUV of the World Heritage Site.*



*The Development Assessment Criteria in section 9.6.4 are comprehensive and required to preserve the landscape of the WHS however, it is submitted that they need to be balanced with an overarching management regime that looks at participatory structures for the local community and landowners as well as the management structure, communication and benefits for the local community.*

*It is submitted that such measures are key to ensure that the potential of heritage to contribute to the economic and social development of Meath are realised. A concrete example, as set out in CH OBJ 15, is the proposal to progress the use of the Boyne Canal towpath. This would strongly link Slane with the Brú na Bóinne Visitor Centre and create a community and tourist resource.*

*The report by An Bord Pleanála on the Slane By-Pass concerning development outside of the WHS buffer zone needs to be reflected. CH OBJ 1 and CH OBJ 2 regarding views within and from the site are considered of crucial importance.*

*Section 9.6.3 UNESCO World Heritage Status:*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that –*  
*p.164 - "Currently a revised Statement of OUV is being considered by the World Heritage Centre" should be amended to read "Currently a retrospective Statement of Outstanding Universal Value for the World Heritage property Archaeological Ensemble of the Bend of the Boyne (Brú na Bóinne) 2011 is being considered by the World Heritage Centre."*

*NB: this is the wording that has been used in correspondence to and from the UNESCO World Heritage Centre.*

*Section 9.6.5 Brú na Bóinne UNESCO World Heritage Site Management Plan*

*It is submitted that Meath County Council should have ensured that a revised management plan was in place before now, and that the absence of a management plan creates uncertainty.*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that –*  
*p.165 – "The Management Plan is currently under review. Meath County Council is involved in this review in conjunction with the Department of Arts, Heritage and the Gaeltacht, Louth County Council, other State agencies and local community representatives" should be amended by the addition of the words – "It is the intention of the Planning Authority to seek to incorporate the new Management plan into the County Development Plan."*

Section 9.6.7 Development in the Brú na Bóinne UNESCO World Heritage Site

*CH OBJ 4, which aims at the retention, conservation and appropriate re-use of vernacular and traditional buildings within the World Heritage Site is to be welcomed, however, it is submitted that this should form a core policy of any proposals within the WHS. This would be in line with national and European policy on sustainable development and landscape strategy. It is submitted that the sensitive adaptation and re-use of the vernacular building stock should be the first option before the decision is made to construct any new building within the World Heritage Site.*

*The National Landscape Strategy- issues paper has as its main goal – to work towards a more sustainable Ireland. Traditional farm buildings play a positive role in the scenery and those restored add to the distinctiveness and sense of place enjoyed by rural communities and visitors alike.*

*The work of the Mourne Homesteads Scheme demonstrates the viability of caring for such structures in designated areas. This scheme involved the renovation of a number of run down or derelict buildings. The Trust also provided training to support such skills. There is potential to replicate the work of this organisation on vernacular buildings in the WHS. The Heritage Council is willing to explore this possibility with Meath County Council. It is submitted that in the absence of a management plan, it is worth of considering the need for a specific section of the Development Plan to deal with this issue.*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that –*

- the subtitle of this section should be amended to read '9.6.7 Development in the Brú na Bóinne UNESCO World Heritage Site and the surrounding landscape'*
- p.166 - "CH POL 4 – "To refer all planning applications within the Brú na Bóinne World Heritage Site to the Department of Arts, Heritage and the Gaeltacht for comment." should be amended by the addition of the words - "These comments shall be taken into account and such account shall be demonstrated in the making of decisions in all such planning applications."*
- p.166 - "CH OBJ 1 To protect and enhance the landscape in the Brú na Bóinne World Heritage Site in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site" should be amended to read - "CH OBJ 1 To protect and enhance the Outstanding*

*Universal Value of the cultural landscape 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 is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site."*

- *p.166 - "CH OBJ 2 To protect the ridgelines which frame views within and from the Brú na Bóinne World Heritage Site from inappropriate development." - should be amended to read - "CH OBJ 2 To protect the scenic vistas, ridgelines and panoramic views which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development."*
- *p.165 - "CH OBJ 4 To encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the Brú na Bóinne World Heritage Site." should be amended to read "CH OBJ 4 In preference to their replacement, to encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the UNESCO World Heritage Site of Brú na Bóinne." The Department would strongly recommend that the Council make it clear that this preferred policy of retaining, conserving, and re-using vernacular and traditional buildings, while particularly important in the context of the Brú na Bóinne World Heritage Site, is also an important policy of relevance to other sensitive or important landscape areas throughout the county.*
- *In order to further protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne, the following additional policy 5 wording should be inserted into section 9.6.7 of the new Meath County Development Plan. "CH POL 5 - Where opportunities arise the visual integrity of the landscape setting of the UNESCO World Heritage Site should be enhanced by the removal of existing inappropriate or visually intrusive structures."*
- *that the following additional paragraph and associated policy should be inserted into the CDP - There are a number of vernacular and traditional buildings and/or groups of buildings within the Brú na Bóinne UNESCO World Heritage Site and the wider surrounding landscape of the Boyne Valley. These increasingly rare traditional vernacular buildings form an intrinsic part of the architectural heritage, rural landscape and social history of County Meath. In order to protect and enhance the wider setting of the World*



*Heritage Site, the retention, sympathetic and appropriate conservation and rehabilitation of existing redundant or derelict vernacular and traditional buildings and/or building complexes within the Brú na Bóinne World Heritage Site will be encouraged in preference to their replacement or dereliction.*

- *The following associated policy wording should be inserted: CH POL XX – In order to protect and enhance the cultural landscape of the Brú na Bóinne World Heritage Site, its setting and Outstanding Universal Value, the Planning Authority will encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within and adjacent to the Brú na Bóinne World Heritage Site, Given the particular sensitivities of building within such an internationally significant cultural landscape, the replacement, with modern structures, of good quality vernacular and traditional buildings which are capable of being retained and adapted to ongoing or new use will generally not be permitted. Such development is also subject to the Development Assessment Criteria set out elsewhere in the Development Plan.*

#### *Development Assessment Criteria*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that:*

*p.166 – the Draft CDP currently states “All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. This includes but is not restricted to ensuring:...”*

*should be amended to read “All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. The planning authority will ensure that any new development sustains the Outstanding Universal Value of the World Heritage Site. This includes but is not restricted to ensuring:...”*

#### *Exempted Development*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that with regard to the issue of exempted development, p.167, and the parts of the planning and development regulations referred to in the Draft CDP, there should be no exempted development permitted within the Brú na Bóinne World Heritage Site. This recommendation is made not in order to prohibit development but to ensure that all developments are assessed in terms of their potential cumulative impact on the Outstanding Universal Value of the World Heritage Site.*

*NB: The Department would refer the Council to the recent An Bord Pleanála decision regarding the issue of exempted development within the landscape of the Brú na Bóinne World Heritage Site (ABP ref: 17.RL2855).*

Section 9.6.8 World Heritage Tentative List

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that - p.167 - "CH POL 5 To protect tentative World Heritage Sites in Meath from inappropriate development." should be amended to read - "CH POL 5 To protect potential World Heritage Sites in Meath on the UNESCO Tentative List-Ireland-2010 from inappropriate or visually intrusive development."*

*It is suggested that the sites in Meath should be highlighted.*

Policy CH POL 5

*It is suggested that this policy should provide for the promotion and support of the tentative World Heritage Sites.*

Section 9.6.9 Archaeological Heritage

*Reference is made to objective CH OBJ 6 "To protect archaeological sites, monuments, underwater archaeology and archaeological objects which are listed in the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process." It is stated that the policy in the existing Plan (HER POL 53) referred also to the setting of monuments and sites and to "newly-discovered sub-surface archaeological remains" and queries why are these points excluded in the Draft Plan.*

*It is stated that greater clarity is needed as to the extent of protection that will be afforded to archaeological sites, monuments and objects – including undiscovered and newly discovered archaeological remains and sites - and the means whereby this policy can be effectively carried out.*

*It is submitted that suitably qualified staff with expertise in the area of heritage recognition and protection – including a County Archaeologist – should be employed in the local authority to enable the Council to effectively undertake the protection of the archaeological heritage both generally and within the planning process. The County Archaeologist and the local authority can be aided in this work by the setting up of a National Monuments Advisory Council for the County and consultation with local historical societies in Meath.*



*It is suggested that this text should be replaced by "Recognising the importance of archaeology and National Monuments as part of our heritage, provide, promote, enhance, encourage, support and protect public access, subject to reasonable conservational restrictions, to Archaeological sites and National Monuments, including mass rocks and holy wells and in particular to Cairn L at Loughcrew in the ownership, guardianship or control of the state/council or in private ownership, designate traditional access routes as public rights of way, acquire other routes, either by agreement with landowners or by way of compulsory powers. Appropriate signage will be put in place. Information on access to sites will be available on the Council's web-site."*

*The submission from the ICF requests that reference is made to the Archaeological Code of Practice in Section 9.6.9.*

*Policies CH POL 6, CH POL 14 and CSA SP 3 are welcomed by the Meath Archaeological and Historical Society. They commend the work of the Heritage Officer and staff and look forward to future public lectures and seminars etc. They would also welcome increased resources and staffing for this vital office. It is stated that recent series of public lectures "Reading the Landscape of Meath" were a great success and very well attended. These types of talks are a very important complement to those organised throughout the year by local historical societies in Meath. It is suggested that Meath County Council should consider extending these types of educational initiatives to secondary schools, in particular Transition Year classes. It is also suggested that, as a precursor to the rolling out of the Sliabh na Calliagh/Lough Crew Hills LCA, the Council – through its Heritage Office - initiates a series of talks in the secondary schools and community centres in the hinterland of this area to promote a greater understanding of the rich heritage in their neighbourhood.*

*The lack of local museums in Meath is referred to. It is believed that while there are steps which could and should be put in place now which would enable the eventual development of a County Museum following extensive consultations. The Development Plan should include a policy statement in relation to this. It is recommended that, pending the development of a County Museum/local museums, that Meath County Council should provide an interim heritage repository where heritage objects in need of protection and conservation could be taken in, stored, protected and catalogued. In addition, Meath County Council should co-operate with local historical societies and key stakeholders in fostering local centres – run in cooperation with local societies and communities - where particular aspects of Meath's history and archaeology can be displayed and studied.*

*It is argued that there is need for the inclusion of a specific policy statement setting out Meath County Council's policies and objectives in relation to the protection of archives, archival documents and other records generated within the county by local/public authorities and agencies, commercial organisations, community/voluntary groups and private individuals and agencies. Given the economic situation a stand-alone 'County Archives' may not be possible at this time, but steps should be taken that would enable its eventual development. In the meantime an interim archival custodial centre should be established to take in and store archival documents and records. This should be properly equipped and should conform to standards for archival repositories.*

*It is proposed that an additional policy should be included supporting the promoting the designation of Loughcrew Heritage Site.*

Section 9.6.10 Architectural Heritage – Record of Protected Structures

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that*

- the text on p.169, which defines the exceptional circumstances in which a protected structure may be demolished should be omitted, and that the Council should not seek to define what it considers exceptional circumstances as these arise on a case-by-case basis and provision is already made in the Planning Act itself (see Section 79).*
- p.170 - "CH POL 10 To preserve and protect the architectural heritage of Meath." should be amended to read "CH POL 10 To conserve and protect the architectural heritage of Meath."*
- p.170 - "CH POL 14 To continue to develop the Council's advisory/educational role with regard to heritage matters and to promote awareness and understanding of the architectural heritage of Meath." should be amended by the insertion of the words " and appreciation of the architectural heritage of Meath."*
- p.170 - "CH OBJ 11 To protect all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which are included in the Record of Protected Structures (See Appendix 8)" should be amended to read "CH OBJ 11 To protect all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest including those which are included in the Record of Protected Structures (See Appendix 8)."*

Section 9.6.11 Industrial Heritage

*The policy recognition and support in the Draft Plan for the Boyne Navigation projected is welcomed.*

Section 9.6.13 Designed Landscapes, Historic Parks, Gardens and Demesnes

*The inclusion of paragraph 9.6.13 and CH POL 18 is welcomed.*

Section 9.6.15 Architecture - New Buildings

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that p.174 "The built environment is not static, but is continually developing and evolving. The structures of today will become the heritage of the future" should be amended to read "The structures of today may become the heritage of the future."*

Section 9.6.14 Vernacular Heritage

*It is submitted that the phrasing 'to encourage' and 'to discouraged' used in Policy CH POL 19 is not strong enough and that a policy for the protection of preserved buildings in Duleek should be written into the County Development Plan before any development of a new hall takes place in the town. In addition, preserved buildings should be bought and adapted for the benefit of the community when they become available.*

Section 9.6.16 Village Design Statements

*It is submitted that a village design statement should be prepared for Duleek.*

*The Heritage Council commends Meath County Council for its role in the Julianstown VDS which received an IPI award in February 2012 and supports the provision of policy ED POL 40 and CH OBJ 23 which support further community led VDSs in the county.*

Section 9.7 Natural Heritage

General issues

*The submission from the Department of Arts, Heritage and the Gaeltacht and the EPA welcome the policies and objectives included in the Plan to protect the natural heritage.*

Section 9.7.2.2 Natural Heritage Areas

*It is submitted that NH OBJ 4 should be amended to clarify that proposed NHA sites as well as designated NHA site will also be protected by the County Development Plan.*



Section 9.7.3 Green Infrastructure

*It is argued that it is a disgrace that the 'Slí na Bóinne' is closed. It is recommended that an objective be included in the Development Plan supporting the opening of the footpath between Drogheda and Navan and that arrangements are made to settle the blockage at Donore at an early stage. It is also noted that there is still no access to the Brú na Bóinne centre from the canal path. There should be good access to the Boyne between the Oldbridge Estate and the Brú na Bóinne visitor's centre. It is recommended that the walking route named 'Slí na Bóinne' from Glenmore to Stalleen should be mentioned in the Development Plan, that it should be opened at an early stage and that access should be provided to both Brú na Bóinne and the Oldbridge Estate for people using that route. The efforts by Meath County Council in respect of work on walking routes in the area are praised.*

*A submission refers to GI OBJ 2 'to identify sites of local biodiversity value in County Meath over the lifetime of the plan.' It is submitted that to a certain extent this has already been done, and results published in 'County Meath Wetlands and Coastal Habitats Survey August 2010. Following the listing of the Biodiversity Areas the following policy /objective is required. 'To permit development on or adjacent to Local Biodiversity Areas, only where an assessment carried out to the satisfaction of Meath County Council, in consultation with National Parks and Wildlife Service, indicates that it will have no significant adverse effect on the integrity of the site.'*

*It is submitted that quarries, both operative and those no longer in use, can be included within the definition of green infrastructure included in the Development Plan and the list of potential green infrastructure areas. The Bellewstown Quarry operated by Kilsaran Concrete is considered to have particular potential in this regard.*

*It is submitted that the fourth point in the list should be either relocated to section 6.9 (Walking and Cycling) or reproduced there.*

Section 9.7.3.1 Green Infrastructure Strategy for County Meath

*It is suggested that the text of the last paragraph is changed as follows (text to be included detailed in bold font; text to be deleted shown as strikethrough): The draft strategy will be presented to the elected members of Meath Council for their consideration in ~~due course~~ **one year**.*

*It is submitted that an additional policy should be included as follows:*



*"Recognizing the role played by natural amenities, as part of our heritage and as a major resource for visitors and local people, support, maintain, encourage, protect, preserve, facilitate, improve, safeguard, enhance and promote public access to heritage sites and features of archaeological interest, mountains, commonage and other hill land, moorlands and forests, rivers, lakes, valleys, other natural amenities and to the countryside generally."*

Section 9.7.5 Invasive species

*The inclusion of paragraph 9.7.5 Invasive Species is welcomed. However, it is submitted that the policy could be further strengthened in this regard.*

Section 9.7.7 Geological Heritage

*It is suggested that an objective is included stating to "Encourage, promote, facilitate and protect access and public rights of way to geological and geo-morphological features of heritage value and protect them from inappropriate development."*

*The submission from the ICF is supportive of NH POL 12. However, it highlights that through excavation a lot is learned about geological heritage and hence protection is not always the correct approach, nor is it universally endorsed by the GSI. It is requested that this is acknowledged in the Plan. It is also requested that reference is made to the NPWS Biodiversity Guidance for Extractive Developments.*

Section 9.7.8 Woodlands, Hedgerows and Trees

*Tree Planting: A submission seeks the replacement of beech trees which were planted under various tree planting schemes in the 1700-1800s. It is also stated that beech trees be included in future tree-planting initiatives.*

*It is stated that it is difficult to understand the distinction between this section and section 10.10 (Woodlands and Forestry), these subjects should be combined. Concern is expressed that the issue of public access appears in both section (objective NH OBJ 7 and policy RD POL 17).*

*It is suggested that objective NH OBJ 7 is amended to include the additional text in bold: "To continue to work in partnership with stakeholders to develop and enhance Balrath Wood, **and other woods where appropriate and feasible**, as an Outdoor Classroom and its facilities under the auspices of the NeighbourWood Scheme."*



Section 9.7.9 Public Rights of Way

*It is suggested that additional text is included in this section stating:*

*"The Planning and Development Act 2000 greatly facilitates the confirmation of existing rights of way. The rights of landowners to be kept advised at all stages of the procedures is clearly set-out and they should have nothing to fear. In fact, it is very much in their interest in that, if there is a clearly marked network of rights of way, it would be quite reasonable for them to refuse access to other land."*

*Many walking routes, old green roads and mass paths continue to be lost due to development pressure. Once these routes are built-on they are lost forever. Many are probably public rights of way. We recognise that traditional walking routes and new looped walks are permission footpaths which means that they can be closed at any time, without notice for whatever reason or none. The fact that most of them are open at the moment is no guarantee for the future. Also, routes on the Way-marked Ways are frequently altered without notice and are in many cases re-routed through boring sitka spruce forestry or worse still on public roads which can be highly dangerous."*

*It is suggested that additional policies and objectives should be added to the Plan to address the following matters:*

- 1. Create additional rights of way or extend/enhance existing ones either, by agreement or the use of compulsory powers, to achieve a meaningful network and to provide linkages from built up areas to the countryside including upland areas, lake shores, river banks, heritage sites, amenity areas, National Monuments and the coast and promote their greater use.*
- 2. Prohibit development which would prejudice public access to existing rights of way, unless the level of amenity is maintained by the right of way, footpath, or bridleway being diverted by the minimum practical distance and the route continues to be segregated from vehicular traffic.*
- 3. Provide adequate signposting and waymarking on rights of way.*
- 4. Protect existing rights of way from unauthorised development, and enforce, by legal action, if necessary, any unauthorised attempt to inhibit access.*
- 5. Look favourably on planning applications which include proposals to improve the condition and appearance of existing rights of way.*
- 6. Existing Rights of Way and established walking routes shall be identified prior to any new planting, new infrastructural, energy/telecommunications or golf course developments.*
- 7. Protect and promote Greenways and consider designating them as public rights of way.*



Policy NH POL 20

*It is suggested that this policy is replaced by the following text "Maintain, protect, promote, encourage, enhance, support, improve and extend, for the common good, a network of public rights of way to traditional outdoor amenities including heritage sites and features of archaeological interest, National Monuments, mountains, hills, rivers, forests, lakes, coasts, geological and geomorphic systems, water corridors and other natural amenities by legal action if necessary."*

Objective NH OBJ 9

*It is suggested that the following text in bold is added to this objective: "To seek to identify and protect over the lifetime of the plan further existing rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping showing public rights of way) **and seek to have them adopted by way of variations to this Plan.**"*

Section 9.7.10 Inland Waterways and Wetlands

*It is submitted that the Draft Plan does not accord due importance to planning developments along the waterfronts of the principal rivers within County Meath. It is essential that such developments, which are inevitable, and where proposed must be considered during the planning process as development of great importance and which deliver building of exceptional merit. The Development Plan must include such an objective/aspiration.*

*It is suggested that Policy NH POL 21 be replaced by the following:*

*"In partnership with the National Parks and Wildlife Service, Waterways Ireland, community groups and other relevant stakeholders, provide, preserve, promote, support, encourage, improve and facilitate public access to navigational and non-navigational waterway corridors (together immediate floodplains and valleys of streams and smaller rivers) to create linear parks to link with existing parks and open spaces, as an amenity for visitors and locals, and maintain and enhance the natural character of rivers, streams and lakes by reserving land to facilitate walking, cycling, horse riding and bird watching and other non-noise generating recreational activities."*

*Additional policies/objectives should be provided to address the following:*

- 1. Distances from built development to streams and rivers.*
- 2. Maintain, protect, properly manage and expand waterway corridors (including Immediate floodplains and valleys, streams and smaller rivers), rivers, lakes (including an immediate*



- area adjoining including skyline development on surrounding hill crests) and canals and adjoining land free from inappropriate development (including clearance and storage of materials, taking place within a minimum distance of 10-15m from each bank of any river, stream or watercourse), particularly any interference with walking or cycling routes, and protect and enhance their natural heritage and landscape character to maintain their amenity value, create or maintain buffer zones and discourage culverting or realignment.*
3. *Require that development along rivers, canals and watercourses provides for set aside land for walking/cycling routes to form an interconnecting network to towns and other settlements in their vicinity and to link with existing parks and open spaces as part of a greater walking route to adjoining counties in cooperation with their planning authorities.*
  4. *Improvements to access will be taken into account when considering development proposals that increase and enhance public access, including the development of walking/cycle routes, to inland waterways, including regional/linear parks.*
  5. *Names of existing or potential riverside walks/cycle routes*
  6. *In co-operation with Waterways Ireland, the National Parks and Wildlife Service, neighbouring local authorities and community groups encourage, promote, enhance and use the potential of canal towpaths for designated walking and cycle routes, both as recreational and tourism amenities and the promotion of links with any designated walking cycling routes, existing or proposed. Maintain them free from inappropriate development.*
  7. *Ensure that development in the vicinity of the Royal Canal is appropriately managed and does not cause significant adverse impacts on... natural heritage or its recreational potential, consult with Waterways Ireland, National Parks and Wildlife Service, DOECLG, Royal Canal Amenity Group, Inland Waterways Association and local communities on development proposals, protect the visual corridor by incorporating a visual assessment zone of 500m on each bank in which all development proposals are assessed for their impact on landscape character and promote public use.*
  8. *Lakeside and Riverside Amenity Areas should be listed.*

Section 9.7.11 The Coast

*It is submitted that the following text in bold should be added to policy NH POL 22 "To have regard to the character, visual, recreational, environmental and amenity value of the coast in assessing proposals **for development and this will only be permitted where it will not have a significant adverse impact on public access to beaches.**"*

*Policy NH POL 23 should be replaced by the following: "Manage and control car parking and vehicular movements, develop green parking areas in appropriate locations, i.e. soft areas that can be left in their natural state during the off season and use to provide over-flow facilities during peak periods and exclude land- and marine-based sporting activities from beaches."*

*The following text in bold font should be added to objective NH OBJ 10 "To maintain the beaches along the coast to a high standard and develop their recreational potential **including walking and cycling** as a seaside amenity in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard."*

*Additional policies and objectives should be added to address the following:*

- 1. Protection works will minimize disruption of access routes to the coast, the coastal path and beach walks.*
- 2. Promote, facilitate and support, in conjunction with adjoining counties and the National Trails Advisory Committee, the development and use of a waymarked coastal path along the entire coastline, as a tourist and recreational amenity, as a casual walk and as a link between coastal areas, including where feasible, use by cyclists and pony trekkers and will improve and upgrade it the with the status of a public right of way. In furtherance of this objective a study group will be set-up within one year of the adoption of Plan.*
- 3. Support and promote the protection of coastal walkways by identifying existing and/or potential coastal routes which can be developed as tourism attractions and as local amenities, in co-operation with statutory and relevant organisations for recreational activities including walking, cycling, pony trekking, whale/dolphin watching and bird-watching, and these routes will ideally be permanent, of high quality and adequately managed and should allow for further expansion and provide links to other activities and facilities.*
- 4. Public access to all beaches and appropriate places on the seashore will be provided, maintained and protected and examine the possibility of designating traditional walking routes as public rights of way.*
- 5. Develop the Meath Coastal Trail.*

### Section 9.8 Landscape

*It is suggested that the following additional policies and objectives be added to this section:*

- 1. It is a requirement of the Planning Regulations 2001 Art 9.(1)(a)(x) that the fencing of land open to or used by the public during the ten years preceding such fencing or enclosure, for recreational purposes or as a means of access to any seashore, mountain,*



- lakeshore or other place of natural beauty or recreational utility requires planning permission.*
- 2. Fencing in upland or amenity areas will not normally be permitted unless such fencing is essential to the viability of the farm and that it conforms to the best agricultural practice. The nature of the material to be used, the height of the fence, and in the case of a wire fence the type of wire to be used will be taken into account. Barbed-wire will not be used for the top line of wire. Stiles or gates at appropriate places will be required. Permission will be granted for a maximum period of ten years and upon the expiry of the permission period all materials must be removed unless planning permission is granted for a further period.*
  - 3. Preserve the open character of commonage and other hill land, secure access thereto and protect skylines, ridgelines, designated walkways, heritage sites and recreational and tourist facilities from development.*
  - 4. Actively propose the designation of the Loughcrew Heritage Site, the Boyne Navigation and the Royal Canal as Special Amenity Areas and seek Orders to that effect. Undertake a feasibility study to report, within one year of the adoption of this Plan, on other areas considered worthy of designation.*

Section 9.9 Historic Landscape Characterisation (HLC)

*LC OBJ 4, To complete the pilot study on Historic Landscape Characterisation– is welcomed as an objective but it fails to tie into the care of landscape character as set out in CH POL 1. It is submitted that the conservation, management and future development of landscape character areas and areas of high value or natural beauty within County Meath should be informed by a review of the existing Landscape Character Assessment, incorporating the preparation of a robust Historic Landscape Characterisation Layer.*

Section 9.10 Views and Prospects

*The general text included in this section is supported. Amended wording is proposed for objective LC OBJ 5 as follows (proposed new text in bold) "To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Maps 9.5.1-9.5.6 from development that would **unacceptably** interfere with the character and visual amenity of the landscape."*

*Meath Partnership has advised that they are proposing to fund small developments/facilities to enable visitors to enjoy a range of scenic vistas across Co. Meath. Many of these viewpoints are not mapped or listed in the Draft Plan therefore it is requested that the Plan would allow for the*



*addition of new sites and sensitive development of viewing platforms or such facilities subject to planning and agreement with Meath County Council.*

*Section 9.11 Landscape Conservation Area(s)*

*A number of submissions request the deletion of Section 9.11 Landscape Conservation Area(s) from the plan. The submissions express concern regarding the level of public consultation with the local community and some have previously objected to the Landscape Conservation Area.*

*A further submission requests that this section be removed as the proper management of Tara can be achieved with the good will of the local community.*

*A submission considers that a definite timeframes for the completion of the Tara Landscape Conservation Area should be included in the plan. In terms of cultural and archaeological landscapes, the inclusion of Lough Crew/Sliabh na Calliagh is welcomed but it is submitted that a definite time frame be inserted to avoid the difficulties that arose with the Tara Plan. It is also requested that Moate Hill in Rathmoylon be considered for inclusion as a LCA.*

*Concerns are expressed about Objective LC OBJ 6. It is felt that it would impact on the future viability and sustainability of the community and would seriously limit future development in the area.*

*Skryne GFC have requested that they be included on the consultative group referred to in objective LC OBJ 9.*

*The inclusion of the Tara-Skryne Landscape Conservation Area (LCA) in the Draft Plan is welcomed. However concerns are expressed that the Plan does not set out a definite time frame for its adoption. It is requested that a timeframe for the adoption and implementation of the LCA should be set out and this timeframe should be within the lifetime of the 2013-2019 County Development Plan.*

*Objective LCOBJ 8, which relates to the Tara-Skryne Landscape Action Plan, is welcomed. However it is requested that clarification is provided regarding the sequencing of this Action Plan and the LCA.*

*Objective LC OBJ 9, which relates to a conservation plan for the State owned lands at the Hill of Tara is welcomed. It is stated that this plan must be seen as part of and within the total context*

*of the Tara-Skryne LCA and its timely adopted. The Hill of Tara cannot be treated in isolation from its hinterland and wider landscape context. It is hoped that this initiative will include practical objectives for the protection, management, promotion and study of the rich heritage involved and will foster more meaningful cultural tourism in the area.*

*The Heritage Council look forward to continuing to assist in the delivery of the Tara Skryne Landscape Project and the demonstration of its benefit over the life of the County Development Plan. It is submitted that the delivery of a Landscape Action Plan for the wider Tara area (LC OBJ 8 ) and the drafting of a Conservation Plan (LC OBJ 9 ) are a key means to progress this.*

*The inclusion of objective LC OBJ 7, which relates to the preparation of an LCA for Sliabh na Calliagh/Lough Crew Hills, is welcomed and it is hoped that this project would be progressed fully during the lifetime of the Plan. It is stated that it is essential that adequate and ongoing information be provide to local communities and key stakeholders and that a meaningful consultation is put in place in which local representatives are involved with the local community at all stages. This latter point is considered particularly important following the Tara-Skryne LCA process where it is submitted that local councillors were not involved at key stages in the consultation process. In the view of the authors this lead to gross misrepresentation of the LCA proposal when it was finally published and confusion among the public as to the contents of the LCA, which was reflected in submissions on the Draft LCA.*

#### Section 9.10 Views and Prospects

*The general text included in this section is supported. Amended wording is proposed for objective LC OBJ 5 as follows (proposed new text in bold) "To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Maps 9.5.1-9.5.6 from development that would **unacceptably** interfere with the character and visual amenity of the landscape."*

*Meath Partnership have advised that they are proposing to fund small developments/facilities to enable visitors to enjoy a range of scenic vistas across Co. Meath. Many of these viewpoints are not mapped or listed in the Draft Plan therefore it is requested that the Plan would allow for the addition of new sites and sensitive development of viewing platforms or such facilities subject to planning and agreement with Meath County Council.*

## Manager's Response

### General

The Manager welcomes the positive feedback expressed in many of the submissions and has had due regard to all of the comments, suggestions and proposed amendments put forward. Having considered all of the submissions, the Manager recommends amendments to a number of the policies and objectives. There are a number of observations made on the need for the Local Authority to establish the posts of County Archivist, County Archaeologist, Hydro-geologist and the establishment of a National Monuments Advisory Council as it is submitted that there is insufficient expertise and understanding within the Local Authority. While it is acknowledged that this expertise would assist the Local Authority in carrying out its functions, it is not the purpose of the Development Plan to seek additional staff resources.

A proposed Kells Heritage Park at the Commons of Lloyd is currently being considered in the context of the preparation of the Draft Kells Development Plan 2013-2019.

It is considered that the title '*Cultural and Natural Assets*' encompasses in a holistic manner the county's natural and cultural heritage and highlights heritage as a resource which is a key contributor to Meath's economy supporting employment across a range of sectors including agriculture, forestry, tourism and culture and delivering multiple quality of life benefits for residents and visitors to the county. Meath's abundant heritage provides competitive differentiation in a globalised world. Notwithstanding the suggested editorial changes it is considered that the introduction to Chapter 9 in its current form is sufficiently succinct and informative. Careful consideration has been given to the order of the text within the chapter.

The submissions from the Office of Public Works and the Heritage Council are welcomed and Meath County Council is committed to continue to work in close co-operation and partnership with both organisations.

It is noted that subsequent to the publishing of the Draft Meath County Development Plan 2013-2019, the Irish Government has ratified the Aarhus Convention and the Manager proposes to amend Appendix 2 to reflect this development.

The Draft Meath Development Plan 2013-2019 has been prepared in accordance with the Planning and Development Acts 2000-2011 and takes note that landscape has the same meaning as it has in Article 1 of the European Landscape Convention which was adopted in Florence on 20 October 2000. In addition the provisions and measures of the European Landscape Convention



(ELC) in relation to awareness and education, training, landscape character assessment and management are reflected in many of the policies and objectives of the Plan (for example NH OBJ 2, GI POL 1, GI POL 2, GI POL 3, GI OBJ 1, GI OBJ 2, GI OBJ 3, LC POL 1, LC SP 1, LC POL 2, LC OBJ 1, LC OBJ 2, LC OBJ 3, LC OBJ 4, LC OBJ 5, LC OBJ 8 and others throughout the Plan). Appendix 2 gives details of the European Landscape Convention.

The ongoing technical and financial support of the Heritage Council to Trim, as part of the Irish Walled Town Network, is gratefully acknowledged and the emergence of a pilot National Historic Towns Initiative and a National Landscape Strategy is noted.

The Manager notes the submission of the Dept of Arts Heritage and the Gaeltacht which refer to statutory guidelines, developing a dedicated WHS section on the Meath website and inclusion of policies relating to the Government Policy on Architecture 2009- 2015, and proposes a number of changes in accordance with these.

#### Section 9.4 Achievements

Meath County Council acknowledges the on-going support of the Department of Arts, Heritage and the Gaeltacht in the implementation of the strategic objectives and actions of the County Heritage and County Biodiversity Plans through its membership of the County Meath Heritage Forum. The Manager's report proposes to amend this section to include its Architectural Heritage Advisory Unit.

#### Section 9.5 Challenges

The suggestion to reposition NH OBJ 2 to this section is accepted. The County Meath Heritage Plan is a cross-agency county strategy which sets out achievable and realistic actions to record, manage and promote the county's heritage. Since the adoption of the last County Development Plan in 2007, Meath County Council has adopted and implemented the first County Heritage Plan. To reflect the strategic nature of the County Heritage Plan the Manager's report concurs with this suggestion and proposes to highlight Meath County Council's intention to review the Heritage Plan accordingly. The process of facilitating and co-ordinating the preparation of the second County Heritage Plan will begin in 2012.

The post of the Heritage Officer is established as a permanent position within Meath County Council. The filling of vacant positions is currently subject to the Public Service Agreement 2010 – 2014.



## Section 9.6 Cultural Heritage

### Section 9.6.2 Brú na Bóinne UNESCO World Heritage Site

Local Area Plans are intended to provide more detailed planning policies for areas that are expected to experience significant development and change. As the primary policies and objectives for the UNESCO World Heritage Site of Brú na Bóinne relate to the preservation of its Outstanding Universal Value it is now considered that an LAP is not the most appropriate planning mechanism. The Draft County Development plan provides detailed policies, objectives, and development assessment criteria and it is considered that these, together with the Brú na Bóinne Management Plan, provide a framework for the management of development in the area. A review of the Management plan is currently under way. Representatives of Meath and Louth Local Authorities are engaged in this process.

The Manager is satisfied that the provisions of the County Development Plan in relation to the Slane By-Pass reflects the decision of An Bord Pleanála.

The Boyne Valley has been included as 1 of 10 top world class tourist destinations being developed, promoted and marketed by Fáilte Ireland, through the Discover Ireland campaign. This places Meath in an advantageous position to attract significant visitor numbers to the county. Meath Tourism has commissioned an audit of the current cultural tourism product in Meath which identified potential opportunities to increase cultural tourism in Meath.

The Draft Development plan contains a number of policies on tourism in the Economic Development Strategy, (Chapter 4), which relate specifically to the sustainable development of tourism in the Boyne Valley. The success of such ventures will be reliant on the ongoing sustainable protection and management of heritage resources. It is recognised that Slane has much to offer as a tourist destination, and it is considered that the proposed cycle and pedestrian route along the Boyne, the re-opening of the Boyne Canal, and the encouragement of tourism and employment opportunities in Slane will assist in the revitalization of the village.

#### *Removal of Hedgerows in WHS*

Hedgerows are an important visual feature in the landscape and form part of the historical and archaeological heritage of the county, They also serve a number of very important environmental and biodiversity functions. A number of mechanisms are in place to protect hedgerows within the UNESCO World Heritage Site and throughout the county. The Department of Agriculture, Fisheries and Food have designated hedgerows, ditches and open drains as Landscape Features under the Good Agricultural and Environmental Condition (GAEC) of Cross Compliance. This



provides that they cannot be removed, unless in exceptional circumstances. In addition, the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 came into force in September 2011 and apply to three different types of on-farm activities; (1) Restructuring of rural land holdings (which includes restructuring by removal of field boundaries and covers the removal of lengths of field boundaries such as hedgerows, hedgerows on clay banks, stone walls, boundaries consisting of clay banks and stone-lined clay banks); (2) Commencing to use uncultivated land or semi-natural areas for intensive agriculture; (3) Land drainage works on lands used for agriculture. The Regulations provide for an assessment of the environmental impact of certain projects before they can proceed. The Department of Agriculture, Food and the Marine (DAFM) may screen the proposed activities for environmental impact to determine if the activities can proceed without the need for an Environmental Impact Assessment (EIA). Where the activities are likely to have a significant effect on the environment a full EIA will be required. From a land use planning perspective the Draft Meath County Development Plan 2013-2019 contains a number of policies to support the sustainable management of Meath's hedgerow resource (e.g. NH POL 13, NH POL 14, NH POL 15, NH OBJ 6).

The primary policies and objectives for the UNESCO World Heritage Site of Brú na Bóinne relate to the preservation of its Outstanding Universal Value. This may have the effect of limiting development opportunities in sensitive locations, but does not prohibit all development in the area. The adaptive re-use of existing buildings and sites is encouraged rather than siting developments on green field sites.

In recognition of its importance to Meath, the UNESCO World Heritage Site of Brú na Bóinne has been placed at the forefront of chapter 9. It is agreed to change the numbering of the sections in chapter 9 to provide a separate section for World Heritage Sites.

It is proposed to amend CH OBJ 1 to provide for the protection of the Outstanding Universal Value of the UNESCO World Heritage Site.

The comments of the Heritage Council in relation to section 9.6.4 are noted. The Draft County Development Plan acknowledges the potential of heritage to contribute to the social and economic development of Meath and to that end has included sustainable heritage as the third pillar of the vision of the Development Plan.

The development of a management regime for the World Heritage site will be considered in the review of the Management Plan, which is being led by the Department of Arts, Heritage and the Gaeltacht.

Meath County Council notes the decision of An Bord Pleanála regarding the Slane Bypass. Decisions of the Bord are taken into account in the planning process, and policies are set out to ensure that developments outside of the UNESCO World Heritage Site will not impinge on its setting. Additional protection of views and prospects is recommended (see response to Appendix 12).

#### Section 9.6.3 UNESCO World Heritage Status

The Manager concurs with the submission of the Dept of Arts Heritage and the Gaeltacht, regarding the text relating to the Retrospective Statement of Outstanding Universal Value, and proposes an amendment to the text.

#### Section 9.6.5 Brú na Bóinne UNESCO World Heritage Site Management Plan

The review of the Brú na Bóinne Management Plan is being conducted by the Department of Arts, Heritage and the Gaeltacht. Meath County Council is represented on the steering group. It is proposed to incorporate the revised Brú na Bóinne World Heritage Site Management Plan into the County Development Plan when complete.

#### Section 9.6.7 Development in the Brú na Bóinne UNESCO World Heritage Site

The comments of the Heritage Council are acknowledged. The Manager is aware of the benefits achieved by the Mourne Homesteads Scheme, and would welcome the input of the Heritage Council in developing a similar scheme in Brú na Bóinne.

The comments of the Dept of Arts, Heritage and the Gaeltacht are acknowledged. The Manager does not recommend that the subtitle of the section be amended.

Changes are recommended to CH OBJs 1, 2, and 4 broadly in line with the submission from the Department of Arts, Heritage and the Gaeltacht.

CH POL 1 provides for the enhancement of the UNESCO World Heritage Site, and it is considered that this policy would facilitate the removal of visually intrusive elements as appropriate through the planning process without the need for a separate policy.

In relation to the suggested additional text and policy regarding the re-use of vernacular and traditional buildings in and around the World Heritage site, it is the view of the Manager that existing policies in the Plan deal adequately with this matter. For example, CH POL 19 provides for the sustainable re-use of vernacular buildings throughout the county. This policy applies in the World Heritage Site, and it is not considered necessary to provide a separate policy.

#### Development Assessment Criteria

The Manager acknowledges the submission of the Dept of Arts, Heritage and the Gaeltacht, and proposes an amendment to the text.

#### Exempted Development

The recent decision by An Bord Pleanála on the issue of exempted development in the World Heritage Site has been considered, and changes are recommended to the text accordingly.

#### Section 9.6.8 World Heritage Tentative List

The Manager concurs with the submission of the Dept of Arts Heritage and the Gaeltacht, and proposes an amendment to the text.

It is considered reasonable to highlight the indicative location of the Early Medieval Monastic Site of Kells and the Tara Complex on the mapping.

The Manager considers the proposal to promote and support the tentative World Heritage Sites is reasonable and proposes an amendment to the text of CH POL 5.

#### Section 9.6.9 Archaeological Heritage

Archaeological sites, monuments and objects are protected under the National Monuments Acts. International and European Conventions and Charters concerning the Archaeological Heritage define archaeological monuments and sites as including the setting or context of the monument. The Draft Development Plan policies supports the protection of archaeological heritage in the county (CH POL 6, CH POL 7, CH POL 8, CH POL 9, CH OBJ 6, CH OBJ 7), and no change is required.

While it is acknowledged that additional expertise of a County Archaeologist would assist the Local Authority in carrying out its functions, it is not the purpose of the Development Plan to seek additional staff resources.

Meath County Council will consider the establishment of a National Monuments Advisory Committee for the county and recommends a new objective to that effect.

Public access is available to many of Meath's National Monuments where these are situated on lands in the control of the State or Local Authority. Where monuments are situated on private lands, access may be available with the consent of the landowner. It is considered reasonable to provide information regarding access to monuments and sites on the Meath website.

The archaeological code of practice between the Department of Environment, Heritage and Local Government and the Irish Concrete Federation is one of the guidelines referred to in CH OBJ 10 and it is not thought necessary to list all of such guidelines and principles in the Development Plan.

The Manager welcomes the support of the Meath Archaeological and Historical Society for CH POL 6, CH POL 14 and CSA SP 3 and notes their positive comments in relation to the work undertaken by the Heritage Office and their request for increased resources and staffing levels to continue this work. Through the implementation of its first County Heritage Plan Meath County Council, with the support of the Heritage Council, have undertaken numerous initiatives to raise awareness and promote an appreciation of our heritage. The Manager proposes to amend the Draft Development to reflect Meath County Council's intention to prepare its second County Heritage Plan in partnership with the County Heritage Forum, relevant stakeholders and the community.

Meath County Council is aware that local community groups are seeking funding from Meath Partnership for the development of local Museums and supports these initiatives. The Council would welcome the establishment of a County Museum, and a County Archive, however in the current economic climate, it is unlikely that this would be achievable within the lifetime of this Plan. It is considered reasonable to include a supporting statement to work with stakeholders regarding the provision of such facilities in the future.

It is considered that the existing policies and objectives of the Draft Plan adequately address the significance of Loughcrew.

#### Section 9.6.10 Architectural Heritage – Record of Protected Structures

The Manager has considered the amendments proposed by the Dept of Arts Heritage and the Gaeltacht and recommends a number of changes in accordance with the suggested text. It is

appropriate to seek to protect all structures which are of special interest, however, where these are identified, they should be proposed for addition to the RPS as required by Part 4, Section 51, of the Planning and Development Acts 2000 - 2011, therefore no change is recommended to CH OBJ 11.

Section 9.6.11 Industrial Heritage

The Manager welcomes the submission of an Taisce in support of the Boyne Navigation Project.

Section 9.6.13 Designed Landscapes, Historic Parks, Gardens and Demesnes

The Manager welcomes the submission supporting CH POL18 and will support efforts to improve parklands and estates as a part of the Green infrastructure of the county.

Section 9.6.14 Vernacular Heritage

CH POL 10, 11, 12, 13, and 19 in the Draft Plan seek the retention and sustainable re-use of existing buildings. It is not considered necessary to expand further on these.

Section 9.6.15 Architecture – New Buildings

The Manager recommends inclusion of the proposed amendment of the Department of Arts, Heritage and the Gaeltacht.

Section 9.6.16 Village Design Statements

Meath County Council is satisfied that there is adequate provision in the Draft Plan to facilitate the preparation of a Village Design statement ( ED POL 40 and CH OBJ 23 ).

The Manager welcomes the comments of the Heritage Council in relation to Village Design Statements and acknowledges the role of the Heritage Council in delivering the National Pilot VDS for Julianstown.

Section 9.7 Natural Heritage

Section 9.7.2.2. Natural Heritage Areas

Natural Heritage Areas and proposed Natural Heritage Areas in County Meath are listed in Appendix 13 of the Draft Plan and encompass nationally-important habitats, landforms and geomorphological features. Meath County Council recognises the biodiversity importance of these sites and is committed to protect and conserve the conservation value of these sites. The Manager proposes to clarify that NH OBJ 4 includes both designated NHAs and those sites proposed for designation under the Wildlife (Amendment) Act 2000.



Section 9.7.3. Green Infrastructure

The comments made in respect of 'Sli na Bóinne' and the lack of access from the towpath to the Brú na Bóinne Visitor Centre are noted. Meath County Council is co-operating with Fáilte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, the Boyne Valley Steering Group and tourism businesses to develop the Boyne Valley as a world-class tourism destination. Through the implementation of the Boyne Valley Destination Development Strategy and National Cycle Network, Meath County Council is committed to working together in partnership with landowners and all relevant stakeholders to achieve the development of the Trim-Navan-Slane-Drogheda cycle /greenway along the Boyne (subject to obtaining necessary consents, landowner co-operation and funding). It is the Manager's view that this position is clearly reflected in the policies and objectives of the Draft Plan.

The Manager notes the comments that considerable ecological data has been gathered through the on-going implementation of the County Meath Heritage Plan and County Meath Biodiversity Plan, in particular through the publication of '*County Meath Wetlands and Coastal Habitats Survey*' in 2010. Further survey of other habitats types and mapping work is necessary to identify sites of local biodiversity value in the county and this process will be completed over the lifetime of the County Development Plan, as indicated.

Meath County Council considers that disused quarries may be referred to as 'Green Infrastructure' given their potential for wildlife. However the submission appears to refer to operational quarries as possible 'Green Infrastructure'. The Strategic Environmental Assessment of the Draft County Meath Development Plan 2013-2019 considers it inappropriate to refer to them in such terms.

Section 9.7.3.1 Green Infrastructure Strategy for County Meath

The preparation of a Green Infrastructure Strategy for Meath, in accordance with international best practice, has commenced and is on-going. The comments in relation to specifying when the draft will be complete are accepted.

It is the opinion of the Manager the Draft Plan fully recognises the important role played by natural amenities as a major resource for visitors and residents in Meath and promotes appropriate public access.

Section 9.7.5 Invasive Species

Comments in relation to invasive species and the EC (Birds and Natural Habitats) Regulations (SI No. 477/2011) are noted. Through the implementation of the County Meath Biodiversity Plan an awareness and education programme on invasive species in partnership with the National Biodiversity Data Centre and the Heritage Council has taken place. Subject to available resources further educational awareness initiatives will be developed and information on invasive species in Meath will be made available on Meath County Council's website.

Section 9.7.7 Geological Heritage

It is submitted to add a new objective to promote public access to geological heritage sites. It should be noted that many County Geological Sites may be in private ownership and are therefore not open to the public. The Manager is satisfied the Draft Plan make provisions to identify and preserve, over the lifetime of the Plan, existing rights of ways which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility and no further amendments are recommended.

The submission of the Irish Concrete Federation highlighting the geodiversity and biodiversity value of quarries is noted and their support for NH POL 12 is welcomed. The Council will consult with the Geological Survey of Ireland, on a case-by-case basis, as issues arise, to seek advice on the appropriate management to maintain the geological value of County Geological Sites.

The role of the Irish Concrete Federation in the sustainable development of the extractive industry is acknowledged. Reference is made in Chapter 10 of the Draft to the publication *Wildlife, Habitats and the Extractive Industry (Guidelines for the protection of biodiversity within the extractive industry)* and further reference is deemed unnecessary.

Section 9.7.8 Woodlands, Hedgerows and Trees

It is submitted that it is difficult to understand the distinction between this section and section 10.10 (Forestry). The reference to woodland/forestry in both Chapter 9 (Natural and Cultural Assets) and Chapter 10 (Rural Development) is considered appropriate and highlights its relevance in the context of both chapters. For ease of interpretation it is proposed to cross reference both sections.

The suggestion to amend NH OBJ 7 is noted and deemed appropriate as it reflects the potential educational value of the other woodlands in the county.



Section 9.7.9 Public Rights of Way

The text and context of this section is informed by, and limited to, the statutory provisions of the Planning and Development Acts 2000-2011 specifically in relation to the content of County Development Plans (Section 10). A number of additional policies and objectives in respect of rights of ways in general are suggested for inclusion in this section.

The increased provision of cycle lanes and safer facilities for pedestrians is identified as a key action in the Government's 'Sustainable Development – A Strategy for Ireland', 'Smarter Travel-A Sustainable Transport Future-A New Transport Policy for Ireland 2009-2020', the NTA's draft Transport Strategy, the Department of the Environment, Heritage & Local Government's 'Guidelines for Planning Authorities Sustainable Residential Development in Urban Areas' and the European Charter of Pedestrian Rights and this is a cross-cutting theme of the Draft Plan supported by a suite of policies and objectives contained in Chapter 4–Economic Development Strategy, Chapter 5–Social Strategy, Chapter 6–Transportation, Chapter 9–Cultural and Heritage Assets and Chapter 10–Rural Development. It is the Manager's opinion that the policies and objectives of the Draft Plan adequately address and provide a framework to deal with the provision of access, both for pedestrian and cyclists, to the rural area and deal with the issue of public rights of way. It is cleared stated in the Draft Plan that *'Public rights of way which generally contribute to the amenities of the county and local areas will be protected and maintained'*. Meath County Council will continue to work in partnership with landowners, local communities and all relevant agencies to promote and encourage sustainable walking and cycling projects and initiatives which can deliver economic, environmental and quality of life benefits.

The text of NH POL 20 is in accordance with the requirement of (Section 10) Planning and Development Acts 2000-2010 and therefore proposed changes to same are considered outside the scope of information to be contained in a County Development Plan in respect of the identification and preservation of public rights of way.

It is submitted that NH OBJ 9 should be amended to state that further existing public rights of way identified during the lifetime of the Plan will be adopted by way of variation to the Development Plan. It is considered that no further change to NH OBJ 9 is necessary.

In addition to the foregoing further discussion on public rights of way identified in the Draft County Meath Development Plan 2013-2019 is contained in Section 3.23 (Appendix 14 Public Rights of Way) of the Manager's Report.

Section 9.7.10 Inland Waterways and Wetlands

The Manager notes the submission that developments along waterfronts of the principal rivers in the County are important and should deliver buildings of exceptional merit. It is considered that Chapter 11 of the Draft Plan sets out development management guidelines and standards to supplement the policies and objectives given in the other chapters regarding the appropriate form of new development and to ensure that such development is of a high quality and satisfactorily relates to the character, scale, layout and form of the area in question. Proposed developments must also comply with relevant legislative requirements, for example in respect of Environmental Impact Assessment and Appropriate Assessment. Applicants must also separately comply with the Building Regulations and requirements for fire safety certificates. Additional policies and objectives are not supported by the Strategic Environmental Assessment.

The suggested amendment to policy NH POL 21 is noted but it is considered that the Draft Plan already makes adequate provisions for the amendments suggested. The Draft Plan incorporates the concept of Green Infrastructure which is defined as '*strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people*'. The principles of a Green Infrastructure approach to land use planning has been embedded as a cross cutting theme in the policies and objectives of the Draft Development Plan. Meath County Council has commenced the preparation of a Green Infrastructure Strategy, in accordance with international best practice and emerging national guidance. The network will operate at all spatial scales from urban areas to the wider countryside and to the regional landscape, providing connections between these scales.

The strategy addresses the four main themes identified, namely:

- Biodiversity and natural heritage;
- Landscape, recreation and amenity;
- Water resources, and;
- Built heritage and culture.

The delivery of a Green Infrastructure approach to planning is consistent with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the Strategic Environmental Assessment process indicated that the inclusion of GI POL 2 is deemed to have a positive impact on the environment of County Meath.

The suggestion to include a number of additional policies which relate to, among others issues, distances from built developments to stream and rivers, waterway corridors, creating

partnerships and enhancing the recreational potential of inland waterways is noted. It is considered that the Draft Development Plan is very comprehensive in its scope and that the existing policies and objectives address the issues raised.

#### Section 9.7.11 The Coast

It is submitted that NH POL 22 should be amended to include that a provision that development will only be permitted where it will not have a significant adverse impact on public access to the beaches. It is proposed to amend NH POL 22 to provide for the consideration of public access to the coast in the assessment of development proposals.

In relation to the submission to replace the existing wording of NH POL 23, it should be noted that the issue of car parking on the beach is covered by Meath Co. Council Bye-Laws. It is therefore considered that no further changes to the County Development Plan are necessary.

It is not considered necessary to make amendments as submitted to objective NH OBJ 10.

It was submitted that a number of additional policies should be added to this section. These are discussed individually below:

1. It is considered that NH POL 22, as amended, and NH OBJ 11 will minimise disruption of access routes to the coast. .
- 2 & 3 It is considered that the existing policy framework addresses the issues raised in particular NH OBJ 10 and NH POL 25.
- 4 Appendix 14 lists existing public rights of ways which access to the seashore, identified to date and NH OBJ 9 seeks to identify and protect, over the lifetime of the plan further existing public rights of ways.
5. It is an action of the County Meath Heritage Plan 2007–2012 to develop the Meath Coastal Trail. Work on developing interpretative signage for the coast was complete in 2012 and additional work to progress this project is planned for 2013, subject to available resources.

It is considered therefore that no further amendments to the Draft Plan are necessary.

#### Section 9.8 Landscape

It is submitted that a number of additional policies should be added to this section these are discussed individually below:

- 1 & 2 It is not considered necessary or appropriate to add a policy or objective to the County Development Plan which highlighting the provisions of the Planning and Development Regulations 2001-2012.
3. It is considered that the existing landscape policies and Meath Landscape Character Assessment adequately address issues raised in relation to the open character of commonage and other hill lands.
4. It is submitted that Loughcrew Heritage Site, the Boyne Navigation and the Royal Canal should be proposed as Areas of Special Amenity. It is an objective of the Plan (LC OBJ 7) to explore the designation of Loughcrew and Slieve na Calliagh Hills as a Landscape Conservation Area pursuant to Section 204 of the Planning and Development Acts 2000-2011 and in that context the proposal to designate it as an Area of Special Amenity (Section 202) is not considered appropriate. In relation the Royal Canal and Boyne Navigation the Draft Plan contains a number of very positive policies and objectives to protect the recreational, educational and amenity potential of navigational and non-navigational waterways, towpaths and adjacent wetlands in the County (e.g. ED POL 26, ED POL 27, ED POL 28, ED POL 29, ED POL 39, ED OBJ 9, NH POL 21, GI POL 1). In addition both waterways are designated for nature conservation purposes (see Appendix 13) and Chapter 9 sets down policies and objectives for the protection of same i.e. NH POL 5, NH POL 6, NH POL 7, NH OBJ 3 and NH OBJ 4. In this regard, it is considered that there is adequate protection for these sites within the Draft Meath County Development Plan 2013-2019. Meath County Council may consider on a case by case basis the merits of proposing sites within its jurisdiction as Special Amenity Areas.

#### Section 9.9 Historic Landscape Characterisation (HLC)

The positive comments from the Heritage Council in relation to HLC are welcomed and their suggestion to tie this initiative to the care of landscape character is considered reasonable.

#### Section 9.10 Views and Prospects

The Manager is aware of the project being undertaken by Meath Partnership, but does not currently have information as to the location of these viewpoints. Recommendations may be presented in the future for the protection of additional views and prospects. Development proposals for such facilities will be subject to the consideration of their impact on the receiving environment.



Section 9.11 Landscape Conservation Area (s)

A number of submissions in relation to Section 9.11 Landscape Conservation Area(s), and more specifically in relation to the designation of the Tara Skryne Landscape as same, were received and noted. In accordance with the Meath County Development Plan 2007-2013 Meath County Council initiated the exploration of a designation of the Tara Skryne Area as a Landscape Conservation Area, pursuant to Section 204 of the Planning and Development Act, 2000.

The project, which commenced in March 2009, is being pursued as a 'national pilot project' in partnership with the Department of Environment, Heritage and Local Government (now Department of Environment, Community and Local Government) working with the local community and stakeholders in a collaborative and participative manner. Following extensive pre-draft consultation stakeholder meetings, pre-draft consultation events and a workshop, the Draft Tara Skryne Landscape Conservation Area was published on May 4<sup>th</sup> 2010 for a 6 week statutory public consultation period. The Manager's report on submissions was prepared and presented to the elected members of Meath County Council on July 5<sup>th</sup> 2010 for their consideration. In September 2010 further detailed presentations were made to the elected members.

The elected members having considered the proposed order and the submissions and observations may by resolution make the order with or without modifications or refuse to make the order. There is no statutory timeframe for adoption of the Landscape Conservation Area set out in Section 204 of the Planning and Development Acts 2000-2011. Thus the process is ongoing and not yet finalised. The Draft Meath County Development Plan 2013-2019 contains an objective to progress this designation and conclude this prestigious national pilot. Meath County Council, the Heritage Council and the Department of Environment, Community and Local Government have at all times sought to promote a positive image of the likely impact of the designation. Therefore removal of this objective is not recommended.

Meath County Council is committed to further engagement with the local community and other stakeholders in the delivery of this objective.

The Manager notes the positive comments on OBJ LC 8 and wishes to state that should a Landscape Conservation Area be established, an implementation structure and action plan for this area would be developed. This plan would seek to develop initiatives that focus on:

- Maximising the socioeconomic benefits and cultural tourism opportunities of the area;
- Interpreting and communicating the significance and values of the landscape to a wide audience;

- Examining future management options for the area in particular the state owned lands at the Hill of Tara, and
- Establishing positive working relationships and partnerships with local schools, sporting organisations, community groups and academic and research institutions to deliver future educational initiatives and research programmes.

In relation to the requests to clarify the definition of a '*timely fashion*' the decision in relation to a Landscape Conservation Area is a reserved function of Meath County Council. In proposing LC OBJ 6 in the Draft Plan it is intended that this will be achieved within the lifetime of the Plan i.e. 2013 -2019. The term in a '*timely fashion*' serves to emphasise the desire to progress this objective as early as possible into the plan period. Section 204 of the Planning and Development Acts 2000-2011 does not set out statutory timeframes as to how long the Elected Members have to consider any proposed order and it is therefore not possible to be more definitive in the timescales. Meath County Council welcomes the continued commitment from the Heritage Council and the Department of Environment, Community and Local Government in the delivery of the Tara Skryne Landscape Project and the demonstration of its benefits over the life time of the County Development Plan.

The suggestion to include Moate Hill, Rathmoylan as a Landscape Conservation Area is noted. It is not proposed to include an objective to designate it as a Landscape Conservation Area at this juncture.

Meath County Council welcomes Skryne Gaelic Football Club's support for the efforts made to preserve and promote all the heritage and the historical amenities that come within their area of interest in the Draft Development Plan and notes it has serious concerns in relation to the proposed Landscape Conservation Area (LC OBJ 6). Meath County Council recognises that landscapes are dynamic and are continually evolving and the objective is to manage change in manner that complements the character and values of the landscape and create sustainable communities. The County Development Plan sets out appropriate planning and sustainable development policies and objectives for the county and will continue to provide the framework against which individual planning applications will be assessed in any future Landscape Conservation Area.

A key aim of the Tara Landscape Project is to raise awareness and understanding of the significance of the Tara Skryne Landscape to maximise the socio-economic benefits and cultural tourism opportunities for the area. In relation to inclusion of the Consultative Group referenced in

LC OBJ this group is convened and chaired by the National Monuments Service, Department of Arts, Heritage and the Gaeltacht and was set up with a view to reaching a common understanding on the day-to-day management of state-owned lands and conservation works to the Mound of the Hostages. Meath County Council was invited to join in 2009 and have attended 6 meetings since then. In 2010 the OPW gathered some baseline data on ambient conditions inside the passage tomb, undertook a geophysical survey, hedgerow survey and a habitat survey of the hill to inform any proposed conservation works. It was agreed that a Conservation Plan for the state-owned lands at the Hill of Tara should be developed. A Conservation Plan is internationally recognised as best practice to understand why a place is significant and what policies there are to ensure that significance is retained. In January 2012 the Department of Arts, Heritage and the Gaeltacht, in collaboration with the OPW and the Heritage Council commissioned the Discovery Programme to undertake a Conservation Plan for the state owned lands at Tara. Meath County Council is represented on the Steering Group for the Conservation Plan. Work is currently progressing and a draft plan is scheduled to be published for public consultation in 2012.

The exploration of a Landscape Conservation Area for Loughcrew and Slieve na Calliagh Hills (LC OBJ 7) would take account of lessons learned from the national pilot. The Manager concurs with the comments in relation to the importance of providing on-going information to local communities and key stakeholders and a meaningful consultation process.

### Manager's Recommendation

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### General Issues

Insert a reference to **The Aarhus Convention** in Appendix 2 – Strategic Policy Guidance and Legislation.

#### Section 9.4 Achievements

To amend the text on page 162:

In order to deliver on the strategic objectives and actions of the County Heritage and Biodiversity Plans, Meath County Council is actively working in partnership with the Heritage Council, Meath Tourism, Fáilte Ireland, Irish Walled Towns Network, Discovery Programme, Office of Public Works, National Parks and Wildlife Service, National Monuments Service, **the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht**, Brú na Bóinne Research Framework Committee, East Border Region, Irish Archaeological Field School, Meath Partnership, Third Level Institutes, and communities and schools across County Meath.

Insert a new line of text at the end of Section 9.4 as follows:

**"It is the intention of Meath County Council to review its County Heritage and County Biodiversity Plans in partnership with the County Heritage Forum, relevant stakeholders and the community."**

#### Section 9.5 Challenges

Move the text of NH OBJ 2 (unchanged) as a new strategic objective of Chapter 9 in Section 9.5: To implement, in partnership with the County Meath Heritage Forum, relevant stakeholders and the community, the County Meath Heritage Plan and any revisions thereof

#### Section 9.6.2 Brú na Bóinne UNESCO World Heritage Site

- Amend references to the statutory Architectural Heritage Protection – guidelines for Planning Authorities, **(2011)**, and add reference to these guidelines in Section 9.6.4, and Appendix 2 (strategic policy guidance and legislation);
- Insert a new objective – CH OBJ XX **"To develop a World Heritage Site page in the meath.ie website to disseminate information and provide initial planning guidance for those living and working in and around the UNESCO World Heritage Site of Brú na Bóinne."**





- Amend all references to the WHS to read consistently as the UNESCO World Heritage Site of Brú na Bóinne;
- Insert Text in Section 9.6.10, Architectural Heritage pg 169 and re-number sections accordingly: **"In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on architecture asks all public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise."**
- Insert a new policy CH POL XX: **"To encourage, where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance."**

#### Section 9.6.3 UNESCO World Heritage Status

- Amend text on pg 164 as follows **"Currently a revised-retrospective Statement of OUV Outstanding Universal Value for the World Heritage property Archaeological Ensemble of the Bend of the Boyne (Brú na Bóinne) 2011 is being considered by the World Heritage Centre."**

#### Section 9.6.5 Brú na Bóinne UNESCO World Heritage Site Management Plan

Add text on pg 165 as follows: **"It is the intention of the Planning Authority to propose a variation of the County Development Plan to incorporate the revised Brú na Bóinne Management Plan, when completed."**

#### Section 9.6.7 Development in Brú na Bóinne UNESCO World Heritage Site

Amend text as follows:

- p.166 - "CH POL 4 – "To refer all planning applications within the Brú na Bóinne World Heritage Site to the Department of Arts, Heritage and the Gaeltacht for comment. **These comments will be considered in the making of decisions in all such planning applications."**
- p.166 - "CH OBJ 1 To protect and enhance **the Outstanding Universal Value of the cultural** landscape in the ~~Brú na Bóinne World Heritage Site~~ **UNESCO World Heritage Site of Brú na Bóinne**, in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site"

- p.166 - "CH OBJ 2 To protect the ridgelines which frame views within and from the Brú na Bóinne World Heritage Site from inappropriate **or visually intrusive** development."
- p.166 - "CH OBJ 4 To encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the ~~Brú na Bóinne World Heritage Site.~~ **UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.** "

Development Assessment Criteria (World Heritage Site)

Amend text as follows:

"All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. **The Planning Authority will require that any new development must meet appropriate standards of proper planning and sustainable development having regard to the the Outstanding Universal Value of the World Heritage Site.** This includes but is not restricted to ensuring:..."

Exempted Development

Amend text as follows:

"Refer to the Development and Planning Regulations 2001 - 2011, Part 2 'Exempted Development' in particular Article 9(1)(a) parts (i), (vi), (vii), and (xii) in this regard. As CH OBJ 1 and 2 seek to protect and enhance the landscape, views and prospects in **the UNESCO World Heritage Site of Brú na Bóinne, many developments which would be considered exempt in other areas may require planning permission. Those** considering undertaking works within the area are strongly advised to first consult Meath County Council."

Section 9.6.8 World Heritage Tentative List

Amend text as follows:

"CH POL 5 – To protect ~~tentative~~ **potential** World Heritage Sites in Meath **on the UNESCO Tentative List – Ireland-2010**, from inappropriate development, **and support their nomination to World Heritage status** "

Identify the location of Kells (Early Medieval Monastic Sites) and the Tara Complex (Royal Sites of Ireland ) on the Core Strategy Map 2.2.

Section 9.6.9 Archaeological Heritage

Insert a new Objective CH OBJ XX in Section 9.6.9 and re-number objectives accordingly:

**"To consider the establishment of a National Monuments Advisory Committee for Meath, subject to available resources. "**

Insert new text in Section 9.6.9:

**"Meath County Council will work with stakeholders to examine the feasibility of establishing a County Museum and County Archive or other such repository for the archaeological and historical heritage of the County. "**

Section 9.6.10 Architectural Heritage – Record of Protected Structures

Amend following text:

~~Meath County Council considers such circumstances to be:~~

- ~~1. where the structure is a dangerous building, as defined in the dangerous buildings legislation,~~
- ~~or,~~
- ~~2. where it can be demonstrated that the demolition of the structure is required for the greater common good.~~

CH POL 10 To ~~preserve~~ **conserve** and protect the architectural heritage of Meath.

CH POL 14 To continue to develop the Council's advisory/educational role with regard to heritage matters and to promote awareness, ~~and~~ understanding, **and appreciation** of the architectural heritage of Meath.

Section 9.6.15 Architecture – New Buildings

Amend text Section 9.6.15 Architecture – New Buildings:

"The built environment is not static, but is continually developing and evolving. The structures of today ~~will~~ **may** become the heritage of the future. Contemporary buildings of a high design standard will be actively encouraged through the planning system".

Section 9.7.2.2. Natural Heritage Areas

Amend NH OBJ 4:

"To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, National Heritage Areas **and proposed Natural Heritage Areas** as

identified by the Minister for the Department of Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan."

Section 9.7.3.1 Green Infrastructure Strategy for County Meath

The draft strategy will be presented to the elected members of Meath **County** Council for their consideration ~~in due course~~ **within one year**.

Section 9.7.8 Woodlands, Hedgerows and Trees

Add following text to Section 9.7.8 Woodlands, Hedgerows and Trees

(Please refer to **Chapter 10.10, Forestry** and Chapter 10.11, Tree Preservation, in this regard)

Amend NH OBH 7:

'To continue to work in partnership with stakeholders to develop and enhance Balrath Wood, **and other appropriate woodlands where feasible**, as an Outdoor Classroom and its facilities under the auspices of the NeighbourWood Scheme'

Section 9.7.11 The Coast

Amend NH POL 22 –

'To have regard to the character, visual, recreational, environmental and amenity value **of** the coast, **and provisions for public access**, in assessing proposals **for development**

Section 9.9 Historic Landscape Characterisation (HLC)

Add the following text to section 9.9:

**"It is the intention of Meath County Council to utilise Historic Landscape Characterisation as a tool to inform Landscape Character Assessment in the County."**

Amend LC OBJ 4

"To complete the pilot study on Historic Landscape Characterisation **and utilise the results to complement and contribute to Landscape Character Assessment (LCA)**"

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.14 CHAPTER 10 RURAL DEVELOPMENT

Submissions received relevant to this section: 2013, 2014, 2017, 2022, 2036, 2038, 2061, 2083, 2086, 2124.

#### ***Main Issues Raised***

##### Section 10.1 Rural Development Context

*Support is expressed for strategic objectives RUR DEV SO 2, which relates to the identification and protection of rural resources, and RUR DEV SO 6, which relates to the protection and enhancement of the visual qualities of rural areas.*

##### Section 10.4 Persons who are an intrinsic part of the Rural Community

*It is stated that this section fails to recognise the needs of an ageing population and takes no account of the range of skills, entrepreneurial talent or community leaders and service providers who are required for the development of sustainable rural communities. It is argued that need and intrinsic attachment can be more accurately defined in a modern society.*

*Suggestions are made for changes to the criteria for local housing need in the rural housing policies including that permission should be granted for immediate family members seeking to build on family owned land and that permission should be granted where a person has lived in the rural area for 10 years, regardless of where they are living or if they own a dwelling at the time of application. It is also requested that backland development (with appropriate screening) should be permitted.*

##### Section 10.6 Graigs

*A submission recommends that a specific policy/objective is included in the plan to carry out some form of development plans for graigs and identified small development centres to include villages design statements (to retain and enhance village character) and local participation. It is requested that these plans should identify areas (e.g. new streets) where housing for local needs and other public facilities and businesses should be provided.*

##### Section 10.7 Rural Residential Development: Design and Siting Considerations

*A submission requests that orange roof finishes be proscribed in the Development Plan.*

##### Section 10.8 Agriculture

*It is proposed that an additional paragraph be included stating:*



*"Land-use and agriculture should be considered in a new light since the introduction of the Single Payments Scheme which is leading to a fundamental shift in farming practice. Up to now all land has been regarded primarily as agricultural. In the future commonage and other rough grazing land should be regarded primarily as an environmental/recreational resource. Farmers will be encouraged to see themselves as custodians of the countryside."*

Policy RD POL10

*This policy is broadly welcomed by Meath Partnership. However it is considered that it needs to be strengthened and that stronger focus should be given to addressing the needs of smaller, low income farmers in the delivery of on-farm diversification. The definition of diversification in the Development Plan should be broadened to include:*

- *Supporting the artisan food industry,*
- *Supporting heritage farming and light manufacturing enterprise,*
- *Supporting the development of farm-shops and farmers markets,*
- *Supporting the farming community in the provision of services to business and the community, both on-farm and outreach in nature,*
- *Supporting the creation of enterprises which links with available skills and products such as forestry and woodlands, and*
- *Supporting the development of workshop facilities, storage units actively managed or through passive letting.*

Section 10.10 Forestry

*Policy RD POL 16 is supported. However it is considered that it should be replaced by the following:*

*"Forestry will not be permitted on ridge lines, and being conscious of the potentially negative visual impact of extensive forestry development, including clear-felling activity, on scenic landscape and views, public rights of way, access routes and heritage features will seek to have such planting and felling conducted in a manner which takes into account best practice in forestry planting and felling in the context of landscape design and impact."*

*Policy RD POL 17 is supported. However it is considered that it should be replaced by the following:*

*"Encourage and facilitate access to forestry and woodlands, including private forestry, for walking routes, mountain bike trails, bridle paths, nature trails, orienteering and other non-noise generating activities for the benefit of local people and tourists and take into account the Forest Service 2006 publication "Forest Recreation Guide for Owners and Managers."*



*Objective RD OBJ 3 is supported. However it is considered that it should be replaced by the following:*

*"Prepare an Indicative Forestry Strategy, in conjunction with the Forest Service and incorporate it into the Development Plan. The strategy should provide for the maintenance of public rights of way and traditional walking routes."*

*It is submitted that additional policies and objectives should be included to address the following:*

- *Forestry should not obstruct existing public rights of way, traditional walking routes, recreational and tourism facilities.*
- *Protect access routes to upland walks and rights of way.*
- *Identify existing rights of way and established walking routes before planting commences.*
- *A list of recreational forests should be included.*
- *Discourage new forestry development, except for broadleaf, in proposed/candidate and adopted NHAs, SACs and SPAs in designated Sensitive Rural Landscapes and Visually Vulnerable Areas, along designated Scenic Routes...(Broadleaf forestry will be open to consideration in these areas...).*

*The inclusion of RD POL 17 is welcomed as it is submitted that the creation of walking routes along the River Boyne should be prioritised, particularly adjacent to population centres.*

*It is submitted that additional policies and objectives should be included to address the following:*

- *Forestry should not obstruct existing public rights of way, traditional walking routes, recreational and tourism facilities.*
- *Protect access routes to upland walks and rights of way.*
- *Identify existing rights of way and established walking routes before planting commences.*
- *A list of recreational forests should be included.*
- *Discourage new forestry development, except for broadleaf, in proposed/candidate and adopted NHAs, SACs and SPAs in designated Sensitive Rural Landscapes and Visually Vulnerable Areas, along designated Scenic Routes...(Broadleaf forestry will be open to consideration in these areas...).*

#### Section 10.11 Tree Preservation

*Reference is made to RD OBJ 5. It is stated that this objective is weak and should include an objective that any mature deciduous tree should by default be subject to a Tree Preservation*



*Order (TPO) and unless a living tree over the age of 100 years constitutes a danger to the public it should not be cut down. The penalties for cutting down a tree should be greater than the value of the wood.*

*It is stated that TPO's are worthless if they are not enforced. It is submitted that the County Development Plan should be more specific and make examples of areas which should be covered by TPO's. Those put forward included 2 stands of trees at Trammon, Rathmoylon Esker, residual woodland adjacent to spent quarry, Moneymore, Bog of Kill, Summerhill Demesne, Dangan Castle and Environs, Ginnet's Park, Laracore Rectory and Dunsany/Kilmessan Demesne.*

*Section 10.12 Extractive Industry*

*Policy RD POL 24 is supported. However it is considered that it should be replaced by the following: "Facilitate development...providing that the environment and the landscape are safeguarded to the greatest possible extent...and that development does not adversely affect tourism amenity."*

*It is proposed that the following change be made to Policy RD POL 27, with the proposed text in bold and text to be deleted shown as strikethrough:*

*"To ensure that development for aggregates / mineral extraction, processing and associated processes does not ~~significantly~~ **materially** impact in the following areas....*

***(viii) On existing public right of ways or walking routes"***

*It is suggested that an additional policy be included stating "Identify existing rights of way and established walking routes prior to... new developments."*

*Approval is expressed in relation to the goal of Section 10.12 and the general text of this section.*

*It is suggested that the text of the Draft Development Plan on Extractive Industries could be amended to include cross reference to extractive industries and quarries being considered potentially as green infrastructure.*

*It is also suggested that the last sentence of paragraph one in this section could be amended as follows (proposed text in bold font) "The impact on the road network of the County **may be** significant."*



*Support is stated for policies RD POL 21 to 25 and RD POL 27 which relate to the extractive industry. In respect of policy RD POL 26 it is noted that land filling of worked out quarries is sometimes neither possible nor desirable. In some cases minimal restoration will greatly support biodiversity and geological heritage consistent with the green infrastructure policies and objectives of the Draft Plan.*

*A submission requests that the NPWS Biodiversity Guidance for Extractive Developments is referenced in the Draft Plan which would be consistent with NH POL 1 and 2 and objective NH OBJ 2.*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that the list in RD POL 27 should be amended to include World Heritage Sites.*

*p.203 - "RD POL 27 To ensure that development for aggregates / mineral extraction, processing and associated processes does not significantly impact in the following areas:*

- i. Existing & Proposed Special Areas of Conservation (SACs);*
- ii. Special Protection Areas (SPAs);*
- iii. Proposed Natural Heritage Areas (pNHAs);*
- 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."*

*A detailed submission is made which refers to the extractive industry section in the Chapter. Concern is expressed in relation to the abnormally high concentration of quarries in the south Meath area which has a severe impact on the visual amenity of the area, together with the water table, traffic and safety issues. It is submitted that a far greater emphasis be placed on the progressive reinstatement in the County Development Plan. It is further submitted that far stricter enforcement aspirations are enshrined in the County Development Plan. The financial conditions attached to quarry permissions are inadequate and only cover a fraction of reinstatement. It is also stated that they are seldom enforced. It is submitted that quarry operators be mandated to contribute to an escrow account, set up by Meath County Council.*

*The policy objectives in the Draft Plan are objectionable as they are a repeat of the previous plan which has not served the residents well. It is submitted that more stringent policy objective be included as a matter of urgency.*

*It is also argued that the screening of quarries with artificially created berms is generally unsatisfactory and should be addressed in a comprehensive set of policy objectives.*

*The quarry density in a given area is of concern and a policy objective curtailing overdevelopment of quarries in a given area is essential for the furtherance of proper sustainable planning. It is stated that a complete moratorium be placed on further quarry development in South Meath and that all remaining lands be retained for agricultural and horticultural purposes as a policy objective.*

*The inclusion of the European Landscape Convention 2002 in the Draft County Development Plan is welcomed.*

*It is requested that the creation of new entrances for extractive industries on county roads be restricted to preserve the peaceful enjoyment of the local population.*

*It is requested that there is a prohibition on any quarrying within 1km either side of high pressure gas pipelines.*

*RD POL 21 in relation to aggregate resources is supported. However a submission states that the County Development Plan should include more definite practical policies. In this regard it is submitted that there should be a policy whereby planning is only given for aggregates when they will not be exported outside the Republic of Ireland.*

*It is requested that 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' be reworded more strongly, as the submission writer is not aware of any large quarry rehabilitation having taken place in the County. It is also stated that Meath County Council does not need to support the extractive industry as it is capable of supporting itself. It is requested that this should be replaced with the following 'Meath County Council will allow and extractive industry to operate where it would not unduly compromise the environmental quality of the county and where detailed rehabilitation plans are provided.'*

*Reference is made to RD POL 26, which relates to the rehabilitation of quarries. It is argued that land filling of quarries should not be the preferred method of addressing the rehabilitation of quarries as it is open to abuse. Other practical recreational solutions are put forward.*

*A submission refers to RD POL 27 which provides for the protection of various designated sites from aggregate/mineral extraction related developments. It is requested that the geological sites (listed in Appendix 13) be included in this policy.*

*The submission from the Irish Concrete Federation (ICF) acknowledges the recognition afforded to the Extractive Industry in the Draft Plan. It is submitted that the importance of the extractive industry, cannot be overlooked or underestimated and the needs of the industry must be adequately provided for. It is submitted that an Extractive Industry policy is required that acknowledges the likely ongoing relatively high demand for aggregate products.*

*The ICF suggest the inclusion of a statement, based on Section 11.14.2, as an addition to RD POL 23 that 'the Planning Authority will support the extractive industry by issuing planning permission that extends over the estimated life of the quarry', such as in the Limerick County Development Plan.*

*The ICF submission also requests that applicants at the planning stage identify proximity to extraction industry in order to avoid accidental sterilisation of reserves or the future unnecessary restriction of current reserves. A specific acknowledgment of the potential impact of rural housing on the exploitation of natural resources in RUR DEV SO 3 would also be welcomed.*

*Section 10.16.1 National Primary and National secondary Routes*

*The NRA notes and supports the inclusion of Section 10.16.1. However it is advised that an earlier reference to national roads would be beneficial to provide added clarity for perspective applicants/developers at the earliest stages of site selection.*

*The NRA requests that a clear reflection of the provisions of the DoECLG planning guidelines on Spatial Planning and National Roads be included in the Development Plan in the interests of consistency and clarity.*

## **Manager's Response**

### Section 10.1 Rural Development Context

The support is noted for strategic objectives RUR DEV SO 2 and RUR DEV SO 6.

### Section 10.4 Persons who are an intrinsic part of the Rural Community

Section 10.4 relates to all persons irrespective of age. This section relates to those persons who have a rural generated housing need and is in line with the Sustainable Rural Housing Guidelines published by the then Department of Environment, Heritage and Local Government in 2005.

Section 10.4 of the Draft Plan specifies that persons local to an area includes those 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. The foregoing category would include immediate family members seeking to build on family owned land. An applicant generally does not have a housing need, if they are in possession of a house in which they live or have lived. However, there are provisions made for the following:

- Persons 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, for example, agricultural related employment.
- Persons who can demonstrate, by the submission of documentary evidence that their original dwelling was sold due to unavoidable financial circumstances.
- Persons who have resided in a rural area for the previous 10 consecutive years in a dwelling attached to their business such as farming and the business inclusive of the dwelling house is being sold for retirement or other circumstances.

RD POL 8 which relates to rural housing within Graigs also makes provision for an applicant that previously owned a dwelling and is no longer in possession of that dwelling due to unavoidable financial circumstances.

Building in backlands behind existing dwellings can compromise the private residential amenity of existing and established dwellings. Furthermore, it can lead to an excessive density of housing in a rural area where it is unsustainable to provide the services required.

Having regard to the above, it is not considered appropriate to amend section 10.4.

#### Section 10.6 Graigs

It is not intended to carry out development plans for Graigs having regard to the household allocations for Meath in the Regional Planning Guidelines. Notwithstanding this, it is recognised that there is scope for housing in Graigs to accommodate local housing need arising from unavoidable financial circumstances and policies have been set down in this regard. It is envisaged that housing in Graigs would be carried out in accordance with the Meath Rural Design Guide and be of a design and layout compatible with the character of its setting. A Village Design Statement is a non-statutory local development framework, compiled by a local community to establish a vision for the future of their village. An objective has been set down in Chapter 9, CH OBJ 23 to support proposals for local communities, and community organisations which seek to have a Village Design Statement for a particular village drawn up through a process involving community participation, the Heritage Council and the Council's Planning Department, subject to availability of resources. The issue raised in the submission is considered to be satisfactorily addressed in the Draft Plan.

#### Section 10.7 Rural Residential Development: Design and Siting Considerations

Section 5.1 (Roofs, gutters, fascias and chimneys) of the 'Meath Rural House Design Guide' which is included as Appendix 15 to the Draft Development Plan provides advice on appropriate roof forms and detailing. It states that terracotta continental type roof tiles and bright and out of context coloured roof tiles should be avoided. Policy RD POL 9 requires that all applications for rural houses must comply with the 'Meath Rural House Design Guide'. The issue raised in the submission is considered to be satisfactorily addressed in the Draft Plan.

#### Section 10.8 Agriculture

The submission is noted and it is considered that the following sentence should be added to section 10.8 to address this issue:

"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."

#### Policy RD POL10

It is noted that RD POL 10 is supported. This policy does not include a definition of on-farm diversification but gives two examples i.e. organic foods and rural tourism. This list is not exhaustive. The policy allows the Planning Authority to be sensitive to the needs of the rural

community and consider new types of farm diversification as they might arise. It is considered that the issue is adequately addressed in the policy as stated.

#### Section 10.10 Forestry

The support for RD POL 16 is noted. It is considered that RD POL 16 in conjunction with RD POL 15 adequately addresses this issue. RD POL 15 will ensure 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.

The support for RD POL 17 is noted. It will not always be possible to facilitate access to private forestry or private land for walking routes etc. Policies in relation to public rights of way are set down in Chapter 9, section 9.7.9. In this regard, the policy as currently stated is considered appropriate.

The Forest Service is responsible for ensuring the development of Forestry within Ireland. The Forest Service published an Indicative Forest Strategy in 2008 for the Country. Having regard to the foregoing, it is considered appropriate that the Council would co-operate with the Forest Service in encouraging and promoting the preparation and implementation of an Indicative Forest Strategy for the County and thus the policy as currently stated is appropriate.

Appendix 14 provides a list and mapping of public rights of way identified. It should be noted that this is not an exhaustive list and that the omission of a right of way from this list shall not be taken as an indication that such a right of way is not a public right of way. NH POL 20 is set down to preserve and protect those rights of way which have been identified. Furthermore, RD POL 17 is set down to encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities. In this regard, it is considered that the provisions of section 10 (2)(o) of the Planning and Development Act 2000-2011 have been complied with and this issue is adequately addressed within the Draft Meath County Development Plan 2013-2019.

Providing a list of recreational forests has merit. However, it is considered that a more appropriate medium would be under the review of the County Meath Heritage Plan.

Natura 2000 sites and NHAs are robustly protected by legislation. Furthermore, chapter 9 sets down policies and objectives for the protection of same i.e. NH POL 5, NH POL 6, NH POL 7, NH

OBJ 3 and NH OBJ 4. In this regard, it is considered that there is adequate protection for NHAs, SACs and SPAs within the Draft Meath County Development Plan 2013-2019.

#### Section 10.11 Tree Preservation

Section 205 of the Planning and Development Act 2000-2011 sets down the legal basis for Tree Preservation Orders. There are a number of requirements set down in the legislation, for example, where a planning authority proposes to make an order under section 205, it must serve a notice of its intention to do so on the owner and the occupier, cause notice of the proposed order to be published in one or more newspapers etc. Applying a TPO by default to all mature deciduous trees would not be in accordance with this legislation.

A County Meath Tree, Woodland and Hedgerow Survey was carried out in 2011 and RD OBJ 5 is set down to review and update the current list of TPOs having regard to that survey. The detail of what tree or group of trees require TPOs will be assessed under this process.

#### Section 10.12 Extractive Industry

RD POL 24 adequately covers the issue raised in the submission. The existing policy includes the protection of the visual quality of the landscape and thus would not adversely impact on tourism amenity.

In relation to RD POL 27 and the inclusion of an additional policy in relation to rights of way, it is not considered necessary to include same as there is adequate protection set down for the identified public rights of way under NH POL 20 and NH OBJ 9 detailed in Chapter 9. Furthermore, section 11.14 sets down criteria under which planning applications for new quarries will be assessed going forward and this includes, 'Assessment of impact on existing rights of ways and traditional walking routes'. This issue is satisfactorily dealt with in the Draft Meath County Development Plan 2013-2019.

The approval of the goal set down in section 10.12 is noted.

Chapter 9, section 9.7.3 deals with Green Infrastructure. It is not considered that it would be appropriate to apply the term to working quarries. However, it is considered that biodiversity should be considered in the context of worked out quarries and therefore an amendment to RD POL 26 in this regard is considered appropriate as follows:

'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 land filling with 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'.

The impact on the road network of the County is significant thus the current wording is considered appropriate.

Support is noted for policies RD POL 21 to 25 and 27. It should be noted that land filling requires planning permission and therefore this issue is a matter for the Development Management process. The provisions of the waste management plan and waste permit legislation cover the importation of material to disused quarries. Notwithstanding the foregoing, Meath County Council recognise that sometimes minimal restoration of worked out quarries can greatly support biodiversity and be preferential to land filling. Therefore, it is considered appropriate to amend RD POL 26 as detailed above.

Reference is made in Chapter 10 of the Draft Plan to the publication *Wildlife, Habitats and the Extractive Industry (Guidelines for the protection of biodiversity within the extractive industry)* and further reference is deemed unnecessary.

The amendment to include World Heritage Sites within RD POL 27 is considered acceptable. For clarity purposes, it is also considered that the third point should read Natural Heritage Areas and Proposed Natural Heritage Areas.

Section 11.14 of the Draft Meath County Development Plan 2013-2019 sets down the guidelines and standards under which planning applications for quarries will be assessed. An applicant is required to address such issues as impact on groundwater, surface water and important aquifers along with transportation impacts. Furthermore, section 11.14 requires that rehabilitation and landscaping must be in phase with extraction. In this regard, these issues are addressed in the Draft Meath County Development Plan 2013-2019 and future applicants will be required to comply with same under the Development Management process. It should also be noted that each individual application for a quarry must comply with the relevant environmental and planning legislation. Enforcement actions/proceedings are dealt with under the relevant legislation set down in the Planning and Development Act 2000-2011. Financial conditions in



relation to quarries are dealt with in accordance with the Meath Development Contribution Scheme 2010- 2015 and the Planning Act 2000-2011.

A number of the policy objectives have been changed from the current Plan. The policies detailed in the Plan are in accordance with the hierarchy of plans as required i.e. the National Spatial Strategy, Regional Planning Guidelines for the Greater Dublin Area, etc and Ministerial Guidelines.

Section 11.14 requires that rehabilitation and landscaping be detailed in phase with extraction. The impact on the quality of the landscape, particularly sensitive landscapes and protected views must also be considered. Each quarry will have different landscape characteristics. In this context, the assessment of screening proposals will be dealt with on a case by case basis under the Development Management Process in accordance with the criteria set down in section 11.14.

The concentration of quarries in the south Meath area is noted. By their nature, aggregates can only be worked where they occur thus it is unsurprising that they are concentrated in certain areas. It is not appropriate to prohibit quarries in a certain area under the County Development Plan however each individual quarry will be assessed under the Development Management Process. In addition, the cumulative impact of a new quarry in conjunction with existing quarries in an area would be assessed under the relevant environmental and planning legislation.

Meath County Council note the support for the inclusion of the European Landscape Convention 2002 in the Draft Meath County Development Plan 2013-2019.

All planning applications for new entrances are assessed having regard to traffic safety and in accordance with the NRA Design Manual for Roads and Bridges. These will be dealt with on a case by case basis under the Development Management Process.

With changing technology and practices it would be inappropriate to put such a restriction in place. The appropriateness of the siting of an individual quarry in relation to existing gas pipelines will be assessed under the Development Management Process on a case by case basis.

The support for RD POL 21 is noted. Market conditions will control where aggregates are sold. It is not the role of the planning system to restrict the sale of aggregates.

It is considered that the RD POL 23 is appropriately worded. 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. Meath contains a variety of natural resources. 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.

It should be noted that land filling requires planning permission and therefore this issue is a matter for the Development Management process. The provisions of the waste management plan and waste permit legislation cover the importation of material to disused quarries. Notwithstanding the foregoing, Meath County Council recognise that sometimes minimal restoration of worked out quarries can greatly support biodiversity and be preferential to land filling. Therefore, it is considered appropriate to amend RD POL 26 as follows:

'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 land filling with 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'.

Chapter 9, NH POL 12 of the Draft Meath County Development Plan 2013-2019 adequately addresses this issue.

It is considered that sufficient support has been detailed for the extractive industry and building materials sector in line with Government Policy.

Each individual planning application will be considered on its own merits under the Development Management Process. It should also be noted that new legislation has been put in place under the Planning Act 2000-2011 to accommodate extension of durations of planning applications subject to certain criteria.

RD POL 22 in the Draft Meath County Development Plan 2013-2019 adequately deals with this issue. The reference in RUR DEV SO 3 to development includes all development.

Section 10.16.1 National Primary and National secondary Routes

National policy in relation to access to national routes is outlined in Chapter 6, earlier in the Plan. Section 10.16 clearly reflects the provisions of the DoECLG planning guidelines on Spatial Planning and National Roads, for example, RD POL 37 ensures that future development affecting national primary or secondary roads will be assessed in accordance with the guidelines.



### Manager's Recommendation

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

#### Section 10.8 Agriculture

Amend section 10.8 by including the following at the end of paragraph 1:

**“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.”**

#### Policy RD POL 26

Amend RD POL 26 as follows:

“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** land filling ~~with~~ **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.”

#### Policy RD POL 27

Amend RD POL 27 as follows:

“To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact in the following areas:

- i. Existing & Proposed Special Areas of Conservation (SACs);
- ii. Special Protection Areas (SPAs);
- iii. **Natural Heritage Areas and** proposed Natural Heritage Areas ~~(pNHAs)~~;
- 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.”**



## Manager's Report Draft Meath County Development Plan 2013-2019

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.15 CHAPTER 11 DEVELOPMENT MANAGEMENT STANDARDS AND GUIDELINES

Submissions received relevant to this section: 2017, 2022, 2038, 2061, 2083, 2100, 2106, 2113, 2121

#### ***Main Issues Raised***

##### Section 11.1.7 Urban Design

*The submission by Meath Partnership includes an attachment which advocates the new urbanism approach to urban design as a means of addressing issues in East Meath and outlines LEADER actions for the area.*

##### Section 11.2 Residential Development

*A submission states that from a social perspective, it is strongly asserted that the development plan looks more favourable on applications for detached units and that where units are attached that sound proofing be vastly improved to afford people an acceptable standard of living.*

*A submission requests that the Council subsume the responsibility for imposing and collecting contributions for maintenance of open space areas in residential areas and that they take over the grass cutting of large open spaces. (Sub no. 2022)*

##### Section 11.2.1 Residential Density

*It is stated that the word 'generally' should be inserted into the written statement in respect of reference to particular density figures e.g. "should **generally** be in excess of 35 units/ha".*

*A submission expresses opposition to high density housing developments.*

##### Section 11.2.2 Residential Design Criteria

*It is submitted that the challenge ahead is in the realisation of good quality medium density developments of predominantly own-door housing. Genuinely innovative medium density housing schemes should be facilitated and there should be less of a focus on prescriptive site development standards and minimum setbacks.*

*A submission requests that orange roof finishes be prohibited in the Development Plan.*

##### Section 11.2.2.2 Houses

*Point 2 (regarding the relaxation of the 22m standard between opposing windows) should be clarified in the context of this standard only being applicable in respect of main habitable rooms*



*windows located in the rear elevation and such relaxation should not be limited to single storey dwellings. It is submitted that Point 3 (requiring a separation of 3.2 metres between the flanks of adjoining houses) will create a repetitive, weak urban grain of development and is unnecessary to ensuring a good standard of residential amenity.*

Section 11.3 Childcare Facilities

*It is submitted that an audit of existing provision in a given area should accompany significant planning applications for residential development and the need or otherwise for additional childcare places must be judged having regard to individual circumstance and not by way of a prescriptive application of a generic rule of additional places applied per number of additional dwellings.*

Section 11.9 Car Parking Standards

*It is submitted that the car parking standards should be consistent with the provisions of the National Transport Authority's Draft 2030 Vision document i.e. maximum region wide standard of 1 space per 14m<sup>2</sup> gross floor space for food retail developments over 1,000sq.m.*

*A submission requests the Planning Authority to review car parking requirements for retail warehousing and reduce the requirement to 1 space per 60sq.m. gross floor area.*

Section 11.12 Telecommunications

*It is submitted that additional points are included in this statement in relation to the identification and effects of telecommunications infrastructure on public rights of way and established walking routes, and visual impact and effects on the landscape.*

Section 11.14 Extractive Industry and Building Materials

*It is suggested that it may be beneficial to reference the Quarry Planning Guidelines, the ICF Environmental Code and the Guidelines for Environmental Management in Section 11.14. It is also requested that acknowledgement is included of several additional relevant publications as reference documents.*

*The submission from the ICF requests that reference is made to the Archaeological Code of Practice in Section 11.14 and 11.18. The submission also requests that a common sense approach is adopted in the assessment of quarry applications with regard to the potential impact on architectural heritage.*



*Support is stated for the text of this section as it relates to the transportation of minerals on public roads, worked out pits and impacts on Natura 2000 sites.*

*It is submitted that a more detailed template of criteria for consideration of an extractive development application should be included in this section of the Draft Plan to ensure that applications are prepared by professionals with appropriate experience.*

Section 11.14.1 Duration

*Support is expressed for the contents of this section.*

Section 11.14.2 Rehabilitation

*Support is expressed for the contents of this section.*

Section 11.15.1 All Renewable Energy Developments

*It is submitted that the fourth bullet should be amended to include the following additional text in bold font: "impact on public rights of way and walking routes, **public access to the countryside.**"*

Section 11.15.2 Wind Energy

*The Irish Wind Energy Association (IWEA) wish to iterate that the optimum siting of wind farm developments is in an area where there is a sufficient wind resource i.e. relatively elevated, where an appropriate separation distance from the nearest residences can be achieved and where the land area is large enough to accommodate the modern larger turbines which require significant separation distance from each other. The IWEA submission also comments on the development management criteria for windfarms. It highlights the view that there should be no prescribed direction to place the electricity infrastructure underground.*

*Reference is made to Section 11.15.2 paragraph 3 which states "The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out an appropriate assessment)." It is argued that there are situations where the designation of some Natura 2000 sites with proper controls in place, would not be negatively impacted upon by the development of a wind farm near or on the site. In particular wind farms may have little or no impact on sites if the construction process is managed in a manner sensitive to the key reason for the designation. In*



*such cases wind energy developments should be considered on their individual merits rather than with a presumption of incompatibility with the designated area. (submission no. 2113)*

Section 11.15.3 Hydro Energy

*It is suggested that an additional bullet point is included stating "Developments should not interfere with public rights of way and access tracks."*

Section 11.18 Archaeology

*A submission expresses concern that archaeological conditions in many planning permissions are not actively enforced. It is stated that 'leaving it up to the developer to provide an archaeological report is fraught with dangers'. It is submitted that going forward, policy should dictate that statutory authorities carry out such investigations at the expense of the developer.*

## **Manager's Response**

### Section 11.1.7 Urban Design

The document is noted. Section 11.1.7 of the Development Plan contains general guidance urban design and future applications must demonstrate compliance with this.

### Section 11.2 Residential Development

The 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (Department of the Environment, Community and Local Government) refer to the need to achieve appropriate densities of development of the order of 35-50 units per hectare on greenfield/outer suburban or institutional lands and higher where appropriate e.g. town centre sites, along transport corridors. This reflects the high cost of servicing land and providing transport infrastructure, the need to create pedestrian, cyclist and public transport friendly developments and that land is a limited resource. The draft Development Plan promotes the provision of a mix of housing types (e.g. Housing Policy HS POL 1) which would include detached housing. However, the promotion of detached dwellings over other forms of housing would mitigate against the position of the Draft Plan with respect to density and is not therefore considered appropriate. Standards in respect of soundproofing are set out in the building regulations and monitored and controlled under those statutes. It is considered that a reference could be included in the chapter to reiterate to applicants their obligations in this regard.

Legal procedures exist for the taking in charge of estates and Meath County Council fulfil their obligations in this regard. The Council also have a policy for the taking in charge of residential developments which it implements through its actions in this area. It is considered that as part of the taking in charge process, legal ownership of public open space areas should be required to be transferred to Meath County Council in order to secure the preservation and maintenance of such areas. Until estates are taken in charge, the maintenance of public areas is the responsibility of the relevant management company/developer and it is not proposed to alter this arrangement.

### Section 11.2.1 Residential Density

The approach to density outlined in Chapter 11 states that in respect of Large Growth Towns, Moderate Sustainable Growth Towns and Small Towns which are located on well established, existing or proposed public transport routes or nodes with additional capacity, residential densities in excess of 35 net residential units per hectare should be utilised particularly in town centre locations. In other locations at a maximum density of 35 net units per hectare is specified. It should also be noted that the Draft Plan states that in general densities and house types shall be compatible with established densities and housing character in the area.

It would be contrary to Government policy for the Development Plan to oppose high density housing development per se. Rather the Draft Development Plan seeks to ensure that housing is provided at a sustainable density and suitable for its location and the character of an area. It is considered that this approach is appropriate and sustainable taking into account the role of these towns in the county settlement hierarchy, the costs of providing infrastructure, the use of land as a finite resource and the contents of the 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' (Department of the Environment, Community and Local Government). The Draft Development Plan also acknowledges that the appropriate density for a particular development should be determined by spatial planning and architectural design criteria, influenced by the context of a given site and the relationship to the overall proper planning and sustainable development of the urban centre in question.

#### Section 11.2.2 Residential Design Criteria

A number of minimum standards are set out in the Development Plan in order to ensure that developments will be of a high standard. However, the Draft Development Plan does acknowledge that "the choice as to the level of residential density appropriate to a given area cannot therefore be considered in simple arithmetic terms for all development sites as a single numerical value. Rather, the identification of a given density and the question of its appropriateness should be determined by spatial planning and architectural design criteria, determined by the context of a given site and the relationship to the overall proper planning and sustainable development of that centre."

Section 11.2 of the Plan requires that applications for residential development over 0.2 hectares or for more than 15 residential units be accompanied by a design statement. One of the principal functions of the design statement is to ensure that the local context is taken into account in the design of the scheme. This would have regard to issues such as roof finishes and materials.

The inclusion of the 22 metre standard between opposing windows is necessary to ensure adequate privacy. It is considered that the standard could be amended to take into account situations where the opposing windows serve non habitable rooms; in such circumstances separation distances below 22 metres may be acceptable where obscure glazing is provided. It is considered important to have adequate distance between neighbouring houses in order to allow for maintenance and access including the movement of bins through the imposition of a 3.2 separation distance between the flanks of adjoining houses.

### Section 11.3 Childcare Facilities

The provision of adequate childcare facilities within new neighbourhoods is considered an important component of the sustainable development of urban areas. In addition, the availability of childcare facilities fulfils broader socio-economic functions in enabling participation in the workforce by parents. Consequently, the Draft Development Plan requires that generally one childcare facility with places for 20 children should be provided for each 75 family dwellings. This is consistent with the standard set out in the 'Childcare Facilities Guidelines for Planning Authorities' and it is considered appropriate to retain it.

### Section 11.9 Car Parking Standards

The car parking standards set out in the Draft Plan are largely consistent with those set out in the draft NTA Transport Strategy for the Greater Dublin Area. The Draft Development Plan standard states that for offices above 1,000 sq.m. gross, 1 space per 14 sq.m. shall be the maximum provision while the NTA strategy states that the standard of 1 space per 14 sq.m. should apply to developments over 1,500 sq.m. gross. It is considered that the Draft Plan could be amended to be consistent with the standard of the NTA strategy. The submission specifically refers to standards for food retail development. The car parking standard set out in the Draft Development Plan states that for food retail, the maximum provision of parking is 1 space per 20 sq.m. gross floor area. Where the floor area exceeds 1,000 sq.m. gross floor area, the maximum standard is 1 space per 50 sq.m. gross floor area. This is in line with the draft NTA strategy.

The car parking standard for retail warehouses is 1 space per 20 sq.m. gross floor area. It should be noted that car parking standards in the Development Plan are maximum standards. In addition, the standard included in the Development Plan is the same as that specified in the NTA draft Transport Strategy for non retail development. It should also be noted that the draft NTA states, in relation to its parking standards that "While the above table represents regional maximum parking standards, the Authority will publish guidance on more restrictive car parking standards appropriate for specific locations, or types of locations, in the GDA." It is considered that the standard set out in the Draft Plan should remain as it is pending the publication of this guidance by the NTA.

### Section 11.12 Telecommunications

Policy NH POL 18 aims to preserve and protect the public rights of way identified in the Development Plan. This policy would be applicable to applications for telecommunications structures. Objective NH OBJ 9 seeks to identify and protect further rights of way which give access to seashore, mountain, lakeshore, riverbank or other places or nature beauty or

recreational utility and these would also feed into policy NH POL 18. It is considered that this is sufficient protection to include in the Development Plan regarding rights of way. However, for other rights of way which may exist, it should be noted that as per Section 34(13) of the Planning and Development Acts 2000-2011, a person shall not be entitled solely by reason of permission granted under Section 34 to carry out any development.

Many of the issues raised in point 2 are addressed in the development assessment criteria for telecommunications structures detailed in Section 11.12 or addressed elsewhere in the Development Plan, e.g. page 230 of the Draft Plan sets out how telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature, the submission of landscape impact reports is addressed on page 231 of the Draft Plan and point (e) on page 231 relates to requiring details of measures to mitigate the visual impact of telecommunications infrastructure. However this point could be supplemented with reference to some of the specific factors listed in the submission. Objective LC OBJ 5 in Chapter 9 seeks to preserve the views and prospects and the amenity of places and features of natural beauty or interest identified on the Landscape Character Map 05 (Visual Amenity) and shown on Map 9.4 from development that would interfere with the character and visual amenity of the landscape.

#### Section 11.14 Extractive Industry and Building Materials

Meath County Council welcomes the support outlined in a number of the submissions for this section of the Plan.

Reference is made in Section 10.12 (Extractive Industry and Building Materials Production) to a number of relevant policy documents. It is not considered necessary to repeat these references, given that they primarily concern development assessment criteria. There is a list of bullet points in this section detailing the matters which must be addressed in applications. A reference could be made to the code of practice for archaeology in the point relating to archaeology. The comments in respect of architectural heritage are noted. However cognisance must also be taken of the fact that a sustainable heritage sector is one of the three guiding pillars of this Development Plan and that the protection of architectural heritage is a component of sustainable development. The assessment of impact on architectural heritage by its nature is concerned with indirect impacts as well as direct impacts e.g. on the setting of a given structure.

It is considered that the criteria listed in section 11.14 provide adequate guidance to prospective applicants on the issues that need to be addressed in quarry applications. The need for

appropriately qualified personnel to be involved in the preparation of background studies and analysis is acknowledged and it is considered that the Draft Plan could be amended to reflect this.

Section 11.15.1 All Renewable Energy Developments

It is not considered appropriate to include the proposed amendment. Public access routes are by their definition public. It should be noted that as per Section 34(13) of the Planning and Development Acts 2000-2011, a person shall not be entitled solely by reason of permission granted under Section 34 to carry out any development. See also the response to issues raised under Section 11.12 Telecommunications.

Section 11.15.2 Wind Energy

Section 11.15.2 states that cables connecting the wind farm to the national grid should be located underground where feasible. It is considered that this is a reasonable approach to take.

The issue wind developments and Natura 2000 sites is sufficiently dealt with in section 11.15.2 which allows for such development if it can be proven by carrying out AA that the development would not impact on the integrity of the Natura 2000 site.

Section 11.15.3 Hydro Energy

Policy NH POL 18 aims to preserve and protect the public rights of way identified in the Development Plan. This policy would be applicable to applications for hydro energy developments. Objective NH OBJ 9 seeks to identify and protect further rights of way which give access to seashore, mountain, lakeshore, riverbank or other places or nature beauty or recreational utility and these would also feed into policy NH POL 18. It is considered that this is sufficient protection to include in the Development Plan regarding rights of way. However, for other access routes that may exist, it should be noted that as per Section 34(13) of the Planning and Development Acts 2000-2011, a person shall not be entitled solely by reason of permission granted under Section 34 to carry out any development.

Section 11.18 Archaeology

Applicants are legally obliged to comply with the conditions attached to a planning permission. Meath County Council follow the advice given by the Department of Arts, Heritage and the Gaeltacht in deciding to apply conditions relating to archaeology. Where such conditions are applied, Meath County Council require developers to adhere to them. Archaeological reports received are subsequently assessed by Meath County Council and referred to the Department of

Arts, Heritage and the Gaeltacht for their comment. The Council is satisfied that adequate procedures are in place to deal with this matter.



### Manager's Recommendation

It is recommended that the following changes are made, with text to be removed shown as strikethrough and proposed additional text shown in bold font:

#### Section 11.2.2.1 General

Add new text in relevant section.

**Excessive transmission of sound between structurally adjoining residential units causes nuisance to occupiers. New residential units must be constructed to a high standard to ensure transmission of sound is within acceptable standards. The relevant standards for sound insulation and the enforcement of these are controlled through the building control regulations and legislation.**

#### Section 11.2.2.2 Houses

1. A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings. **Appropriate design solutions may be acceptable in other circumstances where the windows of non habitable rooms are within 22 metres of each other.**

Insert bullet point 6: **Meath County Council shall require that areas dedicated for public open space in a planning application are transferred to the ownership of the Council where the development is taken in charge by the Council.**

#### Section 11.9 Car Parking Standards

Offices - 1 per 25 sq. gross floor area. Where the floor area exceeds ~~1,000~~ **1,500** sq.m. gross floor area, 1 space per 50sq.m. gross floor area.

#### Section 11.12 Telecommunications

(e) To submit proposals to mitigate the visual impact of the proposed development including the construction of access roads, additional poles and structures, **and adequate screening and/or landscaping**, and

#### Section 11.14 Extractive Industry and Building Materials

Amend bullet point to state: "Impact on archaeological and architectural heritage. **Reference should be made to the contents of the 'Archaeological Code of Practice (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009);**





Insert text at end of section stating **“Supporting studies and analysis should be prepared by appropriately qualified personnel.”**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.16 CHAPTER 12 IMPLEMENTATION AND MONITORING

Submissions received relevant to this section: 2022, 2038, 2109.

#### ***Main Issues Raised***

*It is argued that over the past fifteen years that has been a widespread absence of implementation of policy documents with respect to the promotion of proper planning and sustainable development and a divergence between policy and practice. It is submitted that the implementation measures in the Draft Plan are weak and there should be a move towards robust targets, actions and measures to achieve the tangible implementation and transition to a low-carbon, low-energy and sustainable society. A sample schedule of targets, indicators and monitoring measures has been supplied. It is also recommended that the Development Plan should include a sustainability matrix, in addition to the normal development management criteria, which should be applied to all planning applications.*

*A submission requests that robust development policies with significant consequences for those who fail to comply with the planning system are included in this section. Concern is expressed in relation to the perceived failure of the enforcement system. Bonds are considered to be unsatisfactory.*

*It is argued that Planning Authorities should ensure that legitimate industry is not being unfairly competed with in terms of contribution costs by unauthorised developments.*

### **Manager's Response**

The importance of allocating sufficient resources to ensure that the Development Strategy presented in the Development Plan is realised and implemented is recognised. This includes monitoring the progress of the various policies and objectives that are contained within the Development Plan.

Pursuant to section (15) (2) of the Planning and Development Acts 2000-2012 the Council is required to prepare a report to the Elected Members on the progress achieved in securing the objectives of the plan within 2 years of the adoption of the Plan. However, the Executive recognises the value of the preparation of an annual monitoring and evaluation report in this regard in accordance with that recommended in the Section 6 of the Development Plan Guidelines. Such a report could facilitate the identification of any issues concerning implementation of the development plan, for example through the interpretation of development plan objectives in the development management process. Meath County Council will endeavour to prepare same subject to the availability of the necessary resources.

The Environmental report prepared as part of the Strategic Environmental Assessment of the Draft Development Plan puts forward proposals for monitoring the likely significant effects of implementing the Plan. Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Table 9.1 of the Environmental Report shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan. A preliminary monitoring evaluation report on the effects of implementing the County Development Plan will be prepared to coincide with the 2<sup>nd</sup> year review of the Plan. This objective can also play an important role in assessing whether the Plan is achieving environmental objectives and targets measures which the Plan can help work towards.

### **Manager's Recommendation**

It is recommended to make the following changes with text proposed to be deleted shown as strikethrough and proposed new text shown in bold font.

Insert the following text and objectives at the end of Section 12.5

**"Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the plan, the preparation of an annual monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example through the interpretation of development plan objectives in the development management process.**

**IMP & MON OBJ 1: To endeavour to prepare an annual monitoring and evaluation report on the progress achieved in securing the objectives of the plan to be given to the Elected Members, subject to the availability of the necessary resources.**

**IMP & MON OBJ 2: To prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan within two years of the making of the Plan (as per section 15) of the Environmental Report. (This could coincide with 2<sup>nd</sup> annual review of the Development Plan on the progress achieved in securing the Development Plan objectives as per IMP & MON OBJ 1).**

**IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report."**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.17 APPENDIX 4 MEATH HOUSING STRATEGY

Submission received relevant to this section: 2036

#### Main Issues Raised

Section 3.6

The vision is considered to be too aspirational and should include practical objectives such as 'Developers of housing and industrial estates should be required to complete all infrastructure and landscaping before buildings can commence.

#### Manager's Response

The vision of the Housing Strategy states:

*"To facilitate and promote a robust and sustainable housing strategy that plans and provides for the housing needs of all citizens, thereby promoting equality, social inclusion and ensuring the delivery of quality outcomes for the resources invested"*

This vision is considered to be appropriate and reflective of Meath County Council's aspirations. The vision represents Meath County Council's objectives of equality, inclusivity and quality across all of its actions relating to housing matters. It ensures that the housing strategy is grounded in a balanced and cohesive ethos.

The matter raised here relates to the Development Management process and should therefore be considered within the context of Chapter 11: Development Management Guidelines and Standards. It is not considered appropriate that the matter raised above should be addressed or considered in the context of the Housing Strategy. However it is considered that reference could be made in Chapter 11 to requiring that the phasing of development ensure that infrastructure and open space is delivered in tandem with the occupation of buildings. This is to satisfy SS OBJ 2 of the Meath County Development Plan 2013-2019 which states 'To ensure that throughout the county, growth takes place concurrent with the provision of necessary services and infrastructure, including water services....' It will also ensure that development takes place in an orderly and integrated manner, consistent with proper planning.

### **Manager's Recommendation**

It is recommended to make the following changes to Chapter 11 as follows with the proposed additional text shown in bold font:

#### Section 11.2 Residential Development

Insert before the last paragraph in this section:

**"Applications for residential development shall illustrate the phasing for the scheme. Phasing proposals shall ensure that open space and infrastructure to serve dwellings in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority prior to the initiation of the succeeding phase."**

#### 11.8.1 Industrial, Office, Warehousing and Business Park Development

Insert at the end of this section:

**"Applications for multi unit industrial/office/warehousing/business park schemes shall illustrate the phasing for the development. Phasing proposals shall ensure that open space and infrastructure to serve units in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority, prior to the initiation of the succeeding phase."**

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.18 APPENDIX 5 RETAIL STRATEGY

Submissions received relevant to this section: 2006, 2035, 2042, 2050, 2051, 2055, 2059, 2060, 2100, 2101, 2119.

#### ***Main Issues Raised***

##### *Main Issue 1*

*That supermarket/superstore development should not be permitted in areas zoned A2 New Residential. Requests that plan should be more specific about the size and type of neighbourhood retail facilities that should be permitted.*

##### *Main Issue 2*

*Requests that property adjacent to OS3 in Trim should be included as part of the OS3 site.*

##### *Main Issue 3*

*That the development of the retail sector of Kells must be sympathetic and complementary to a heritage town with a distinct market town character.*

##### *Main Issue 4*

*Requests that the Development Plan should identify Dunshaughlin as a Moderate Sustainable Growth Town which can meet the retail needs of its catchment within its Town Centre.*

##### *Main Issue 5*

*Consideration should be given to clarifying whether flood risk assessment/vulnerability has been taken into account in the siting, extent and suitability of particular developments in terms of the various opportunity sites identified in the health check assessment. It is stated that consideration should be given to ensuring that where relevant, justification tests are carried out in accordance with the Flood Risk Management Guidelines, to ensure development is appropriate to the risk of flooding identified.*

##### *Main Issue 6*

*In relation to the future development of Navan Retail Park, the submission states that the Draft Plan fails to provide direction or provide clarity as to how Meath County Council intends to actively resolve the future development of the Navan Retail Park. It also states that the Draft Plan negatively refers to the Navan Retail Park by stating that a cautious approach will be taken regarding further such development in the county over the 6 year period of the plan. It requests that Plan clearly illustrates the Council's intention in relation to Navan Retail Park to see it*



*become fully completed and a fully occupied retail park development that provides excellent retail and recreational facilities to the people of Navan and its environs.*

Main Issue 7

*Submission proposes the designation of a site as a strategic development zone at Dunboyne. The submission also notes that 17,405 sq. metres of new retail floorspace is required for Dunboyne if it is to meet its strategic target of becoming a Level 2 Major Town Centre by 2028.*

Main Issue 8

*The format and terminology of the retail hierarchy should reflect that set out in the Regional Planning Guidelines for the GDA 2008 - 2016.*

Main Issue 9

*The retail section of the plan is revised to reference the recently published Retail Planning Guidelines for Planning Authorities 2012.*

Main Issue 10

*A submission queries whether it is also useful to further consider pipeline retail developments within the retail strategy and how this would impact on overall requirements and what measures are proposed to manage same.*

Main Issue 11

*Distribution of Retail Floorspace Capacity: The submission by GVA on behalf of Tesco Ireland Ltd. questions the accuracy of the retail assessment initially based on the methodology used to define the retail catchment areas and the distributions of floorspace between each area.*

Main Issue 12

*Retail Floorspace Survey: The submission notes that: "In addition to concerns on the catchments, we note that no new floorspace survey has been conducted to support the retail strategy. The floorspace assessments presented are dependent on the analysis carried out for the Retail Strategy for the Greater Dublin Area, which was prepared in September 2007".*

Main Issue 13

*Per Capita Expenditure and Turnover Levels: The submission states "We would also seek clarification on the retail analysis provided, particularly the methodology used to calculate per capita expenditure on convenience goods and turnover levels".*





Main Issue 14

*Under provision of quality convenience floorspace: This section of the submission notes that "Meath County Council need to ensure that the new Meath CDP promotes additional retail development in retail centres where there is currently a deficit of competitive convenience retail floorspace such as Navan, Dunshaughlin and Kells".*

Main Issue 15

*Development Contributions*

Main Issue 16

*Car Parking Provision*

Main Issue 17

*A submission objects to the boundaries of opportunity site Plot 4 in Trim. It is submitted that this area is a forecourt which provides a parking area and access to the front and rear of the submission writer's dwelling. It is therefore requested that this area be removed from Plot 4.*

Main Issue 18

*A submission requests changes to the text of the Retail Strategy as follows (proposed additional text shown in bold font).*

*Section 5.8.24 Whilst the town centre area is relatively compact, there are some backland development areas, particularly to the north of the town centre, which would represent appropriate locations for additional retail or mixed use development. **These locations will be promoted by the Planning Authority though alternative locations will be considered on their merits.***

*Section 5.8.27 The key actions and recommendations arising from this health check are as follows:*

- (i) There is **an urgent** need to promote the potential of Dunshaughlin to accommodate additional retail floorspace generally, **in particular convenience floorspace**;*
- (ii) There is a need to promote identified opportunity sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**;*

*Section 8.4.9 The key objectives in respect of Dunshaughlin include:*



- *Promote the potential of Dunshaughlin to accommodate additional retail floorspace generally;*
- *Promote identified opportunity sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**;*
- *Support services, such as leisure and recreational facilities and cafes, bistros, restaurants and other uses which are likely to attract visitors to the town centre should be encouraged;*
- *The town would benefit from improved traffic flows and traffic management on Main Street, with greater priority given to pedestrians.*

## **Manager's Response**

### Response to Main Issue 1

It is recommended as follows: In the Development Plan, definitions of supermarket and superstore need to be clarified to ensure consistency with the definitions set out in the Retail Planning Guidelines. Include a statement in the Development Plan that retail development in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.

Supermarket/Superstore should be listed as two separate uses within the Development Plan.

Remove existing definition of Supermarket/superstore from section 2.9.5 of the Draft Development Plan and clarify definitions of supermarket and superstores to ensure consistency with the definitions set out in the Retail Planning Guidelines under 2.9.5.

Include a statement within Chapter 2 of the Development Plan, Section 2.9.6 under the heading of Guidance that individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.

No change to the retail strategy required in response to this submission.

### Response to Main Issue 2

The site is an appropriate brownfield location for retail development.

### Response to Main Issue 3

The heritage importance of Kells is recognised in the health check assessment. Its heritage and tourism potential is acknowledged in the Retail Strategy. The following key actions and recommendation are of particular relevance:

(i) New development should be integrated with the traditional retail areas of the town and should be sympathetic to the heritage and character of Kells. The key objective should be to create a vibrant and commercially successful retail sector to the town and its hinterland;

(ii) Investigate measures for improvement to the public realm in the town centre generally. Such improvements should respect the unique heritage of Kells and promote this where possible;

(iii) Promote additional café, restaurant and gift / tourist shops in the town centre in order to attract tourists to the town centre and provide a link with the retail provision in the town;

It is considered issues in relation to retail and heritage will be further considered in the review of the Kells Local Area Plan.

#### Response to Main Issue 4

The retail site referred to in the submission has been identified as an opportunity site (OS1) in the health check assessment for Dunshaughlin. It is noted that this site represents a key development site in Dunshaughlin and should be prioritised for development.

#### Response to Main Issue 5

All of the opportunity sites identified are town centre sites or edge of centre sites. The issue of whether a particular site is appropriate in the context of the Flood Risk Management Guidelines is a matter to be assessed in the Town Development Plan/Local Area Plan for each settlement where land use zoning will be subject to and assessed under the guidelines.

#### Response to Main Issue 6

The retail strategy identifies the Navan Retail Park and the range of uses accommodated there. The statement regarding a cautious approach in terms of the development of further retail warehouse development in the County reflects the specific recommendation in the Retail Planning Guidelines 2012 which states: *"there should in general, be a presumption against further development of out of town retail parks."* In this context the strategy recommends that a cautious approach should be adopted when considering any further retail park developments in the County. In this regard, the recommendation refers to retail warehouse development at a county level and not specifically to the Navan Retail Park.

Further specific proposals in relation to the Navan Retail Park including land use zoning is a matter for the Navan Development Plan and is outside the scope of the County Plan.

#### Response to Main Issue 7

The issue of SDZ designation is not a matter for the retail strategy. The strategy acknowledges that Dunboyne is a centre designated to grow over the next 20 years towards a Level 2 Centre. The strategy however runs to 2022 and not to 2028. The substantive issue pertaining to the SDZ is dealt with in the Manager's response to Chapter 4 (Economic Strategy).

Response to Main Issue 8

Amend terminology within the Table 8.1 of the Retail Strategy to reflect the format and terminology used within the Regional Planning Guidelines for the Greater Dublin Area.

Response to Main Issue 9

The Retail Strategy has been updated to reference the recently published Retail Planning Guidelines for Planning Authorities 2012 which were published subsequent to the completion of the draft strategy.

Response to Main Issue 10

It is not considered appropriate to include extant pipeline permission within the future floorspace capacity figures. An explanation of this approach is provided in section 7 of the strategy which states:

*"It is noted that if all of the pipeline floorspace permitted was implemented as permitted a significant proportion of the floorspace requirements as set out in Table 7. 10 would be met by these schemes. This is particularly of relevance for the comparison floorspace requirements set out within Scenario 1 where the full requirements for additional floorspace up to 2022 are addressed by pipeline floorspace. However it is noted that Scenario 1 assumes that there will be no significant improvements to the comparison retail floorspace within the lifetime of the strategy and that current leakage levels remain throughout the lifetime of the strategy. A pragmatic approach must be taken to such extant permissions and it should be recognised that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalisation of town centres lands will continue to be promoted as a priority."*

In this regard, pipeline permissions will be considered when assessing any new application for retail floorspace in the County, but such development should not hinder or preclude further appropriate retail development. Economic and financial circumstances for new retail development have changed dramatically in recent years and many of the existing unimplemented permissions are unlikely to be implemented in the near future as a result. The scale and format of development on relevant sites may change significantly from that granted where schemes are actually implemented. It cannot therefore be assumed that most of this pipeline floorspace will be implemented as granted. It is necessary to take a pragmatic approach when considering future retail application in the County and this will include an assessment of existing permissions.

It should be noted that this approach was also adopted in the Retail Strategy for the Greater Dublin Area where extant permission were excluded from the floorspace capacity assessment. In this regard the approach adopted in the Meath Retail Strategy is consistent with the Retail Strategy for the Greater Dublin Area. A similar approach has also been undertaken within recently prepared retail strategies including the Waterford City Retail Strategy. The 2012 Retail Planning Guidelines do not provide specific guidance on pipeline permissions. The approach adopted within the quantitative assessment is also in accordance with the guidance set out within Annex 4 of the 2012 Retail Planning Guidelines.

#### Response to Main Issue 11

##### Distribution of Retail Floorspace Capacity

It is noted that the separate areas outlined within the study area have been defined for the purposes of the household survey in accordance with those identified within the Retail Strategy for the Greater Dublin and do not represent the catchment areas of the towns cited. The survey areas were defined to enable the identification of changes in retail trends observed within County Meath between the GDA Retail Strategy Survey in 2008 and the survey results undertaken to inform the 2012 County Retail Strategy.

The allocation of floorspace between areas within the County is also not intended to be prescriptive. The following is noted within the retail strategy in this regard:

*Tables 7.11 to 7.14 below set out the indicative requirements for additional convenience, comparison and bulky goods retailing within the individual zones within the County based on existing trends observed within the household survey.*

This approach is in accordance with the guidance set out within Paragraph 3.6 of the 2012 Retail Planning Guidelines which notes that *"estimates of future retail requirements are only are only intended to provide broad guidance as to the additional quantum of convenience and comparison floorspace provision; they should not be treated in an overly prescriptive manner, not should they serve to inhibit competition"*.

Furthermore, the methodology employed in the split of the County floorspace figures between the various areas within the County does not consider each area as a closed catchment. The household survey results have been used to estimate inflows and outflows between each area in calculating the distribution of convenience, comparison and bulky goods floorspace. The tables

were furthermore adjusted to assume no outflows of comparison floorspace from the Kells and Trim areas, allowing for future enhancement of the comparison role of these towns.

It is proposed to replace these tables with new tables broadly allocating the retail capacity up to 2022 by town rather than by survey areas as in the draft retail strategy. It is considered that this will provide a more appropriate framework for individual Town Development Plans and Local Area Plans. The revised tables set out the indicative requirements for additional convenience and comparison in the main towns within the County in accordance with the role of each settlement within the County Retail hierarchy, its (a) population, (b) trends observed from the household survey and (c) existing retail floorspace provision.

As a consequence Table 7.15 "Summary of Pipeline Floorspace" of the retail strategy is replaced by a revised Table which provides a summary of pipeline floorspace split between the individual towns rather than survey zones as set out within the draft strategy.

#### Response to Main Issue 12

##### Retail Floorspace Survey

The figures set out within the Retail Strategy for the Greater Dublin Area 2008-2016 were used as a baseline for existing retail floorspace figures within the County. These figures have been updated by the Council to take account of permissions which have been implemented since 2007 set out in the County Council's database.

#### Response to Main Issue 13

##### Per Capita Expenditure and Turnover Levels

The methodology used to calculate per capita expenditure is set out in detail within the draft retail strategy. The following is noted in this regard:

*"Expenditure per capita is calculated based on the information contained within the Annual Services Inquiry published by the Central Statistics Office...*

*The 2006 Annual Services Inquiry sets out expenditure per capita figures of €3,402 for 2006 on comparison goods and €3,759 for convenience goods. These figures are updated to a 2011 price year using the CPI. Convenience expenditure per capita is estimated at €3,898 in 2011 and comparison expenditure is estimated at €3,528. In accordance with the CSO publication "County*



*Incomes and Regional GDP", the expenditure figures for County Meath are assumed to be in line with the national average.*

*An increase in convenience expenditure of 2.2% in the Retail Sales Index was observed between December 2006 and December 2011 and in this regard it was not considered necessary to make an adjustment to the assumption set out within the Annual Services Inquiry. This shows that convenience expenditure changes less in response to changes in incomes than comparison expenditure.*

*For convenience goods we have assumed a 1% growth rate between 2011 and 2022. This is based on the assessment of long terms trends".*

A detailed rationale for the turnover figures is also set out within the retail strategy as follows:

*Data available for the turnover of retailers in Ireland is limited and it is necessary to use estimate average figures. The figures are based on published retail industry data and have regard to the average turnover per sq.m. calculations established in Annual Reports and Retail Rankings. They reflect the average turnover levels retailers will require to sustain a healthy level of activity. They do not count in the high levels of overtrading that have existed in many areas in recent years.*

*These figures show the average assumed turnover per sq. metre of existing floor space overall in Meath. They disguise significant differences in turnover for different shops. In general, multiple branches of national and international multiple shops are located within purpose built shopping centres or other prime locations. Prime town centre shop units will have substantially higher turnover per square metre than shops which are less well located or situated in older inefficient premises and are operated as independents. In particular, it is likely that smaller units have substantially lower turnover per sq. metre than these averages whilst the largest supermarket operators have substantially higher turnover rates per sq. metre.*

#### Response to Main Issue 14

Under provision of quality convenience floorspace

The policies of the draft Retail Strategy specifically acknowledge the requirement for additional convenience floorspace within Navan, Dunshaughlin and Kells. The following objectives are noted within the retail strategy in this regard:





*"In terms of convenience provision, it is evident that certain centres most notably Trim, Dunboyne, Kells and Dunshaughlin are under provided for in terms of convenience offer. Convenience development will in particular be promoted in these urban centres in order to improve competition choice and diversity in the retail market". (paragraph 7.9.4 page 7/11).*

The broad distribution of floorspace between individual towns is now proposed, rather than survey areas within the County as explained in response to Point 11 "Distribution of Retail Floorspace Capacity" above.

Response to Main Issue 15

Development Contributions

The issue of development contributions is not a matter for the retail strategy.

Response to Main Issue 16

Car Parking Provision

The issue of parking provision is not a matter for the retail strategy. This point will be addressed within the context of the Development Plan.

Response to Main Issue 17

Opportunity sites for retail development and expansion were identified within the Health Check Assessment carried out for a number of urban centres across the County which included Trim. The identified sites are considered to represent potential retail development sites on the basis of the application of the sequential approach to retail planning. The identification of a site as an opportunity site should not be taken as an assumption that the site is acceptable in principle for development. The inclusion of the site as part of an Opportunity Site does not impact on the property rights of the individual property owner.

Meath County Council has carried out a visual inspection of the site in question onto the Newhaggard Road and it is used to provide access to the industrial/warehouse unit to the south of same. It is accepted that part of the identified site does effectively form the curtilage of the dwelling and should be removed from the confines of the Opportunity Site OS4.

Response to Main Issue 18

It is noted that whilst the submission relates to general principles, the specific reference to the site on the Dublin Road contained in Figure 1 is not relevant for consideration in the context of the County Development Plan but rather to the Dunshaughlin Local Area Plan. The site in

question is not considered to represent an Opportunity Site for retail development due to its distance removed from the identified retail core. In addition to available town centre brownfield and greenfield sites, there are also 2 designated neighbourhood centres identified in the Dunshaughlin Local Area Plan in which a discount foodstore could be located.

The recently published Retail Planning Guidelines for Planning Authorities (April 2012) do not make a distinction between 'discount stores' and other convenience goods stores and therefore the distinction that was contained in the 2005 Retail Planning Guidelines will no longer apply. It is considered that the Retail strategy for the Greater Dublin Area 2008–2016 will have to be reviewed to ensure consistency with the former Guidelines.

The purpose of Section 2.9.5 (Permissible and Non Permissible Uses) was to provide guidance on the acceptability in principle of various uses for each of the zoning objectives. Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. Furthermore, uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits. It is not therefore considered necessary to accede to the request that discount foodstores remain 'open for consideration' under all development land use classes noting that there is not a distinction between any types of convenience shops, such as discount foodstores in this section of the Draft County Development Plan.

The submitter would appear to have misunderstood the purpose of the identification of Opportunity Sites. They do not represent the only available sites for which retail development proposals may be advanced but rather those which have been identified by Meath County Council during the course of carrying out their health checks. There may be other sites which are suitable for retail development which like all development proposals will be considered on their individual merits.

The suggested addition to Section 5.8.24 of the draft County Retail Strategy is accepted, namely that **"These locations will be promoted by the Planning Authority though alternative locations will be considered on their merits"**.

The suggested addition to section 5.8.27 of the draft County Retail Strategy is also accepted, namely that:

"The key actions and recommendations arising from this health check are as follows:

- (i) There is **an urgent** need to promote the potential of Dunshaughlin to accommodate additional retail floorspace generally, **in particular convenience floorspace**;
- (ii) There is a need to promote identified opportunity sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**;

The suggested addition to section 8.4.9 of the draft County Retail Strategy is accepted, namely that the second bullet of the key objectives in respect of Dunshaughlin include:

- "Promote identified sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**."

### Manager's Recommendation

It is recommended to make the following changes. It should be noted that the recommendations in this section focus on changes to the text of the Development Plan and outlining the broad changes to the Retail Strategy. The revised Retail Strategy contains the full details of all of the changes proposed to be made to the Strategy which have been highlighted to distinguish them from the original text by showing deletions as strikethrough and additional text as bold font.

#### Recommendation Main Issue 1

No change to Retail Strategy.

Development Plan:

It is recommended to make the following changes, with the proposed additional text shown in bold font and text to be deleted shown as strikethrough:

Remove existing definition of Supermarket/superstore from section 2.9.5 of the Draft Development and clarify definitions of supermarket and superstores to ensure consistency with the definitions set out in the Retail Planning Guidelines under 2.9.5 as follows:

**Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.**

**Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.**

Remove reference to superstore within the Development Plan as a use that would be open for consideration in A2 areas and retain retail reference to supermarket only as illustrated below:

#### **Open for Consideration Uses**

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket/~~superstore~~, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

Include the following statement under the heading of guidance on the A2 zoning objectives of the Plan in Section 2.9.6:



In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area. **Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.**

Recommendation Main Issue 2

Include the subject lands as part of OS3 in Trim in Retail Strategy and amend figures 5.21, 5.22 and 5.24 of the Retail Strategy accordingly.

Recommendation Main Issue 3

No change to Retail Strategy.

Recommendation Main Issue 4

No change to Retail Strategy.

Recommendation Main Issue 5

A statement is inserted in the Retail Strategy (para 5.1.11) which states: "The merits of each opportunity site must be considered in the context of the proper planning and sustainable development of the area and due cognisance must be had to all relevant environmental factors including compliance with the Flood Risk Management Guidelines."

The text will therefore read as follows:

"Each health check assessment concludes by setting out key actions and recommendations for each centre and identifies potential retail opportunity sites. It should be noted that the opportunity sites identified in the health check assessment are potential retail development sites. The strategy is not intended to be prescriptive in this regard and other suitable sites for retail development may well come forward for development over the period of the Development Plan. Sites for retail development should be considered on their merits and in accordance with the principles of the sequential test. **The merits of each opportunity site must be considered in the context of the proper planning and sustainable development of the area and due cognisance must be had to all relevant environmental factors including compliance with the Flood Risk Management Guidelines. Specific guidance regarding**

**the assessment of a sites’ suitability for retail development is detailed in Section 9 of this strategy.”**

Recommendation Main Issue 6

Recommendation: No change to Retail Strategy.

Recommendation Main Issue 7

Recommendation: No change to Retail Strategy.

Recommendation Main Issue 8

Recommend that the retail hierarchy, table 8.1 and associated text in section 8.2.13 in the retail strategy is amended to reflect the format and terminology of the Regional Retail Planning Guidelines to ensure consistency.

As a consequence of this amendment a number of revisions are made to Chapter 2 of the Draft County Development Plan. Table 2.6 which sets out the retail hierarchy for County Meath is replaced along with the accompanying text in Section 2.4.2. This revision is also reflected in Chapter 4 of Draft County Development Plan wherein Table 4.3 and the text under Section 4.5.3 is revised. These revisions are highlighted below.

Section 2.4.2 Retail

Delete table 2.6 and replace with the following table. Amend the text of this section as outlined below.

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and ~~Tier-2~~ **Level 3** centres. This is of key importance if the county's performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the ~~first~~ **Level 2** and ~~second-tier~~ **Level 3 centres** within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

Section 4.5.3 Confirmation of Retail Hierarchy

Delete table 2.6 and replace with the following table. Amend the text of this section as outlined below.

**Table 4.3: Retail Hierarchy in Co. Meath**

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/OR District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

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

**Level 2 - County Town Centre** – In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a ~~First-Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

~~Second-Tier~~ **Level 3** – Town and/or District Centres and Sub County Town Centres – Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve ~~First-Tier~~ **Level 2** Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in ~~the second tier~~ **Level 3**.

~~Third-Tier~~ **Level 4 – Neighbourhood Centres**, Local Centres, Small Towns and Villages. This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

**Level 5: Corner Shops/small villages: various**

**Other Drogheda Environs:** Drogheda Environs contain a relatively large quantum of retail development due to its association with Drogheda Borough, **a second tier centre** in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed 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.

Recommendation Main Issue 9

Update of Retail Strategy will be incorporated into the proposed amendments.

As this amendment relates to the full retail strategy please refer to retail strategy document for this amendment. Proposed additional text is shown in bold font and text to be deleted shown as strikethrough throughout the Retail Strategy. The text under section 4.5.1, 4.5.8 and 4.5.9 of Chapter 4 of the Draft County Development Plan is also updated to include reference to the 2012 Retail Planning Guidelines.



Section 4.5.1 Background to Retail Strategy

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;
- Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;
- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;
- Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing,

**lighting and effective street cleaning/business improvement district type initiatives; and**

- **Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.**

#### Section 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (**April 2012** ~~January 2005~~) requirements, all applications for significant development should be assessed against a range of criteria. As a general rule, developments in excess of 1,000m<sup>2</sup> (gross) of convenience floorspace and 2,000m<sup>2</sup> (gross) of comparison floorspace located outside of established retail cores will be assessed by the following criteria.

- Compliance with the 'Sequential Approach'
- Impact on the town and village centres, including cumulative impact;
- The relationship of the application to any Development Plan or Local Area Plan allocation;
- The development's contribution to town / village / centre improvement;
- The development's contribution to site and / or area regeneration;
- The quality of access by all modes of transport and by foot and bicycle;
- The development's role in improving the competitiveness of the County and sub areas of the County;
- The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale.

#### 4.5.9 Design Quality

**The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides planning authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places.** ~~The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks. This is of particular importance due to the visual dominance role which retail plays in a town or village streetscape. Section 11.7 (of Development Management Guidelines and Standards) provides guidance on Retail Development whilst individual Town Development Plans~~



and Local Areas Plans include a range of design principles and policies which respond to local circumstances.

Recommendation Main Issue 10

Recommendation: Include additional text to paragraph 7.9.11 of the Retail Strategy and Section 4.5.6 of the Draft County Development Plan which states that *"a case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development."*

The following additional text will be included under paragraph 4.5.6 of Chapter 4 of the Development Plan:

"It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centres schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. **A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace.** The appropriate redevelopment and revitalization of town centres lands should continue to be promoted as a priority."

Recommendation Main Issue 11

Distribution of Retail Floorspace Capacity

It is recommended to amend the Retail Strategy to address this issue with the proposed additional text shown in bold font and text to be deleted shown as strikethrough in the revised Strategy. Section 4.5.6, 4.5.7 and Table 4.5 of Chapter 4 of the Draft County Development Plan are revised to incorporate the amendments. The floorspace potential figures set out within Table 2.7 of the Meath County Development Plan are also corrected.



Section 4.5.7 Strategic Guidance on the Distribution of Retail Floorspace

Section 4.5.7 and Table 4.5 of Chapter 4 of the Draft County Development Plan are revised to incorporate the amendments below.

The existing table 4.5 should be deleted and replaced by the tables 4.5 and 4.6, with all other tables in this chapter to be correspondingly renumbered. Additional text should be included as stated below and revisions to the existing text made as illustrated.

<b>Table 4.5: Indicative Convenience Floorspace Potential</b>	
	<b>2022</b>
Navan	11,000
Trim	5,000
Kells	3,500
Ashbourne	2,000
Dunshaughlin	3,500
Dunboyne	6,500
Other	4,117
<b>Total</b>	<b>35,617</b>

<b>Table 4.6 Indicative Comparison Floorspace Potential</b>	
	<b>2022</b>
Navan	10,000-24,000
Trim	1,750-5,000
Kells	1,500-4,000
Ashbourne	1,000-3,000
Dunshaughlin	1,250-3,000
Dunboyne	3,500-7,000
Other	1,368-2,446
<b>Total</b>	<b>20,368-48,446</b>

Tables 4.5 and 4.6 set out the indicative potential for additional convenience and comparison floorspace in the main towns within the County in accordance with the role of each settlement within the County Retail hierarchy, its population, trends observed from the household survey and existing retail floorspace provision. Having

regard to the deficit in capacity for bulky household floorspace set out within Table 4.4 a split between the individual towns is not considered appropriate. Applications for bulky goods floorspace within the County will be considered on their merits.

**The range of comparison floorspace allocation as set out in Table 4.6 above reflects the capacity assessment above under Scenario 1 and Scenario 2.**

In considering the ~~requirement~~ **potential** for additional retail floorspace within the County, the figures contained in **Tables 4.4, 4.5 and 4.6** above should not be considered as upper limits, merely as indicative of the scale of new floorspace required to meet the needs of existing and future population and expenditure within the county. **The figures represent the potential additional floorspace over that existing and do not include unimplemented permitted retail schemes in the County. The figures set out within Tables 4.5 and 4.6 may be subject to further preparation of individual town development or local area plans.** Additional new floorspace may be proposed and this could replace some existing outdated or poorly located retail floorspace. These figures should be seen as minimum rather than maximums. The key consideration is the location of new floorspace.

**The lower set of figures for comparison floorspace, Scenario 1 in the capacity assessment, are based on a continuation of high leakage of expenditure from the catchment area to competing centres. The level of retention of this expenditure has potential to increase over the lifetime of the strategy in line with an enhanced provision of comparison floorspace within the County as set out within Scenario 2 of the capacity assessment.**

#### Section 2.4.2 Retail

Delete the existing table 2.6 and replace with the table below:



**Table 2.7: County Meath Floorspace Potential**

Year	Convenience sq.m.	Comparison sq.m. Scenario 1 <sup>3</sup>	Comparison sq.m. Scenario 2	Bulky Goods sq.m.
2011	15,431	124	- 124	-19,983
2019	31,071	13,723	38,527	-7,614
2022	35,617	20,368	48,446	-1,570

Recommendation Main Issue 12

No change to the retail strategy

Recommendation Main Issue 13

No change to the retail strategy

Recommendation Main Issue 14

The split of floorspace between the individual zones as set out within in response to Point 11 above.

Recommendation Main Issue 15

No change to the retail strategy.

Recommendation Main Issue 16

No change to the retail strategy.

Recommendation Main Issue 17

It is recommended to amend the boundary of OS4 in Trim to omit the front curtilage of Mr. Wheeler's dwelling as requested but to include the access to the industrial / warehouse units to the south of same.

Recommendation Main Issue 17

It is recommended to make the following changes to the draft Retail Strategy:

Section 5.8.24: "Whilst the town centre area is relatively compact, there are some backland development areas, particularly to the north of the town centre, which would represent

<sup>3</sup> Scenario 1 is a low growth scenario and scenario 2 is a high growth scenario.

appropriate locations for additional retail or mixed use development. **These locations will be promoted by the Planning Authority though alternative locations will be considered on their merits."**

Section 5.8.27: "The key actions and recommendations arising from this health check are as follows:

- (iii) There is **an urgent** need to promote the potential of Dunshaughlin to accommodate additional retail floorspace generally, **in particular convenience floorspace**;
- (iv) There is a need to promote identified opportunity sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**;"

Section 8.4.9, second bullet of the key objectives in respect of Dunshaughlin:

- Promote identified sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment)**.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.19 APPENDIX 6 FLOOD RISK ASSESSMENT

Submissions received relevant to this section: 2004, 2016, 2050.

#### ***Main Issues Raised***

*The submission from the OPW suggests placing the current and if applicable proposed land zones onto the FRA flood maps. It is considered that this will clearly demonstrate the level of flood risk on development zones based on the countywide SFRA and aid the public in understanding the Development Plan decision making process in terms of applying the guidelines principles toward flood risk.*

*The submission also suggests clearly highlighting in Appendix A of the SFRA, what modelled data type approach was used for each settlement flood map. The OPW submission also recommends highlighting some more detail regarding the limitations/uncertainty of each model approach in developing the flood map extents e.g. around structures such as bridges/culverts.*

*Furthermore the OPW suggest where 'No SFRA' is concluded in Section 10 and Appendix A of the County SFRA, that this should be accompanied with a statement referring to the uncertainty of the current flood map extents for each settlement. It is stated that where the uncertainty is significant, that this may later result in a FRA being required. (Sub no. 2004)*

*Submission from Kells Town Council requests that a water course in Kells is taken into consideration in the Strategic Flood Risk Assessment for Kells contained within Appendix 6 of the Draft Meath County Development Plan.*

*Submission from EPA requesting the development of the new rail link should take into account flood risk.*





### Manager's Response

Rezoning/dezoning/phasing will be considered following the adoption of the County Development Plan during the review of Town Development Plans and Local Area Plans and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan.

Appendix A clearly defines the Flood Mapping Data Source.

This is considered in Section 4 with a Table 4-1 reviewing the coverage, quality and confidence in model used and Sections 4.2 to 4.6 describing the specific sources.

Uncertainty within the Flood Zone maps is discussed in Section 4 and this is taken into account when recommending which sites to progress at SFRA stage in Section 10.

The submission from Kells Town Council is noted. JBA Consulting are currently preparing an SFRA for the Kells Development Plan 2013-2019 and the Newrath Stream is being considered under this study and results will be available by the end of September 2012. The initial Flood Zone mapping will be included within the County Development Plan SFRA.

In terms of flood risk, the new rail link has been demonstrated to pass parts 1 and 2 of the Justification Test for Development Plans. There are no strategic flood risk management implications as a result of the route which is utilising existing river crossings and thus fulfils the necessary Development Plan assessments in this regard.

### Manager's Recommendation

It is recommended to make the following amendments to the Strategic Flood Risk Assessment:

#### Section 4.1 Overview

Insert text into Table 4.1 (pg 16) as follows:

Description	Coverage	Quality	Confidence	Used
<b>MODEL DATA</b>				
FEMFRAMS Flood Outlines	Fingal East Meath	High	High	Yes
Irish Coastal Protection Strategy Study (ICPSS) tidal flood outlines	Whole coastline of county	High	High	No; Meath coast was modelled in detail under FEM FRAMS
National PFRA Study Flood Outlines	Countywide	Moderate	Moderate	Yes
JFLOW® Flood Mapping	Countywide	Moderate	Moderate	Yes
Eastern CFRAM FRR and North West Neagh Bann CFRAM FRR (Verified PFRA)	Countywide (but only for specific FRR sites)	Moderate	Moderate	Yes
Tolka River Flood Study	Dunboyne Clonee Pace	High	High	Yes
Kilcock Flood Study	Kilcock	High	High	Yes
Swan River Flood Risk Assessment	Navan (south west)	High	High	Yes
Mornington Flood Alleviation Study	Mornington East	High	High	Yes
<b>Kells Stormwater Drainage Study incorporating JFLOW® Flood Mapping</b>	<b>Newrath Stream, Kells</b>	<b>High</b>	<b>Moderate</b>	<b>Yes</b>

Table 0-1 Model Data Available

Section 4.6 Local Flood Studies (Pg 20)

Insert additional bullet point in Section 4.6 as follows:

**“Kells Stormwater Drainage Study - the 2006 Drainage Study resulted in a clear definition of existing flood risk for the Newrath Stream, highlighting areas of significant flooding from upstream of Bective Street through to the downstream junction with the River Blackwater. The study provides flood probability mapping (for the 1 in 200 year event, but not for Flood Zone A or B) and management options for flood risk along with master planning. Data from the study has been used in combination with additional LiDAR DTM to provide Flood Zone mapping using JFLOW® for the Newrath Stream.”**

Section 7 Flood Zone Mapping

Amend text in section 7 (pg 32) in relation to Kells as follows:

**7. Flood Zone Mapping**

LOCATION	FEM FRAMS	OTHER MODEL	CFRAM	PFRA	JFLOW	SITE VISIT	COMMENT ON SFRA FLOOD ZONE MAPPING
Kells		Y		Y	Y	Y	Based on <del>site walkover</del> , PFRA outlines used in mapping Kells Stormwater Drainage Study and the application of additional LiDAR data and JFLOW modelling, PFRA used for River Blackwater

Section 8.2 Flooding Impacts on Property and Infrastructure

Amend Table 8-1 in Section 8.2 (pg 35) as follows:

Property Type	No. (and % of Total Properties*) in Flood Zones A and B
Residential	<del>2252 (3.3%)</del> <b>2279 (3.4%)</b>
Commercial	<del>185 (0.27%)</del> <b>189 (0.28%)</b>
Both	195 (0.28%)
Total	<del>2632</del> <b>2663 (3.9%)</b>

\*% of total properties is % of the total number of all properties in County Meath

**Table 0-1 Properties Flood Zones A and B6**

Section 10.0 Land Use Zoning Objectives

Amend section and table 10.1 (Pg 41 and 42) as follows:

Vulnerability Class	Land use and types of development include:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations Hospitals and schools; Dwelling houses, student halls of residence and hostels. <b>Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution in the event of flooding.</b>
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and building used for agriculture and forestry; Local transport infrastructure.
Water-compatible development	Flood control infrastructure; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms, Lifeguard and coastguard stations.

**Table 0-2 Summary Classification of Vulnerability**

It is noted that as part of the County Development Plan SFRA, individual zonings within each settlement have not been considered in detail under the SFRA. Zoning objectives will be fully reviewed as part of the Local Area Plan / Development Plan preparation. However, one zoning objective that is included within the County Development Plan is the R1 strategic rail corridor and the appropriateness of this zoning is discussed in Section 10.3.

Amend Table 10.2 (pg 43 and 44) in relation to Kells as follows:

SETTLEMENT	CONCLUSION
Kells	<del>No SFRA required. Implement Flood Risk Management policies from GDP.</del> SFRA required at Development Plan stage.

**Table 0-3 Summary Results from the Settlement Review**

Section 10.3 Strategic Rail Corridor

Insert the following text under new section 10.3 (pg 44):

**10.3 Strategic Rail Corridor**

The protection of the designated route of the extension of the Clonsilla to Parkway rail line to Navan is catered for by zoning objective R1 “To provide for a strategic rail corridor and associated physical infrastructure.” The R1 zoning is mentioned specifically in this SFRA because it stands apart from most other zoning objectives within the Development Plan.

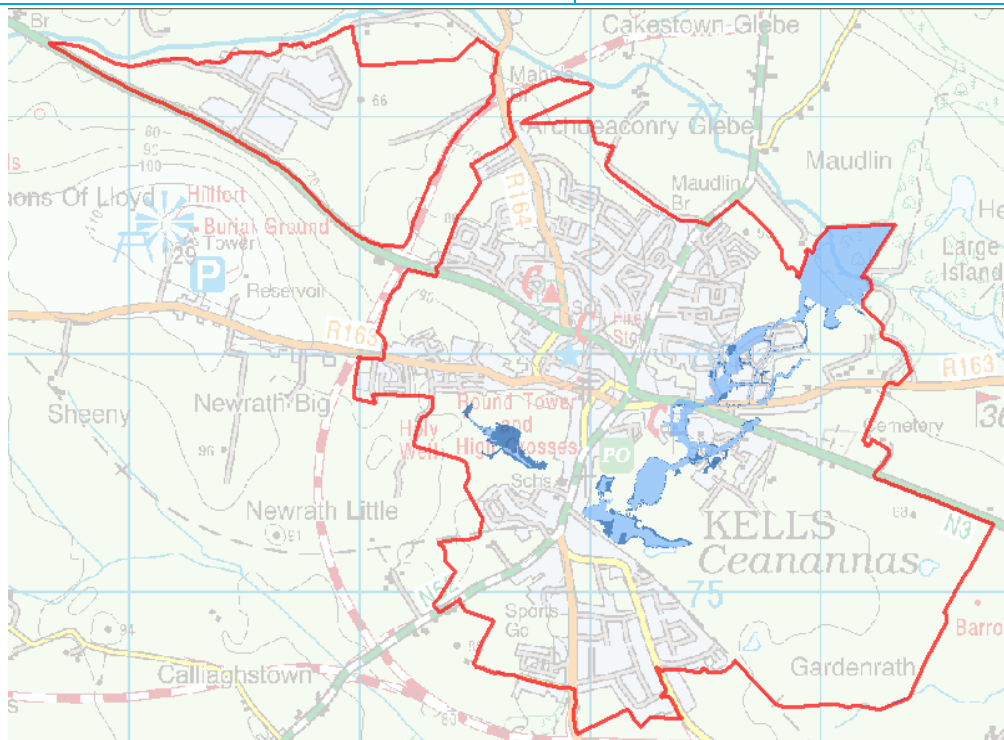
As stated in the Development Plan; the zoning has a single purpose use which is to protect the designated route from development which would compromise its future delivery. In applying the Planning System and Flood Risk Management Guidelines the new rail link has been demonstrated to pass parts 1 and 2 of the Justification Test for Development Plans. Having reviewed the proposed corridor there are no strategic flood risk management implications as a result of the designated route, which utilises existing river crossings and as such the development is unlikely to cause unacceptable adverse impacts.

Appendix A Settlement Review of SFRA

Amend Appendix A Settlement Review of SFRA, Map marked A.20 (pg 20) as follows:

*A.20 Kells*

Settlement Area	507.93 Ha
Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	No



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The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately. Note that Flood Zone mapping is only reproduced within the settlement development boundary. Flood Zone A – Fluvial: 1 in 100 year or 1% AEP, Tidal: 1 in 200 year or 0.5% AEP. Flood Zone B – 1 in 1000 year or 0.1% AEP.

Flood Zone mapping data source	<b>PFRA Kells Stormwater Drainage Study, JFLOW and PFRA</b>
Historical Flooding	<del>No</del> <b>Historic flooding of the Newrath Stream</b>
Comment	<p>Development to the north of the town is restricted by the Blackwater River, <del>however the majority Flood Zone A and B lies outside the development boundary.</del></p> <p><del>The Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided. Flood risk can be managed by adopting the policies set out in the County Development Plan and the recommendations of the Planning Guidelines.</del></p> <p><b>The Newrath Stream is also a source of flood risk to the future development of lands to the east and west of Bective Street and prior to the junction with the River Blackwater.</b></p> <p><b>It is recommended that the settlement is assessed in more detail at Development Plan stage taking into account the specifics of the Kells Stormwater Drainage Study.</b></p>
Conclusion	<p><del>No SFRA required. Implement Flood Risk Management policies from GDP.</del></p> <p><b>SFRA required at Development Plan stage taking account of the Kells Stormwater Drainage Study.</b></p>

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.20 APPENDIX 7 LANDSCAPE CHARACTER ASSESSMENT

Submissions received relevant to this section: 2017, 2041, 2113, 2122, 2124

#### Main Issues Raised

*The Irish Wind Energy Association request that Appendix 7 is reviewed to take into consideration the SEAI Wind Atlas to further inform the potential capacity to accommodate wind energy development – category 9, which would provide a more encompassing approach in identifying areas suitable for wind energy development. The optimum siting of wind farm developments is in an area where there is a sufficient wind resource. With the continuing increase in hub heights and rotor diameter being offered by turbine manufacturers, the resource in less windy inland sites can also be exploited. Identification of suitable sites by Meath County Council will ensure that wind energy will be developed on the optimum sites and will deliver tangible benefits in terms of Local Authority rates, service jobs in legal, engineering and construction, construction supplies, landowner annual rental income and increased security of electricity supply.*

*It is noted that the final column of the table on page 92, which provides a summary of landscape capacity, is not completed. It is requested that the public are consulted when this information is completed or alternatively, that column is removed and text included in the Chapter 11 (Development Management Guidelines & Standards) of the Written Statement which states that planning applications for quarrying, mineral extraction and landfill will be considered on a case by case basis.*

*It is stated that the landscape character assessment seems to be a reprint of that contained in the 2007-2012 Meath County Development Plan which does not take cognisance of developments since the last Plan. It is argued that this is a serious shortcoming.*

*The Heritage Council would welcome initiatives and projects which would utilise the LCA and also the use of the LCA in the National Landscape Strategy, and new National Development Plan.*

*It is noted by the Department of Arts, Heritage and the Gaeltacht that p.10 of the Landscape Character Assessment (May 2007) attached as Appendix 7 contains an inaccuracy. It states that Brú na Bóinne is the only World Heritage Site (WHS) in Ireland. This should be corrected to also mention the Skellig Michael WHS.*





### Manager's Response

The comments in relation to Irish Wind Energy Association are noted and the Strategic Environmental Assessment has been amended to take into account the SEAI Wind Energy Atlas. Applications for wind energy will be assessed on a case and case basis utilising all available data.

The submission regarding the absence of data on the capacity of the landscape to absorb quarrying, mineral extraction and landfill, Page 92 of the LCA, is noted. This issue will be considered at such time as the Landscape Character Assessment is being reviewed.

The Planning and Development Acts 2000-2011 (Section 10(2)(p)) states that a development plan shall include objectives for – *“landscape, in accordance with relevant policies or objectives for the time being of the Government or any Minister of the Government relating to providing a framework for identification, assessment, protection, management and planning of landscapes and developed having regard to the European Landscape Convention done at Florence on 20 October 2000.”* The Department of Arts, Heritage and the Gaeltacht published *A National Landscape Strategy for Ireland Strategy Issues Paper for Consultation* in September 2011, which states that it a draft objective of the National Landscape Strategy to *‘to set up a national landscape framework for landscape character assessment at the national scale, which will set a template at a regional and local scale’*. And that *‘guidance documents and tools will be produced to facilitate the creation of regional, county and local input into the landscape character assessment at the finer grain scale’*. In that context, it is the opinion of Meath County Council that a review of the Meath Landscape Character Assessment would be premature pending the outcome of the National Landscape Strategy process. Meath County Council is committed to supporting and implementing the provisions of the National Landscape Strategy as detailed in policy LC POL 1 in Chapter 9.

The comments from the Heritage Council in relation to Landscape Character Assessment are noted and the Draft Meath County Development Plan 2013-2019 generally supports the implementation of the provisions of the National Landscape Strategy (LC POL 1).

Meath County Council accepts that page 10 of the Landscape Character Assessment incorrectly states the Brú na Bóinne is the only UNESCO World Heritage Site in the Republic of Ireland. It is proposed to correct this statement in the Meath Landscape Character Assessment (Appendix 7).



### Manager's Recommendation

It is recommended that the following change is made to the text on page 10 of the Landscape Character Assessment, with the proposed additional text shown as bold font and text to be deleted shown as strikethrough.

"Meath has potentially great appeal for tourists due to the wealth of heritage sites in the county. ~~Brú na Boinne is the only World Heritage Site (WHS) in Ireland (although the Giant's Causeway WHS is in Northern Ireland).~~ **Brú na Boinne is one of three World Heritage Sites on the island of Ireland, the others being Skellig Michael and the Giant's Causeway.**"

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

**3.21 APPENDIX 8 RECORD OF PROTECTION STRUCTURES**

Submissions received relevant to this section: 2001, 2021, 2034

***Main Issues Raised***

*It is requested that the Parish Hall (The National School) in Duleek is placed on the preservation list [sic].*

*Neptune Hotel and Coney Hall Bridge to be added to the RPS.*

*A submission from the County Meath VEC in Nobber requests the removal of the Ceard Scoil from the Register of Protected Structures. A justification for its removal is detailed in the submission including that, it is not considered to be of sufficient architectural merit to warrant protection, there are no particular historical or cultural events or occurrences of significance relating to the building, it is redundant since the new Nobber Post Primary School was built and its status is a major impediment to the proper planning for the new school on a very challenging and restricted site.*

### Manager's Response

A number of structures are under consideration for addition to the RPS in addition to those suggested in these submissions. It is intended that where these structures are considered to be of special interest as defined by S51 of the Planning and Development Acts 2000 – 2011 and the Architectural Heritage Protection – guidelines for Planning Authorities (2011), they will be proposed by a Section 55 process following the adoption of the Plan.

The following is a summary of the entry from the National Inventory of Architectural Heritage which describes the Nobber Ceard Scoil.

RPS ID No. MH006-100 - NIAH Reg. No 14302031 - Detached seven-bay single-storey red brick school, built c.1935, now disused. Comprising of three-bay central entrance block, flanked by projecting end bays. Hipped tile roofs and red brick walls. Single storey school building to the south c. 1950.

NIAH Appraisal: Architectural Design and detailing are apparent in the execution of this former technical school. An interesting variety of materials were used in the construction of this building. Interesting colour and textural variations are created by the use of red brick, render, limestone, tiles and timber. The setting of the school is complimented by the later school building to the south, which is also constructed of similar materials.

The building is considered to be of Architectural, Social and Technical interest and rated of Regional importance. Following the survey of Meath by the National Inventory of Architectural Heritage, which was carried out by professionals with skills in the evaluation of the architectural heritage, the building was recommended for addition to the Meath RPS by the Minister for Environment, Heritage and Local Government in 2003 and added to the RPS in the 2007 plan. No objections were received to the proposed addition at that time.

In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on architecture asks public authorities, which includes the Dept of Education and Skills, the VEC, and Local Authorities, to specifically address the re-use of the existing building stock, regardless of protected status or otherwise.

**Manager's Recommendation**

No change is recommended to the RPS at this time.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.22 APPENDIX 11 RECORDED MONUMENTS

Submission received relevant to this section: 2022

#### ***Main Issues Raised***

*It is submitted that a burial ground, at Trammon, Rathmolyon be included in Appendix 11 Recorded Monuments.*

#### **Manager's Response**

Appendix 11 provides a list of National Monuments in State Care, and the Register of Historic Monuments, for the convenience of the public. The burial ground at Trommon is not a National Monument, nor on the Record of Historic Monuments, but is a recent addition (ME042-033/34) to the Record of Monuments and Places in Meath which are protected under Section 12 of the National Monuments (Amendment) Act 1994, and may be seen on the website of the National Monuments service of the Department of Arts, Heritage and the Gaeltacht [www.archaeology.ie](http://www.archaeology.ie).

#### **Manager's Recommendation**

No change required.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### 3.23 APPENDIX 12 PROTECTED VIEWS AND PROSPECTS

*Submissions received 2022, 2041, 2086, 2096, 2097, 2124.*

#### **Main Issues Raised**

*It is submitted that the text set out in Appendix 12 is lacking in accuracy and is insufficient to inform the public as to what views and prospects are to be preserved. Major landmarks are not shown and major geographical features are not shown, both man-made and natural. This should be redrafted with new accurate text inserted to describe the views and prospects which are to be preserved, and their location. For example road numbers should be incorporated when roads are quoted, longitude and latitude coordinates should set out precise locations of views and direction of view spread. It is also stated that it would appear that the number and scope of protected views and prospects have been reduced and there is no explanation given for this. There must be continuity from one Development Plan to the next or – where changes are made – these must be explained.*

*One of the submissions states that it is understood that consultants were employed to assess views and prospects in and around the World Heritage Site during the course of the preparation of the Draft Development Plan. The experience and competence of the consultants in assessing the views and prospects to be preserved in relation to a World Heritage Site of Outstanding Universal Value is queried. It is submitted that the views and prospects to be preserved around the World Heritage Site are incomplete e.g. the view west from Knowth is not included at ground level, particularly around the main tumulus and the satellite tombs. It is emphasised that most important issue in relation to these views and prospects is their preservation in this “timeless pastoral setting”.*

*A submission has requested including an additional protected view from Whitewood House, Nobber along the avenue towards the east. Approval is outlined for the inclusion of item 19 in Appendix 12 which is the “Lakeland view to east with woodland and Whitewood House on horizon. Low levels of development visible in near ground.”*

*It is stated that the Draft Development Plan does not include any protection for settings or views across county boundaries in respect of both Bru na Bóinne and Sliabh na Calliagh/Lough Crew Hills and that this omission needs to be addressed.*

*It is considered the South Meath is poorly represented in the table of protected views and a list of additions is proposed. It is submitted that the protected views are poorly described with*

*reference only to local names with no reference to road grid reference or the new GPS signages currently being rolled out. It is requested that such views should be referenced using such scientific criterion where possible.*

*A submission requests the consideration of Moylagh Castle, Moylagh, Oldcastle (or the adjacent road) as a protected view.*

*A submission requests the retention of a number of viewpoints from the previous County Development Plan, including; VP 2(c), VP 8, VP 14, VP 18, VP 24 (b), VP 28 (g), VP 28 (h), (VP 28 (i), VP 32 (b), VP 32 (d), VP 32 (e).*

*A no. of additional views are also requested including 1) the view of the river Blackwater from Headfort bridge and 2) the views looking northward from Bective Bridge towards Bective Abbey and along river Boyne in both directions.*

*It is submitted by the Department of Arts, Heritage and the Gaeltacht that in addition to the protected views and prospects identified in draft Appendix 12 and accompanying maps 9.5.1 – 9.5.6, additional views and prospects within the UNESCO World Heritage Site of Brú na Bóinne should be protected and a list of recommended views are included.*

*Appendix 12 and Map 9.5.3 Brú na Bóinne*

*LiDAR technology is of enormous benefit in assessing views and prospects and their zone of visual influence on the settings of archaeological monuments, particularly in the World Heritage Site. It is stated that this technology must be used to analyse proposals and planning applications sent in to Meath County Council and the use of this technology must be written into the Development Plan as part of the planning process.*



### Manager's Response

The Manager acknowledges the points raised regarding the level of detail appropriate to identify the location of the views, and recommends that Appendix 12 be revised to include the direction of the view and road numbers where relevant, to assist with confirmation of location. It is recommended that the mapping should include additional detail showing significant features such as the Boyne and Blackwater rivers, to assist the public. In the interests of clarity, protected views will be illustrated in a single map, i.e. Map 9.5.1.

The consultant engaged has recognised national and international expertise in the assessment of views and prospects. An assessment of the existing views and prospects contained in Map 8.6 of the County Development Plan 2007 – 2013, and Map 05 of the Landscape Character assessment 2007 was carried out and recommendations made for removal of views no longer of significance, or relocation of inappropriately located views, and for the inclusion of additional views and prospects where appropriate. The views proposed in the submissions have been assessed and it is recommended that some of these should be protected, including views in South Meath, and in the World Heritage Site. Where previously protected views are proposed to be omitted, the rationale for such omission has been provided. In most cases this is because no view of any significance could be identified, or views which may have been important when first identified have been obscured, in most cases by growth of vegetation. The Manager is satisfied that any view which is now being omitted does not warrant protection.

The proposal to protect a view from Whitewood House has been considered and the inclusion of views from private property is not advised. The curtilage of protected structures is already governed by legislation.

Development Plan provisions are limited to area of jurisdiction assigned to each county by the Local Government (Ireland) Act 1898 – there is no provision to include any protection for settings or views across county boundaries.

### Appendix 12 and Map 9.5.3 Brú na Bóinne

The Manager acknowledges the benefit of technology such as LIDAR in assessing views and prospects and their zone of visual influence on the settings of archaeological monuments and in relation to new developments that need to be assessed in the context of protected sites and their views. This precision technology is not applicable to the more generalised identification, contained within County Development Plans of objectives to protect the character and

appearance of the whole countryside by reference to specific views and prospects. Such views are indicative of the qualities and interrelationships that need to be considered.



**Manager's Recommendation**

To amend the list of views, and include additional views as follows.

To revise the mapping accordingly, removing Map Nos. 9.5.2, 9.5.3, 9.5.4, 9.5.5 and 9.5.6, and include detail of motorways and major rivers on Map 9.5.1.

Refer to Map 9.5.1 Views & Prospects (Written text supersedes map)

View	Location	Direction	Description	Significance
1	County road between Ross and Moneybeg	<b>North West</b>	View looking <b>north</b> west across mixed landscape of woodland and trees of low enclosure. Lake and skylines visible in distance. Working landscape containing housing, agricultural structures and infrastructure.	Local
2	County road at Bellewstown	<b>South</b>	Views to south of Loughcrew skyline. Foreground contains extensive housing.	Local
3	County road from R154 at Boolies	<b>South</b>	Extensive views south west across unusually open and unenclosed landscape towards skyline of cultural and scenic significance. Foreground and middleground obstructed by housing and infrastructure.	Regional
4	R154 between Patrickstown and Oldcastle I	<b>North</b>	Extensive view northwards across extensive settled landscape with settlements, housing, infrastructure and agriculture all visible. Infrastructure and housing visible in near and middle foreground. Few mature trees in foreground or middle distance. Extensive view southwards across extensive settled landscape with low densities of housing.	Regional
5	R154 between Patrickstown and Oldcastle II	<b>South</b>	Extensive view south across extensive landscape with relatively low levels of enclosure and relatively low levels of visible development.	Regional
6	Slieve na Calliagh	<b>Panorama</b>	Panoramic views in all directions including intervisibility between the 3 peaks. Site of high cultural and scenic significance characterised by absent or very low levels of enclosure.	National
7	County road between Rahaghy and Patrickstown	<b>South East</b>	Extensive view across important scenic and cultural landscape.	Regional
8	County road between Skerry Cross Roads and Ballinlough	<b>South West</b>	Framed View from local road across Lough Bane	Regional
9	County road between Crossakeel and Magee's Cross Roads	<b>West</b>	Extensive view of cultural significance. Skyline to the west across normal pasture and tillage landscape with extensive housing and agricultural buildings and infrastructure.	Regional
10	County road between Crossakeel and	<b>North West</b>	Extensive view across mature agricultural area with low densities of non-agricultural development and low intensities of infrastructure visible. Extensive	National

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	Ardglassan		view of Loughcrew and extensive view to south of wooded skylines and distant hills (Portlaois). Similar views available along much of this road.	
11	County road between Ardglassan and Rathniska	<b>South and West</b>	View to south: Extensive views across tillage lowlands. Very low levels of development visible. Many mature trees and large fields. View to west: Occasional views of Loughcrew. Established pattern of settlement and infrastructure.	Local
12	County road between Keeran's Cross Roads and Commons of Lloyd at Castlepole	<b>North</b>	<del>View to the north</del> - Typical lowland pasture and tillage. Fields bounded by mature trees. Extensive development visible including housing, agricultural structures and infrastructure (including bypass).	Local
13	Tower at Kells	<b>Panorama</b>	360 degree panoramic views to surrounding landscape. Significant visual relationships including Loughcrew to the west and toward Carlingford Lough and the Mourne Mountains to the north east. Views also including extensive areas of development including infrastructure and urbanisation. Site is also of cultural heritage significance.	National
14	R163 between Kells and Drumbaragh	<b>North North East</b>	Extensive view to north-north-east across a landscape of settlement, infrastructure, mixed farming and woodland	Local
15	County road between Carlanstown and Ardlonan	<b>East</b>	Expansive views to east across typical agricultural lowlands with low levels of scattered development	Local
16	County road to north of Moydorragh	<b>North East and South West</b>	Short range views to north-east towards tower. Expansive views to <b>south</b> west across complex of mixed landscape types – this view is visible from a number of locations along this road.	Local
17	County road between Mullagheven Cross Roads and Gorrys Cross Roads	<b>North North East</b>	Expansive views to distant locations to north and to views of Carlingford, Mourne Mountains to the north east. Highly varied topography. Woodland in lowlands.	Regional
18	County road between Mullystaghan and Robertstown	<b>North, North East and East</b>	Extensive views to north, north east and east from this point and approach roads. Land is open with occasional woodland blocks and complex topography. Development evident, especially in lowland areas.	Local
19	Car Park at Whitewood Lough	<b>East and North East</b>	Lakeland view to east with woodland and Whitewood House on horizon. Open view towards north east of horizon. Low levels of development visible in near ground.	Local
20	County road between Cormeen and Breaky Bridge	<b>North</b>	<del>View from stretch of road as indicated on map.</del> View to north across drumlin/low hills to near horizons. Extensive areas of woodland and small fields in foreground. These views exist along much	Local

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			of this stretch of road.	
21	County road between Miltown Cross Roads and Ervey Cross Roads	<b>North</b>	Views to north of high amenity mature mixed woodland on steep sided stream valley with occasional rock outcrops. Absence of any visual residential or agricultural development.	Local
22	County road between Corratober Bridge and Rathlagan	<b>North East</b>	Expansive views to north east distant horizon including mountains. Very little settlement visible. Infrastructure, power lines concentrated in this area around substation to the <del>right hand side</del> east.	Regional
23	County road between R165 and Mullaghmore	<b>North East</b>	Expansive views to north east distant horizon including mountains. Very little settlement visible.	Regional
24	County road between Rathkenny and Parsonstown Demesne	<b>West and North West</b>	Expansive views to the west and north west across settled landscape including infrastructure and widely scattered housing and some settlements.	Regional
25	County road between Horistown and Creewood I	<b>North West</b>	Extensive view especially to the north east west. Working landscape, densely settled.	Regional
26	County road between Rathkenny and Dreminstown	<b>West</b>	Extensive views to west across working landscape with scattered development and woodland.	Regional
27	County road between Horistown and Creewood II	<b>South East</b>	<del>View to south east.</del> Very distant views across settled landscape. Relatively open. Mature woodland in foreground. Low density of visible development to the south east. Powerlines and houses visible to southwest.	Regional
28	County road between Rathkenny Cross Roads and Sallygarden Cross Roads	<b>North East</b>	View north east across settled working landscape with large fields, woodland lots, and low levels of enclosure. Settlements and infrastructure visible.	Local
29	Car Park at Hill of Slane	<b>East, South East and South</b>	Extensive view from east to south east across open working and settled landscape. Modern housing and agricultural development visible.	National
30	Hill of Slane	<b>Panorama</b>	Extensive panorama across open working and settled landscape. Modern housing and agricultural development visible.	National
31	County road between Boyne Canal and Roughgrange	<b>North</b>	Intermittent views of the main tumulus in Newgrange can be obtained from many points along this road and adjacent areas. Visibility often [less in summer] and <b>determined</b> by the <b>season and the</b> current state of hedgerow maintenance, <del>determined by season</del> ].	International
32	At Cross off county road to north of N51	<b>East, South and West</b>	Extensive view from east to west encompassing woodland and large open fields in foreground. Settled working landscape visible in all directions.	Local

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			Very low density of settlement in foreground to middle ground distance. <b>This View is typical of a series of such views from the N 51 between N53 [Western Boundary] and N53 [Eastern Boundary].</b>	
33	At Proudstown Cross Roads on R162	<b>East</b>	Extensive eastward view to distant location across settled landscape. Dense urbanisation on right hand side of view. More open but still undeveloped left hand side.	Local
34	N2 between Slane and Balrath at McGrunder's Cross Roads	<b>North East</b>	View of Boyne Valley with open view of Knowth and Newgrange. Mixed composition of working landscape. Slane visible on left (west). Roads, <b>power lines</b> and housing visible.	International
35	County Road between Beaupark and Painestown	<b>North West</b>	View to northwest across settled landscape with settlements and infrastructure (powerline, windfarm, roads visible). Many large woodland lots.	Regional
36	County road to north of Brownstown Cross Roads on R153 I	<b>North West</b>	View to north west across working landscape with visual agricultural structures.	Local
37	County road to north of Brownstown Cross Roads on R153 II	<b>South East</b>	View to south east across working landscape with visual agricultural structures.	Local
38	At Carn Hill on county road to north of Casey's Cross Roads on R153	<b>South West</b>	South west view to very distant horizon across settled landscape with visual settlement, infrastructure and housing on the outskirts of Navan.	Local
39	At Johnstown on county road to south of Casey's Cross Roads on R153	<b>North East</b>	Extensive view to <b>north-east</b> across working landscape with visible infrastructure (powerline, major road) and scattered residential development.	Local
40	On road to south of Cannistown Church and M3	<b>South East and South</b>	Extensive view mainly to south east and south over settled landscape with infrastructure (motorway), powerlines, playing fields and houses.	Local
41	On county road between Dowdstown Bridge and Garlagh Cross Roads	<b>South</b>	View looking south towards Hill of Tara across open landscape with significant concentration of development to east and woodland to west. Contains infrastructure including road, 220kV powerline and anglemasts.	Regional
42	On county road between Bective and Ballinter cross roads	<b>East</b>	View sustained for 500m taking place across unoccupied level countryside with few enclosures.	Local
43	Hill of Tara Car Park	<b>East</b>	View east to Skryne. Settled landscape. Historic features.	Local
44	Hill of Tara	<b>Panorama</b>	Views <del>in every direction</del> across settled landscape	National

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			with visible development including foreground powerlines, agricultural buildings, houses, quarries and roads. View to the west; other prominent hilltops visible at great distance. Foreground contains extensive areas of hedgerows and woodland. View to the south; Wicklow and Dublin Mountains visible on horizon. Relatively little development visible. Substantial woodland in the foreground. View to the east; across settled working landscape with a variety of structures and development visible including historic structures such as Skryne. Distant industrial plants. View to the north; panoramic views into very distant horizons. Encompassing a settled landscape with many buildings and structures visible in near and middle distance. Note areas immediately below hill to the north and south are obstructed by topography at variance with protection plan.	
45	On county road between Kilmessan and Castleboy	<b>North East</b>	Local View of Tara hill top.	Local
46	On county road between Balpere Hill and Tara	<b>North</b>	Road has a distinct character at present coming through an arch of trees. It forms an important context for the approach to Tara.	Regional
47	Skryne Church	<b>Panorama</b>	Extensive panoramic views. View to the west: very distant horizon across settled landscape with the Hill of Tara forming foreground. Intervening landscape contains housing, farm buildings, roads and woodlands. View to the north: contains significant amount of trees and woodland and nearby housing. View to the north east: very distant panorama including Carlingford peninsula. Foreground is a settled working landscape containing many visible structures including houses, telecom masts, and distant factories. View to the south: very extensive (including Dublin and Wicklow Mountains and Howth peninsula), heavily wooded foreground and middle distance. Many structures visible.	National
48	On M3 at Baronstown	<b>North East</b>	Iconic view. View only towards Skryne Hill. Motorway in the foreground. Concentration of housing on road side. View of very distant horizon to the north.	Local
49	On county road between Collierstown and Trevet	<b>North West</b>	Distinctive local view towards Skryne Church.	Local
50	On R154 between Trim and Scurlockstown	<b>North West</b>	View looking to north west across very open fields of flood plain across river, toward important collection of cultural heritage remains silhouetted on the skyline. An iconic image of Trim's status as a Heritage Town. Much modern development	Regional



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			visible to the left.	
51	On R158 between Trim and Laracor	<b>North</b>	Expansive view to north of Trim's Heritage buildings in profile creating a distinctive urban style.	Local
52	Hill of Ward	<b>Panorama</b>	Panoramic views in all directions to very distant horizons. Very open landscape in foreground and middle distance across a working landscape with relatively little settlement visible except for town of Athboy to west.	Regional
53	On R161 at Inchatore Bridge to west of Donore	<b>North, North East and South</b>	<b>View of Boyne in open and largely undeveloped countryside.</b> View to the <b>north and</b> north east of typical river corridor with immature vegetation from R161. No development currently visible. No apparent cultural heritage significance is visible.	Local
54	On R161 at Royal Canal	<b>East and West</b>	Views along Royal Canal to the east and west at intersection with R161	Regional
55	On Stoneford Bridge on county road between Blackshade and Moyfin	<b>North</b>	View <del>north</del> to middle distance along the River Boyne. Typical lowland countryside. Very little development visible.	Local
56	Along Royal Canal at Boolykeagh	<b>South</b>	An unusual view to south containing water in the foreground with elevated views to distant horizons mostly to the south west. Very little development evident.	Regional
57	County road between Rathcore and Clonguiffin	<b>West and North West</b>	Views to west/north west like this available from this location where there are gaps in the hedge. Expansive views available to very distant horizons across mixed farmland working landscape with relatively low levels of development.	Local
58	County road between N51 and Knowth	<b>South</b>	First view of tumulus <b>looking to</b> south.	Regional
59	Knowth Tumulus	<b>Panorama</b>	Panoramic views in all directions from top of Knowth tumulus. Extensive views across a working countryside.	International
60	Obelisk Bridge at Oldbridge	<b>North West</b>	View <del>north</del> west from <b>south of Obelisk</b> Bridge is selected as typical of the quality of local visual amenity at this location. A site of considerable scenic and historic significance. Site of Battle of Boyne.	
61	Hill at Graveyard at Sheephouse	<b>North, East and West</b>	<del>View north; local scenic and international historical/cultural significance.</del> Expansive view of settled lowland with extensive urbanisation and industry visible to the east and north. Views to the north are extensive and encompass important cultural landscape of significance. Much woodland to north and west	National
62	County road between Duleek and Boyne Canal	<b>North and West</b>	Panoramic views across mixed agriculture and tillage, pasture and woodland. Views to north and <del>east west</del> - dense woodland. Distant horizon	International



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	I		skyline to north and west.	
63	County road between Donore and Redmountain	<b>North</b>	Extensive view to north across woodland, pasture and tillage. Middle distance views of Newgrange and Knowth in centre of view and very little development visible.	International
64	County road between Duleek and Boyne Canal II	<b>North West</b>	Extensive view to north across woodland, pasture and tillage. Middle distance views of Newgrange and Knowth in centre of view and very little development visible.	International
65	Laytown Strand	<b>North</b>	Distinctive View northwards along the shore from Laytown.	Regional
66	County road between Duleek and Carnes East	<b>South West, West, North West and North</b>	Panoramic views from south west to north. South West - Very distant horizons visible. Views to north and west - very compromised by industry and urbanisation.	Regional
67	County road between Carnes West and Carnes East	<b>South West</b>	Very long distance views to south west and west across open tillage landscape with occasional settlement and very large fields. View provided is typical. There are similar views from many equivalent vantage points in this general area.	Regional
68	County road between Bellewstown and Carnes East	<b>South</b>	<del>View to south.</del> Extensive views across predominantly agricultural countryside with relatively low levels of settlement and infrastructure. Very large fields with low enclosure. <b>Telecom and electricity infrastructure visible.</b>	Local
69	County road at Bellewstown	<b>North East</b>	Extensive <b>north-eastward</b> view to sea, Mourne Mountains and horizon north of Boyne. View encompasses a settled landscape with industry, infrastructure, settlement and sea to the east. Views to north and east most important.	Regional
70	R108 between Naul and Mullaghteelin	<b>East</b>	Extensive view to east and sea from junction of local road with R108	Regional
71	County road off R108 at Snowtown	<b>South East</b>	<del>View to east. No specific view from the R106 however</del> <del>there are extensive views to the south from local road</del> <del>between hedgerows and quarry.</del> <b>View at gate along hedgerow of</b> extensive tillage landscape, visible settlement and infrastructure.	
72	County road Hawkinstown and Gilliamstown	<b>West and South West</b>	Expansive view to west/south west across settled landscape with distant views towards Skryne. Landscape is densely vegetated in foreground.	Local
73	County road between Robinson's Cross Roads on R108 and Windmill Hill	<b>North East</b>	Extensive views to the north east, mid distance heavily wooded. Dwellings, infrastructure and agriculture on left hand side. View to skyline with distinctive tower is locally distinctive.	Local
74	<b>Boyne valley from Rosnaree House</b>	<b>East</b>	<b>Boyne valley from Rosnaree House.</b>	<b>National</b>

75	Boyne Estuary view from coast road between Mornington and Drogheda (past Grammar School)	North	Expansive views of the Boyne Estuary with associated long views and open skylines. Prospects towards Beaulieu are included. This view is typical of many such views along this road.	Local
76	Rathkenny Hills View from Creewood in south eastward direction	East	A typical view of open countryside with little visible development	Local
77	View of Kileen Castle/Skane Valley from southeast direction of the Warrenstown college.	North West	A typical view of open countryside with little visible development	Local
78	Boyne valley from Derrindaly Bridge	East West	View of Boyne in open and largely undeveloped countryside	Local
79	Boyne valley from Scarrif Bridge	North East and South West	View of Boyne in open and largely undeveloped countryside	Local
80	Blackwater Valley Navan from R147 Kells Road in the vicinity of Bloomsbury	South East	River view in context of mature trees.	Local
81	Blackwater Valley from Maudlin Bridge	South East and North West	River view in context of mature trees.	Local
82	Blackwater Valley from Mages Bridge	East and West	River view in context of mature trees.	Local
83	Clonard Blackshade	South East and North West	Blackshade Bridge over the Royal Canal and with views along the canal in both directions.	Local
84	Coole Hill	West	Elevated Views across open countryside at Coole hill off road from Kilcock to Summerhill.	Local
85	Headford Bridge	East and West	View of River Blackwater from Headford Bridge with estate landscape visible.	Local
86	Bective Bridge	North West, North East and South	View looking northward from Bective Bridge towards Bective Abbey and along river Boyne in both directions.	Local

		<b>West</b>		
87 a to d	Newgrange Passage Tomb	East, West, North and South	Elevated panoramic View across landscape <del>setting of</del> within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure.	International
88	Dowth Passage Tomb	Panorama	Elevated panoramic View across landscape <del>setting of</del> within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure.	International
89a	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
89b	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
89c	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
90	West of crossroads at Monknewtown	South	Views at Monknewtown towards the Core Area of the World Heritage Site.	Regional
91	Views from Boyne and Towpath	North West (sample view)	All views within and towards the World Heritage Site are from Boyne and from the Boyne Navigation/tow path and proposed greenway.	International
92	Corballis	North West	Views in from the road at Corballis looking in north westerly directions towards the Core Area of the World Heritage Site.	Regional
93a	Local Road, east of Fennor Cross Roads	North East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
93b	Local Road, west of Rossnaree	East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
93c	At bend on local road half way between Fennor Cross Roads and Rosnaree	East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
94	Moylagh Castle from local road to east of R195	South East	View of Moylagh Castle and Motte.	Local

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Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.



### 3.24 APPENDIX 14 PUBLIC RIGHTS OF WAY

In accordance with Section 14 of the Planning and Development Acts 2000-2011, where a Planning Authority proposes for the first time to include a provision in a development plan relating to the preservation of a specific public right of way it shall serve notice of its intention to do so on any owner or occupier of the land over which the right of way exists and state that written submissions or observations may be made to the Planning Authority within a period of six weeks.

Consultation on the Draft Development Plan took place between Friday 25<sup>th</sup> May 2012 and Friday 3<sup>rd</sup> August 2012 during which time a total of 7 written submissions were received in response to Section 14 of the Planning and Development Acts 200-2011.

This section details the 7 submissions/observations received during the statutory public consultation period of six weeks. It (i) lists the persons or bodies who made submissions or observations, (ii) summarises the issues raised in the submissions or observations, and gives the recommendation of the Manager to the issues raised.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

#### List of persons or bodies who made submissions or observations on Public Right of Way in respect of Draft Meath County Development Plan 2013-2019

Submission No.	Name
2501	Brannigan & Matthews Solicitors
2502	Josephine Conaghan
2503	Richard O'Reilly
2504	Fiona Cullivan
2505	Michael Boyle
2506	An Taisce

**Detailed Consideration of Submissions received and Manager's recommendation**

<b>Submission No</b>	<b>Name</b>	<b>Public Right of Way Reference</b>
2501	Brannigan & Matthews Solicitors on behalf of Mary Coyle	Public Right of Way S3 on the Regional Road R150-45 at the point where the Brookside Stream crosses underneath this road to the Sea Shore of the Irish Sea

**Summary**

It is submitted that the registered owner has no objection to the use of Public Right of Way (S3) by pedestrians. It is also submitted that the owner may be interested in transferring her interest in the laneway to the Local Authority subject to the Local Authority discharging her legal expenses and agreeing that the laneway will be used for pedestrian access only and that there would be adequate public lighting in place to act as a deterrent to any potential anti-social behaviour.

**Manager's response**

The Manager notes the registered owner's acknowledgment of the existence of a pedestrian right of way. This right of way is suitable for pedestrians only and appears only to be used by pedestrians. The Council note the landowner has sought copies of any submissions made by third parties in respect of this right of way, which will be facilitated.

**Manager's Recommendation**

No change recommended.

Submission No	Name	Public Right of Way Reference
2502	Josephine Conaghan	Public Right of Way R6 along South bank of the Broadmeadow River in Ashbourne from Junction of Bridge Street and Castle Street and Regional Road R135 to Local Road L50191.51 at the Meath County Council Sewerage Pumping Station

### Summary

This is an objection to possible future works on the right of way which might interfere with modifications previously made to an embankment to the rear of the sewerage works.

### Manager's response

It should be noted that the purpose of the current process is to only record for preservation purposes the existence of a public right of way and is not for the purposes of carrying out works.

### Manager's Recommendation

No change recommended.

Submission No	Name	Public Right of Way Reference
2503	Richard O'Reilly	Existence of further Rights of Way to the Sea Shore

### Summary

This submission states that there are two further public rights of way that have not been included in Appendix 14 situated between Neptune Terrace (S2) and Brookside Stream (S3). It is stated that these rights of way have been used by the public for over 50 years until they became blocked by debris in recent years.

### Manager's response

A submission of this nature should have been made as part of the Section 11 pre-draft plan public consultation. Section 14 submissions relate only to rights of way which have been identified in the Draft Plan. These additional rights of way may be considered cumulatively by the Council as part of future development plan or variations thereto.

Appendix 14 provides a list and mapping of public rights of ways, identified to date. It should be noted that Section 14(7) provides that nothing in this section shall affect the existence or validity of any public right of way which is not included in the development plan. Meath County Council will seek to identify further existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping) over the lifetime of the Development Plan.

### Manager's Recommendation

No change recommended.



Submission No	Name	Public Right of Way Reference
2504	Fiona Cullivan	Public Right of Way R6 along South bank of the Broadmeadow River in Ashbourne from Junction of Bridge Street and Castle Street and Regional Road R135 to Local Road L50191.51 at the Meath County Council Sewerage Pumping Station

**Summary**

It is submitted as to why the right of way is shown as passing No.16 and 16A Deerpark which is beyond the top of the laneway as this is a public road in the charge of the Council.

**Manager's response:**

The road/lane outside 16 and 16A Deerpark is a public road in the charge of the Council. The Manager considers it appropriate to stop the right of way where the laneway meets the public road and proposes to amend the map accordingly.

**Manager's Recommendation:**

Amend Map 9.4.23.

Submission No	Name	Public Right of Way Reference
2505	Michael Boyle	Existence of further Rights of Way at Crook Road, Mornington through a grass bank down to the River Boyne

**Summary**

This submission would like Meath County Council to register an additional public right of way located at Crook Road, Mornington through a grass bank down to the River Boyne, which it states has been in use for 60 years.

**Manager's response:**

A submission of this nature should have been made as part of the Section 11 pre-draft plan public consultation. Section 14 submissions relate only to rights of way which have been identified in the Draft Plan. These additional rights of way can be considered by the Council as part of future development plan or if the need arises by way of a variation to the plan after it is adopted.

Appendix 14 provides a list and mapping of public rights of ways, identified to date. It should be noted that Section 14(7) provides that nothing in this section shall affect the existence or validity of any public right of way which is not included in the development plan. Meath County Council will seek to identify further existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping) over the lifetime of the Development Plan.

**Manager's Recommendation:**

No change required.

Submission No	Name	Public Right of Way Reference
2506	An Taisce	Public Rights of Way R1-R5 inclusive on towpath at the Boyne Canal –

### Summary

The submission includes a record of pre-draft correspondence between An Taisce and Meath County Council from March 2012 where they had suggested that the County Council defer including public rights of way over the towpath in the Draft Plan.

It is submitted that they own the freehold to the lands indicated on the following sections:

- From the Leck, Donore to Meath County Council Sewage Works at Donore
- From the public car-park, located at the junction of Local Road L-1601-0 and Local Road L-16011-0 at Gilltown, Donore to the water pumping station at Roughgrange, Donore
- Along the towpath of the Boyne Navigation Canal, from the public car park on the south side of Slane Bridge, for a distance 2.4 km in an easterly direction
- Along the towpath of the Boyne Navigation Canal from a point 77m east of Athlumney Bridge in Navan to the Broadboyne Bridge in Ardmulchan.

It is submitted that they also own the rights assigned to the Boyne Navigation Company Limited in the Boyne Navigation Transfer Act 1896 and that these rights apply to all the Boyne Navigation from Navan to Drogheda.

It is stated that an agreement is in place between An Taisce and the Boyne Branch of Inland Waterways Association of Ireland (IAWI), whereby IWAI are actively restoring the Boyne Navigation from Navan to Drogheda and they ask that Meath County Council take this into consideration.

### Manager's response:

The Manager notes the submission of An Taisce and is of the opinion that their assertions are not however directly relevant to the issue of whether there is a public right of way. The Council is supportive of the Boyne Branch of Inland Waterways Association of Ireland (IAWI) in their restoration of the Boyne Navigation. Meath County Council will seek to identify further existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping) over the lifetime of the Development Plan.

**Manager's Recommendation:**

No change required.



Submission No	Name	Public Right of Way Reference
2507	Kieran Campbell	Existence of further Rights of Way to the Sea Shore from the R-150 to the beach at Bettystown

**Summary**

This submission states that there are two further public rights of way from the R150 to the beach at Bettystown that should be included in the development plan and includes a map indicating location of same.

**Manager's response:**

A submission of this nature should have been made as part of the Section 11 pre-draft plan public consultation. Section 14 submissions relate only to rights of way which have been identified in the Draft Plan. These additional rights of way can be considered by the Council as part of future development plan or if the need arises by way of a variation to the plan after it is adopted.

Appendix 14 provides a list and mapping of public rights of ways, identified to date. It should be noted that Section 14(7) provides that nothing in this section shall affect the existence or validity of any public right of way which is not included in the development plan. Meath County Council will seek to identify further existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility (accompanied by mapping) over the lifetime of the Development Plan.

**Manager's Recommendation:**

No change required.

### 3.25 VOLUME 3 – BOOK OF MAPS

Submissions received relevant to this section: 2005, 2076, 2110

#### Main Issues Raised

##### Map 6.3 Road Upgrades

The following amendments are requested to map 6.3

- Include in brackets (refer to Chapter 6-Transportation) after 'National and Regional Road Network' in the title block.
- Cross reference to Chapter 6 and TRANS OBJ 16 in particular, in the interests of clarity and the avoidance of doubt.

##### Map 8.2 – Bord Gáis Transmission

The submission from Bord Gáis Network included details of a disclaimer and note regarding gas supply which should be added to the map. It also included reference to indemnity and undertaking agreements which should be entered into with Bord Gáis Network (Sub no. 2005).

##### Map 8.1 Transmission Infrastructure Map

The submission welcomes the addition of the transmission infrastructure map, however the following amendments are requested in the interests of clarity

- Differential between transmission lines (EirGrid 110kV, 220kV and 400kV and Distribution Lines ESB, 38 kV and 10 kV);
- Highlight the hierarchy of the transmission network by indicating the voltage level of each line using similar colours to those used on the EirGrid Transmission System Map.
- To alter the description of the Gorman-Meath Hill 110kV line as under construction rather than proposed. A copy of map which illustrates the recommended changes accompanies the submission. (Sub no. 2110)

#### Manager's Response

The above recommended changes to Map 6.3 are noted and it is proposed to amend map no. 6.3 accordingly.

Meath County Council will liaise with Bord Gáis to ensure that the correct disclaimers are shown on the final Development Plan maps that the required agreements are entered into with Bord Gáis Network.

Map 8.1 does not show the 38kV or 10kV distribution lines, given the proliferation of these across the county. The differentiation between other voltages in the transmission lines can be shown on the maps in addition to clarifying that the Gorman-Hill Meath 110kV line is presently under construction.

### **Manager's Recommendation**

It is recommended to:

1. Amend Map no. 6.3 as follows:
  - Include in brackets (refer to Chapter 6-Transportation) after 'National and Regional Road Network' in the title block.
  - Cross reference to Chapter 6 and TRANS OBJ 16 in the title block.
  
2. Amend Map 8.1 as follows:
  - Differentiate between the types of transmission lines illustrated on the map.
  - Include a reference to the Gorman-Meath Hill 110kV line being under construction.

Please note that the responses to the submissions by the Department of the Environment, Community and Local Government, National Transport Authority and the Mid-East Regional Authority are provided at the start of the Manager's Report and may also incorporate responses and recommended changes to each chapter and appendix.

### **3.26 MISCELLANEOUS SUBMISSIONS**

Submissions received relevant to this section: 2001, 2010, 2022, 2025, 2026, 2027, 2028, 2029, 2036, 2041, 2061, 2080, 2081, 2109, 2118, 2119, 2126, 2132

#### ***Main Issues Raised***

*A number of submissions were made seeking the re-zoning or zoning of land at various locations throughout the county.*

*It is stated that there is limited specific recognition in the Draft Plan of energy price inflation. 'Peak oil' will have profound implications on current socio-spatial relations with significant deviations from the current norm.*

*The deteriorating condition of many of the older buildings in Duleek is discussed in one of the submissions made.*

*It is submitted that an additional subsection should be included in the Development Plan on planning enforcement and that the provisions in the Meath County Development Plan 2007–2013 on enforcement should be reproduced.*

*It is submitted that the Planning Authority should review the draft Local Area Plan Guidelines for Planning Authorities, which include many prescient policies including the 'Sustainability Tool Kit' which should be mandatory in the assessment of all planning applications for development.*

*It is requested that the Manager and Elected Members have full regard to their legal obligations in the consideration of the Draft Development Plan.*

*A number of points are made in relation to the structure and layout of the Draft Plan:*

- 1. Table of contents should include sub-sections,*
- 2. An index should also be provided,*
- 3. Development management standards and guidelines should be dealt with at the end of each chapter or at the least the policy chapters and chapter 11 should be cross referenced,*
- 4. Lists of points and paragraphs should be sub-numbered or lettered.*



*A submission has been received from the promoters of a retail development in Dunshaughlin affirming their commitment to proceed with the scheme should permission be forthcoming from An Bord Pleanála.*

*The submission from the Meath East Community association refers to civic amenity improvement works required in the area and the need for assistance from the Local Authority in this regard. Reference is also made to derelict sites (fields and structures) throughout the villages which warrant attention. It is requested that derelict fields in Bettystown be cleaned up and developed as a community garden.*

*The submission from Louth County Council states that it is unclear what area is being referred to in the term 'Drogheda environs'. It is noted that Drogheda urban area extends into both counties Louth and Meath. For the purposes of the Meath County Development Plan, the southern environs of Drogheda are applicable. As the Local Area Plan for these lands is entitled 'Local Area Plan for the Southern Environs of Drogheda' it is suggested that this terminology is used throughout the Plan.*

*A submission was made in relation to the approval by Kells Town Council and Meath County Council of a route for a link road between the N52 and R163 outside Kells. It is argued that the route selection report prepared for the scheme contained inaccurate statements, did not take into account relevant issues, had a disregard for fair procedures and needs to be reviewed by Meath County Council. It is requested that the Development Plan would indicate that the route would be recommended for review or removal.*

*Concerns are expressed in relation to the timeframe for preparing the Manager's Report on submissions received and whether sufficient time is being allocated to considering all the submissions and observations on the Draft Plan. It is considered that the timeframe between 3<sup>rd</sup> August and 14<sup>th</sup> September for preparing the Report is too short.*

*A submission expresses criticism of the fact that there are no financial recourses made available to private citizens to examine and make submissions on the county development plan and other important policy documents.*

*It is submitted that a level of 'joined up thinking' between various arms of the state be afforded due consideration in the preparation of the County Development Plan.*

*It is submitted that the Local Area Plan for the Donacarney Area (i.e. East Meath LAP) be reviewed and amended to address the issue of excess zoning and that permissions for extension of durations be refused on the basis that the development proposed was not sustainable and out of character for the area resulting in commuter development. The area is considered to be an area of high amenity and these should be considered by Planning Authorities when considering planning proposals and rejecting excessive developments as unsustainable.*

*A submission commends the Plan's key themes of sustainability and environmental protection and enhancement.*

*It is requested that a complete inventory of all unfinished commercial and residential properties be completed.*

*The issue of derelict areas around Bettystown is highlighted. It is requested that the Council develop a strategy in the Development Plan and Local Area plan to deal with this issue.*

### **Manager's Response**

Aside from the Navan-Dublin rail line, the consideration of land use zoning is outside the scope of the preparation of the Development Plan.

The Draft Plan has taken into account the implications of 'peak oil' through the emphasis on creating developments which will minimise the need to travel and support sustainable transport methods particularly walking and cycling e.g. through promoting compact urban forms, mixed uses, maximise investment in public transport services. This approach to land use planning will complement other sectoral initiatives to address the issue of 'peak oil'. The Plan also deals with the issue of climate change.

The condition of specific buildings is considered outside the scope of the County Development Plan.

It is not considered necessary to include detailed information on planning enforcement in the County Development Plan given that it operates under its own legislative provisions independent of Development Plan policy.

The draft 'Local Area Plan Guidelines for Planning Authorities' were released following the publication of the Draft County Development Plan. As the Guidelines are still in draft format, it would not be considered appropriate to include prescriptive content from them into the Development Plan. When the Guidelines are finalised, Meath County Council will be obliged to have regard to them in the carrying out of its duties. It should be noted that sustainability is at the core of the Development Plan and through the implementation of the policies and objectives of the Plan, sustainable development will be facilitated in the county.

The Manager and Elected Members are aware of their legal obligations in respect of the preparation of the Development Plan.

A full table of contents will be prepared for the adopted Development Plan. It is considered that adequate section numbering has been provided in the Plan and that it is preferable to maintain the development management standards together in one chapter for ease of reference to potential applicants.

The submission in respect of the retail development in Dunshaughlin is noted and is a matter for a future LAP.

The Meath County Development Plan refers to the functional area of Meath County Council. Therefore where the environs of a town is referred to in the Plan, e.g. in the instances of Drogheda, Maynooth or Kilcock, the reference is attributed to the environs of that town in County Meath as Meath County Council has no jurisdiction over the environs of towns/towns in other counties.

The road route around Kells referred to in the submission is not included in the Draft Meath County Development Plan therefore this is not a matter for the Development Plan.

The timeframes for the public display of the Draft Plan and preparation of the Manager's report are set out in the Planning and Development Acts 2000-2011. Meath County Council has complied with the requirements in this regard. Full consideration has been given to the issues raised in submissions including the necessary consultations with the various departments in the Council, external bodies and consultants engaged by Meath County Council.

The provision of financial resources to citizens to make submissions on the County Development Plan is outside of the remit of Meath County Council. The Plan was displayed in accordance with the statutory requirements. Meath County Council also held a number of public information events across the county in order to facilitate the public with any queries that they had on the Draft Plan.

The Draft Development Plan has endeavoured to assist with 'joining up' thinking by incorporating the relevant elements of policy documents prepared at a national and regional level. Appendix 18 provides information on how Ministerial Guidelines were incorporated into the Draft Development Plan. In addition, Meath County Council consulted with many statutory bodies in order to ascertain their requirements and determine if reference needed to be made to these in the Development Plan.

Section 2.3.4 of the Draft Development Plan outline the options for dealing with excess zoning i.e. phasing the release of zoned lands, re-zoning or de-zoning lands. Each of these options will be considered when the zoning maps for the individual towns and villages in Meath are reviewed. The Planning and Development Acts 2000-2011 outline the issues which a Planning Authority must take into account when considering applications for extension of duration of planning permission and Meath County Council will be bound by these.

Meath County Council welcomes the support given to the Development Plan themes of sustainability and environmental protection and enhancement.

It is considered that the preparation of an inventory of unfinished properties is outside the remit of the County Development Plan. It should be noted that the Department of the Environment, Community and Local Government has carried out surveys of unfinished housing estates nationwide.

There are a number of existing options to deal with derelict sites. The enforcement section of Meath County Council deal with unfinished housing developments and issues in this area can be referred to them for investigation. The Derelict Sites Acts also represent a potential mechanism for dealing with derelict lands. This legislation operates independently of the Development Plan.



**Manager's Recommendation**

No changes are recommended.



**SECTION 4 SUBMISSIONS ON STRATEGIC ENVIRONMENTAL ASSESSMENT AND  
APPROPRIATE ASSESSMENT REPORTS**

**VOLUME 4 - APPROPRIATE ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT**

Submissions received relevant to this section: 2006, 2024, 2025, 2050, 2090, 2113, 2115

**Submission on behalf of Dublin and Mid-East Regional Authorities through the Committee of the Joint Members of the Regional Planning Guidelines for the Greater Dublin Area.**

Main Issues raised in relation to the SEA or AA

*The SEA report carried out in conjunction with the Draft Development Plan is considered to cover the necessary themes around the draft plan. It may however be useful to highlight how the SEA process affected the policies during the plan making process e.g by identifying those which were new additions, or where wording of policies were amended/revised to take account of SEA impacts or how SEA have informed plan policies. It may also be useful to insert a short reference in the core strategy to reflect the integration of the SEA process within the draft plan.*

SEA Response and Recommendation

From the outset of the preparation of the Draft Meath County Development Plan the SEA team worked iteratively with the Development Plan team to ensure that environmental considerations were a central factor during the formulation of the policies and objectives of the Plan. This iterative process involved providing guidance to the Development Plan team in addition to ongoing assessment and amendment of policies and objectives at the pre draft stage and throughout.

Thus the draft SEA Report and Development Plan are interwoven with considerable inputs provided by the SEA team into the preparation of the draft Development Plan. It is considered impractical and confusing to show where the SEA team proposed wording amendments to particular policies/objectives and therefore this is not included in the Environmental Report. Notwithstanding the above the SEA report contains a section highlighting where the recommendations of the SEA team were incorporated into the Draft Plan and this is considered sufficient to highlight the level of influence the SEA had on the Plan's preparation.



Further to this and as per EPA guidance, the SEA Report has been drafted in a manner which attempts to produce a document which is clear and concise. The proposal to amend the draft SEA Report to highlight changes or additions made to the wording of individual policies or objectives in the draft Development Plan as a result of the SEA process would render the document excessively long and unclear and is therefore not supported.





**Submission by Mary McCloskey**

*Main Issues raised in relation to the SEA or AA*

*Noise Map is inaccurate*

SEA Response and Recommendation

It is proposed to review the noise map in light of the comments made.



### **Submission by Louth County Council**

#### Main Issues raised in relation to the SEA or AA

##### *Section 8.8 Strategic Environmental Assessment*

*Reference is made to one of the mitigation measures which relates to include adequate buffer zones along Natura 2000 sites. It is requested that the extent of such buffer zones should be stated in the SEA document and Volume 1 of the Development Plan as consistency may be required between adjoining authorities in respect of these zones.*

*Point 5 of the submission from Louth County Council states:*

*"Section 8.8 of the SEA relates to mitigation measures included to protect the environment and states the following 'Shall provide for sufficient buffer zones along the Natura 2000 Site to maintain the integrity of the site and will not encroach onto the Natura 2000 Site and associated habitats.' it is not clear as to the size and extent of which is to be applied for this "buffer zone". The area relevant should be made clear within both the SEA and Volume 1 of the Draft Dev Plan as there should be a requirement for consistency in this buffer and that detailed in other adjoining County Dev Plans*

#### SEA Response and Recommendation

Point 5 of the submission of Louth County Council relates specifically to the SEA and the issue of buffer zones around protected sites. The point is made that no specific distance is referred to. In response it is considered the extent of any setback is based on the proposed development and its potential effect on such sites.

A review of the development plans of adjoining counties has been carried out to ascertain their approach and use of buffer zones. It has been confirmed that under the current Louth County Development Plan there are no buffer zones in Louth.

In relation to buffer zones the Fingal County Development Plan 2012-2019 states:

"The Council has identified lands around Malahide/Broadmeadow, Rogerstown and Baldoyle estuaries and around Sluice River Marsh and the Bog of the Ring as ecological buffer zones. These buffer zones protect the ecological integrity of the nationally and internationally designated sites by providing suitable habitat for key species such as birds, by providing for compatible land-uses around the designated sites, and in the case of the freshwater wetland areas, by ensuring a steady supply of clean groundwater and surface water. Around the estuaries the buffer zones can also provide for recreational uses and are also important for coastal flood protection and for



climate change adaptation. Ecological buffer zones are areas where agricultural uses may be combined with nature conservation and low-intensity recreational use such as walking and cycling. The Council will normally only grant permission where it is clearly demonstrated that a proposal will have no significant adverse impact on the habitats and species of interest in the buffer zone and its ecological functions. Proposals for development in these areas will require Appropriate Assessment because of their close proximity to Natura 2000 sites."

The Fingal buffer zones are marked on the Green Infrastructure maps and are of varying width and are very site-specific. It is suggested that a similar approach is employed for Meath CDP and is therefore recommended that there is no change to the policy in the draft CDP.



### Submission by the EPA

#### Main Issues raised in relation to the SEA or AA

The EPA welcomes and acknowledges the inclusion of many of the issues highlighted in their scoping submission. The SEA highlights the particular issues/sensitivities surrounding water quality, infrastructure provision, sensitive landscapes, designated natural and built heritage. The submission raises a number of issues which are highlighted below:

1. *The requirement to prepare an SEA Statement.*
2. *Submission suggests the inclusion of a cumulative sensitivity map for the county, highlighting areas of overlapping sensitivity which would be a useful resource in identifying areas with greater potential for significant environmental effects, to be afforded particular protection in the Plan.*
3. *In relation to the assessment of alternative development scenarios, it is submitted that consideration should be given to incorporating the requirements of the Regional Planning Guidelines and implementing a Core Strategy approach for each alternative, to ensure a realistic approach is taken.*
4. *It is submitted that this section 2.9 (Environmental Assessment of the Development Plan) should summarise how environmental vulnerabilities/sensitivities identified in the previous Plan and SEA process have changed to date.*
5. *It is submitted that consideration should be given in Section 2.12 Technical Difficulties Encountered, to including a reference to any data gaps identified, as relevant and appropriate.*
6. *Consideration should be given in Section 3.3.7 Energy to including a reference to the SEI's Offshore Renewable Energy Development Plan (OREDPA), which includes recommendations for the preferable renewable energy technologies for the Eastern region and Eirgrid's GRID 25 Implementation Plan.*
7. *Section 3.4.2 Regional Planning Guidelines for the greater Dublin Area (2010-2022) should include a section on the role of the Regional Planning Authorities and should also refer to the requirements of implementing a Core Strategy approach to the development of land use plans.*

8. *Consideration should be given to including a reference to the Eastern CFRAMS in Section 3.4.8.*
9. *Consideration should be given to making reference to the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20, in particular Section 3.5 Key Issues for Article 4.7.*
10. *The Strategic Environmental Objectives (SEOs), as provided in Section 5 Strategic Environmental Objectives Targets and Indicators is acknowledged. Consideration, however, should be given to amending SEO B3 as follows "Provide opportunities for sustainable public access to wildlife and wild places **at appropriate locations**.*
11. *The inclusion of Table 7.1 SEA Assessment Summary is noted. Clarification should be given however, whether the proposed deep water port for Gormanston has been taken into account in this table. In particular, with regard to the potential effects on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. Consideration should be given to amending the "neutral uncertain impacts" for Economic Development and Water Quality to "uncertain", as an assessment of this Proposed Port Development has not currently been undertaken. It is acknowledged that Policy ED POL 10 seeks the establishment of a SDZ designation to facilitate land side activities which support the proposed deep water port and Policy ED POL 11 also commits to ensuring that any port related development proposals are subject to full environmental assessment including SEA, EIA and AA as required.*
12. *Consideration should be given to quantifying the amount of existing residential zoned lands and how much is proposed to be developed within the Plan period. It should be ensured that the requirements of the Regional Planning Guidelines are fully integrated as appropriate, in terms of implementing a core strategy approach, seeking to re-zone, de-zone, strategically reserve and phase excess zoned undeveloped lands.*
13. *With regard to flooding, where zoned lands in settlements within the County are identified as at significant risk of flooding (Flood Zones A & B), consideration should be given to including a specific mitigation measure for the de-zoning zoning/re-zoning/development of these lands appropriate to the risk of flooding identified and also those excess lands in proximity to designated Natura 2000 sites.*

*14. Consideration should be given to the inclusion of a description of how the environment has changed, from an assessment of the monitoring carried out under the previous Plan, and whether the new Plan proposes to continue/review or modify existing monitoring frequencies etc. The Monitoring Programme should also be flexible enough to take account of specific environmental issues as they arise. The programme must be able to deal with the possibility of cumulative effects.*

*15. Under Environmental Category "Biodiversity – Flora and Fauna", consideration should be given to including a target / indicator for monitoring the spread of invasive species within the County*

#### SEA Response and Recommendations

1. In accordance with Article 9 of the SEA Directive, upon adoption of the Development Plan an SEA Statement will be made available summarising how environmental considerations have been integrated into the plan, how the Environmental report and the outcome of consultations were taken into account, and the reasons for choosing the plan as adopted in the light of other reasonable alternatives considered.
2. A considerable amount of GIS mapping was prepared during the SEA process in order to facilitate an understanding of the existing environmental characteristics of the Plan area. It is considered that the mapping in its current form adequately highlights areas of sensitivity within the County which have potential for significant environmental effects.
3. The EPA suggests incorporating the requirements of the Regional Planning Guidelines in addressing the issue of Plan alternatives. Specifically the EPA advise, for consideration purposes, implementing a Core Strategy approach for each alternative, to ensure a realistic approach is taken.

Due care and consideration of the issue of alternative development scenarios was discussed in detail with the Plan preparation team. The alternatives put forward were in accordance with Article 5 of the SEA Directive "reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme". In addition the significant environmental effects of the alternatives selected were assessed and documented.

The proposed alternatives were therefore considered reasonable, realistic and capable of implementation. Furthermore they were in accordance with the appropriate strategic level at which the Plan will be implemented within the national planning hierarchy. The alternatives proposed were assessed against the relevant environmental objectives established for the key aspects of the environment likely to be significantly affected.

The Meath County Development Plan will be framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework, therefore the options for alternatives were limited.

The core issue however relates to the implementation of the core strategy approach for each alternative. The alternatives put forward for assessment were based on the full implementation of the core strategy; the alternatives documented and discussed in the SEA Environmental Report were considered viable approaches to achieving the aims of the core strategy through various development scenarios. As a result it is not considered necessary to embellish the section further.

4. The state of the existing environment as documented in the Environmental Report is based on the most up-to-date information available, most of which supersedes the data used to compile the previous environmental report. The SEA team have assessed the sensitivity of the environmental receptors based on this information; the conclusion drawn on the issue of sensitivity is therefore considered current and relevant. The principal issue relating to environmental sensitivity is change and it is concluded the environmental report addresses the current draft plan's ability to impart change on the environment within the county over the lifetime of the Plan.
5. Data gaps are identified in Section 4.2 of the Environmental Report.
6. Agree with submission – amend Section 3.3.7 to include reference to SEI's Offshore Renewable Energy development Plan.
7. Agree with submission – include a section on the role of the Regional Planning Authorities in Section 3.4.2.
8. Agree with submission - include a reference to the Eastern CFRAMS in Section 3.4.8.

9. Agree with submission – insert relevant reference to the EU's *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7*.
10. Agree – insert 'at appropriate locations' into SEO B3.
11. Under Section 5 of their submission, the EPA raises points in relation to a deep water port at Gormanston and in relation to Table 7.1 SEA Assessment Summary. In response it is noted that the draft Meath County Development Plan does not contain a policy or objective to develop a deep water port at Gormanston. ED POL 9 states only that the draft County Development Plan will "facilitate the sustainable development of a new deep water port in East Meath". No specific site or detail is provided for the deep water port and therefore the SEA can not fully consider the potential effects of such a development on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. However, Policies ED POL 10 and ED POL 11 will ensure that any proposal for such a port and related land side development will be subject to full environmental assessment.

The SEA considers the likely effect of the policies and objectives of the draft Meath County Development Plan on the basis of the information provided and as a result a finding of neutral/uncertain was given in relation to the impact of Economic Development policies on water quality in the draft Environmental Report. Given the lack of detail on elements such as the location and detail of a potential port in east Meath, a recognised element of uncertainty has been included in the assessment of the impact of Economic Development on Water Quality. The EPA has suggested an amendment to Table 7.1 to change the impact of Economic Development on Water Quality from 'neutral / uncertain' to 'uncertain' and this recommendation is supported and as a result the change is recommended.

12. Table 2.4 of the draft Development Plan sets out the quantum of existing residential zoned lands throughout the County and the quantity of residential land required for development over the period of the Plan. This table indicates that there is sufficient zoned land to meet the population projections as put forward by the Regional Authority. This section of the draft Plan has been prepared as per the guidelines of the DoECLG on Core Strategies. The Managers Report has recommended that the draft Core Strategy as set out in Chapter 2 of the draft Plan be amended on foot of the submission received by the Regional Planning Authority to ensure that the requirements of the Regional Planning



Guidelines are fully integrated into the core strategy for the County. All of the residentially zoned lands within the County are contained within statutory plans which are subsidiary to the County Development Plan, (Local Area Plans, Town Plans etc). The zoning, phasing (pending mitigation) and/or de-zoning of residential lands will be considered at this level and these plans will be subject to their own SEA process.

13. Section 7.15 of the draft County Development Plan sets out the policies and objectives of the County with regard to Flood Risk Management. Policy WS POL 28 states that the Authority will *"have regard to the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and application of the Justification Tests for Development Management and Development Plans, during the period of this Plan"* To strengthen the position of the Development Plan and the lower level plans of the County which deal with specific zonings it is proposed to insert the following text into the Development Plan:

Chapter 2

Section 2.3.4

Insert at end of paragraph after point 3.

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

Chapter 7 Section 7.15

Insert at end of 4<sup>th</sup> paragraph:

**In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/ or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.**

14. It is recommended to insert a new objective into the County Development Plan that Meath County Council will undertake monitoring as set out in Chapter 8 of the Environmental Report and in compliance with Article 10 of the SEA Directive.

Proposed wording: **IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report**

15. Agree – insert a target / indicator for monitoring the spread of invasive species within the County.



**Submission by the Department of Arts, Heritage and the Gaeltacht**

Main issues raised in relation to SEA or AA

Clarification is required in a small number of instances as outlined below.

1. In section 2.4 of the AA the guidance document on AA of the Department has been mentioned and a distance of 15km used. It should be noted that the guidance also mentions the possible need for a longer distance or catchment basis in the case of rivers.

2. Objective NH OBJ 4 should be amended to clarify that proposed NHA sites as well as designated NHA sites will also be protected by the County Development Plan. With the current wording, it is not clear that they will be protected because they may not be designated during the lifetime of this Plan. It is recommended that the words "and proposed Natural Heritage Areas" are inserted after the words "Natural Heritage Areas" in this objective.

3. The mitigation proposed for wind turbines has not also included the possible impact of turbines in sites on the flight paths of birds, which is mentioned in section 11.15.3 of the draft Plan. To be consistent the issue of bird flight paths should be included in section 8.1.5 of the draft Plan.

SEA Response and Recommendation

1. The AA of the Meath County Development Plan initially addressed sites within 15km of the County boundary in accordance with generic guidance issued by the Department of the Environment, Community and Local Government. Due to the geographic location and orientation of river catchments, this buffer has been deemed adequate to cover sites that could be affected outside of the County boundary. In-combination impacts have been addressed by analysis of neighbouring County Development Plans, many of which contain European sites outside of the 15km buffer. Therefore the cumulative impacts of the Meath plan and other plans have been addressed with respect to these additional areas.

2. Change to Objective NH OBJ 4 supported by SEA - policy change recommended to insert 'and proposed Natural Heritage Areas' into Objective NH OBJ 4

3. Supported by SEA

Proposed insertion into section 8.1.5 of Development Plan:

Insert at the end of the last paragraph of section 8.1.5:

**The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment).**

### **Submission by the Irish Wind Energy Association**

#### Main issues raised in relation to SEA or AA

- 1. Review Appendix 7 "The Landscape Character Assessment" 2007, to take into consideration the SEAI Wind Atlas.*
- 2. The IWEA note that the Draft SEA at pg 101 states: The Irish Wind Energy Association (IWEA) lists two wind farms currently in operation in County Meath. They are both located in Dunmore and output 4.2MW. IWEA notes that the Dunmore Wind Farms are located in Co Louth on the border with County Meath and their website information has been corrected to reflect this.*

#### SEA Response and Recommendation

The submission of the IWEA supports many of the policies and objectives of the draft Plan in relation to energy infrastructure provision, limiting harmful emissions, climate change etc. The submission discusses the siting of wind energy infrastructure in Natura 2000 sites. This is already sufficiently dealt with in the draft Dev Plan in Section 11.15.2 which will allow such development if it can be proven by carrying out AA that the dev would not impact on the integrity of the Natura 2000 site.

1. Chapter 4 of the SEA Report will be reviewed to incorporate any relevant findings from the SEAI Wind atlas into the baseline information for the County.
2. Recommend amending SEA report to reflect this.

#### AA Response

In relation to the point raised in the submission regarding the presumption against overhead lines in European sites, the AA team does not agree and recommends retaining protective policies in the draft Development Plan.



**Submission by Inland Fisheries Ireland**

Main issues raised in relation to SEA or AA

*Sections 4.7.5 and 4.7.6 of the SEA Report are noted. Section 4.9.5 infers current impact of wastewater discharges on surface waters based on data from 2005. Such a characterisation is invalid and does not reflect any changes (including improvements) in the status of waters that have developed since that time*

SEA Response and Recommendation

Section 4.9.5 of the SEA Report sets out the baseline status of waste water treatment and discharge within County Meath. The most up to date information at the time the SEA Report was drafted was from Census 2006. Since publication of the draft Environmental Report data from the 2011 Census has become available. It is recommended to update the baseline data in Section 4.9.5 of the Environmental Report to reflect this information.

# Manager's Report Draft Meath County Development Plan 2013 – 2019

## Appendix 1



14th September 2012



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meath county council



**APPENDIX 1 LIST OF PRESCRIBED AUTHORITIES NOTIFIED OF THE DISPLAY OF THE  
DRAFT MEATH COUNTY DEVELOPMENT PLAN 2013-2019**

- An Bord Pleanála
- An Taisce
- Arts Council
- Bord Gáis
- Bus Éireann
- Cavan County Council
- Central Fisheries Board
- Department of Arts, Heritage and the Gaeltacht
- Department of Communications, Energy and Natural Resources
- Department of Education and Skills
- Department of Finance
- Department of Jobs, Enterprise and Innovation
- Department of the Environment, Community and Local Government
- Drogheda Borough Council
- Dublin Airport Authority
- Dublin City Council
- Dublin Regional Authority
- Dundalk Town Council
- Environmental Protection Agency
- ESB
- Fáilte Ireland
- Fingal County Council
- Fisheries Ireland
- Forfas
- Health and Safety Authority
- Health Service Executive
- Heritage Council
- Iarnród Éireann
- Inland Fisheries Ireland
- Irish Rail
- Kildare County Council

## Appendix 1 Manager's Report Draft Meath County Development Plan 2013-2019

- Louth County Council
- Meath East Business Owners
- Midlands Regional Authority
- Monaghan County Council
- National Parks and Wildlife Service
- National Roads Authority
- National Transport Authority
- Offaly County Council
- Office of Public Works
- South East Regional Authority
- Údarás na Gaeltachta
- Westmeath County Council





# Manager's Report Draft Meath County Development Plan 2013 – 2019

## Appendix 2



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**APPENDIX 2 LIST OF PERSONS/ORGANISATIONS WHO MADE SUBMISSIONS  
DURING THE PUBLIC CONSULTATION PHASE FOR THE DRAFT MEATH COUNTY  
DEVELOPMENT PLAN 2013-2019**

<b>No.</b>	<b>Name</b>	<b>Relevant Chapters/ Appendices</b>
2001	Gearoid O'Gibne	Chapter 9
2002	Thomas C. Burke	Chapter 7
2003	Meath Comhairle Na nÓg	Chapter 5
2004	Shirley Crosbie	Chapter 7
2005	Bord Gáis Networks	Book of maps
2006	Dublin Regional Authority	Chapters 2, 4, 5, 7, 9, 10, Book of Maps, Volume 4
2007	Fergus O'Dowd TD, Minister of State	Chapter 5
2008	Community Department, Meath County Council	Chapter 5
2009	Meath Eco Tours	Chapter 4
2010	Chairperson, Meath East Community Association (MECA)	Chapters 4, 5
2011	Meath Accessible Transport Project Ltd t/a Flexibus	Chapter 6
2012	Ray Ryan	Chapter 4
2013	Christopher O'Rourke	Chapters 4, 5, 10
2014	National Roads Authority	Chapter 2, 4, 6, 10, Book of Maps
2015	BMA Planning	Chapter 2
2016	Kells Town Council	Appendix 6
2017	Cunnane Stratton Reynolds (on behalf of Kilsaran Group)	Chapters 2, 4, 9, 10, 11, Appendix 7
2018	Ballivor Community Park Committee	Chapters 2, 5
2019	Hugh & Brigid McComish	Chapter 5
2020	Tara Community Action Group	Chapter 9
2021	Dublin City University (DCU)	Miscellaneous
2022	Kieran Cummins & Associates, Planning & Environmental Consultants	Chapters 2, 3, 4, 6, 7, 9, 11 Appendix 11 & 12, Miscellaneous
2023	The Office of Public Works (OPW)	Chapters 2, 7, 9

		Appendix 6
2024	Mary McCloskey	Volume 4
2025	Louth County Council	Miscellaneous, Ch 2, 3, 6, 7, 9, Volume 4
2026	John & Nora Mulvihill	Miscellaneous
2027	Lawrence & Long Architects	Miscellaneous
2028	James McCullen & Christina Ferris	Miscellaneous
2029	James Morris	Miscellaneous
2030	The Julianstown & District Community Association (JDCA)	Chapter 6
2031	Dundalk Institute of Technology	Chapter 4
2032	Dunboyne College of Further Education	Chapter 5
2033	National Transport Authority	Chapter 4
2034	County Meath VEC	Chapter 9
2035	Director General, RGDATA	Chapters 2, 4, Appendix 5
2036	Suzanne Brady	Chapters 4, 8, 9, 10
2037	John & Julitta Clancy	Chapters 2, 6
2038	Irish Concrete Federation	Chapters 7,10, 12
2039	Quentin & Annemarie Durkan	Chapter 9
2040	Mary & Michael Byrne	Chapter 9
2041	Meath Archaeological & Historical Society	Chapters 2, 4, 6, 8, 9, Appendix 7, Appendix 12, Miscellaneous
2042	Declan Clabby & Associates (on behalf of Richard Wheeler)	Appendix 5
2043	Joseph O'Brien	Chapter 9
2044	Meghan Smith	Chapters 3, 4 & 5
2045	Duleek & District Athletic Club	Chapters 3, 5
2046	Michael Mulvaney	Chapter 9
2047	Ronan & Jacqui Brady	Chapter 6
2048	Esther Donagh	Chapter 6
2049	James & Sarah Crosbie	Chapter 6
2050	Environmental Protection Agency	Chapters 2,3,4, 5, 6, 7, 8, Appendix 5 & Volume 4

2051	The Planning Partnership on behalf of Lidl (Ireland) GmbH	Appendix 5
2052	Ian & Anna Roe	Chapter 5 & 6
2053	Patrick J Clarke	Chapter 9
2054	Diarmuid, Angela & Blaith Lally	Chapter 9
2055	Declan Clabby & Associates (on behalf of Gerald Reilly)	Appendix 5
2056	Margaret Downey	Chapter 6
2057	Clann na nGael GAA Club	Chapters 2, 5
2058	Aidan Wall	Chapter 5
2059	Kells & District Chamber	Chapters 2, 4, 7, 9, Appendix 5
2060	Downey Hynes Partnership on behalf of Knockumber Property Development Ltd.	Chapter 4, Appendix 5
2061	Keep Ireland Open	Chapters 1, 4, 6, 9, 10, 11
2062	Meath VEC	Chapter 5
2063	Declan Brassil & Co. on behalf of McGarrell Reilly - Ratoath	Chapters 2, 4
2064	Declan Brassil & Co. on behalf of McGarrell Reilly - Kilcock	Chapters 2
2065	The Planning Partnership on behalf of Homex Ltd.	Chapter 2
2066	Regina Doherty	Chapters 2, 4, 5 & 6
2067	Sharon O'Neill	Chapter 9
2068	Eoghan Greally	Chapter 9
2069	Liam McGree & Associates Ltd.	Chapter 2
2070	Jenny Daly	Chapter 9
2071	Sean Smith	Chapter 3
2072	Gerard Heery	Chapter 6
2073	Anna Glennon	Chapter 9
2074	Shannon Scally	Chapter 9
2075	Caoimhe Greally	Chapter 9
2076	Transportation Department Meath County Council	Chapter 6
2077	Richard Greally	Chapter 9
2078	Declan Brassil & Co. on behalf of Mr. Eammon McCullough	Chapters 2 & 5
2079	Ray Mooney	Chapter 9

2080	Patrick & Margaret Smith	Miscellaneous
2081	Patrick & Margaret Smith	Miscellaneous
2082	Margaret Browne	Chapter 6
2083	Meath Partnership	Chapters 1, 2, 4, 5, 9, 10, Appendix 12
2084	Naomh Pdraig GAA	Chapter 6
2085	Stephen Little & Associates	Chapter 2
2086	T. Finnen	Chapters 9, 4, 10
2087	Cathal & Julie Swan	Chapter 9
2088	Sharon & James Walsh	Chapter 9
2089	Cathriona O'Neill	Chapter 9
2090	Dept. of Arts Heritage & the Gaeltacht	Chapters 8, 9, Volume 4
2091	John Spain & Associates on behalf of M & M Construction	Chapter 2
2092	Drogheda Port Company on behalf of Drogheda Port	Chapters 2, 4, 6
2093	Drogheda Port Company on behalf of Bremore Ire. Port	Chapter 2
2094	Dept. of Education & Skills	Chapter 5
2095	John Spain & Associates on behalf of HSE Dublin North East	Chapters 2, 5
2096	Cllr. Eugene Cassidy	Chapters 2, 9, Appendix 12
2097	Mark Rave Associates, Planning Consultants (MRA)	Chapter 9, Appendix 12
2098	Joseph Giles	Chapter 6
2099	Noel Kelly	Chapter 6
2100	GVA Planning on behalf of Tesco Ireland Ltd.	Chapters 2, 4, 11, Appendix 5
2101	Declan Brassil & Company Ltd on behalf of McGarrell Reilly	Chapters 2, 4, 7, Appendix 5
2102	Kathleen Gibbons	Chapter 9
2103	Brendan & Noreen Greally	Chapter 9
2104	Seamus & Siobhan Gibbons	Chapter 9
2105	Stamullen Soccer Academy & Stamullen Football Club	Chapter 5
2106	Simon Clear Planning & Development Consultants on behalf of DDF Partnership	Chapter 11

2107	Declan Brassil & Company Ltd on behalf of McGarrell Reilly	Chapters 3, 4, 6, 7
2108	Ian Lumley	Chapters 2, 4, 6
2109	An Taisce	Chapters 2, 4, 6, 7, 9, 12
2110	Eirgrid	Chapters 8
2111	Planning & Housing, DECLG	Chapters 2, 6, 8, 10,
2112	Failte Ireland	Chapter 4
2113	Irish Wind Energy Association	Chapters 8, 9, 11 Appendix 7, Volume 4
2114	William J. Brennan & Co Solicitors on behalf of Ashbourne Retailers Association & Ashbourne Community Initiative	Chapters 3, 4
2115	Inland Fisheries Ireland	Chapters 2, 6, 7, 8 Volume 4
2116	Stephen Ward Town Planning & Development Consultants Ltd	Chapters 2
2117	Cllr Jim Holloway	Chapters 4, 9
2118	Ryan Nowlan Consulting	Miscellaneous
2119	GVA Planning on behalf of Cusack Homes Ltd	Chapters 2, Miscellaneous
2120	Kieran Campbell	Chapter 9
2121	Castlethorn Construction	Chapters 2, 11
2122	The Heritage Council	Chapters 2, 9
2123	Cllr Oliver Fox	Chapter 5
2124	Department of Arts, Heritage & the Gaeltacht	Chapters 2, 8, 9, 10, Appendix 12
2125	Aislinn Creavin	Chapter 9
2126	Navan Travellers Workshops Ltd Trading as Meath Travellers Workshops	Miscellaneous
2127	Liam O'Toole on behalf of Trudo Construction Ltd	Chapter 2
2128	Paul Lofty	Chapter 9
2129	Simon Clear Planning & Development Consultants on behalf of DDF Partnership	Chapter 2
2130	Simon Clear Planning & Development Consultants on behalf of DDF Partnership	Chapter 6
2131	Gerard Murphy	Chapters 6
2132	Gerald Nash TD	Chapters 4, 5
2501	Branigan & Matthews Solicitors on behalf of Mary Coyle	Appendix 14

2502	Josephine Conaghan	Appendix 14
2503	Richard O'Reilly	Appendix 14
2504	Fiona Cullivan	Appendix 14
2505	Michael Boyle	Appendix 14
2506	An Taisce	Appendix 14
2507	Kieran Campbell	Appendix 14

