

Meath County Development Plan 2021-2027

Strategic Environmental Assessment (SEA)
Environmental Report (Volume 2)

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Environmental Assessment **Built Environment**

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GLOSSARY

Term	Definition
AA	Appropriate Assessment
ACAs	Architectural Conservation Areas
AQIH	air quality index for health
BIM	Bord Iascaigh Mhara
C&D	Construction and Demolition
c.	Circa
CDP	County Development Plan
CE	Chief Executive
CFRAM	Catchment Flood Risk Assessment and Management
CHP	combined heat and power
CO	carbon monoxide
CO ₂	carbon dioxide
DAFM	Department of Agriculture, Food & the Marine
DCCAE	Department of Communications, Climate Action and Environment
DCHG	Department of the Culture, Heritage and the Gaeltacht
DECLG	Department of Environment, Community and Local Government
DEHLG	Department of the Environment, Heritage and Local Government
DES	Department of Education and Skills
DHPCLG	Department of Housing, Planning, Community and Local Government
ED	electoral division
EIA	Environmental Impact Assessment
EMRA	Eastern and Midlands Regional Assembly
END	Environmental Noise Directive
EPA	Environmental Protection Agency
FCC	Fingal County Council
FEM-FRAMS	Fingal East Meath Flood Risk Assessment and Management Study
GDA	Greater Dublin Area
GSDSDS	Greater Dublin Strategic Drainage Study
GHGs	Greenhouse Gases
GIS	Geographical Information System
GSI	Geological Survey of Ireland
ha	hectares
HEFS	High-End Future Scenarios
HSE	Health Service Executive



Term	Definition
IFI	Inland Fisheries Ireland
IGH	Irish Geological Heritage
IPCC	Intergovernmental Panel on Climate Change
IROPI	imperative reasons of overriding public interest
km ²	per square kilometre
LAP	Local Area Plan
LCA	Landscape Character Assessment
LCC	Louth County Council
LCT	Landscape Character Types
LEO	Local Enterprise Office
MANs	Metropolitan Area Networks
MBAP	Meath Biodiversity Action Plan
MCC	Meath County Council
ML	million litres
MRFS	Mid-Range Future Scenarios
Mt CO ₂ eq	million tonnes carbon dioxide equivalent
NBAP	National Biodiversity Action Plan
NBP	National Broadband Plan
NDP	National Development Plan
NHA	Natural Heritage Areas
NIR	Natura Impact Report
NO ₂	Nitrogen dioxide
non-ETS	non-Emissions Trading Scheme
NPF	National Planning Framework
NTA	National Roads Authority
NTS	Non-Technical Summary
OPW	Office of Public Works
P / Ps	Plans or Programmes
P&R	Park and Ride
P.E.	Population Equivalent
PDA	Planning and Development Act
PDR	Planning and Development Regulations
PM	Particulate Matter
PM ₁₀	particulate matter less than 10 microns in diameter
pNHAs	Proposed Natural Heritage Areas



Term	Definition
PPN	Public Participation Network
PRPs	Pollution Reduction Programmes
RBDs	River Basin Districts
RBMP	River Basin Management Plan
RMP	Record of Monuments and Places
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy
S.I.	Statutory Instrument
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland's
SEO	Strategic Environmental Objectives
SFPA	Sea Fisheries Protection Authority
SFRA	Strategic Flood Risk Assessment
SHZ	Short Hop Zone
SPA	Special Protection Area
SPC	Strategic Policy Committee
SuDS	Sustainable urban Drainage Systems
TEN-T	Trans-European Transport Network
TII	Transport Infrastructure Ireland
UNESCO	United Nations Educational, Scientific and Cultural Organisation
UWWT	Urban Wastewater Treatment
VOCs	Volatile Organic Compounds
WFD	Water Framework Directive
WMP	Waste Management Plan
WSSP	Water Services Strategic Plan
WtE	Indaver Waste to Energy
WWTPs	Wastewater Treatment Plants
ZoI	Zone of Influence



1 Introduction

This is the Strategic Environmental Assessment (SEA) Environmental Report for the Meath County Development Plan (CDP) 2021-2027 ('Plan'). The preparing of this SEA Environmental Report has been undertaken by Brady Shipman Martin, Environmental, Landscape and Planning Consultants of behalf of Meath County Council (MCC). The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan.

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before such decisions are made. Environmental Impact Assessment, is generally used for describing the process of environmental assessment for individual projects, while Strategic Environmental Assessment (SEA) is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place.

SEA is a systematic process of predicting and evaluating the likely significant environmental effects of implementing a proposed plan or programme, in order to ensure that these effects are adequately addressed at the earliest appropriate stages of decision-making in tandem with economic, social and other considerations.

The SEA has been undertaken in accordance with Directive 2001/42/EC and associated implementing national legislation on the Assessment of the Effects of Certain Plans and Programmes on the Environment¹ (known as the SEA Directive).

1.1 SEA Environmental Report

SEA identifies the likely significant environmental effects of implementing the Meath County Development Plan 2021-2027. The findings of the SEA are reported in this SEA Environmental Report, which accompanied the Draft Plan on public display and identified how environmental considerations were integrated into the Plan and how alternatives for the Plan were considered.

This report was updated in order to take account of recommendations contained in submissions and / or in order to take account of any changes that were made to the CE's Draft Plan on foot of submissions and material (and non-material) amendments. Meath County Council (MCC) took the

¹ EC (2001). Directive 2001/42/EC on the *assessment of Certain Plans and Programmes on the Environment*.

findings of this report into account and other related SEA output during their consideration of the Draft Plan and before it is adopted. As the Plan is now adopted, an SEA Statement has been prepared that summarises how environmental considerations have been integrated into the Plan.

2 Meath County Development Plan 2021-2027

2.1 Introduction

Meath County Council (MCC) has prepared a new County Development Plan (CDP) for the period 2021 to 2027. The Meath County Development Plan ('the Plan') 2021-2027 will shape the future development of the County and will identify zones where different land uses are considered to be appropriate.

Census results from 2016 show that Meath has a growing population, with the population growing by 5.9% in five years (between 2011 and 2016) to 195,044. In December 2016, a *Strategic Issues Paper* was prepared by MCC to help stimulate debate between the planning authority, key stakeholders, landowners and the general public around the issues relevant to Meath and how they may be addressed in the Plan. Submissions on this Issues Paper have been received and are referred to further in Section 2.3 of this report.

The Plan has been prepared under the provisions of the Planning and Development Acts 2000 (as amended) and will consist of a written statement with maps. This Plan provides a six year statutory framework for guiding development and will assist in ensuring that future development is appropriately managed and occurs in a sustainable manner.

2.1.1 Regional Spatial and Economic Strategy (RSES) - Draft Meath Plan 2019-2025 Process Paused

Following the publication of the National Planning Framework (NPF) in 2018, each region was required to develop and adopt a Regional Spatial & Economic Strategy (RSES), where all County Development Plans must be consistent with the RSES when adopted.

In order to allow each County the timeframe for their statutory plans to align with the relevant RSES, the Planning & Development (Amendment) Act 2018 contained a provision that required all Planning Authorities to pause the statutory review process where it was in progress or to vary adopted plans immediately following adoption of the relevant RSES.

As such, Meath County Council temporarily paused the review of the Draft Meath Plan 2019-2025 pending the adoption of the RSES. The RSES 2019-2031 was adopted by the Eastern & Midland Regional Assembly (EMRA) on the 3 May 2019, and MCC recommenced their review of the Meath County Development Plan 2021-2027.

2.1.2 Geographical Area of the Plan

The administrative area of Meath covers an area of over 230,000 hectares (ha) and is the second largest county in Leinster. It adjoins Dublin to the south and this geographical proximity and the strong functional relationship between the two counties results in Meath being a vital supporting partner in the recent growth of the Greater Dublin Area. This locational advantage has enabled the county to play a major part in the development of the National Gateway, the nation's most economically dynamic and progressive area.

Meath has a network of attractive towns, villages and the rural area. It possesses a diverse range of landscapes, including 10km of coastline, the drumlin hills of north Meath, rich pastures, tracts of peatland and raised bog in the southwest and the central upland area that includes Tara - the ancient capital of Ireland. This landscape reflects the changing influences of its population over time; from the megalithic sites at Newgrange and Oldcastle, to the Norman castle ruins at Trim, the landed estates at Slane, Dowth and Oldbridge, to modern day dynamic settlements such as Navan, Drogheda, Dunboyne and Ashbourne.

The County benefits from a wealth of natural and man-made resources. It is supported by a well-developed road and rail infrastructure system which provides access to international transport networks at Dublin Airport and Dublin Port and the remainder of the country. The fertile soils provide the basis for a thriving agricultural and food sector, and the natural and built heritage enhances the quality of life for the people of the county and has long enticed visitors to Meath.

2.2 Core Strategy

The purpose of the Core Strategy² is to set out an evidence based strategy for the future spatial development of the Plan area. The Core Strategy demonstrates that the Plan is in accordance with national and regional planning policy outlined in the NPF and the RSES for the Eastern and Midland Region.

The Core Strategy Vision of the Meath County Development Plan is:

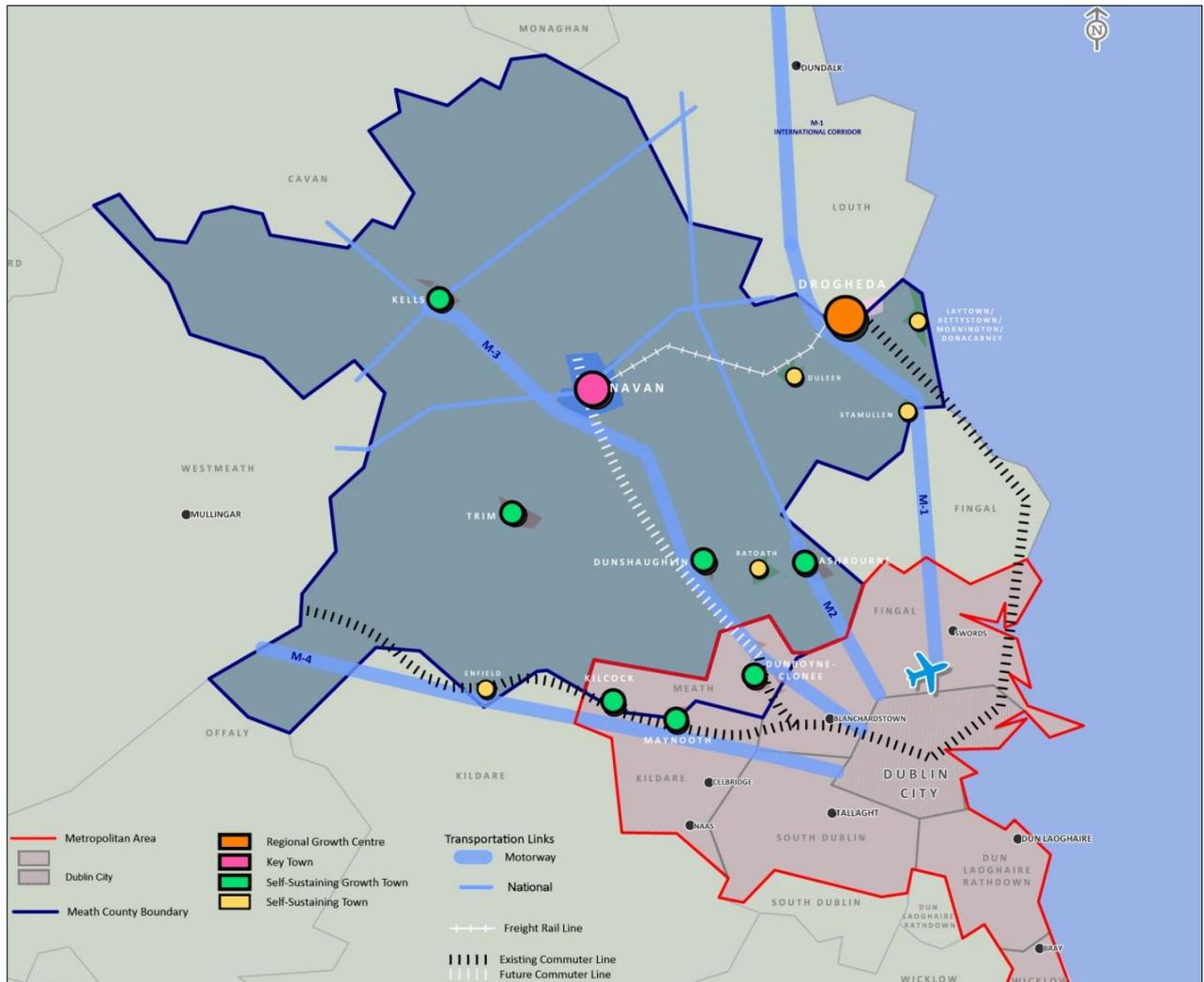
“To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high quality living and working

² Section 10(1A) of the Planning and Development Act 2000 (as amended)

environment that meets the needs of all residents, in accordance with National and Regional Guidance.”

Figure 2.1 below is a map of the Core Strategy from the Plan, which provides a conceptual overview of the spatial planning strategy for Meath. This map illustrates the designated growth centres and strategic transport corridors in the County, set within the context of the wider region.

Figure 2.1: Core Strategy Map³



2.2.1 Objectives of the Core Strategy

The objectives of the Core Strategy are as follows:

- *‘To demonstrate how the Meath Plan is consistent with national and regional planning strategies, guidelines and policies including national and regional population targets.*

³ Meath County Development Plan 2021-2027.

- *To provide the policy framework for the settlement strategy and Local Area Plans (LAP), particularly in relation to land use zoning and population distribution.*
- *To ensure the co-ordination of infrastructural investment with settlements identified for future growth.*
- *To facilitate the population growth of Meath up to a projected population of 227,500 in the Plan period and ensure the distribution of this population is targeted towards the growth centres identified in the RSES.'*

2.3 Pre-Draft Consultation

A pre-draft consultation stage was held from 14 December 2016 to 17 February 2017. During this time, an Issues Paper was published and six consultation events were held around the County. These consultations aimed to encourage discussion before a draft of the next Plan is prepared and to stimulate debate around the important strategic planning issues that the Plan should address. A total of 282 no. submissions were received from the public and statutory bodies in relation to the Plan at that time.

The consultation comprised the following elements:

2.3.1 Public Consultation Events

- Events were held in the following Municipal Districts: Ashbourne, Kells, Laytown / Bettystown (Duleek Civic Office), Navan, Ratoath (Dunshaughlin Civic Office) and Trim during the week 30 January 2017 to 3 February 2017.
- The events were informal in nature. Members of the public were invited to review the Strategic Issues paper, which was presented on notice boards at each venue, and were encouraged to discuss any issues with the exception of zoning matters with planning staff.
- Each event was held over a duration of two hours. The information events were well attended with the highest attendance recorded in Laytown / Bettystown and Ashbourne.

2.3.2 Stakeholder Meetings

To date meetings have been held with:

- Fingal County Council (FCC);
- Department of Culture, Heritage and the Gaeltacht (DCHG);
- Department of Education and Skills (DES);

- Department of Housing, Planning and Local Government (DHPLG);
- Irish Water;
- National Transport Authority (NTA);
- Transport Infrastructure Ireland (TII);
- Inland Fisheries Ireland (IFI);
- Eastern & Midland Regional Assembly; and
- Louth & Meath Education and Training Board.

Stakeholder meetings were ongoing as part of the review process. During the display period of the *Strategic Issues Paper* presentations were made to the Local Community Development Committee, the Later Life Network, the Age Friendly Alliance, the Housing, Community and Cultural Strategic Policy Committee (SPC) and the Planning and Enterprise SPC. A workshop was held with Comhairle Na nÓg.

2.3.3 Promotion

The commencement of the review of the Plan was advertised in The Meath Chronicle on 17 December 2016 and in the Irish Independent on 14 December 2016.

Notice of the public consultation/ information evenings were published in the Meath Chronicle on 21 January 2017 and the Drogheda Independent on 18 January 2017.

2.3.4 Online

A dedicated website was set up for the review of the Meath County Development Plan, www.countydevelopmentplanreview.meath.ie which had in excess of 7,000 'hits' or views during the public consultation period.

MCC utilised Facebook and Twitter to notify the public of all issues related to the review of the Development Plan and raise the profile of the ongoing process.

For the first time as part of a County Plan review process, a facility was made available to accept submissions online.

2.4 Pre-Draft SEA Scoping Consultation

As part of the SEA process, consultation on the content of the SEA Environmental Report was undertaken with the specified environmental authorities, including the EPA, various governmental

departments and surrounding local authorities. The SEA Scoping process is discussed in detail in Section 3.4 below.

2.5 Alternatives

The SEA process requires the consideration of ‘*reasonable alternatives*’ in terms of possible approaches available in the delivery of the Plan. Alternatives, which may include a ‘*do-nothing*’ scenario, need to be ‘*realistic and capable of implementation*’ and should represent a range of different approaches within the statutory and operational requirements of the particular plan.

The Plan strategy options available to the local authority are discussed in the formulation of the Plan and assessed against the SEA Strategic Environmental Objectives (SEOs) in order to evaluate their overall potential environmental impact. A discussion of the merits or otherwise of each option is provided in the Environmental Report and the reasons for the chosen option is discussed.

Chapter 7 (Description of Alternatives) details the alternatives available and the assessment of this alternatives is outlined in Section 7.4 below.

3 Methodology

3.1 Strategic Environmental Assessment (SEA)

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Plans or Programmes (P / Ps). The purpose is to ensure that the environmental consequences of P / Ps are assessed both during their preparation and prior to their adoption. The SEA process also gives specified environmental authorities, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed P / P and to be kept informed during the decision-making process.

SEA derives from European Communities Directive 2001/42/EC - *Assessment of Effects of Certain Plans and Programmes on the Environment*⁴ (commonly referred to as the 'SEA Directive'). Article 1 of the Directive states that:

“The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The SEA Directive was transposed into national legislation by the:

- European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument (S.I.) No. 435 of 2004), as amended by European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011, (S.I. No. 200 of 2011); and
- Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011, (S.I. No. 201 of 2011).

⁴ Directive 2001/42/EC on the *assessment of Certain Plans and Programmes on the Environment*.

The former regulations relate to SEA as it applies to plans or programmes prepared for “*agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications and tourism.*”⁵

The latter regulations relate to SEA as it applies to plans or programmes where the context requires, “*a development plan, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme.*”⁶

Therefore, as the development plan the subject of this report is the Meath County Development Plan 2021-2027, the latter Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations (S.I. No. 201 of 2011), apply.

3.2 SEA Stages and Process

The key focus of SEA is to take environmental issues, and in particular ‘likely significant environmental effects’ of a P/P, into consideration during the plan or programme making process. The key stages in the SEA process as outlined in the Environmental Protection Agency's (EPA) SEA Process Checklist and as they relate to the Plan are outlined in Figure 3.1 and Table 3.1.

The preparation of the Plan, Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) took place concurrently and the findings of the SEA, AA and SFRA informed the Plan.

The Draft Plan, SEA Environmental Report, AA and SFRA documents were placed on public display as part of the required statutory public consultation.

Submissions, motions and material amendments made on the Draft Plan and associated documents, including the SEA and AA documents, resulted in updates to the SEA Environmental Report, in order to take account of relevant recommendations contained in submissions and in order to take account of changes that may be made to the original, Draft Plan (placed on public display).

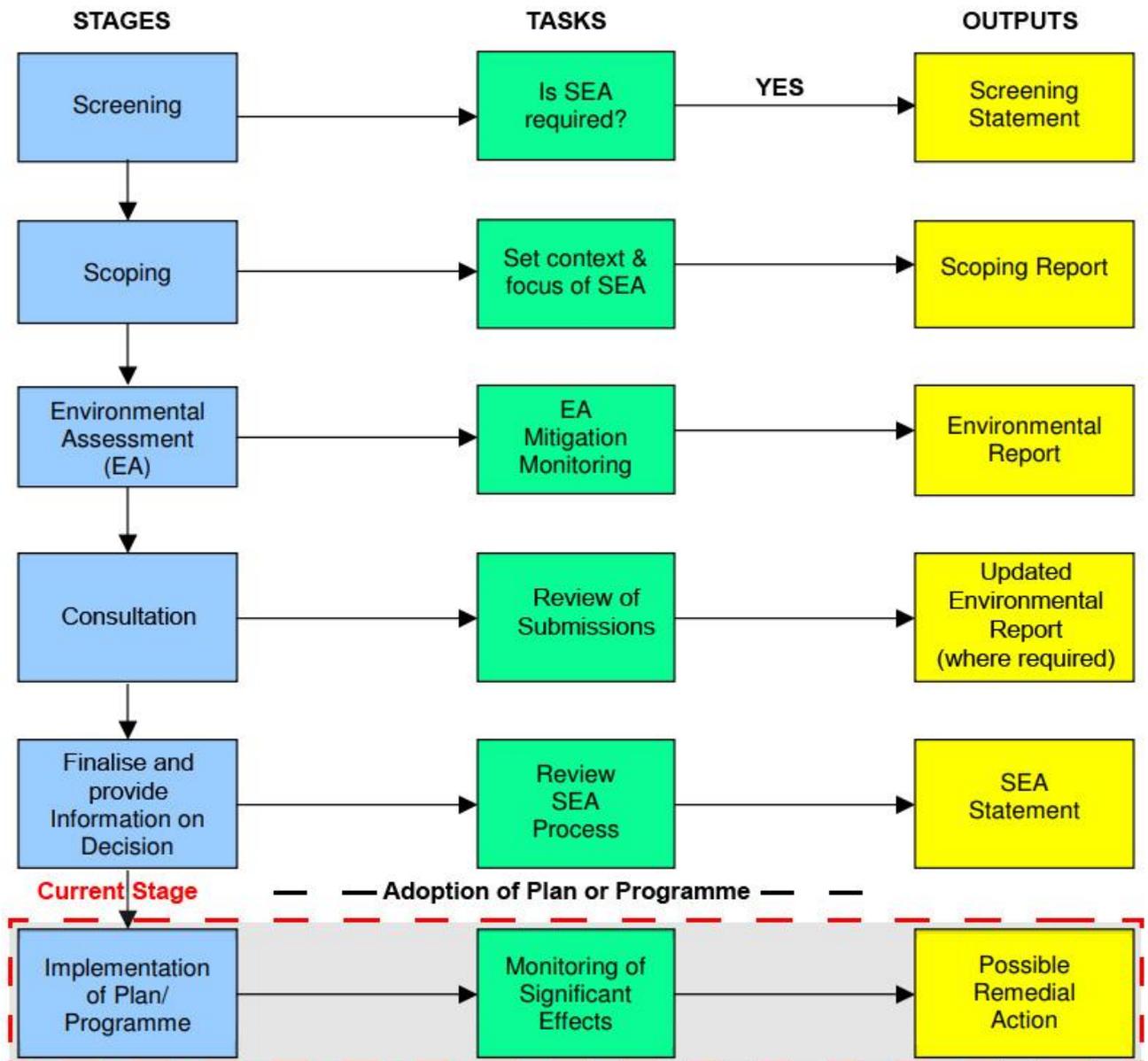
As the Plan is now finalised, the SEA, AA and SFRA documents have been finalised and the final documents also include an SEA Statement, which includes information on how environmental considerations were integrated into the Plan, and an Appropriate Assessment Conclusion

⁵ Section 9(1) (a) of S.I. No. 435 of 2004

⁶ Section 5(c) of S.I. No. 436 of 2004

Statement. As the Plan is implemented, environmental monitoring - as well as planning and project development and associated environmental assessments and administrative consent of projects - will be undertaken.

Figure 3.1: Overview of SEA Process (adapted from EPA SEA Process Checklist, 2008⁷)



⁷ EPA (2008). *SEA Process Checklist*.

Table 3.1: Outline of the SEA Process

Stage	Description	Status
1. Screening	<p>The requirement to undertake a SEA is mandatory for certain Plan / Programme (P / P). Where SEA is not a mandatory requirement, the P / Ps is subject to a 'Screening process', to consider if it is <i>likely to have significant effects</i> on the environment, and therefore, if SEA is required.</p> <p>Screening of the P / P is carried out in accordance with Article 14A of the Planning and Development Regulations (PDR) 2001 as amended.</p> <p>It is noted that in accordance with Circular Letter SEA 1/08 & NPWS 1/08⁸, SEA for a P / P is also a mandatory requirement where the P / P requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC⁹).</p>	<p>Completed</p> 
2. Scoping	<p>Preparation of a SEA Scoping Report highlighting that the Environmental Report is required to include:</p> <ul style="list-style-type: none"> ▪ methods of assessment; ▪ contents and level of detail in the Plan / Programme; ▪ the stage in the Plan or Programme-making process; and ▪ the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment. <p>Scoping provides for consultation with the Environmental Authorities specified in Article 13A of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the process allows for incorporation of the views of the Environmental Authorities within the P / P and the SEA Environmental Report.</p>	<p>Completed</p> 
3. Environmental Report	<p>Preparation of a systemic identification and evaluation of alternatives and assessment of the <i>likely significant environmental effects</i> of implementing the P / P.</p> <p>The findings of the assessment, which is carried out at various stages in the P / P making (e.g. Draft, Amended Draft etc.), are provided in the SEA Environmental Report in accordance with Article 13E of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011.</p> <p>The output from this stage is an Environmental Report which accompanies the Draft P / P required on public display.</p>	<p>Completed</p> 
4. SEA Statement	<p>Completion / adoption of the Final Plan, taking account of <i>likely significant environmental effects</i>, any submissions or observations received from consultations and integration of mitigation and monitoring measures within the Plan.</p> <p>The Environmental Report is concluded and an SEA Statement is prepared in accordance with Article 13I of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, summarising:</p> <ul style="list-style-type: none"> ▪ how environmental considerations have been integrated into the Plan / Programme; ▪ how the environmental report, and any submissions or consultations have been taken into account in the preparation of the Plan / Programme; 	<p>Current Stage</p>

⁸ DEHLG (2008). *Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans.*

⁹ DIRECTIVE 92/43/EEC

Meath County Development Plan 2021-2027

Strategic Environmental Assessment (SEA) Environmental Report (Volume 2)

Stage	Description	Status
	<ul style="list-style-type: none">▪ the reasons for choosing the Plan / Programme; and▪ the measures decided for monitoring the significant environmental effects of implementation of the Plan / Programme.	

3.3 Screening (Stage 1)

The Plan was subject screening for the requirement for AA (refer to Section 3.7) and to screening for the requirement for SEA in accordance with Article 13(B) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and the criteria set out in Schedule 1 of the Regulations. In accordance with Article 13(B)(a), SEA for the Plan is mandatory as *'the population or target population of the area of the planning authority is 10,000 persons or more'*.

The Plan has been subject to SEA and a SEA Environmental Report (this report) was prepared to accompany the Draft Plan and the Natura Impact Report (NIR) for Appropriate Assessment (AA) on public display.

3.4 Scoping (Stage 2)

Scoping ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail. Scoping also includes consultation with the Environmental Authorities, and allows for the incorporation of the views of the Environmental Authorities within the Draft Plan and the SEA Environmental Report.

The SEA Scoping Report was issued to the following Environmental Authorities:

Table 3.2: List of Consultees for the SEA Scoping Stage

Prescribed Environmental Authorities*
Environmental Protection Agency (EPA)
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (formerly the Department of Culture, Heritage and the Gaeltacht)
Department of the Environment, Climate and Communications (formerly the Department of Communications, Climate Action and Environment)
Department of Agriculture, Food and the Marine
Department of Housing, Local Government and Heritage (formerly the Department of Housing, Planning and Local Government)
Louth County Council
Monaghan County Council
Cavan County Council
Westmeath County Council

Prescribed Environmental Authorities*
Offaly County Council
Kildare County Council
Fingal County Council

**For purposes of consultation under Article 13(A) of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011*

3.4.1 Scoping Submissions and Responses

Four submissions were received from the Environmental Authorities on the SEA Scoping Report for the Draft Plan. The submissions provided information on sources of guidance and useful resources. Submissions were received from the following:

- The Environmental Protection Agency (EPA);
- Louth County Council (LCC);
- Department of Agriculture, Food & the Marine (DAFM); and
- Geological Survey Ireland (GSI) under the Department of Communications, Climate Action & Environment (DCCA).

A summary of the submission is outlined in the Table 3.3 below.

Table 3.3: SEA Scoping Submissions and Reponses

No.	Stakeholder	Summary of Submission	Comment
1	EPA	<p>Recommended Guidance & Resources</p> <ul style="list-style-type: none"> ▪ SEA process guidance and checklists. ▪ Inventory of spatial datasets relevant to SEA. ▪ Topic specific SEA guidance (including ‘<i>Developing and Assessing Alternatives in SEA</i>’, ‘<i>Integrating Climate Change into SEA</i>’ and ‘<i>Integrated Biodiversity Impact Assessment</i>’). ▪ EPA SEA Web GIS Tool ▪ EPA WFD Application ▪ EPA AA Geo Tool <p>‘<i>State of the Environment Report - Ireland’s Environment 2016</i>’. Consider the recommendations, key issues and challenges described within this report.</p> <p>Aligning the Plan with the national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.</p>	<p>Plan-making team to have regard.</p> <p>Guidelines & resources will be considered within the assessment, where appropriate.</p> <p>These aspects will be considered and incorporated into the Plan.</p>
2	Louth County Council (LCC)	<p>No observations on the Draft Scoping report.</p>	<p>N/A</p>
3	Department of Agriculture, Food & the Marine (DAFM)	<p>Legislation, Plans & Polices</p> <ul style="list-style-type: none"> ▪ Foreshore Act 1933-2011 ▪ Aquaculture Act 1997-2006 ▪ SEA Fisheries and Maritime Jurisdiction Act 2006 & Sea Fisheries Regulations ▪ Fisheries Natura Plans & Declarations ▪ National Seafood Operational Programme & National Strategic Plan for Aquaculture 2014-2020 ▪ Food Harvest 2020 ▪ Harnessing Our Ocean Wealth ▪ Shellfish Waters Directive 2006/113/EC ▪ Classified Shellfish Production areas ▪ National Climate Change Adaption Framework <p>Issues for Consideration</p> <ul style="list-style-type: none"> ▪ Potential impacts on the marine environmental quality. ▪ Potential impacts on the microbiological quality of shellfish. ▪ Potential impacts on human health. ▪ Potential impacts on commercially important fish and shellfish stocks and licenced aquaculture sites. ▪ Potential impacts on freshwater aquaculture operations. ▪ Future designations of areas of importance to the aquaculture and fisheries sectors. ▪ Relevant EU and national legislations. <p>Potential Impacts</p>	<p>Plan-making team to have regard.</p> <p>Legislation, Plans and Policies will be considered within the assessment, where appropriate.</p> <p>These aspects will be considered and incorporated into the Plan.</p>

No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> ▪ Major land-use changes - can impact marine life. ▪ Safe high quality water standards should be met. ▪ Seafood processing sector - requires reliable water supply. ▪ Protect designated shellfish waters. <p>Marine Data</p> <ul style="list-style-type: none"> ▪ Designated shellfish waters. ▪ Classified shellfish production areas. ▪ Marine Institute website. ▪ Marine Strategy Framework Directive. <p>Consult with</p> <ul style="list-style-type: none"> ▪ DAFM - policies and plans. ▪ Sea Fisheries Protection Authority (SFPA). ▪ Marine Institute - Fisheries & Marine Environment. ▪ BIM (Bord Iascaigh Mhara) - Seafood Development Agency. ▪ Regional & local action groups. 	
4	<p>Geological Survey Ireland (GSI) under Department of Communications, Climate Action & Environment (DCCAE)</p>	<p>Geoheritage</p> <ul style="list-style-type: none"> ▪ IGH sites. ▪ County Geological Sites on the Geological Survey Public Data Online Viewer. ▪ Audit for County Meath was carried out in 2007 and later revised in 2009. <p>Groundwater</p> <ul style="list-style-type: none"> ▪ Groundwater Programme provides advice and maps about groundwater quality, quantity and distribution. ▪ GSI monitors groundwater nationwide. ▪ Flood Risk Management - need to identify areas for integrated constructed wetlands. ▪ Recommends using the GSI’s National Aquifer and Recharge maps on our Map viewer to this end. <p>Geohazards</p> <ul style="list-style-type: none"> ▪ GSI has information available on past landslides, for viewing on our website and as a layer on our Map Viewer. ▪ Landslide Susceptibility Mapping and GW Flood Groundwater Flooding. <p>Geothermal Energy</p> <ul style="list-style-type: none"> ▪ Ireland has widespread shallow geothermal resources for small and medium-scale heating applications, which can be explored online through GSI’s Geothermal Suitability maps for both domestic and commercial use. <p>Natural Resources (Minerals / Aggregates)</p> <ul style="list-style-type: none"> ▪ GSI highlights the consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process. ▪ Government of Ireland “<i>Building Ireland 2040</i>” plan, understanding of aggregate source and supply will be important. 	<p>MCC to have regard. Resources will be considered within the assessment, where appropriate. These aspects will be considered and incorporated into the Plan.</p>

No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> ▪ GSI encourage reference to aggregate quality and quantity in the Plan. Meath has one of the largest Zinc mines in Europe and it contributes significantly to the local economy of Navan, the role of mining and natural resource extraction should be included. ▪ GSI provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our Minerals section of the website. <p>Other Comments</p> <ul style="list-style-type: none"> ▪ GSI is the national earth science agency and has datasets on Bedrock Geology, Quaternary Geology, Geological Heritage Sites, Mineral deposits, Groundwater Resources and the Irish Seabed. 	

3.5 SEA Environmental Report (Stage 3)

Stage 3 forms the main written output of the SEA process, the SEA Environmental Report. Consultation submissions from Stage 2 were taken into consideration at this Stage. Stage 3 was undertaken in a number of phases, as set out in Table 3.4 below.

Table 3.4: SEA Assessment Stage

Assessment Stage	Description
Consultation & Baseline	Information gathered during the SEA Scoping Stage was collated and expanded upon. This included a review of the findings of the consultation submissions received during the Scoping stage.
Policies, Plans & Programmes Review	A review of relevant national and regional policies, plans and programmes was undertaken both to identify the key environmental issues, to ensure that the objectives set out in the Plan meet the requirements of all relevant plans and policies.
Strategic Environmental Objectives (SEOs)	The environmental objectives outlined in the Scoping Report were finalised.
Strategic Environmental Assessment	Using the environmental objectives, the assessment of the potential significant effects associated with the Plan (objectives, projects and alternatives to the Plan) was undertaken.
Mitigation Measures	Based on this assessment, and the potential environmental impacts, mitigation and recommendations have been proposed.
Monitoring	The final step is the development of the SEA monitoring framework.

3.5.1 Consultation on the Draft Plan and SEA Environmental Report

In line with SEA Regulations, the Draft Plan, together with the SEA Environmental Report, and Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA) were made available to the public and the stakeholders.

The Draft Plan consultation stage was undertaken from 18 December 2019 until 06 March 2020. The Draft Plan was accompanied by the SEA Environmental Report, assessed reasonable alternatives for the Plan; assessed the environmental impact of the Plan; and provided mitigation and a structure for proposed monitoring of the Plan.

Some 2,542 submissions were received during this Draft Plan consultation period, with three submissions subsequently withdrawn. This stage was subject to 299 Notices of Motion. The extent and detail of the submissions and observations received highlighted the significant level of public interest in the plan-making and assessment process.

3.6 Proposed Material Amendments Consultation

Consultation on the Proposed Material Amendments to the Draft Meath County Development Plan 2021-2027 together with associated Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Determinations and Reports was carried out for a period of four weeks from 31 May 2021 to 29 June 2021 inclusive.

A total of 308 no. submissions were received within the consultation period.

3.7 SEA Statement (Stage 4) Current Stage

During this stage of the SEA process (Stage 4), Meath County Council will publish a SEA Statement alongside the final adopted Meath County Development Plan, (together with an updated Environmental Report (this report) and Natura Impact Report) setting out how the SEA and any consultation responses have influenced the Final Plan.

3.8 Appropriate Assessment (AA)

In addition to compliance with the SEA Directive, the preparation and implementation of the Plan must meet the provisions of Article 6(3) of the EU Habitats Directive (92/43/EEC) for the requirement for AA.

The outcome of this *Screening Stage* was that it was determined¹⁰ that due to the types of development that could arise as a result of implementing the Plan, that significant effects could not be ruled out and that the Plan would need further assessment during its preparation. At the time of *Screening* the Plan, the detail of the development objectives and settlement plans were not known so the screening was undertaken in a precautionary and strategic manner.

The Plan has been subject to “*Stage 2 AA*” as required by Article 6(3) of the Habitats Directive (92/43/EEC) and a NIR was prepared to accompany the Draft Plan and Draft SEA Environmental Report on public display. The NIR has been updated and finalised in taken with the completion and adoption of the Plan.

¹⁰ Under Section 177U, Part XAB, Planning and Development Act 2000 (as amended).

3.9 Strategic Flood Risk Assessment (SFRA)

The Plan has been subject to a Strategic Flood Risk Assessment (SFRA) in accordance with the requirements of *The Planning System and Flood Risk Assessment - Guidelines for Planning Authorities*¹¹.

The SFRA addresses the issues of assessment and management of flood risk and surface water in the Plan area and assisted MCC in making an informed strategic land-use planning decisions.

3.10 SEA Guidance

The SEA Environmental Report reflects the requirements of Directive 2001/42/EC *on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (the SEA Directive) and the national implementing legislation, S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the PDR 2001, as amended.

The following principal sources of guidance were used in the SEA process including in the preparation of the SEA Environmental Report:

- DCCAIE (2019). Climate Action Plan 2019, To Tackle Climate Breakdown.
- DECLG (2013). Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).
- DECLG (2013). Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended.
- DEHLG (2004). Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment.
- DEHLG (2008). Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans.
- DEHLG (2009). Guidelines for Planning Authorities. The Planning System and Flood Risk Management.
- EC (2000). Managing Natura 2000 Sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.
- EC (2001). Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment.

¹¹ Department of Environment, Heritage and Local Government (2009). *The Planning System and Flood Risk Management. Guidelines for Planning Authorities*.

- EC (2002). Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- EC (2004). Guidance on Implementation of Directive 2001/42/EC.
- EC (2013). Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment.
- EPA (2008). SEA Process Checklist.
- EPA (2013). SEA Resource Manual for Local and Regional Planning Authorities.
- EPA (2013). Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106.
- EPA (2015). Developing and Assessing Alternatives in Strategic Environmental Assessment - Good Practice Guidance.
- EPA (2019). Good Practice Note on Strategic Environmental Assessment on the Waste Sector.
- EPA (2019). Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland - A Guidance Note.
- EPA (2020). Ireland's Environment - An Integrated Assessment 2020.
- EPA (2020). Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring.
- EPA (2020). Good practice guidance on Cumulative Effects Assessment in SEA.
- EPA (2020). Second Review of SEA Effectiveness in Ireland.
- EPA (2020). SEA Pack. Updated 2020.
- EPA (2021). SEA of Local Authority Land Use Plans - Recommendations and Resources. Updated 2021.
- EPA (2020). SEA Pack. Updated 2020.
- EPA (2021). **Environmental Mapping** / Geographical Information System (GIS) tools at: <http://gis.epa.ie/SeeMaps>
- EPA (2021). EPA **Water Quality** Reports: <http://www.epa.ie/pubs/reports/water/waterqua/>
- EPA (2021). EPA **Air Quality** Reports at: <http://www.epa.ie/pubs/reports/air/quality/>
- EPA (2021). EPA **Spatial Information** Sources at: <http://www.epa.ie/pubs/advice/ea/>

- EPA (2021). EPA **SEA WebGIS Tool** at: <https://gis.epa.ie/EPAMaps/SEA>
- EPA (2021). EPA **WFD Application** at: www.catchments.ie
- EPA (2021). EPA **AA GeoTool** at: <https://gis.epa.ie/EPAMaps/AAGeoTool>
- GEOHIVE Environmental Sensitivity Mapping (2021). Available at: <https://airomaps.geohive.ie/ESM/>
- EPA (2021). Ireland's Greenhouse Gas Emissions Projections for 2020-2040.
- NPWS (2009). Appropriate Assessment of Plans and Projects in Ireland.
- Planning and Development Regulations 2001, as amended.
- S.I. No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- S.I. No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.

4 Review of Relevant Policies, Plans & Programmes

4.1 Planning Context

The Meath County Development Plan ('Plan') has been prepared in accordance with the Planning and Development Act, 2000 (as amended) which sets out the statutory requirements and content of a development plan. In accordance with the Planning and Development Act, the Plan is strategic in nature for the purposes of developing objectives to deliver an overall strategy for the proper planning and sustainable development of the county and has taken account of the statutory obligations of the Council and the relevant policies or objectives of the Government or Ministers of the Government.

4.2 Planning Hierarchy

The Plan is framed within a hierarchy of strategic action including plans and programmes and therefore is subject to higher level planning and environmental policies and objectives. This hierarchy of plans, programmes, policies, etc. sets the legislative and policy framework by which the Plan must be formulated.

In this instance, the Plan must comply with the requirements of the EU and National Planning and Development-related legislation, as well as higher level plans including Project Ireland 2040: National Planning Framework (NPF); the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region and National Plans (refer to Tables 4.1 to 4.3). The objectives of the NPF is applied on a regional basis through statutory Regional Spatial and Economic Strategies (RSES). The RSES must accord with the NPF and in turn, local authority development plans which address further detailed local matters, must be in accordance with the RSES.

The Plan complies with wide range of theme related plans and programmes such as the River Basin Management Plans, Regional Waste Management Plans, Climate Action Plan, etc. (refer to Table 4.3).

Being a county-level plan, the Plan sets the framework for lower-level plans, such as local area plans and other county and lower level plans and programmes (refer to Table 4.4).

Both the NPF and RSES, as well as the majority of other and lower level plans have also been subject to the Strategic Environmental Assessment (SEA) process.

4.3 Interaction with Other Relevant Plans and Programmes

There is a legislative framework for the protection of the environment and our natural resources. Where relevant these are referenced in the plan-making process for the Plan includes relevant objectives for integration with key aims and requirements.

Table 4.1 and Table 4.2 provides a list of the principal legislative and principal EU frameworks.

Table 4.1: Legislative Framework

Legislative Framework	
EU Level	
Strategic Environmental Assessment (SEA) Directive (2001/42/EEC)	EU Landfill Directive (1999/31/EC)
Environmental Impact Assessment Directive (2011/92/EU) as amended by (2014/52/EU)	Environmental Noise Directive (2002/49/EC)
Habitats Directive (92/43/EEC)	Environmental Liability Directive (2004/35/EC)
Birds Directive (2009/147/EC) on the Conservation of Wild Birds, 1979	Air Quality Fourth Daughter Directive (2004/107/EC)
Water Framework Directive (WFD) (2000/60/EC)	Air Quality Clean Air For Europe (CAFÉ) Directive (2008/50/EC)
Flood Directive (2007/60/EC)	Directive 2009/28/EC (on the promotion of the use of energy from renewable sources)
Marine Strategy Framework Directive (2008/56/EC)	Renewable Energy Directive 2018/2001/EU
Groundwater Directive (2006/118/EC)	Renewable Energies in the 21 st Century: Building a More Sustainable Future
Shellfish Waters Directive (2006/113/EC)	EU 2020 climate and energy package
Waste Framework Directive (2008/98/EC) as amended by Directive (EU) 2018/851	EU Renewable Energy Road Map
Drinking Water Directive (98/83/EC)	Energy Performance of Buildings Directives 2010/31/EU and 2018/844
Urban Wastewater Directive (91/271/EEC)	Energy Efficiency Directive (2012/27/EU)
Nitrates Directive (91/676/EC)	Sewage Sludge Directive (86/278/EEC)
Seveso III Directive (2012/18/EU)	European Landscape Convention 2000
National Level	
Planning and Development Acts 2000, as amended	The National Monuments Act 1930-2004
Planning and Development Regulations 2001, as amended	Climate Action and Low Carbon Development Act 2015
European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477 of 2011)	Climate Action Bill 2020
Wildlife Act 1976, as amended	Climate Action and Low Carbon Development (Amendment) Bill 2020

Legislative Framework	
Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) as amended by S.I. 201 of 2011	Roads Act 1993, as amended
The Water Services Act (2007 & 2013)	Waste Management Act 1996 as amended
Sea Fisheries & Maritime Jurisdiction Act 2006	Aquaculture Act 1997-2006
Foreshore Act 1933-2011	

Table 4.2: EU Frameworks

EU Frameworks	
Renewable Energies in the 21st Century: Building a More Sustainable Future	A New Circular Economy Action Plan for a Cleaner More Competitive Europe (2020)
EU 2030 Climate and Energy Package	European Landscape Convention 2000
EU Energy Road Map 2050	EU Biodiversity Strategy 2030

Tables 4.3 and 4.4 provide a working list of some of the principal plans, programmes and guidelines influencing the formulation of the Plan policy, either directly or through European, National and/or county level.

Table 4.3: Relevant National and Regional Plans, Programmes and Guidelines

National & Regional Plans, Programme & Guidelines	
Project 2040: National Planning Framework (NPF)	Construction 2020: A Strategy for a Renewed Construction Sector
Project 2040: National Development Plan 2018-2027	Housing for All - a New Housing Plan for Ireland (2021)
Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region (EMR)	Housing First National Implementation Plan 2018-2021
Metropolitan Area Strategic Plan for Dublin (MASP) (June 2019)	National Vacant Housing Reuse Strategy 2018-2021
Regional Planning Guidelines for the Greater Dublin Area 2010-2022	Draft Bioenergy Plan (2014)
National Rural Development Programme 2014-2020	Offshore Renewable Energy Development Plan (2018)
Ireland's Environment - An Assessment (2020)	Draft Revised Wind Energy Development Guidelines (2019)
National Mitigation Plan 2017	Statutory Climate Change Adaptation Plan for the Transport Sector (2019)
Local Area Plans - Guidelines for Planning Authorities (2013)	National Air Pollution Control Programme (NAPCP) (2019)
Our Sustainable Future - A Framework for Sustainable Development for Ireland (2012) and Progress Report 2015	Draft National Clean Air Strategy

National & Regional Plans, Programme & Guidelines	
National Adaptation Framework (2018)	Grid Implementation Plan 2017-2022 for the Electricity Transmission System in Ireland (EIRGRID)
Delivering Homes, Sustaining Communities. Statement on Housing Policy (2007)	Tomorrow's Energy Scenarios 2017: Planning our Energy Future
Rebuilding Ireland - Action Plan for Housing and Homelessness - (2016)	Traffic and Transport Assessment Guidelines (2014)
National Biodiversity Action Plan 2017-2021	Transport 21, as superseded by the Department of Public Expenditure and Reform document titled Infrastructure and Capital Investment (2012-2016)
Management Plans for Natura 2000 sites	National Policy Framework for Alternative Fuel Infrastructure in Transport in Ireland (2017-2030)
All-Ireland Pollinator Plan 2021-2025	Integrated Implementation Plan (2019-2024) (Transport)
Harnessing Our Ocean Wealth An Integrated Marine Plan for Ireland	NTA Transport Strategy for Greater Dublin Area 2016-2035
Fisheries Natura Plans	Smarter Travel – A Sustainable Transport Future – Transport Policy for Ireland 2009-2020
National Strategic Plan for Aquaculture Development 2014- 2020	The Greenway Strategy - Strategy for the Future Development of National and Regional Greenways (2018)
National Strategic Plan for Sustainable Aquaculture Development	Ireland's First National Cycle Policy Framework 2009
River Basin Management Plan for Ireland 2018-2021	Architectural Heritage Protection Guidelines for Planning Authorities (2011)
National CFRAMS Programme (2011)	Heritage Ireland 2030
The Planning System and Flood Risk Management for Planning Authorities (2009)	Built & Archaeological Heritage Climate Change Sectoral Adaptation on Plan (2019)
Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study (2011-2016)	Realising Our Rural Potential - Action Plan for Rural Development (2018)
Water Services Strategic Plan. A Plan for the Future of Water Services (2015) (Irish Water)	Rural Development Programme (2014-2020)
Irish Water Services Policy Statement 2018-2025	National Landscape Strategy 2015-2025
Irish Water National Water Resources Plan Framework Plan (2021)	Eastern Midlands Region Waste Management Plan 2015-2021
National Marine Planning Framework	National Hazardous Waste Management Plan (2014)
National Marine Research & Innovation Strategy 2017-2021	A Waste Action Plan for a Circular Economy -National Waste Policy for 2020-2025
National Policy Position on Climate Action and Low Carbon Development (2014)	Tourism Action Plan 2019-2021
National Climate Action Plan 2019-2024	Food Harvest 2020 / FoodWise 2025
National Energy Efficiency Action Plan for Ireland #4 (2017-2020)	National Broadband Plan (2019) and National Digital Strategy (2018)

National & Regional Plans, Programme & Guidelines	
Ireland's National Renewable Energy Action Plan (2018)	Ready, Steady, Play: National Play Strategy Guidelines (2019)
National Energy and Climate Plan 2021-2030	Healthy Ireland: A Framework for Improved Health and Wellbeing 2019-2025
National Renewable Electricity Policy and Development Framework (2016)	National Physical Activity Plan 2016
Ireland's Transition to a Low Carbon Energy Future 2015-2035	Sport Ireland Participation Plan 2021-2024
White Paper On Energy: Ireland's Transition to a Low Carbon Energy Future 2015-2030	
Section 28 Guidelines	
Design Manual for Urban Roads and Streets (2019)	Urban Development and Building Heights: Guidelines for Planning Authorities (2020)
Sustainable Urban Housing: Design Standards for New Apartments (2020)	Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments (2018)
Part V of the Planning and Development Act 2000 – Guidelines (2017)	Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)
Local Area Plans: Guidelines for Planning Authorities (2013)	Development Contributions: Guidelines for Planning Authorities (2013)
Retail Planning: Guidelines for Planning Authorities (2012)	Architectural Heritage Protection: Guidelines for Planning Authorities (2011)
Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)	The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)
Sustainable Residential Development in Urban Areas (Cities, Town & Villages): Guidelines for Planning Authorities (& the accompanying Urban Design Manual: Best practice guide) (2009)	The Provision of Schools and the Planning System: A Code of Practice (2008)
Development Management: Guidelines for Planning Authorities (2007)	Development Plans: Guidelines for Planning Authorities (2007)
Wind Energy Development: Guidelines for Planning Authorities (2006)	Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities (2004)
Quarries and Ancillary Activities: Guidelines for Planning Authorities (2004)	Childcare Facilities: Guidelines for Planning Authorities (2001)
Telecommunications Antennae Support Structures: Guidelines for Planning Authorities (1996)	Tree Preservation Guidelines (1994)

Table 4.4: Relevant Local Plans and Programmes

Local Plans and Programmes	
Meath County Development Plan 2013-2019	County Meath Biodiversity Action Plan 2015-2020
Meath County Council Corporate Plan	County Meath Heritage Plan 2015-2020
Action Plan for Jobs - Mid East Region	Boyne Valley Food Strategy

Local Plans and Programmes	
Meath Economic Development Strategy 2014-2022	Boyne Valley Tourism Strategy 2016-2020
Meath Local Economic and Community Plan 2016-2021	Healthy Meath Strategy 2019-2021
Meath Climate Action Strategy 2019-2024	

5 Environmental Baseline

5.1 Introduction

Baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation and subsequent monitoring of the effects of the Plan. Thus, this information creates a platform whereby existing issues relevant to the Meath Plan area can be quantified, where possible, or qualified thereby ensuring that the implementation of Meath Plan does not exacerbate identifiable problems.

Baseline data will be collected for the various environmental receptors described in the SEA Directive i.e. **biodiversity, fauna, flora, population, human health, soil, water, air, climate factors, material assets, cultural heritage** including **architectural** and **archaeological heritage**, and **landscape** and the **interrelationship between the above factors**. An overview of the various receptors and the issues of concern raised at the initial public consultation phase of the Plan's preparation were considered and influenced the preparation of this Environmental Report.

A *Strategic Issues Paper* prepared by MCC and outlining the relevant items for discussion prior to the formulation of the Plan also informs the issues to be considered in the Plan. This document was made available to the public during the initial consultation phase of the Plan's preparation. All submissions received were reviewed. Submissions made during the SEA Scoping stage were considered and where appropriate influenced the scope of the assessment undertaken, the findings of which were included in the SEA Environmental report (Stage 3).

The first step in the process is evaluating the sensitivity of the environment. The SEA Directive requires that information is provided on *'any existing environmental problems which are relevant to the Plan or programme'*. Information is therefore provided on existing environmental problems which are relevant to the Plan, thus helping to ensure that the Plan does not exacerbate any existing environmental problems in the study area.

The environmental aspects are described in line with the legislative requirements, under the following headings:

- Biodiversity (including Flora & Fauna);
- Population and Human Health;
- Land, Soils and Geology;

- Water Quality;
- Air, Noise and Climate;
- Cultural Heritage;
- Landscape;
- Material Assets;
- Interaction of the foregoing; and
- Cumulative Impacts.

5.1.1 Likely Evolution of the Environment in the Absence of a New Development Plan

In the absence of a new Plan it is unclear how permission for new development would be applied for and considered within the county. To date the current Development Plan has contributed towards environmental protection and sustainable development within the Meath administrative area.

If the Plan expires and is not be replaced, this would potentially result in a deterioration of the county's planning and environmental protection framework. Although higher level environmental protection objectives (including the various EU Directives and transposing Irish Regulations) would still apply, the deterioration of this framework would mean that new development would be less coordinated and controlled. Such development could result in an increase in the occurrence of negative / adverse effects on all environmental components, especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant impact.

Potentially negative / adverse effects from both the construction and operation of development and their associated infrastructure include:

- Loss of / damage / fragmentation to **biodiversity** in designated sites (i.e. European sites) and Annexed habitats and species, listed specs, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna, due to the development of lands.
- Loss of / damage / fragmentation to existing **green infrastructure** and associated ecosystem services, ecological connectivity and non-designated habitats.
- Loss of / damage / fragmentation to **biodiversity** and **flora and fauna** that help contribute to protecting natural capital and the environmental vectors of air, water and soil.

- Habitat disturbance (due to noise, lighting etc.) and displacement of **protected species**.
- Negative / adverse impacts to **human health** as a result of damage or loss to natural capital and environmental vectors including air and water.
- Loss / damage / degradation or loss of the **hydrogeological** and ecological function of soil resources.
- Negative / adverse impacts upon the status of **waterbodies** (including **groundwater, surface water, lakes** and **coastal waters**) arising from changes in quality, flow and / or morphology.
- Not adequately treating surface water run-off that is discharged to **waterbodies** and not providing appropriate wastewater treatment.
- Increases in the risk and extent of **flooding**.
- Failure to comply with **drinking water** regulations and serve new development with adequate drinking water (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).
- Potential negative / adverse interactions between **waste, soil, water, biodiversity** and **human health**.
- Failure to reduce **carbon emissions** in line with, national and European environmental objectives.
- Potential effects on protected and unknown **archaeology** and protected **architecture** arising from the construction and operation of development.
- Negative / adverse visual impacts and / or conflicts with the appropriate protection of designations relating to the **landscape**.
- **Waste** levels would increase.

5.1.2 Ireland's Environment - An Integrated Assessment 2020

The seventh State of the Environment Report published by the EPA (2020) indicates that the overall quality of Ireland's environment is not what it should be, and the outlook is not optimistic unless we accelerate the implementation of solutions. The environmental challenges that Ireland cut across different environmental topics, such as climate, air, soil, water, biodiversity and waste, and across organisations and sectors, business and all levels of society.

Unspoilt areas are being squeezed out and Ireland is losing pristine waters and the habitats that provide vital spaces for biodiversity. Climate change is impacting the established economic, social and natural structures of our world.

The COVID-19 pandemic has had a huge impact on Ireland’s economy, however, the degree to which this impact will impede national environmental policy ambitions, including the transition to a climate-neutral economy, will be seen in the future. The key environmental challenges or messages identified by the report are:

SOE¹² 1: Environmental Policy Position	A national policy position for Ireland’s environment. There are many interlinkages and dependencies between environmental policies and legislation.
SOE 2: Full Implementation	Full implementation of, and compliance with, existing environmental directives and legislation is a must to protect the environment. A review of environmental governance is needed to develop structures to achieve full implementation.
SOE 3: Health and Wellbeing	Managing the environmental and radiological risks to health from chemicals and other pollutants is still a major part of environmental protection. Green and blue spaces as well as quiet areas also need to be protected as they provide social spaces for communities and enable a connection to nature, with evidence showing that spending time in such spaces is good for health.
SOE 4: Climate	Systemic change is required for Ireland to become the climate-neutral and climate resilient society and economy that it aspires to be. More Urgency is needed to deliver actions on climate mitigation and adaptation and to ensure that Ireland meets its international obligations to reduce greenhouse gas (GHG) emissions.
SOE 5: Air Quality	Adoption of measures to meet the World Health Organization air quality guideline values should be the target to aim for in the Clean Air Strategy.
SOE 6: Nature	Nature and wild places are at risk in Ireland and need to be better safeguarded, both locally and in protected areas. The next Biodiversity Action Plan needs to be more ambitious and identify the pathway to transformative change for nature protection in Ireland.
SOE 7: Water Quality	The water quality in Ireland’s rivers, lakes and estuaries needs to be better protected through evidence-based measures, integrated water catchment-based projects and initiatives and by reducing the amount of nutrients ending up in water courses.
SOE 8: Marine	As an island nation with an extensive marine area, Ireland needs to ensure that robust governance and legal frameworks are in place to protect the marine environment.
SOE 9: Clean Energy	The emissions from the combustion of mainly imported fossil fuels are damaging for our health and our environment and drive climate change. The transition from reliance on fossil energy to a clean energy future for heating, electricity and transport is essential for the protection of human health, the climate and the environment and has multiple benefits for sustainable development and energy security.
SOE 10: Environmentally sustainable Agriculture	A more holistic farm management and water catchment-level management approach, encompassing all environmental pressures, will be fundamental to progress towards a more environmentally sustainable and carbon-neutral food production system.

¹² State of Environment (SOE)

SOE 11: Water Services	Action is needed nationally to address the underlying causes for the delays in delivering improvements in drinking water and urban wastewater infrastructure. Addressing the legacy of under-investment and fixing the shortcomings highlighted in successive EPA reports on drinking water and urban wastewater need to be prioritised. The resilience of water-related infrastructure must also improve to guard against the impacts of weather events and climate extremes on water services and the water environment.
SOE 12: Circular Economy	Changing our behaviours on resource consumption, waste management and recycling are actions that everybody, from business to individuals, can take to protect the environment.
SOE 13: Land Use	The development of an integrated national approach to land mapping could support better decision-making on land use and management practices. It could contribute significantly to mapping land use change and managing competing pressures on the environment, such as agriculture, urbanisation, tourism and recreation, energy projects, carbon sinks, ecosystem services and space for nature.

5.1.3 UN Sustainable Development Goals

The Meath County Development Plan 2021-2029 will contribute towards the 2030 Agenda for Sustainable Development and the Sustainable Development Goals (SDGs). The 17 no. SDGs were adopted by all UN Member States in 2015, as part of the 2030 Agenda, which set out a 15-year plan to achieve the Goals. Implementation of the Plan will contribute to a number of these Sustainable Development Goals, such as:

Goal 3	Good health and wellbeing.
Goal 6	Clean water and sanitation.
Goal 7	Affordable and clean energy.
Goal 8	Decent work and economic growth.
Goal 11	Sustainable cities and communities.
Goal 13	Climate action.
Goal 15	Life on land.

5.2 Biodiversity (Flora & Fauna)

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage. Ireland has a rich diversity of ecosystems and wildlife in its terrestrial, freshwater and marine environments. However, over the last few decades, human impacts on biodiversity have accelerated and resulted in increased damage and loss of habitats and species, the diversification of wildlife and the degradation of our environment¹³. On a global scale, biodiversity loss has been identified as one of the biggest threats facing humanity in the next decade.

Biodiversity is vulnerable to climate change as it accelerates the destruction of the natural world through droughts, flooding and wildfires, while the loss and unsustainable use of nature are in turn key drivers of climate change. However biodiversity and nature are also vital in the fight against climate change. The natural heritage of Meath is an important asset and a unique resource.

5.2.1 Overview of Biodiversity in County Meath

County Meath stretches from a 10km long east coast strip between the Boyne and Delvin rivers as far inland as Lough Sheelin. Apart from the coastal strip it is bounded on the east by county Dublin, on the south by counties Kildare and Offaly, on the west by county Westmeath and on the north by counties Cavan, Monaghan and Louth.

Habitat biodiversity in County Meath is focused around the Boyne and Blackwater rivers as well as along the short coastline which supports a wide range of rare / threatened flora and fauna species. Meath also has important lakes such as the White Lough, Ben Loughs and Lough Doo complex, and in the west of the county there are areas of degraded raised bog and small areas of active raised bog such as a section of the Moneybeg raised bog SAC.

Protecting and conserving these habitats is critically important, not just to the residents of the County but also in a national and international context.

Key ecological sensitivities within the county include those relating to:

- Special Areas of Conservation (SAC), Special Protection Areas (SPAs), which are designated within / adjacent to the Plan area.
- Proposed Natural Heritage Areas (pNHA).

¹³ DCHG (2017). *National Biodiversity Action Plan 2017-2021*.

- Ecological networks and connectivity.
- Green and blue infrastructure.
- Ecosystem services - hedgerows, woodlands, canals.
- Aquatic and riverine ecology associated with various rivers and their tributaries and riparian buffer zones.
- RAMSAR sites.
- Nature Reserves.
- Wetlands and Coastal Zones.
- Other sites of high biodiversity value or ecological importance.

5.2.2 Biodiversity Action Plan

The *National Biodiversity Action Plan (BAP)* for Ireland provides a framework for government, civil society and private sectors to track and assess progress towards Ireland's Vision for Biodiversity over a five-year timeframe from 2017 to 2021. The NBAP notes that a significant proportion of Ireland's biodiversity is in a vulnerable state. The main threats and pressures to biodiversity in Ireland are from agriculture, forestry and fisheries, natural system modifications (including drainage), mining and quarrying (including peat extraction), climate change, pollution, and invasive species¹⁴.

In preparing the Plan, measures have been considered to enhance ecological biodiversity as outlined in the NBAP 2017-2021. NBAP targets relevant to the Plan are:

- enhance appreciation of the value of biodiversity and ecosystem services;
- optimise opportunities under agriculture and rural development, forestry and other relevant policies to benefit biodiversity;
- aim to reduce principal pollutant pressures on terrestrial and freshwater biodiversity;
- optimise benefits for biodiversity in Flood Risk Management Planning and drainage schemes; and
- promote the control of non-native invasive species.

Target 1.1 of the NBAP 2017-2021 is:

'Shared responsibility for the conservation of biodiversity and the sustainable use of its components is fully recognised, and acted upon, by all sectors.'

¹⁴ DCHG (2017). *National Biodiversity Action Plan 2017-2021*.

5.2.2.1 Meath Biodiversity Action Plan 2015-2020

The *Meath Biodiversity Action Plan (MBAP) 2015-2020* was prepared to address the way in which wildlife resources of the County, including native plants, animals and the ecosystems, will be managed and protected over the five year period of the Plan. This plan shares the goals of the Convention on Biological Diversity and the NBAP, and translates them into actions at County level. The MBAP sets out the following objectives:

- **Objective 1:** To raise awareness of biodiversity in Meath, its value and the issues facing it.
- **Objective 2:** To better understand the biodiversity of Meath.
- **Objective 3:** To conserve and enhance habitats and species in Meath, taking account of national and local priorities.

5.2.3 Ecological Networks and Connectivity

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network of designated ecological sites are maintained and it recognises the need for the management of these areas through land use planning and development policies.

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers / streams which provide corridors or stepping stones for wildlife species moving within their normal range.

Ecological corridors are important for the migration, dispersal and genetic exchange of species, particularly for mammals, bats and small birds and facilitate linkages both between and within designated ecological sites, non-designated surrounding countryside and the more urban areas of the County.

Woodlands in Meath tend to be small and fragmented and are more frequent near rivers, particularly along the lower stretches of the River Boyne. Hedgerows are perhaps the most characteristic feature of the County's landscape and provide an important habitat for many species and act as a wildlife corridor in a landscape dominated by large tracts of intensive agriculture.

The County contains significant stretches of both operational and derelict waterways including the River Boyne, River Blackwater, River Nanny, River Delvin, River Inney, River Broadmeadow and the Royal Canal.

The *Regional Planning Guidelines 2016-2022* recommend the development of a Green Infrastructure approach at all levels in the planning system and the preparation of Green Infrastructure Strategies at County level. The Council has commenced the preparation of a *Green Infrastructure Strategy*, in accordance with international best practice and emerging national guidance.

In Ireland, urban streams are largely culverted underground, fenced off, overgrown (sometimes with invasive species) and sometimes polluted. Such streams and watercourses represent missed opportunities for amenity and biodiversity. The EU Biodiversity Strategy for 2030 outlines the greater efforts are needed to restore freshwater ecosystems and the natural functions of rivers in order to meet the objectives of the WFD. Such measures include the removal or adjusting barriers that prevent the passage of migrating fish and improving the flow of water and sediments.

5.2.3.1 Ecosystem Services

Ecosystem services are the benefits that natural environments supply to human beings either directly or indirectly. The National *Biodiversity Action Plan* has adopted four main categories of ecosystem services, namely provisioning services, regulating services, supporting services, and cultural services.

- **Provisioning services** refer to products obtained from ecosystems, such as food, fibre, fuel, clean water, medicines and genetic resources.
- **Regulating services** refer to the benefits of managing ecosystem processes, such as carbon sequestration, flood control, water purification, waste decomposition, and pest control.
- **Supporting services** are those which are necessary for the production of all other ecosystem services, and include soil fertility and crop pollination.
- **Cultural services** are the nonmaterial benefits people obtain from ecosystems through cognitive development, inspiration, recreation, and aesthetic experiences.

5.2.3.2 Hedgerows and Woodlands

Hedgerows, particularly those with a variety of plant and tree species, are of particular importance for biological diversity in the countryside and urban areas.

The most species rich hedgerows are usually the oldest ones and townland boundary and roadside hedgerows are particularly important for this reason. Species-rich hedgerows are important habitats in their own right, and they also act as wildlife corridors for many species, allowing dispersal and movement between other habitats. Linear features, such as hedgerows, also provide links between other habitats which are sometimes of higher ecological value.

Hedgerows are perhaps the most characteristic feature of Meath's landscape and provide an important habitat for many species and act as a wildlife corridor in a landscape dominated by large tracts of intensive agriculture.

Hedgerows are not only important for biodiversity, but have farming, landscape, archaeology and cultural value. 'Heritage hedges' have a notable historical, structural or species composition characteristics as well as forming important links between larger blocks of semi-natural habitats.

Woodlands in Meath tend to be small and fragmented and are more frequent near rivers, particularly along the lower stretches of the River Boyne. The most abundant native woodland habitat type in the County is Oak-Ash-Hazel woodland (WN2) reflecting the limestone derived soils. A large proportion of Meath's woodlands are parklands associated with historic demesnes.

5.2.4 Green and Blue Infrastructure

The European Green Infrastructure Strategy promotes the development of Green Infrastructure and guides its implementation at EU, regional, national and local levels.

Green infrastructure can be defined as an interconnected network of natural space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green infrastructure refers green spaces including parks, open spaces, rivers, farmland, playing fields, woodlands, allotments and private gardens.

Blue infrastructure refers to waterways and waterbodies such as rivers, canals and the sea. Blue infrastructure refers to waterways and waterbodies such as rivers, lakes and the Irish Sea.

Green and blue infrastructure plays an essential role in creating a more healthy and liveable county. These natural assets provide a platform for community activities, social interaction, recreation and physical activity, providing sustainable drainage solutions, facilitating biodiversity and wildlife habitats, carbon capture and creating connectivity.

5.2.5 European Sites

Within the County, there are a number of areas designated for protection under the Natura 2000 network. Special Areas of Conservation (SACs) are legally protected under the EU Habitats Directive (92/43/EEC) and are selected for the conservation of Annex I habitats and Annex II species. Special Protection Areas (SPAs) are protected under the European Union Directive on the Conservation of Wild Birds 2009/147/EC.

All designated European Sites located within County Meath are listed in Table 5.1 below. Designated European Sites within 15km of the county boundary are also within the zone of Zone of Influence (Zoi) of the Plan.

There are a further 13 no. SPAs and 15 no. SACs within the Zoi of the Meath Plan listed in Table 5.1 below.

Figure 5.1 below shows all the designated European Sites in County Meath and in the surrounding Zoi.

Table 5.1: European Sites located in and within a 15km buffer of the Plan Area¹⁵

European Sites in County Meath			
Site Code	Special Protection Area (SPA)	Site Code	Special Area of Conservation (SAC)
004232	River Boyne and River Blackwater SPA	002342	Mount Hevey Bog SAC
004065	Lough Sheelin SPA	000006	Killyconny Bog (Cloghbally) SAC
004080	Boyne Estuary SPA	001398	Rye Water Valley / Carton SAC
004158	River Nanny Estuary and Shore SPA	001810	White Lough, Ben Loughs & Lough Doo SAC
		001957	Boyne Coast and Estuary SAC
		002120	Lough Bane and Lough Glass SAC
		002299	River Boyne and River Blackwater SAC
		002340	Moneybeg & Clareisland Bogs SAC
		002203	Girley (Drewstown) Bog SAC
European Sites within a 15km buffer of the County Boundary			
Site Code	Special Protection Area (SPA)	Site Code	Special Area of Conservation (SAC)
004061	Lough Kinale and Derragh Lough SPA	002341	Ardagullion Bog SAC
004043	Lough Derraghvarragh SPA	002121	Lough Lene SAC
004102	Garriskill Bog SPA	000679	Garriskil Bog SAC
004044	Lough Ennell SPA	000582	Raheenmore Bog SAC
004006	North Bull Island SPA	000685	Lough Ennell SAC
004024	South Dublin Bay and River Tolka Estuary SPA	000925	The Long Derries, Edenderry SAC
004016	Baldoyle Bay SPA	000391	Ballynafagh Bog SAC
004025	Malahide Estuary SPA	001387	Ballynafagh Lake SAC
004015	Rogerstown Estuary SPA	000206	North Dublin Bay SAC
004122	Skerries Islands SPA	000199	Baldoyle Bay SAC

¹⁵ EPA AA Geotool Map (2021).

European Sites in County Meath			
Site Code	Special Protection Area (SPA)	Site Code	Special Area of Conservation (SAC)
004014	Rockabill SPA	000205	Malahide Estuary SAC
004091	Stabannan-Braganstown SPA	000208	Rogerstown Estuary SAC
004026	Dundalk Bay SPA	003000	Rockabill to Dalkey Island SAC
		001459	Clogher Head SAC
		000455	Dundalk Bay SAC

Conservation objectives for SACs and SPAs have been set for the habitats and species for which the sites have been selected. Site specific detailed conservation objectives are available on the National Parks and Wildlife (NPWS) website¹⁷. Any potential for impact on European Sites are fully addressed in the NIR that accompanies the Plan and this SEA Environment Report.

5.2.6 Natural Heritage Areas and Proposed Natural Heritage Areas

Nationally Designated Sites include **Natural Heritage Areas (NHAs)** which are legally protected areas that are considered important for their habitats or which holds species of plants and animals whose habitat needs protection, including geological / geomorphological sites in need of protection through NHA designation. NHAs are designated under the Wildlife (Amendment) Act 2000¹⁸.

Proposed NHAs (pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. This network of NHAs and pNHAs provides supporting or stepping stone functions to the SAC and SPA network.

Further protection can be afforded to these areas by including appropriate protective measures in the Meath Plan. Table 5.2 below for the NHAs and pNHAs located in and within a 15km buffer of the Plan area.

Table 5.2: Natural Heritage Areas located in and within a 15km buffer of the Plan Area

Natural Heritage Areas in the Plan			
Site Code	Natural Heritage Areas (NHAs)	Site Code	Natural Heritage Areas (NHAs)
001324	Jamestown Bog NHA	001582	Molerick Bog NHA
001580	Girley Bog NHA	002342	Mount Hevey Bog
Site Code	Proposed Natural Heritage Areas (pNHAs)	Site Code	Proposed Natural Heritage Areas (pNHAs)
000006	Killyconny Bog (Cloghbally)	001578	Duleek Commons
000987	Lough Sheelin	001579	Balrath Woods
001814	Lough Naneagh	001576	Cromwell's Bush Fen
001573	Ballynabarny Fen	000554	Laytown Dunes / Nanny Estuary
001810	White Lough, Ben Loughs and Lough Doo	001957	Boyne Coast and Estuary
000556	Lough Shesk	001861	Dowth Wetland
002103	Royal Canal	001862	Boyne River Islands

¹⁷ NPWS (2019). Conservation Objectives. <https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives>

¹⁸ NPWS (2019). Protected Sites. <https://www.npws.ie/protected-sites/nha>

Natural Heritage Areas in the Plan			
Site Code	Natural Heritage Areas (NHAs)	Site Code	Natural Heritage Areas (NHAs)
001398	Rye Water Valley / Carton	001587	Mentrim Lough
001357	Trim Wetlands	000554	Laytown Dunes / Nanny Estuary
000557	Rathmoylan Esker	000552	Corstown Loughs
001592	Boyne Woods	001594	Ballyhoe Lough
000553	Crewbane Marsh	001558	Breakey Loughs
001589	Rosnaree Riverbank	001804	King Williams Glen
001593	Thomastown Bog	001591	Slane Riverbank

Natural Heritage Areas within a 15km buffer of the Plan Area			
Site Code	Natural Heritage Areas (NHAs)	Site Code	Natural Heritage Areas (NHAs)
000985	Lough Kinale and Derragh Lough	000570	Black Castle Bog
000684	Lough Derravaragh	001388	Carbury Bog
000694	Wooddown Bog	001393	Hodgestown Bog
002323	Milltownpass Bog	001218	Skerries Islands NHA
000677	Cloncrow Bog (New Forest)	002341	Ardagullion Bog

Proposed Natural Heritage Areas within a 15km buffer of the Plan Area			
Site Code	Proposed Natural Heritage Areas (pNHAs)	Site Code	Proposed Natural Heritage Areas (pNHAs)
001203	Knock Lake	000582	Raheenmore Bog
001204	Bog of the Ring	000685	Lough Ennell
002000	Loughshinny Coast	000690	Lough Sheever Fen/ Slevin's Lough Complex
000207	Rockabill Island	000679	Garriskil Bog
001616	Louth Hall and Ardee Woods	000672	Aghalasty Fen
004091	Strabannan- Braganstown	000686	Lough Glore
001856	Dunany Point	000681	Hill of Mael and the Rock of Curry
001801	Barmeath Woods	000992	Lough Gowna
001454	Ardee Cutaway Bog	000008	Lough Ramor
001805	Melifont Abbey Woods	001608	Monalty Lough
001293	Blackhall Woods	001671	Spring and Corcrin Lough
000208	Rogerstown Estuary	001828	Reaghstown Marsh
000205	Malahide Estuary	000560	Lough Fea Demesne
001208	Feltrim Hill	000561	Lough Naglack
000199	Baldoyle Bay	002077	Nafarty Fen
000178	Santry Demesne	001721	Lough Bane

Proposed Natural Heritage Areas within a 15km buffer of the Plan Area			
Site Code	Proposed Natural Heritage Areas (pNHAs)	Site Code	Proposed Natural Heritage Areas (pNHAs)
000206	North Dublin Bay	001459	Clogher Head
000128	Liffey Valley	001458	Castlecoo Hill
000390	Ballina Bog	000978	Cordonaghy Bog
001391	Donadea Wood	001599	Creevy Lough
001387	Ballynafagh Lake	001461	Darver Castle Woods
000391	Ballynafagh Bog	000991	Dodder Valley
002104	Grand Canal	001212	Lugmore Glen
000925	The Long Derries, Edenderry	000211	Slade of Saggart and Crooksling Glen
001462	Drumcah, Toprass and Cortial Loughs	000690	Lough Sheever Fen / Slevin's Lough Complex
000455	Dundalk Bay	001215	Portrane Shore
001806	Kildemock Marsh	001803	Stephenstown Pond
		001763	Sluice River Marsh

5.2.7 Other Designations

5.2.7.1 RAMSAR Sites

RAMSAR sites are wetlands of international importance designated under the RAMSAR Convention. There are no RAMSAR sites located in County Meath. However, relevant authorities are expected to manage their RAMSAR Sites so as to maintain their ecological character and retain their essential functions and values for future generations. The nearest RAMSAR Site to County Meath is Lough Derravaragh, which is less than 10km south-west of the County boundary in County Westmeath.

5.2.7.2 Nature Reserves

Other nature conservation designations are Statutory Nature Reserves, which are protected under Ministerial order.

In January 2019 the Minister for Culture, Heritage and the Gaeltacht published notice of making Statutory Instrument (S.I. No. 602 of 2018) under section 16 of the Wildlife Act established the first Nature Reserve in County Meath at Newcastle Lough. The reason for recognising the land as nature reserve is the presence of lake, reed bed, wet grassland and woodland habitats and an associated diversity of flora and fauna.

5.2.8 Wetlands and Coastal Zones

Wetlands range from ponds to rivers, reed beds to bogs and fens and can also include areas influenced by the marine – from coastal and estuarine salt marshes, dune slacks and saline wet meadows and lagoons. They support a variety of habitats and species, function in the protection of water quality and / or flood control, are important carbon stores contributing to climate resilience and provide open space and recreational opportunities.

Coastal zones are important for wildlife and provide a wonderful amenity resource for Meath. Meath’s short coastline is home to internationally important populations of wintering birds at the Boyne estuary, as well as protected habitats of high nature conservation importance.

The coastal zone of Meath contains important resources that provide economic, recreational, aesthetic and conservation benefits. The coastline of Meath is classified as a soft coast and stretches between the Boyne Estuary in the north and the River Delvin in the south. The coastline is home to a variety of natural habitats and there are several species of flora and fauna, reflected in the SAC, pNHA and SPA designations that cover much of the area.

The *County Meath Wetland and Coastal Habitats Survey, 2010* provides baseline ecological data. The purpose of the survey was to determine and map the type, extent and condition of wetlands and coastal habitats in Meath. The study focused on sites which lie outside designated areas. It identified over 1,700 wetland potential sites under a determined methodology suggesting that all of those sites identified are treated as potentially supporting the wetlands¹⁹.

5.2.9 Invasive Species

Invasive species constitute a threat to biodiversity and eco-systems and can have economic costs. In Ireland, there are currently 377 recorded non-native species and 342 non-native ‘*potential Invaders*’, 66% are considered to have a low impact risk, 21% to have a medium impact risk and 13% have a high impact risk. The majority of invasive species in Ireland are plants, however, there is potential for rising trends of invasive vertebrate and invertebrate species²⁰.

Invasive alien species can negatively impact on native species, transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. They may in

¹⁹ Meath County Biodiversity Action Plan 2015-2020.

²⁰ O’Flynn, C., Kelly, J. and Lysaght, L. (2014). Ireland’s invasive and non-native species – trends in introductions. National Biodiversity Data Centre Series No. 2.

certain cases pose a threat to human safety. There is potential for the spread of invasive species during excavation and construction works.

Landowners are responsible for preventing the spread of Japanese Knotweed on their own land and vigilance is required by all landowners as invasive species can spread quickly across boundaries.

To date, an invasive species audits have been carried out along the River Boyne and it is an objective of the Meath Biodiversity Action Plan to continue to monitor alien invasive species in Meath and ensure adequate training is carried out to contain, manage and effectively dispose of such species. Within Meath, the protection of waterways, wetlands and coastal areas and the avoidance of the spread of invasive species are major issues.

Plants species such as Japanese knotweed (*Fallopia japonica*), Giant hogweed (*Heracleum mantegazzianum*), Zebra mussel (*Dreissena polymorpha*) and Himalayan Balsam (*Impatiens glandulifera*), can be found in several locations in Meath. Problems associated with these species include:

- loss of biodiversity as native species are shaded out;
- increased erosion as it stops plant growth beneath it in the summer and dies back in winter leaving bare river banks open to erosion;
- infrastructure damage since it can grow through tarmac, walls, pipework and even concrete;
- expensive and time consuming to eradicate;
- Giant Hogweed is a health hazard; and
- reduced access to riverbanks.

5.2.10 Existing Biodiversity Issues

Ireland is currently experiencing a decline in floral and faunal populations. Implementation of measures to achieve the requirements of the Habitats Directive and the objectives of the Water Framework Directive (WFD) are likely to benefit protected sites in the future.

Developments and activities associated with agricultural activities, urban development, tourism and recreation and flood defence schemes as well as a wide range of infrastructural works (including road works, water and wastewater disposal) that are located within, or close to, ecologically sensitive sites and species can give rise to significant environmental pressures.

Existing biodiversity issues / pressures and threats on Ireland's habitats and species, which are also relevant to the Meath, include²¹:

- **Development** - construction and use of residential, commercial, industrial and recreational infrastructure and areas (For example development on greenfield sites, the construction and development of the road network and changes in farming practices).
- **Transport systems** - development / operation of the transport systems (For example the construction and development of the road network and light and noise pollution).
- **Energy and infrastructure development** - (For example construction of roads, gas, power, water and wastewater, also windfarms, etc.).
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network.
- **Ecosystem Services** - recognising and promoting the value of ecosystem services that the green infrastructure network provides to Meath.
- **Climate Change** - for example the loss of wetlands and dunes, due to climate change events i.e. storms and flood events, deposition.
- **Human-induced changes in water regimes** - contamination arising through poor working practices, leakages or accidental spillage of materials (For example wastewater treatment systems in the vicinity of significant waterbodies).
- **Mixed source pollution** – for example emissions from transport, heating homes, leachate from landfills, pollution from wastewater treatment systems, eutrophication and acidification from forestry.
- **Natural processes** - for example erosion of soft coastal areas (excluding catastrophes and processes induced by human activity).
- **Geological events, natural catastrophes** - for example flooding, storms / extreme weather events.
- **Agriculture** - for example intensive agricultural practices, use of fertiliser and pesticides, hedgerow removal and lack of hedgerow management, overgrazing, under grazing.
- **Awareness** - increasing awareness of biodiversity through enhanced interpretation on-site and through facilities.

²¹ DCHG (2019). *The Status of EU Protected Habitats and Species in Ireland. Ireland's Article 17 report 2019.*

- **Land Management** - conversion of land / sites and sealing of soils can release CO₂ into the atmosphere and further reduce areas of 'carbon sinks'.
- **Invasive Species** - continued control and management of invasive species.
- **Alien and problematic species** - for example the loss of biodiversity as native species are shaded out, but also diseases and pathogens.

5.3 Population and Human Health

5.3.1 Introduction

The administrative area of Meath covers an area of over 230,000 hectares (ha) and is the second largest county in Leinster. It shares its boundary with counties, Dublin, Louth, Monaghan, Cavan, Westmeath, Offaly and Kildare.

5.3.2 Population

The 2016 Census results showed that the population for County Meath was 195,044²² persons, an increase of 5.9% from the 2011 Census (184,135 persons)²³. This accounts for 4.09% of the national population of 4,761,865 persons. The total population increase over the 10 year period 2006-2016 was 32,213 persons, which equates to a 19.8% increase. This was the third highest growth rate recorded in the Eastern and Midland Region (EMR) behind Laois (26.3%) and Fingal (23.3%).

In 2016 there were 2,328,517 people living in the EMR. The population of Meath accounted for 8.4% of the regional population at this time. The Eastern Strategic Planning Area, which consists of the counties of Meath, Kildare, Louth, and Wicklow, had a population of 688,857 in 2016, 28.3% of whom resided in Meath.

The population of the urban areas is increasing at a higher rate than rural areas, with an 8.9% increase recorded in aggregate town areas in comparison to a 1.9% increase recorded in aggregate rural areas between 2011 and 2016²⁴. This has resulted in the proportion of the total population residing in urban areas increasing by 1.6%, from 57% to 58.6% between 2011 and 2016. The proportion of the population living in rural areas has fallen from 43% to 41.4% during the same period.

The influence of Dublin on settlement growth remains apparent with commuter based settlements in the south and south-east of the County (including Ashbourne, the East Meath Settlements, and Enfield) experiencing the highest levels of population growth. In 2016, Ashbourne was the fastest growing town in the County (south-east of the County, closest to Dublin) as the population

²² CSO. 2016 Census. Available at:

http://census.cso.ie/sapmap2016/Results.aspx?Geog_Type=CTY31&Geog_Code=2AE19629149413A3E055000000000001

²³ CSO. 2011 Census. Available at: <http://census.cso.ie/areaprofiles/PDF/CTY/meath.pdf>

²⁴ The census defines 'Aggregate Town Areas' as settlements with a population of 1,500 persons or more. 'Aggregate Rural Areas' refers to the population outside of 'Aggregate Town Areas'.

increasing by 11.7% to 12,679. This was twice the rate of growth recorded in Navan, which increased its population by 5.7% to 30,173.

Figure 5.2 below indicates the population density per square kilometre (km²) in County Meath. The highest growth levels were primarily experienced in the east and south-east of the County. Trim also experienced high levels of growth whilst there was also strong localised growth to the south-west of Kells.

Figure 5.2: Population Density per km² in County Meath²⁵

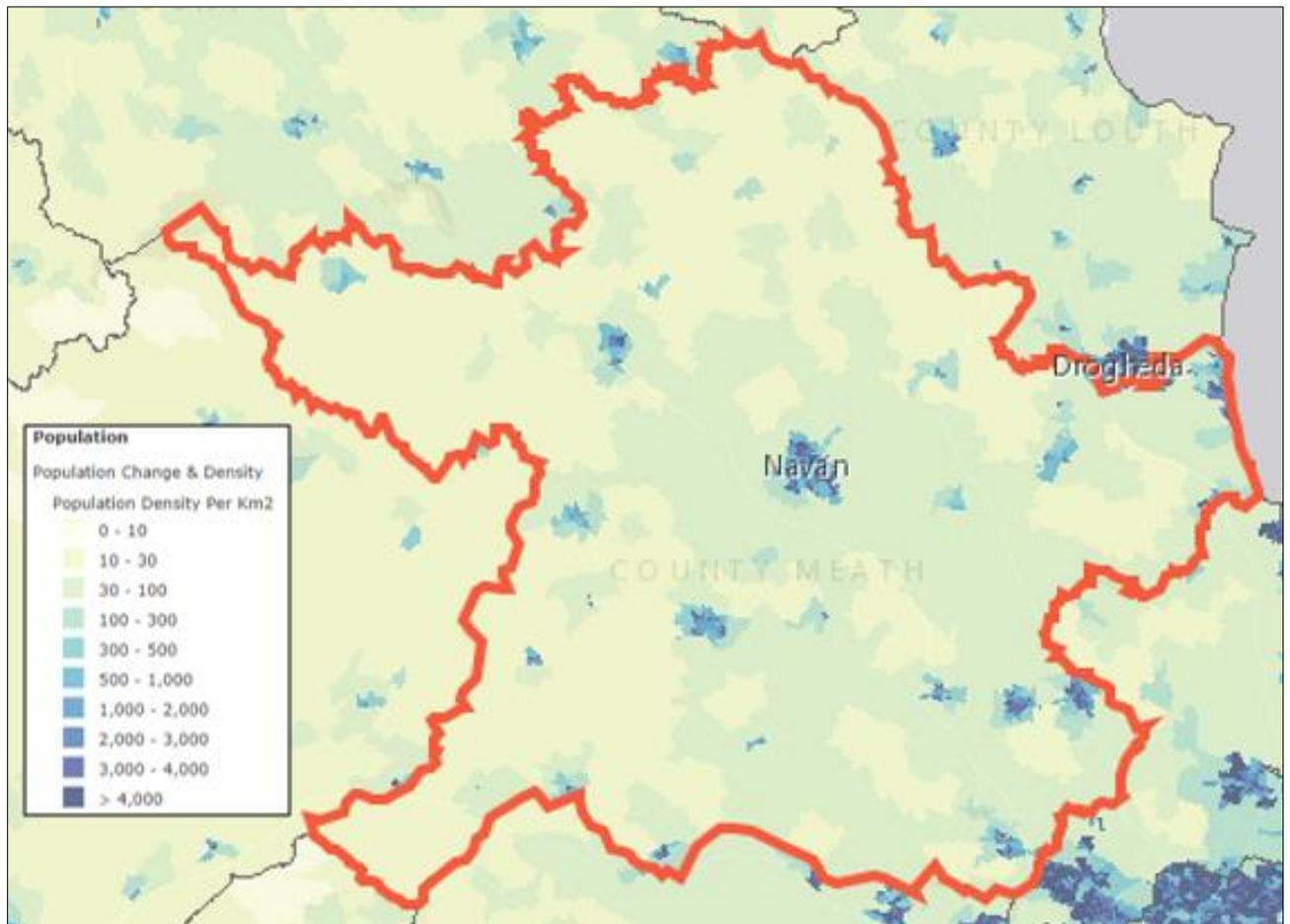
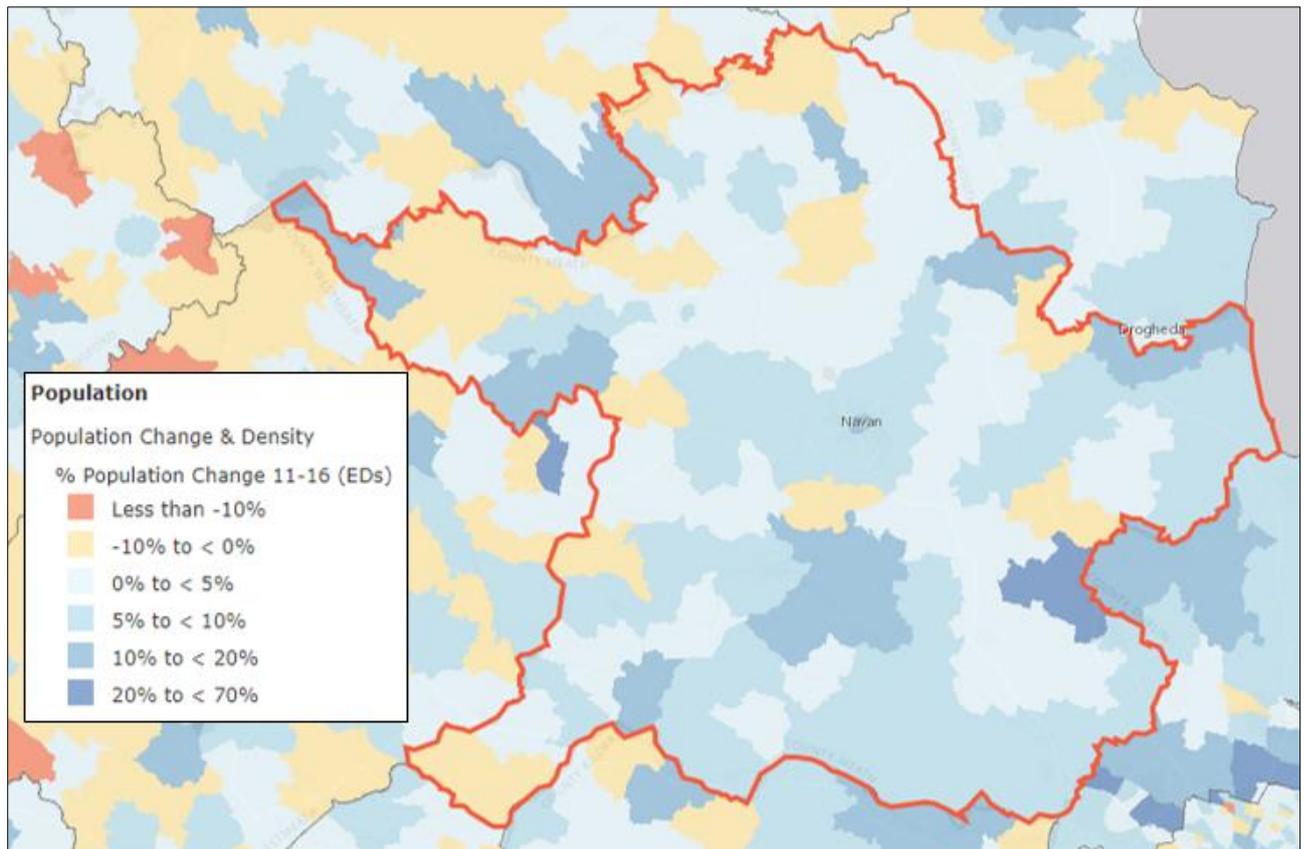


Figure 5.3 shows the population change per electoral division (ED) in Meath, between 2011 and 2016, which provides a clear indication of the distribution of population within the County.

The darker blue tones depicts the highest levels of growth (between 10% to <70%). The highest growth levels were primarily experienced in the east and south-east of the County.

²⁵ AIRO 2016 Census Viewer 2019: <http://airomaps.nuim.ie/id/Census2016/>

Figure 5.3: Population change per Electoral Division (ED) in County Meath²⁶

A feature of population change in Meath has been the uneven distribution of growth, with many EDs experiencing moderate population growth while others experiencing decline. The ED 'Navan Rural' recorded the highest numerical growth with an additional 1,460 no. persons or 5.5% increase. This was followed by *St. Mary's* which includes *South Drogheda* and *East Meath* where there were an additional 1,095 no. persons. The EDs of *Donaghmore* (764 additional persons) and *Kilbrew* (610 additional persons) (both of which include the town of Ashbourne), *Ratoath* (521 additional persons) and *Trim Rural* (788 additional persons) also recorded significant growth.

The ED 'Castlejordan' in the south-west of the County bordering Offaly experienced the biggest decline in population with a decrease of 44 persons (-9.34%) resulting in a total population of 427 persons living in the ED in 2016. However, an overall pattern of growth can be seen in most ED's.

The urban centres of Navan, Trim, and Kells recorded the highest densities in 2016, with a concentration of over 2,000 persons per km² in Navan and Trim, and 1,990 persons per km² in Kells.

²⁶ AIRO 2016 Census Viewer 2019: <http://airomaps.nuim.ie/id/Census2016/>

5.3.2.1 Age Profile

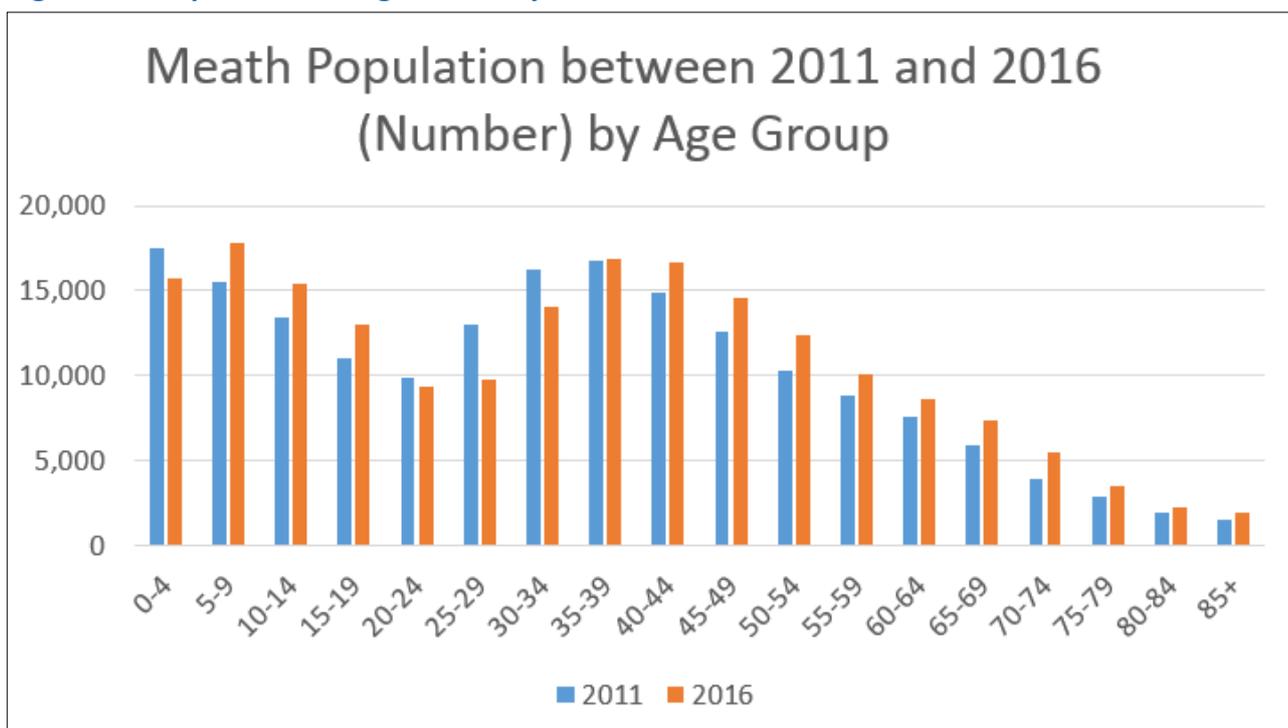
The age structure of a population is influenced by patterns of natural increase and migration. The age structure of the population of County Meath reflects the future housing requirements, school requirements and community services.

The age structure of the population indicates that the County in 2016 has a relatively young population (35.2 years in 2016) in comparison to the State (37.4 years). 83.4% of the population in the County is below the age of 65, which compares with an average of 79.6% for the State.

Child dependency²⁷ in County Meath is the highest in the State with 39% of the population under the age of 14 in comparison to an average of 32.3% for the State. Old age dependency²⁸ in the County increased from 13.5% in 2011 to 16.6% in 2016. However this remains substantially below the figure for the State, which stood at 20.4%.

Figure 5.4 shows the number of people within each age cohort for 2011 and 2016.

Figure 5.4: Population Change in County Meath between 2011 and 2016²⁹



²⁷ CSO Census 2016: Persons aged 0-14

²⁸ CSO Census 2016: Persons aged 65+

²⁹ CSO (2011). Available at:

<https://www.cso.ie/px/pxeirestat/Statire/SelectVarVal/Define.asp?maintable=CD108&PLanguage=0>

An overall population increase is evident in almost all age cohorts with the exception of 0-4, 25-29 and 30-34. The drop in the age cohort from 25 to 34 years may be a side effect of the economic downturn and consequent halt in further housing developments. It is likely that the drop in the 0-4 group is attributed to the reduced population within the 25-35 cohort.

The increased numbers in the age cohort of 5 to 19 year olds reflects a more immediate requirements for additional childcare and schools for the younger population. The slight increase in the older populations will also have long-term implications relating to healthcare, social services and transport.

5.3.3 Employment and Economy

Currently, there is a major imbalance in Meath between the location of jobs and where people live. In 2016 there was a resident workforce of 82,605 persons in the County while the total number of jobs recorded in the County was 50% of this figure at 41,757.

Navan is the principal employment centre in the County with almost 9,000 jobs located in the town. This equates to 21.5% of the total jobs in the County. Trim is the second largest centre for employment in the County. Ashbourne, South Drogheda and Dunboyne have a solid employment base however relative to the resident workforce in these towns the total number of jobs is quite low.

The settlements with the lowest jobs ratio are in the southern and eastern parts of Meath where there are high volumes of outbound commuting. This includes the East Meath settlements of Bettystown / Laytown / Mornington / Donacarney (Census Town) where the lack of any significant employment base has resulted in the town developing as a commuter settlement. Ratoath is also a settlement where the population has increased in the absence of any significant economic development.

5.3.3.1 Economic Development Strategy for County Meath 2014-2022

The *Economic Development Strategy for County Meath 2014-2022* sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of the County. The Strategy contains eight key actions / recommendations designed to achieve the projected level of employment growth in the County by 2022.

The Economic Development Strategy recommends measures to promote County Meath to fulfil its full economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial,

and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to live and conduct business.

5.3.3.2 Rural Economy

The development and maintenance of the rural economy is a complex issue, and one which the government is committed to address. The NPF recognises the *'role rural areas play in driving our economy and our high quality environment'*³⁰ and seeks to encourage and attract entrepreneurship and innovation development in these areas, particularly where low carbon outputs can be achieved.

Currently, the *'Action Plan for Jobs 2017'* the Government has committed to provide up to €60 million in competitive funding over the period to 2020 to support collaborative initiatives. The Government is also committed to the implementation of the Action Plan for Rural Development (2017)

The Meath Local Enterprise Office (LEO) works in conjunction with the National initiatives in providing support to existing businesses and start-ups which includes financial assistance, training, mentoring and management development programmes.

5.3.4 Housing

The availability and supply of housing to meet the required demand is a critical element in maintaining the competitiveness of the County and its attractiveness as a place to live and invest.

As a result of the recession, Ireland saw a dramatic decline in the output of housing, particularly in urban areas where a demand has remained. Following this prolonged period of undersupply there is now a significant demand for housing, which has resulted in increased house prices, rents, and homelessness across the Country. The Government has responded to these challenges with legislative changes and policy initiatives which are intended to stimulate development and increase the supply of housing.

The Planning and Development Act (PDA) places a statutory obligation on planning authorities to ensure that an adequate housing supply and sufficient lands for residential development are provided through the course of the County Development Housing.

³⁰ Government of Ireland (GOI) (2018). National Planning Framework *Project Ireland 2040*.

According to the Census 2016, there is a total housing stock of 2,003,645 in Ireland. Based on the occupancy status of each property on Census night this can be broken down into four main categories:

- occupied (1.7m or 85.2%);
- temporarily absent (50k or 2.5%);
- vacant (183k or 9.1%); or
- holiday homes (62k or 3.1%).

5.3.4.1 Current Housing Situation in County Meath

The lack of any significant residential development over the past decade has resulted in residential construction lagging behind population growth. This has placed pressure on the existing housing stock, with increased rents, house prices, and homelessness evident within the County and across the region. Housing figures published as part of 2016 Census indicate that in the period 2011-2016 just 952 residential units were constructed in Meath. This represented a 1.4% increase in the housing stock, with the total housing stock in the 2016 Census recorded at 70,649 units, rising from 69,697 in 2011.

The RPGs projected there would be 79,729 households in Meath in 2016, the actual figure was 70,649 units, which was 9,080 units below the allocation. The 2022 projection is 95,458 units, which would represent an increase of 24,809 units above the number of households in 2016.

As the economy continues to recover, housing output in the County is showing signs of normalisation, with year on year increases in the number of completed units. The delivery of housing in the appropriate location and the creation of attractive neighbourhoods with a range of housing options and a strong sense of place and community are key objectives of the Plan.

5.3.4.2 Meath County Housing Strategy

The preparation of a Housing Strategy is a mandatory requirement under Part V of the Planning and Development Act 2000, as amended. The purpose of a Housing Strategy is to evaluate the housing needs of the existing and future population in the County including an assessment of the housing requirements of the different categories of household, including the requirements of elderly persons and persons with disabilities.

The Meath County Housing Strategy is closely aligned with the Core Strategy in that the future housing need is based on the population and household projections outlined in the Core Strategy.

The Strategy is also informed by the most recent Social Housing Needs Assessment for Meath in addition to National Housing Policy publications including *'The Social Housing Strategy 2020 – Support, Supply, and Reform (2014)'*, and *'Rebuilding Ireland – Action Plan for Housing and Homelessness (2016)'*.

The Strategy includes an analysis of housing requirements in the context of affordability and addresses the need to ensure that housing is available for persons with different levels of income.

5.3.4.3 Future Household Distribution

The distribution of future household (including population) growth in the Plan is based on the key principles of the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES) of delivering more compact growth, improving the alignment of population and employment growth, and concentrating growth in the large urban centres that have a comprehensive range of services and public transport provision with the capacity to support growth.

Development will be primarily concentrated in the Metropolitan Area (Dunboyne and Maynooth), the Regional Growth Centre of Drogheda and the Key Town of Navan, with more sustainable localised growth to take place in other settlements.

5.3.4.4 Rural Settlement Strategy

In recent years, Meath has experienced significant pressure to accommodate rural housing which has resulted in the open rural character of many areas being eroded by piecemeal housing development. It is clear that the capacity of the environment and the road network to accommodate further new residential development is reaching its limit in many areas of the County.

It is a necessity to carefully manage future rural housing development in County Meath and to facilitate the provision of more sustainable housing options for rural communities by building up the capacity of rural villages and rural nodes to absorb more residential development which will sustain their futures.

Rural housing demand will be managed having regard, inter alia, the protection of key economic, environmental, natural and heritage assets, such as the road network, water quality, important landscapes, habitats together with the applicants established local housing need.

5.3.5 Tourism

Tourism has been identified as one of the country's most important economic sectors and is credited with playing a significant role in the economic recovery in recent years. Tourism is particularly

important in that it can assist in providing business and employment opportunities across regions and leads to jobs across the spectrum of skills requirements. In 2015 the national policy framework for the tourism sector '*People, Place and Policy: Growing Tourism to 2025*', was published with a strong focus on developing the sector to attract ten million overseas visitors, create a range of direct and indirect enterprise opportunities and to grow employment in the sector to 250,000 persons by 2025.

The quality and diversity of Meath's tourism offer is particularly strong in relation to its rich heritage, quality rural landscape and many towns and villages, meaning the County has a lot to offer as a tourist destination.

The Boyne Valley is identified as the birth place of *Ireland's Ancient East* and Meath in particular is the gateway to this destination. Meath has a unique collection of pre-historic sites and monuments in particular the Brú na Bóinne, UNESCO World Heritage Site. Brú na Bóinne recorded 281,703 visitors in 2017. The Hill of Tara, Trim Castle, Newgrange, Knowth and Hill of Slane are all significant tourism attractions in the Meath with excellent visitor numbers.

Meath also has a number of annual festivals and events such as Hinterland book festival, Kells type trail and Guth Gafa film festival all located in Kells, Nobber Harp festival, Spirits of Meath throughout the County and many more, which attract domestic and overseas visitors each year. The development of significant family attractions such as Tayto Park, Ashbourne, the Irish Military War Museum, Starinagh and Causey Farm, Fordstown has had a positive impact in attracting a different target market to the County. The attractions create spin off revenue for local shops, hotels and other commercial businesses.

Tayto Park has provided a new tourist attraction into Meath, deviating from the traditional heritage and cultural attraction. Slane Distillery also provides a form of tourism diversification within the County which attracts a different target market not previously captured by the County.

5.3.6 Human Health

Human health has the potential to be impacted upon by environmental factors such as air, water or soil through which contaminants could accumulate and have potential to cause harm through contact with human beings. Hazards or nuisances to human health can arise due to exposure to these vectors, for example arising from incompatible adjacent land uses. The impact of development

on human health is also influenced by the extent to which new development is accompanied by appropriate infrastructure and the maintenance of the quality of water, air and soil.

5.3.6.1 Healthy Communities / Sport and Recreational Infrastructure / Public Open Space

Sporting, leisure and recreational facilities are essential to promoting good health, social cohesion, a sense of community and enhancing quality of life and well-being. Nationally there has been, in recent years, an increased focus on fitness, sports and recreation generally. *'Healthy Ireland'* is a Government initiative which seeks to improve the health and wellbeing of the citizens of Ireland. The World Health Organisation (WHO) priorities for a healthier world are set out in Health 2020.

The Healthy Meath Strategy³¹ 2019-2021 is currently being prepared and seeks to ensure that all citizens have good physical and mental health. Availability of suitable facilities is a part of this overall strategy. It is essential that in those areas identified as priority areas for development in the Core Strategy sufficient and suitable community facilities are provided in tandem with new development, where possible. The Strategy has two key objectives:

- to create the appropriate environmental conditions to enable citizens to make healthier lifestyle choices; and
- to inform, support and encourage citizens to take responsibility for their own health by making healthier lifestyle choices.

Sport is an important contributor to the life of the citizens of Meath, with facilities ranging from GAA facilities, horse racing courses, equestrian centres, golf courses, walking routes, beaches, public swimming pools as well as private facilities in hotels, all of which play an important role to play in the tourism economy. Progress has also been made in developing greenways along:

- the disused Navan to Kingscourt rail line;
- the Royal Canal from the Kildare border at McLoughlin Bridge to the Westmeath Border; and
- the Oldbridge road from Drogheda Ramparts to Oldbridge Estate³².

³¹ Local Community & Development Committee and Meath Local Sports Partnership joint initiative.

³² Refer to Chapter 4 Economy, Chapter 5 Movement and Chapter 8 Heritage for additional information.

The presence of beaches, watercourses, equestrian and related activities, along with golfing facilities and swimming pools etc., has a growing and an important role to play in the tourism economy.

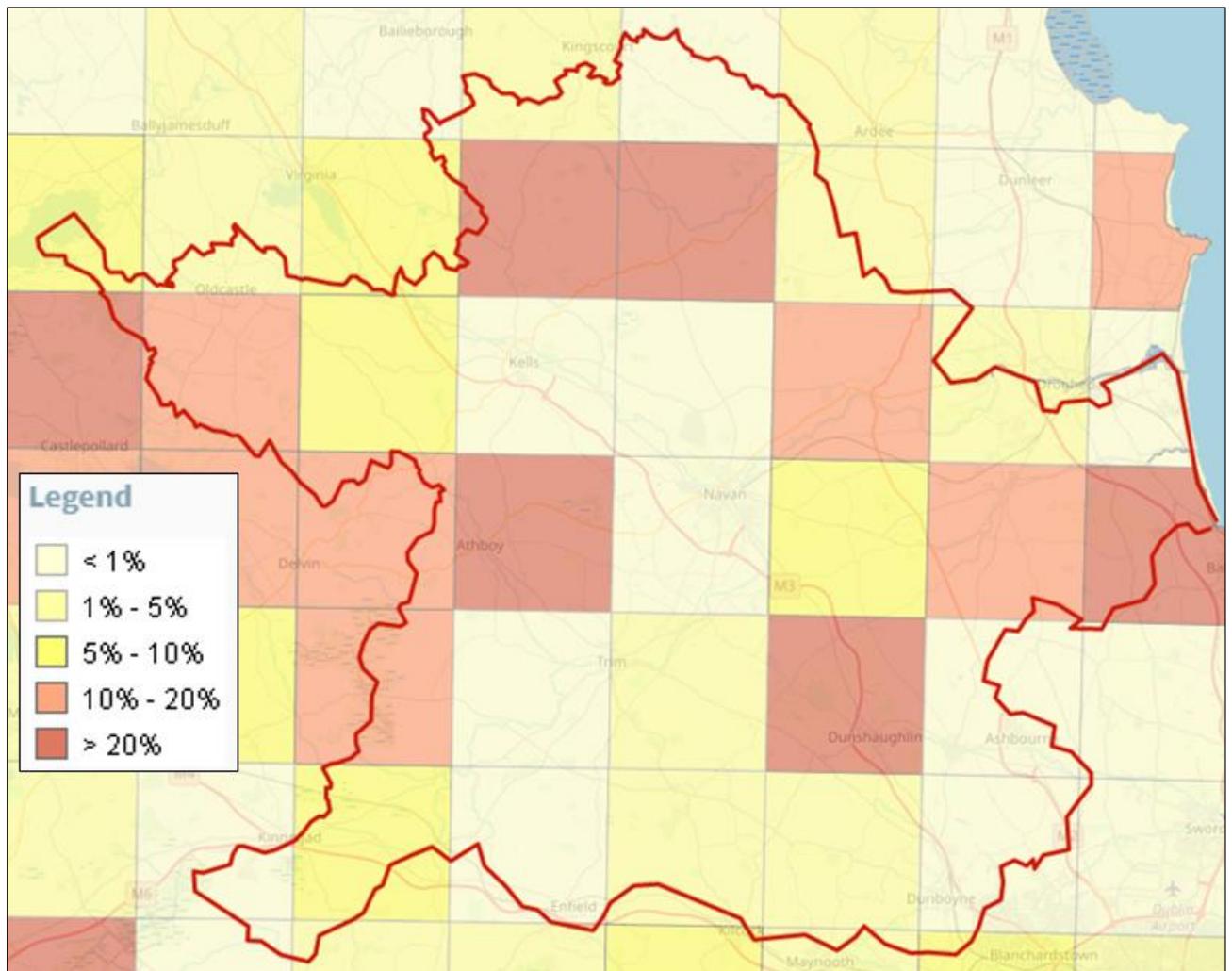
Accessible, useable, dedicated open spaces and recreational facilities to meet both passive and active recreational needs offer environmental and ecological benefits and improve building energy performance. There are significant health benefits for communities with access to green spaces and blue spaces (rivers, lakes and canals). The RSES supports the preparation of open space and parks strategies by local authorities, and for enhanced cross boundary collaboration to provide for a hierarchy of open space provision including regional scale open space and recreational facilities.

5.3.6.2 Radon and Human Health

Radon is a radioactive gas, which is naturally produced in the ground from the uranium present in small quantities in all rocks and soils. Tiny radioactive particles are produced by the gas which when inhaled can cause lung cancer. The risk of contracting lung cancer as a result of Radon depends on how much Radon a person has been exposed to over a period of time. Radon levels in Meath have been collated from the Radiological Protection Institute of Ireland and are shown in Figure 5.5.

Meath varies in relation to radon levels with Athboy, Dunshaughlin, Nobber, Drumcondra, Moynalty and Stamullen have radon levels in excess of 20%. Slane and Duleek have radon levels between 10%-20%. The remainder of the County range between <1% and 10%. However, a high radon level can be found in any home in any part of the County.

Figure 5.5: Radon Levels in County Meath³³



5.3.7 Existing Population and Human Health Issues

The development of the County will bring new opportunities to the local community and beyond for employment opportunities as a result of both direct and indirect impacts of the Plan.

Ensuring the health and wellbeing of all residents, workers and visitors should be a priority. This should be included in the vision of the Plan. Development of family friendly towns and villages that cater for the needs of everyone with access to community facilities, housing, education and public transport is fundamental to the overall well-being of the population.

An analysis of general health figures in Meath shows no clear pattern of general health issues in Meath³⁴. Results are shown on Figure 5.6 below. Studies of general health in Meath indicate there

³³ EPA Maps (2019): <http://www.epa.ie/radiation/radonmap/> (OpenStreet Maps)

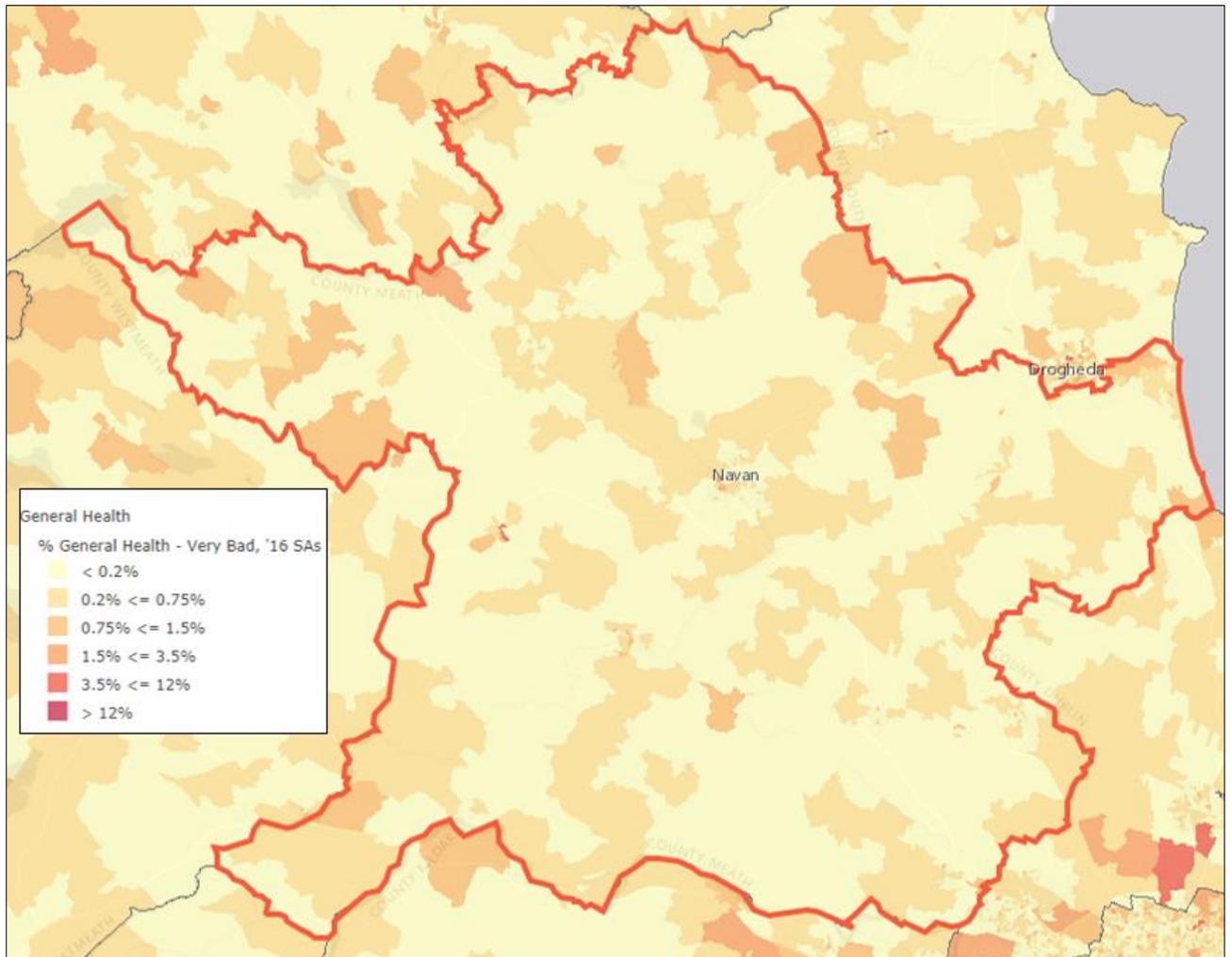
³⁴ AIRO 2016 Census Viewer 2019: <http://airomaps.nuim.ie/id/Census2016/>

are very few areas (the ED of Baile) where more than 5% of the population consider their health as 'very bad'.

Existing population and human health issues / pressures on the population of Meath include:

- **Flooding** - Meath is vulnerable to flooding events which occur as a result of storm events, refer to Section 5.5.8 of this report.
- **Radon** - Radon levels in Meath have been collated from the Radiological Protection Institute of Ireland, refer to Figure 5.5.
- **Health and Well-being** - continue the development of recreation and leisure facilities
- **Access** - The '*Access to and the use of Blue / Green Spaces in Ireland during a Pandemic*' study highlighted significant differences between socio-economic groups in relation to the amount of time spent outdoors in blue / green spaces during the pandemic with the lowest income group reporting the lowest average number of days.
- **Climate Change** - potential impacts of climate change on human health from changes to local weather, including prolonged periods of hot or cold weather - which can lead to heat and cold stresses and their associated effects.

Figure 5.6: Results of the National Health Survey³⁵



³⁵ AIRO Environmental Sensitivity Viewer 2019: <http://airomaps.nuim.ie/id/ESM/?mobileBreakPoint=400/>

5.4 Land, Soils and Geology

5.4.1 Introduction

Land is the solid surface of the Earth that is not permanently covered by water, while soil is the ecosystem in the uppermost layer of the ground in which plants can grow. Soil is composed of mineral particles, organic matter, water, air and living organisms. Land degradation is a global problem, often caused by a combination of factors such as poor land management and unsustainable development. Land degradation may exacerbate the impacts of natural disasters³⁶.

The upper most layer of the earth's surface is generally termed 'soil'. It comprises for the most part organic matter, minerals and fine to coarse grained weathered rocks. The variability in the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. This has implications for suitable land use and the appropriateness for differing land use practices.

Geology encompasses the understanding and study of the solid and liquid matter that constitutes the earth and the processes by which they are formed, moved and changed. Its understanding is necessary to fully appreciate the geological factors that shape and influence the world and its particular structure.

5.4.2 Legislation

Currently, there is no legislation which is specific to the protection of soil resources. In 2014, the proposal for a Soil Framework Directive was withdrawn. The importance of sustainable soil management was recognised in the Seventh Environment Action Programme, where sustainable land management is to be achieved by 2020.

The Pesticides Framework Directive (2009/128/EC) controls the storage, use and disposal of pesticides to minimise risk to health and environment from their usage.

5.4.3 Land

Meath is home to a diverse range of land uses including agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and rural housing.

³⁶ European Commission (2021). Soil and Land. Available at: <https://ec.europa.eu/environment/soil/#:~:text=Land%20degradation%20is%20a%20global,social%20issues%20such%20as%20migration>.

These combine to provide both residents and visitors with a quality environment to live, work and enjoy.

5.4.3.1 Agriculture

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

5.4.3.2 Forestry

Forests and woodlands play an important role in terms of supporting rural employment and rural diversity, climate change management and carbon sequestration, biodiversity and as a source of renewable / alternative energy sources. Forests and woodlands also have a significant recreational and amenity value.

Meath has one of the lowest ratios of planted area in the State. In 2017, c. 13,326ha of the County was in forest cover which accounts for only 5.7% of the County³⁷ and a marginal increase from 5.3% in 2012.

The introduction of large scale forestry areas, particularly conifers can have negative impacts on an area if they are not in harmony with the surrounding environment. Forestry activities must be appropriate in terms of nature and scale to the surrounding area, so they are not visually obtrusive or cause damage to important habitats or the ecology of the area.

5.4.3.3 Peatlands

Meath represents the eastern limit of raised bogs in Ireland and the Council recognises the potential for utilisation of protected areas for tourist, amenity, educational and research purposes.

5.4.4 Soils

Soil is a non-renewable resource that performs many vital functions: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities,

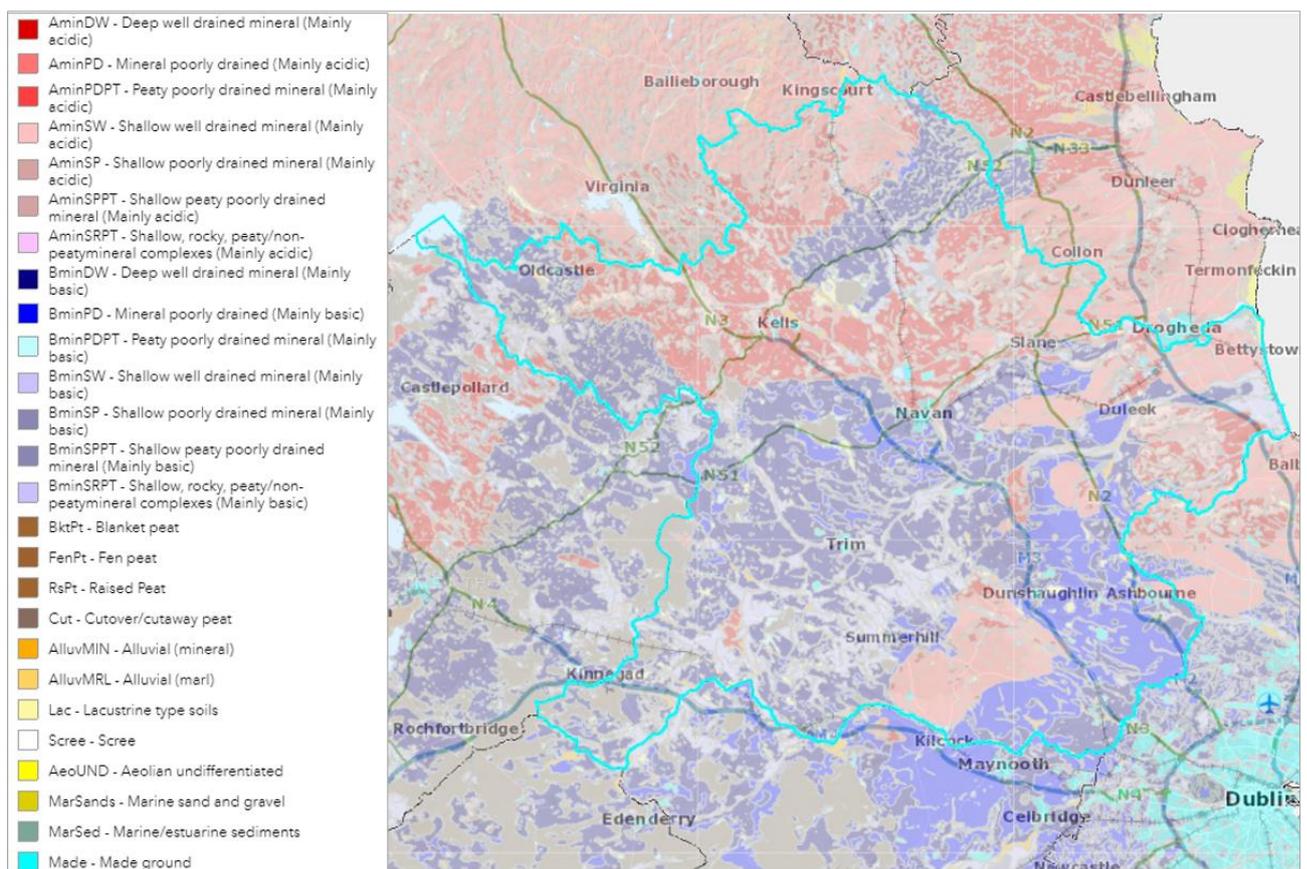
³⁷ National Forest Inventory, Forest Service (2017).

landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance.

Meath contains a range of soils that support various habitats and land uses and provide valuable mineral resource potential. Fertile soils also provide the basis for a thriving agricultural and food sector, refer to Figure 5.7. The soils in Meath are mainly derived from a mixture of calcareous, non-calcareous, mineral alluvium and cutaway / cutover peat materials. The soils in Meath range from mineral poorly drained (mainly basic) (BminPD), mineral poorly drained (mainly acidic) (AminPD), deep well drained mineral (mainly basic) (BminDW), deep well drained mineral (mainly acidic) (AminDW) to shallow well drained mineral (mainly acidic) (BminSW)³⁸.

Soils can be impacted upon by development, land use changes and water quality.

Figure 5.7: Soil Mapping for County Meath³⁹



³⁸ GSI, Online Map Viewer 2019: <https://dcnr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aac3c228>

³⁹ GSI, Online Map Viewer 2019: <https://dcnr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aac3c228>

5.4.4.1 Quarries

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

However, extractive industries by their nature can give rise to detrimental environmental and residential amenity effects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of groundwater supplies. By their nature, aggregates can only be worked where they occur. The cost of haulage affects economic competitiveness in this sector. This inevitably leads to conflicts and environmental concerns. There are 29 no. active quarries in County Meath, 19 no. of which were registered under Section 261A and 10 of which are operating with planning permission.

MCC 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.

Guidelines for Planning Authorities on Quarries and Ancillary Activities published by the Department of the Environment, Heritage and Local Government (DEHLG) in 2004 and a number of other guidelines relating to quarrying have been produced by various bodies for example *'Geological Heritage Guidelines for the Extractive Industry'*⁴⁰, *'Guidelines for the Preparation of Soils, Geology and Hydrogeology Chapters of Environmental Impact Statements'*⁴¹ and *'Wildlife, Habitats and the Extractive Industry'*⁴² to provide guidance to MCC on the management of extractive industries.

5.4.5 Geology

Geological Survey Ireland (GSI) provides information available on bedrock, subsoil, aquifer classifications and vulnerability. County Meath is a place with a subtle but distinctive landscape. The bedrock foundation, with hundreds of millions of years in the formation and shaping, and the more

⁴⁰ GSI (2008). Available at: <https://www.gsi.ie/en-ie/publications/Pages/Geological-Heritage-Guidelines-for-the-Extractive-Industry1023-1213.aspx>

⁴¹ GSI (2013). Available at: <https://www.gsi.ie/documents/IGI%20EIS%20guide%202013.pdf>

⁴² Notice Nature: http://ec.europa.eu/environment/archives/business/assets/pdf/resources-center/Irish-notice_nature_biodiversity_guidelines.pdf

recent history of geomorphological processes involving river channels and glaciers are what has created an underlying geological diversity⁴³. Geological understanding and interpretation is best achieved on the ground at sites where rocks and landforms are displayed. County Meath has a range of such natural and man-made sites.

The predominant rock types in Meath are sedimentary rocks, limestone of Carboniferous age in particular. To the north by the Clontail Formation (Calcareous red-mica greywacke), the Fingal Group (Dark limestone, shale and micrite) and the Rathkenny Formation (Black mudstone, siltstone, greywacke) to the west and centre by the Lucan Formation (Dark limestone & shale), the south by Waulsortian Limestones Formation (massive unbedded lime-mudstone) and the east by the Loughshinny Formation (Dark micrite & calcarenite, shale)⁴⁴.

The GSI has identified 28 no. geological sites in Meath which are important Irish Geological Heritage (IGH) sites, refer to Table 5.3 below. Geological Sites do not receive statutory protection like Natural Heritage Areas (NHA) but receive an effective protection from their inclusion in the planning system. These sites will be designated in due course, as NHAs, because of their geological interest from a national perspective.

⁴³ The Geological Heritage of Meath (2007). Available at:
https://secure.dccae.gov.ie/GSI_DOWNLOAD/Geoheritage/Reports/Meath_Audit.pdf

⁴⁴ OSI, GSI 2019. Available at:
<https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0>

Table 5.3: Geological Heritage Sites in Meath⁴⁵

No.	IGH ⁴⁶ Theme	Site Name	Site Code	Description
1	IGH 3	Poulmore Scarp	MH007	Swallow hole cliff section, which may also be a disused quarry
2	IGH 3	Barley Hill Quarry	MH005	A working quarry
3	IGH 7	Mullaghmore	MH013	Gravel pits and agricultural land
4	IGH 9	Carrickleck (Silica Sand)	MH025	A working quarry
5	IGH 3	Cregg	MH006	Natural rock outcrops
6	IGH 8	Altmush Stream	MH018	Natural rock outcrops along the banks of a stream over a distance of 1.5km
7	IGH 8	Nobber	MH022	Natural rock outcrops along the banks of the river dee over a distance of 360m
8	IGH 8	Kilbride Quarry	MH021	A disused quarry
9	IGH 7	Blackwater Valley	MH010	River Valley and outwash plain
10	IGH 8	Rockwood Cliffs	MH024	Cliff section along the River Boyne
11	IGH 1	St. Keeran's Well	MH002	Natural rock outcrop and springs
12	IGH 7	Rathkenny	MH015	Hummocky topography with gravel pit
13	IGH 7	Murrens	MH014	Wooded ridge - esker and hummocky ground including grave pit
14	IGH 1	Gibstown Castle	MH001	Natural rock outcrop and spring
15	IGH 2	Grangegeeth	MH004	An overgrown depression which may have been quarried or maybe a natural head of stream gully and waterfall
16	IGH 7	Boyne Valley	MH011	River valley
17	IGH 8	Painestown Quarry	MH023	A disused quarry now heavily vegetated
18	IGH 8	Duleek Quarry	MH020	A working quarry
19	IGH 2	Bellewstown	MH003	Working quarry and natural exposures in agricultural fields with rock close to the surface beneath soil
20	IGH 7	Laytown to Gormanston	MH008	Coastal plain, including sea cliffs

⁴⁵ GSI, Online Map Viewer 2019. Available at: <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

⁴⁶ Irish Geological Heritage Sites

No.	IGH ⁴⁶ Theme	Site Name	Site Code	Description
21	IGH 14	Boyne River, Trim	MH027	A section of the Boyne River
22	IGH 8	Bray Hill	MH019	A working quarry
23	IGH 7	Trim Esker	MH017	A 6km long section of a predominantly wooded esker ridge
24	IGH 7	Galtrim Moraine	MH012	Partially wooded, much quarried moraine ridge
25	IGH 12	Dunshaughlin	MH026	This site is unexposed at the surface
26	IGH 7	Rathmolyon Esker	MH016	Remnant face in former sand & gravel quarry
27	IGH 7	Benhead	MH009	A high coastal cliff face
28	IGH 16	St. Gorman's Spring	MH028	Warm spring

5.4.6 Existing Land, Soils and Geology Issues

Changes to land and soils from both natural processes and human activities contribute to their dynamic and evolving nature. The physical, biological and / or chemical degradation of soils, can cause direct loss of soil, and indirectly impact ecologically essential soil processes, reduce productive capacity and deplete soil quality and biodiversity.

The development of greenfield sites resulting from urban expansion and population growth is a significant issue facing Meath. This places pressure on the agricultural potential and food production potential of soil. Soil is lost annually through the development of agricultural land. The challenge is to manage future population growth within Meath whilst minimising impacts on surrounding agricultural and maintaining production levels.

Land, soil and geology issues with environmental considerations under the existing Plan include:

- **Soil** - the loss / damage of soil from the construction of greenfield sites for development.
- **Soil** - erosion of soils in the county from intensive agricultural / forestry practices, quarrying activities (including sand from sensitive areas in the east) and road and major infrastructural projects.
- **Soil** - the protection of soil and the need for a *Soil Protection Strategy*.
- **Soil** - local pollution of soil from the use of septic tanks systems to treat wastewater, from poorly maintained systems.
- **Soil** - disturbance of contaminated soils could result in potential for water pollution and potential further land contamination.
- **Soil sealing** - covering of the ground by an impermeable material. Soil sealing can potentially put biodiversity at risk, increase the risk of flooding and prevents natural drainage.
- **Pressure on soil** - from land-use change, intensification of agriculture, erosion, overgrazing, disposal of organic wastes to soils, afforestation, industry and urbanisation.
- **Land Management** - conversion of land / sites and sealing of soils can release CO₂ into the atmosphere and further reduce areas of 'carbon sinks'.
- **Contaminated soils** - can occur from unauthorised waste-related activities, leakages and accidental spillages of chemicals. Technical and financial constraints on development and the threat contaminated soils pose to the health of the population.

- **Geological Heritage** - the protection of sites of geological importance within the county, see Table 5.3.
- **Climate change** - carbon stored in soils plays an important role in maintaining soil functionality, in water and air quality and in climate change. Proper land use management is essential to prevent carbon stored in soil from being released into the atmosphere.
- **Groundwater** - rock types in the county that provides for a productive groundwater aquifer.

5.5 Water Quality

5.5.1 Introduction

Water is fundamental to all life; for humans, plants and animals alike. It is also critical in economic terms in generating and sustaining wealth in a number of key areas such as agriculture, fishing, power generation, industry, transport and tourism. However, it is also a fragile resource requiring continued protection. In general terms Ireland's waters are of good quality, however preserving the high standard of water is essential for human health and the natural environment.

For the purposes of this section, the water environment is taken to include natural features such as lakes, rivers, streams (surface waterbodies) and ground waterbodies. In addition flooding is also dealt with in this section. Meath has a rich and extensive aquatic environment consisting of coastline, rivers, streams, lakes and estuarine waters (surface waters) and ground waters.

Meath has a rich and extensive aquatic environment consisting of coastline, rivers, streams, lakes and estuarine waters (surface waters) and groundwaters. The Rivers Boyne and Blackwater are the prime watercourses within the County. The Royal and Boyne Navigation Canals, also form part of this aquatic environment. Collectively, they constitute an important economic, recreational, ecological and aesthetic resource for Meath.

5.5.2 Legislation

5.5.2.1 Water Framework Directive (WFD)

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface water and ground waterbodies. Since 2000, Water Management in the EU has been directed by the WFD 2000/60/EC, which was transposed into Irish law under the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003). This legislation requires governments to take a holistic approach to managing all their water resources based on natural geographic boundaries, *i.e.* the river catchment or basin. The WFD establishes a common framework for the sustainable and integrated management of all waters covering groundwater, inland surface waters, transitional waters and coastal waters. The WFD requires Member States to manage all of their waters and to ensure that they achieved at least '*good status*' by 2015 and beyond. The ultimate deadline for Member States for achievement of '*good*' status is 2027 at the latest.

5.5.2.2 Groundwater Directive

The EU Groundwater Directive (2006/118/EC) was adopted by the European Parliament in June 2006. The Groundwater Directive uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. The Groundwater Directive complements the WFD setting up environmental objectives of 'good' groundwater quantitative and chemical status, as well as ensuring a continuity to the Directive 80/68/EEC on the protection of groundwater against pollution caused by dangerous substances, which is due to be repealed by the end of 2013⁴⁷.

5.5.3 River Basin Management Plan

For the purpose of implementing the WFD, Ireland was divided into eight River Basin Districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The first cycle of the River Basin Management Plan (RBMP) ran from 2009-2015, where the eight RBDs devised separate plans with the objective of achieving at least 'good' status for all waters by 2015.

The second cycle of the RBMP 2018-2021, is currently underway and all eight RBDs have merged to form one national RBD. The RBMP sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in waterbodies (rivers, lakes, estuaries and coastal waters) by 2027. Ireland is required to produce a RBMP under the WFD.

Water quality data is also collected by the EPA to provide an overall status of water quality. The monitoring programme, as part of the WFD, assesses water quality but also water trends of rivers in relation to their ecological status and includes biological, physico-chemical and hydro-morphological status. The WFD status of rivers ranges from 'high' to 'bad'. The EPA also undertakes water quality surveys for transitional and coastal waterbodies.

The RBMP provides a more coordinated framework for improving the quality of our waters - to protect public health, the environment and water amenities.

Table 5.4 lists the WFD Catchments and WFD Sub-Catchments in Meath.

⁴⁷ European Commission (EC) (2019). *Environment. History of Groundwater EU Legislative Development*.

Table 5.4: WFD Catchments and Sub-Catchments in Meath

Catchment (WFD Catchment Code)	Sub-catchment Name (WFD Sub-catchment Code)	
	Newry, Fane, Glyde and Dee Catchment (06)	Glyde_SC_010 (06_7)
Dee_SC_010 (06_3)		Dee_SC_030 (06_4)
Boyne Catchment (07)	Moynalty_SC_010 (07_14)	Boyne_SC_060 (07_20)
	Blackwater[Kells]_SC_020 (07_10)	Boyne_SC_090 (07_19)
	Blackwater[Kells]_SC_030 (07_8)	Boyne_SC_040 (07_9)
	Boyne_SC_070 (07_13)	Boyne_SC_030 (07_2)
	Boyne_SC_050 (07_12)	Boyne_SC_010 (07_4)
	Boyne_SC_100 (07_18)	Boyne_SC_020 (07_16)
	Boyne_SC_120 (07_15)	Blackwater[Longwood]_SC_10 (07_6)
	Boyne_SC_130 (07_17)	Deel[Raharney]_SC_010 (07_7)
	Boyne_SC_110 (07_1)	Boyne_SC_080 (07_3)
	Yellow[Castlejordan]_SC_010 (07_11)	
Upper Shannon Catchment (26F)	Inny[Shannon]_SC_010 (26F_6)	Inny[Shannon]_SC_020 (26F_7)
	Mountnugent_SC_010 (26F_3)	
Nanny-Delvin (08)	Nanny[Meath]_SC_020 (08_5)	Delvin_SC_010 (08_1)
	Nanny[Meath]_SC_010 (08_4)	Broadmeadow_SC_010 (08_3)
Liffey and Dublin Bay (09)	Tolka_SC_010 (09_10)	Liffey_SC_100 (09_1)
	Liffey_SC_080 (09_5)	RyeWater_SC_010 (09_3)

5.5.4 Surface Water Quality Status

The WFD defines ‘overall surface water status’ as the general status of a body of **surface water**, determined by the poorer of its ecological status and its chemical status. In order to achieve ‘good surface water status’ both the ecological status⁴⁸ and the chemical status⁴⁹ of a surface waterbody need to be at least ‘good’.

The latest EPA reports on water quality are the ‘Water Quality in Ireland 2013-2018’ report (2019) and ‘Water Quality in 2020 - An Indicators Report’ (2021). These reports contains the most up-to-date and comprehensive assessments of the ecological health of Ireland’s rivers, lakes, canals, ground waters, transitional waters and coastal waters collected over a six-year period between 2013-2018 and 2020.

⁴⁸ **Ecological status** is an expression of the structure and functioning of aquatic ecosystems associated with surface waters.

⁴⁹ **Chemical Status** is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD).

The last full EPA assessment of water quality (Water Quality in Ireland 2013-2018) found that just over half of the rivers and lakes were in satisfactory ecological health and overall water quality had declined since the previous assessment.

The latest EPA report (2021)⁵⁰ results show that 57.0% of river waterbodies assessed (1,336), over the period 2017-2020, were in either 'good' or 'high' biological quality. The remaining 43.0% (1,019) were 'moderate', 'poor', or of 'bad' biological quality⁵¹. The number of seriously polluted 'bad' status river waterbodies has reduced to two. Of the 1,836 (out of 2,355) river waterbodies assessed in 2019 and 2020, 345 improved in quality and 230 declined, resulting in net improvement in quality of 115 river waterbodies⁵². The main problem damaging Irish waters is the presence of too much nutrients such as phosphorus and nitrogen which come primarily from agriculture and urban wastewater.

The EPA report indicates that of the monitored **transitional waterbodies**, 30 transitional waterbodies (38%) are in 'high' or 'good' ecological status and 49 (62%) are in 'moderate' or worse ecological status. Six of these waterbodies are in 'bad' ecological status and 14 are in 'poor' ecological status.

The EPA report indicates that for **coastal waters**, 36 no. monitored coastal waterbodies (80%) are in 'high' or 'good' ecological status, with nine (20%) at less than 'good' status. The majority (93%) of the surface area of coastal waters are in 'high' or 'good' ecological status.

5.5.4.1 Surface Water Quality Status in Meath

The status of the **river waterbodies** in Meath range from '*poor*' to '*good*', however the majority of the major river waterbodies range from '*poor*' to '*moderate*'. The River Boyne and River Blackwater (ranging from '*poor*' to '*good*' status) are the main river waterbodies within the County. Section of these rivers (River Boyne and River Blackwater) are 'unassigned', as their waterbodies status is under review.

A total of 25 no. rivers are sampled by MCC for the purposes of physio-chemical monitoring under the WFD. This operational and surveillance monitoring programme is key to directing the

⁵⁰ Environmental Protection Agency (EPA) (2021). Water Quality in 2020, An Indicators Report.

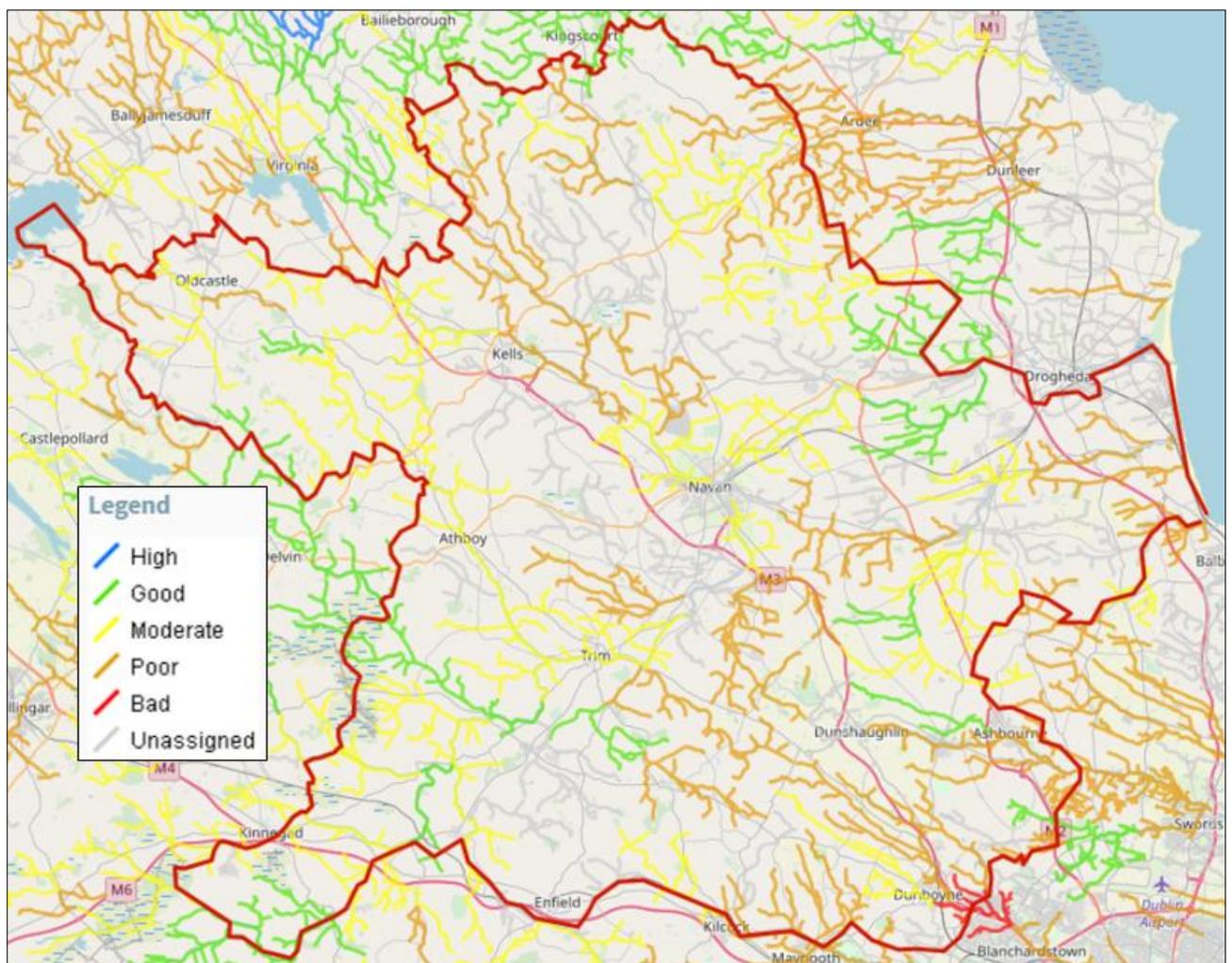
⁵¹ Environmental Protection Agency (EPA) (2021). Water Quality in 2020, An Indicators Report.

⁵² Environmental Protection Agency (EPA) (2021). Water Quality in 2020, An Indicators Report.

implementation of the River Basin Management Plans and also determines whether the targets and objectives of the WFD are being achieved.

EPA data on the biological quality of watercourses, based on monitoring up to 2017, indicates that 19% of monitored river waterbodies in County Meath achieved a ‘good’ status or better. Therefore, 81% of monitored river waterbodies in County Meath are less than ‘good’, and so currently failing the WFD objectives. The WFD water quality status of the river waterbodies in Meath is shown in Figure 5.8.

Figure 5.8: WFD River Waterbody Status⁵³



⁵³ EPA (2019). Available at: <https://gis.epa.ie/EPAMaps/default> (OpenStreet Maps)

Table 5.5 below list the **lakes** in the County Meath which are designated WFD operational monitoring lakes.

Table 5.5: WFD Lakes in Meath

WFD Name	WFD Code	WFD Status 2013-2018 ⁵⁴
Sheelin	IE_SH_26_709	Good
Bracken	IE_NB_06_209	Moderate
Bane Noggin Hill	IE_EA_07_270	Good
Annagh-White Lake	IE_EA_07_258	Good

The Meath **coastline** extends for a distance of c. 10km and stretches from the mouth of the River Boyne at Mornington, bordering County Louth to Gormanston at the mouth of the River Delvin, bordering County Dublin. The coastal waterbody of County Meath is the Northwestern Irish Sea (IE_EA_020_0000) waterbody and has a ‘*high*’⁵⁵ water quality status for 2013-2018, while the Boyne Estuary Transitional Waterbody (IE_EA_010_0100) has a ‘*moderate*’⁵⁶ status.

5.5.5 Groundwater

5.5.5.1 Groundwater Quality

Groundwater is important for a drinking water supply as well as the supply to surface waters. The National Groundwater Monitoring Programme assesses the general state of groundwater quality and groundwater levels and flows⁵⁷.

Groundwater WFD Quality Status in Meath between 2013 and 2018 was generally ‘*good*’⁵⁸, across the 46 no. ground waterbodies in Meath. The Plan must protect groundwater from deterioration and MCC engages in ongoing consultation with the EPA in this regard.

5.5.5.2 Aquifer Vulnerability and Productivity

Groundwater aquifers form important sources of drinking water both locally and regionally, which provides between 20% and 25% of drinking water supplies in County Meath. In rural areas that are not served by public or group water schemes, groundwater is usually the only source of supply. Much of the summer seasonal flow in many rivers is also derived from groundwater sources. To

⁵⁴ Catchments.ie, EPA, (2019): <https://www.catchments.ie/maps/>

⁵⁵ Catchments.ie, EPA, (2019): <https://www.catchments.ie/maps/>

⁵⁶ Catchments.ie, EPA, (2019): <https://www.catchments.ie/maps/>

⁵⁷ Environmental Protection Agency (2020). Ireland’s Environment - An Integrated Assessment 2020.

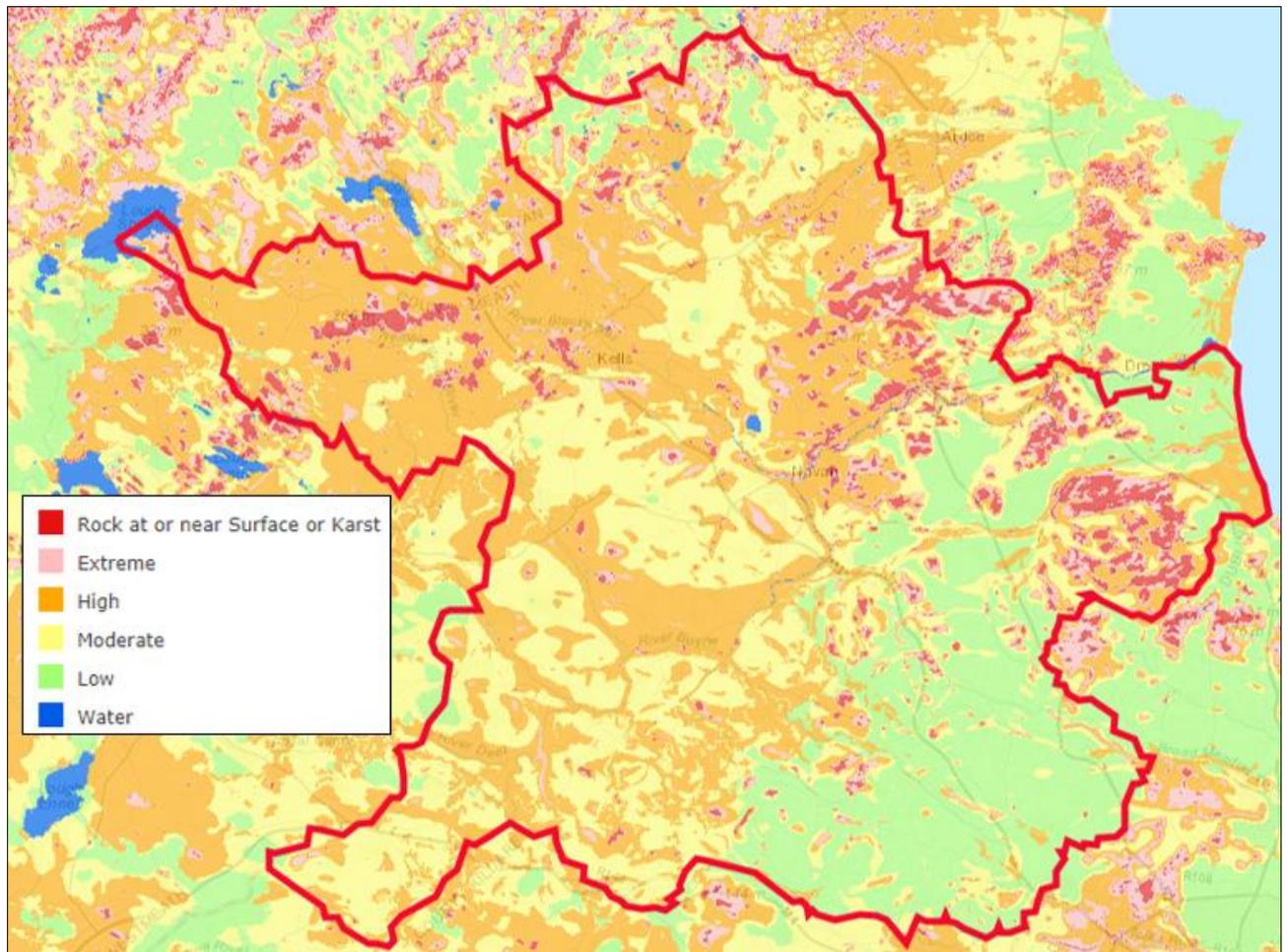
⁵⁸ Catchments.ie, EPA, 2019: <https://www.catchments.ie/maps/> (2013-2018)

maintain high quality water resources within the County, it is important that development is controlled and managed appropriately, in particular in areas of high groundwater vulnerability to avoid transmission of pollutants into important aquifers.

The groundwater vulnerability of Meath is a mixture of *'low'* to *'extreme'*. The GSI rates aquifers according to both their productivity and vulnerability to pollution. Aquifer vulnerability is the ease with which pollutants of various kinds can enter underground water. Meath is underlain mainly with both a *'locally important aquifer - bedrock which is moderately productive only in local zones'* and with a *'poor aquifer - bedrock which is generally unproductive'*. The groundwater vulnerability of Meath is shown in Figure 5.9.

Issues to consider relating to protection of groundwater include:

- the enforcement of planning conditions related to installation, operation and maintenance of wastewater treatment / networks; and
- the development of a wastewater leak detection programme and the implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009.

Figure 5.9: Groundwater Vulnerability in County Meath⁵⁹

5.5.6 Coastal Waters

Coastal Waters are important for tourism, for bathing locations and for supporting marine wildlife. The process for monitoring and assessing **bathing** water quality is set out in the EU Bathing Water Directive (2006/7/EC) and transposed into Irish Legislation as the Bathing Water Regulations S.I. No. 79 of 2008.

In line with Directive 2014/89/EC (establishing a framework for maritime spatial planning), the Department of Housing, Local Government and Heritage, published the National Marine Planning Framework in July 2021⁶⁰. It sets out a national strategy for the strategic planning and sustainable development in the maritime area for the purpose of achieving ecological, economic and social

⁵⁹ AIRO Environmental Sensitivity Viewer 2019. Available at: <http://airomaps.nuim.ie/id/ESM/?mobileBreakPoint=400/>

⁶⁰ National Marine Planning Framework. (2021). Available at: <https://www.gov.ie/en/publication/a4a9a-national-marine-planning-framework/>

priorities (managing marine assets). Common terrestrial / marine policy areas include renewable energy, electricity networks, coastal and flood defences, fishing and aquaculture, ports and harbours, public access, tourism and recreation, protected sites and species, seascape and landscape.

5.5.6.1 Coastal Zones

The coastal zone of Meath contains important resources that provide economic, recreational, aesthetic and conservation benefits. The coastline of Meath is classified as a soft coast and stretches between the Boyne Estuary in the north and the River Delvin in the south. The coastline is home to a variety of natural habitats and there are several species of flora and fauna, reflected in the SAC, pNHA and SPA designations that cover much of the area.

5.5.6.2 Bathing Waters

Bathing water is the term used for those locations where swimming or recreational use of beaches and lakes is practiced. In Ireland, bathing water information is compiled by the EPA from data submitted from local authorities. During the bathing season (1 June to 15 September), water quality at each bathing area must comply with the minimum EU mandatory value and all bathing areas should endeavour to achieve the stricter EU guide values⁶¹.

The most recent report on bathing water quality 'Bathing Water Quality in Ireland - A Report for the Year 2020'⁶² sets out the status of Irish Seawater and Freshwater Bathing areas. During the 2020 Annual Water Quality monitoring period, Laytown / Bettytown had an 'excellent' water quality status.

5.5.6.3 Designated Shellfish Waters

The EU Shellfish Waters Directive (2006/113/EC) aims to protect and improve shellfish waters in order to support shellfish life and growth.

Pollution reduction programmes are in operation for these areas. The identified pressures on these designated waters include urban wastewater systems, on-site wastewater treatment systems and port activities.

⁶¹ Bathing water is assessed for compliance with two sets of EU standards, as specified in the Directive (2006/7/EC), minimum quality standards (EU mandatory values) and more stringent quality targets (EU guide values).

⁶² Environmental Protection Agency (2021). Bathing Water Quality in Ireland - A Report for the Year 2020.

The coastal waters provide an important resource, supporting and generating employment and recreational activities and must be protected.

There is one designated shellfish area off the coast of County Meath, Balbriggan / Skerries (IE_EA_020_0000). Since 2012, Pollution Reduction Programmes (PRPs) have been put in place for shellfish waters, to protect and improve the water quality in these areas. The PRPs are to ensure shellfish waters compliance with the standards and objectives that were established in the Quality of Shellfish Waters Regulations 2006 and the EU Directive 2006/113/EC on the quality required for shellfish waters.

The PRPs report determined that Urban Wastewater Treatment (UWWT) systems (at Balbriggan UWWT Plant) and on-site wastewater treatment systems (septic tanks) were the key pressures for Balbriggan / Skerries.

5.5.7 Sustainable Urban Drainage Systems (SuDS)

Surface water on all new development sites should be managed through Sustainable urban Drainage Systems (SuDS). SuDS aims to reduce the rate and quantity of surface water runoff, and improve water quality from the site. On large developments, SuDS may provide an opportunity to enhance biodiversity and amenity.

The objective of SuDS in new developments is to replicate, as closely as possible, the surface water drainage regime to the predevelopment '*greenfield*' situation. This is achieved through the use of surface water source control and site control measures. Source control measures include rainwater harvesting, natural infiltration, infiltration trenches, filter drains, filter strips, swales and permeable paving. Site control measures include attenuation by means of tanks or retention ponds. The surface water runoff rate from the site must be limited to the '*greenfield*' runoff rate to reduce the risk of flooding.

5.5.8 Flooding and Flood Risk

The underlying causes of flooding, heavy rain and high sea levels are, essentially uncontrollable. Floods are usually caused by a combination of events including overflowing river banks, heavy rains, coastal storms or blocked or overloaded drainage systems and an increase in development and impermeable surfacing.

The Office of Public Works (OPW) is the lead State body for flood risk management. MCC in partnership with Fingal County Council (FCC) and the OPW completed a catchment based flood risk

assessment and management study of 19 no. rivers and streams in the Fingal and East Meath area, the *Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS)*. The FEM-FRAMS was completed in 2012 and covered the east of the County including inter alia the Broadmeadow, Mosney, Delvin, Mayne and Nanny rivers. In 2018, the OPW launched 'Flood Maps' to provide information on the likelihood of flood risk and the extent of flooding across Ireland.

As part of the preparation of the Plan, and in line with *The Planning System and Flood Risk Management Guidelines for Planning Authorities*⁶³, a Strategic Flood Risk Assessment (SFRA) of Meath has been carried out. The SFRA provides an assessment of all types of flood risk within Meath to assist MCC in making an informed strategic land-use planning decisions. The flood risk information enables MCC to apply the Guidelines sequential approach, and where necessary the Justification Test, to appraise sites for development and identify how flood risk can be reduced as part of the Development Plan.

Over the past number of years there have been significant instances where flooding has occurred in areas of the County causing damage to homes and businesses. However, relative to other counties the extent of flooding in Meath has been low.

5.5.9 Seveso Sites

The Seveso III Directive (European Directive 2012/18/EU) and the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. No. 476 of 2000) apply to companies where dangerous substances are present in quantities equal to or above specified thresholds. There are two thresholds, a lower one of 50 tonnes ('lower tier sites') and a higher one of 200 tonnes ('upper tier sites'). Lower tier sites are required to have a Major Accidents Prevention Policy and a Safe Work Systems Plan. Upper tier sites are required to carry out, in conjunction with the local competent authority (which includes the Health Service Executive (HSE), the Local Authority and An Garda Síochána) a Major Accidents External Emergency Plan.

Emergency plans must take full account of objectives established for nearby waters in river basin plans. The legislation deals with the prevention of major accidents. There are three Seveso sites in Meath (two lower tier and one upper tier), refer to Table 5.6. There are six Seveso sites neighbouring Meath (two lower tier and four upper tier) where the 'Seveso Consultation Distance' extends into

⁶³ Department of Environment, Heritage and Local Government (2009). *The Planning System and Flood Risk Management. Guidelines for Planning Authorities*.

the County or whose consultation distance overlaps with the consultation distance of adjoining sites which extend into the County, refer to Table 5.6 below.

Table 5.6: Seveso Sites in County Meath and Neighbouring County Meath

Tier	Name and Address	Licence Number
Seveso Sites in County Meath		
Upper Tier	Boliden Tara Mines DAC, Knockumber Road, Navan, County Meath	P0516-04
Lower Tier	Grassland Agro, The Pound Road, Slane, County Meath	
	Xtratherm Ltd., Liscarton Industrial Est., Kells Road, Navan, County Meath	P0583-01
Seveso Sites Neighbouring County Meath		
Upper Tier	Flogas Ire. Ltd., Marsh Road, Drogheda, County Louth	
	Irish Industrial Explosives, Clonadh, Enfield, County Kildare	P0055-01
	Chemco (Ireland) Limited (t/a Chemsources Logistics), Damastown, Mullhuddart, Dublin 15	
	Guerbet Ireland ULC, Damastown, Mullhuddart, Dublin 15	P0050-02
Lower Tier	Clarochem Ireland Ltd., Damastown, Mullhuddart, Dublin 15	P0125-02
	Astellas Ireland Co. Ltd., Damastown, Mullhuddart, Dublin 15	P0007-03

5.5.10 Existing Water Quality Issues

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters.

Agriculture, which accounts for a large majority of the land use in the County, is amongst the most significant causes of adverse effects on water quality. Urban and rural development including wastewater and surface water disposal can also have significant impacts on water quality.

The majority of the river waterbodies in Meath are classified as having a ‘poor’ or ‘moderate’ status under the WFD, refer to Figure 5.8 above. Significant work is required if the objectives of the WFD are to be achieved and equally it is important that where water quality is of ‘good’ status, this must be protected.

Any development as part of the Plan has the potential to impact waterbody status, water usage, flood risk and generate wastewater. The Plan must fully meet the requirements of the WFD and the

Groundwater Directive and aim to drive improvement to water quality in both the short and long-term.

Existing water quality issues / pressures and threats on waterbodies under the existing Plan include:

- **Water** - the surface waterbodies in Meath need to be improved to achieve ‘good’ ecological status in waterbodies by 2027.
- **Water** - pressure on water sources include excessive nutrient enrichment leads to eutrophication; agriculture and municipal sources are the most important suspected causes of pollution to rivers.
- **Water** - pressure on water sources also comes from land-use changes, intensification of agriculture, erosion, afforestation and urbanisation.
- **Water** - water contamination arising through poor working practices, leakages or accidental spillage of materials if efficient pollution control measures are not fully implemented and maintained. Leachate from landfills, eutrophication and acidification from forestry.
- **RBMP** - implementation of the actions set out in the Plan.
- **Surface & Ground waters** - are at risk of pollution from septic tanks and wastewater treatment systems in the vicinity of waterbodies.
- **Groundwater** - the Groundwater WFD Quality Status in Meath (2013 to 2018) was generally ‘good’ and they need to be protected to prevent deterioration.
- **Flood Risk** - was considered in Development Plan SEA documents as a key environmental criteria.
- **Flooding** - there is historic evidence of elevated levels of flood risk at various locations across the county.
- **Quarries** - pose a potential impact on the level of water tables and potential exposure of water table and contaminant to water tables.

5.6 Air Quality, Noise and Climate Change

5.6.1 Air Quality - Introduction

Air quality legislation in Ireland highlights the need *‘to avoid, prevent or reduce harmful effects on human health and the environment as a whole’*. In addition, it requires that Local Authorities where appropriate *‘shall promote the preservation of best ambient air quality compatible with sustainable development’*.

5.6.2 Air Quality - Legislation / Policy / Guidance

EU legislation on air quality requires that Member States divide their territory into zones for the assessment and management of air quality, where reporting of national air pollutants and air quality is an obligation for all European member states.

5.6.2.1 Ambient Air Quality Standards

In order to reduce the risk to health from poor air quality, national and European statutory bodies have set limit values in ambient air for a range of air pollutants. These limit values or “Air Quality Standards” are health or environmental-based levels for which additional factors may be considered.

The applicable standards in Ireland include the Air Quality Standards Regulations 2011, which incorporate EU Directive 2008/50/EC, which has set limit values for NO₂, PM₁₀, PM_{2.5}, benzene and CO. Although the EU Air Quality Limit Values are the basis of legislation, other thresholds outlined by the EU Directives are used which are triggers for particular actions.

5.6.2.2 National Emission Ceilings Directive

The National Emission Ceilings (NEC) Directive (2016/2284/EU)⁶⁴, Annex II, set emissions reduction commitments for 2020 and 2030, based on a reduction from 2005 emissions, for the five main air pollutants.

5.6.2.3 National Clean Air Strategy

The National Clean Air Strategy will provide an overarching policy framework within which clean air policies can be formulated and given effect in a manner consistent with national, EU and international policy considerations and priorities. The development of this first National Air

⁶⁴ The new NEC Directive (2016/2284/EU), which entered force on 31 December 2016, replaces earlier NEC directive (2001/81/EC).

Pollution Control Programme (NAPCP) is being undertaken in parallel with a number of other relevant national policy frameworks in Ireland.

5.6.2.4 Greenhouse Gas Emission

The EPA's 2020 publication Ireland's Greenhouse Gas Emission Projections 2019-2040⁶⁵ provides an assessment of Ireland's progress towards achieving its emission reduction targets set down under the EU Effort Sharing Decision (Decision No 406/2009/EC) between 2013-2020 and a longer-term assessment based on current projections. Ireland's 2020 target was to achieve a 20% reduction of non-Emission Trading Scheme (non-ETS) sector emissions (i.e. transport, the built environment) on 2005 levels with annual limits set for each year over the period 2013-2020.

Ireland's 2030 target under the Effort Sharing Regulation is a 30% reduction of emissions compared to 2005 levels by 2030. The key insights identified include:

- There is a long-term projected decrease in greenhouse gas (GHG) emissions as a result of inclusion of new climate mitigation policies and measures that formed part of the **NDP** 2018-2027.
- Fossil fuels (i.e. coal, peat and gas) continue to be key contributors to emissions from the power generation sector. However, a significant reduction in emissions over the longer term is projected as a result of the expansion of renewables (e.g. wind, solar), with a move away from coal and peat.
- Growth in emissions from the transport sector continues to be projected which is largely attributed to fuel consumption from diesel cars and diesel freight. A decrease in emissions over the longer-term, most notably in the With Additional Measures scenario, is largely attributed to assumed accelerated deployment of 500,000 electric vehicles and the impact of greater biofuel uptake.
- Agriculture emissions are projected to continue to grow steadily over the period which is mainly a result of an increase in animal numbers particularly for the dairy herd.
- The implementation of additional energy efficiency measures included in the NDP will see a significant reduction in emissions in the residential, commercial / public services and manufacturing sectors over the projected period.

⁶⁵ Environmental Protection Agency (2020). Ireland's Greenhouse Gas Emissions Projections for 2020-2040.

5.6.3 Air Quality Monitoring

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. Following a review of ambient air quality monitoring in Ireland, the current national monitoring programme was launched at the end of 2017. The programme is providing more comprehensive, real-time, localised air quality information that is linked to public health advice⁶⁶.

The current trends in air quality in Ireland are reported in the latest EPA publication (2020) '*Air Quality in Ireland 2019*'⁶⁷. The report indicates that air quality levels at monitoring sites in Ireland were below the EU legislative limit values in 2019, however, there was one exceedance of EU annual average limit values in 2019 at one urban traffic station in Dublin due to pollution from transport.

Four national air quality zones have been designated in Ireland, these are:

- Zone A is the Dublin conurbation;
- Zone B is the Cork conurbation;
- Zone C comprises of 23 large towns in Ireland with a population of >15,000; and
- Zone D is the remaining area of Ireland.

County Meath is located within Zone D, within the '*Rural Ireland*' zone and Navan Town is located within Zone C in the '*other cities and large towns*' zone⁶⁸. The designated zones have been defined to meet the criteria for air quality monitoring, assessment and management as defined in the aforementioned regulations.

The air quality index for health (AQIH) regions are calculated on an hourly basis at various locations around Ireland. There are no longer any AQIH monitoring locations in Meath, previously monitoring took place at Navan and Kiltrough⁶⁹. The AQIH is based on measurements of five air pollutants all of which can harm health. The five pollutants are:

- Ozone gas;
- Nitrogen dioxide gas (combustion of fossil fuels);
- Sulphur dioxide gas (combustion of fossil fuels);

⁶⁶ Environmental Protection Agency (2020). Air Quality in Ireland 2019.

⁶⁷ Environmental Protection Agency (2020). Air Quality in Ireland 2019.

⁶⁸ EPA, 2019: <https://gis.epa.ie/EPAMaps/default> (OpenStreet Maps)

⁶⁹ Close to Drogheda. Co. Louth

- PM_{2.5} particles (combustion of fossil fuels); and
- PM₁₀ particles (combustion of fossil fuels).

The EPA AQIH map show whether air quality is 'good', 'fair', 'poor' or 'very poor' in each region. The current air quality across County Meath is 'good'⁷⁰. The EPA monitors air pollutants levels and compares them to EU legal limit values and World Health Organisation (WHO) guideline values. These pollutants are:

- Particulate matter - PM_{2.5} and PM₁₀.
- Nitrogen oxides - NO₂ and NO.
- Sulphur dioxide (SO₂).
- Ozone (O₃).
- Carbon monoxide (CO).
- Benzene and ozone precursors.
- Benzo(a)Pyrene, a Polycyclic Aromatic Hydrocarbon (PAH) - both in PM₁₀ and deposition.
- Heavy metals - both in PM₁₀ and deposition.
- Chemical composition of PM_{2.5}.
- Mercury.

Monitoring is done using continuous monitors for ozone and nitrogen oxides in various locations around Ireland. The pollutants of most concern are those whose main source is traffic such as Particulate Matter (PM) and Nitrogen dioxide (NO₂). There are no air quality monitoring sites in Meath, the closest site is at Blanchardstown, County Dublin. The need to protect and improve, (as appropriate), air quality in Meath, particularly in areas zoned for increased urban and transport related development.

5.6.4 Noise - Introduction

In general, low environmental sound levels can contribute significantly to the good health and quality of life for the population in Meath.

5.6.5 Noise - Legislation / Policy / Guidance

The objectives of EU and Irish noise legislation is 'to avoid, prevent or reduce harmful effects on human health and the environment as a whole', and this includes noise nuisance. The Noise

⁷⁰ EPA (2019): <https://gis.epa.ie/EPAMaps/default> (OpenStreet Maps)

Directive - Environmental Noise Directive (END) 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing community policy on noise reduction from source. The Directive requires competent authorities in Member States to draw up:

- Strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; and
- Action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

5.6.5.1 Environmental Noise Guidelines

In 2018, the World Health Organisation (WHO) published the Environmental Noise Guidelines for the European Region. The WHO Guidelines have set out how noise pollution in towns and cities is increasing and how excessive noise (particularly from transport sources), has negative impacts on human health and wellbeing, adversely affecting sleep and cardiovascular and metabolic function.

5.6.5.2 Noise Guidance for Marine Mammals

In 2014, the Department of Arts, Heritage and the Gaeltacht (DAHG), launched the 'Guidance to Manage the Risk to Marine Mammals from Man-made Sound Sources in Irish Waters'⁷¹. The guidance sets out to address several key potential sources of anthropogenic sound that may impact detrimentally upon marine mammals in Irish water and a risk methodology to assess any plan or proposed development. The aims of this guidance is to:

- Give an understanding of selected sound sources introduced into the environment by specific human activities, which may impact detrimentally on protected marine mammal populations or individuals of those species.

⁷¹ Department of Arts Heritage and the Gaeltacht (2014). *Guidance to Manage the Risk to Marine Mammals from Man-made Sound Sources in Irish*.

- Describe a structured, staged process for the informed assessment of risk and decision making with regard to such sources.
- Outline practical risk avoidance and / or risk reduction measures which in the Department's view must be considered in order to minimise the potential effects of sound sources on the natural ecology of marine mammal species whether in Ireland's extensive and diverse coastal / marine waters or in designated conservation sites therein.

5.6.6 Noise Mapping

The Environmental Noise Directive (END), requires Member States to prepare and publish, every five years, strategic noise maps and noise management action plans. The aim of the END is to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise through the preparation of strategic noise maps and the development and implementation of action plans.

The strategic noise mapping of the major roads across Ireland was undertaken by the National Roads Authority (NRA) with the support of the local authorities within whose functional areas the major roads were located. They provide supplementary information relating to the Noise Action Plans developed in 2013 for the major roads in Ireland as part of the second round of the implementation of the EC Directive 2002/49/EC.

Daytime and night-time noise mapping of major roads have been prepared using EPA recommended noise limits which identified local 'hot spots' (noise sensitive areas) in terms of population exposure. The identification of noise sensitive areas allows for the application of protective measure or mitigation measures in advance of further development, refer to Figures 5.10 and 5.11 below.

The main priority of the END is to reduce environmental noise exposure in residential areas. To this effect, the Plan should ensure this requirement is complied with and as appropriate, the Plan should promote the implementation of END and associated national regulations⁷².

Consideration should also be given to protect, where relevant, any designated quiet areas in open country. In 2003, the EPA commissioned a research project to establish baseline data for the identification of quiet areas in rural locations. Quiet Areas are defined as '*an area in open country,*

⁷² It is noted that DCC will have to produce an updated Noise Action Plan and Noise Map under the END for the City by 2022 and the timing of this update will need to be assessed against the statutory timeline for the preparation of the Development Plan.

substantially unaffected by anthropogenic noise.' A range of minimum distance criteria from man-made noise sources such as urban areas, industry and major road sources were defined, and the report includes a number of key recommendations for the identification and control of Quiet Areas.

5.6.6.1 Meath Noise Action Plan 2019

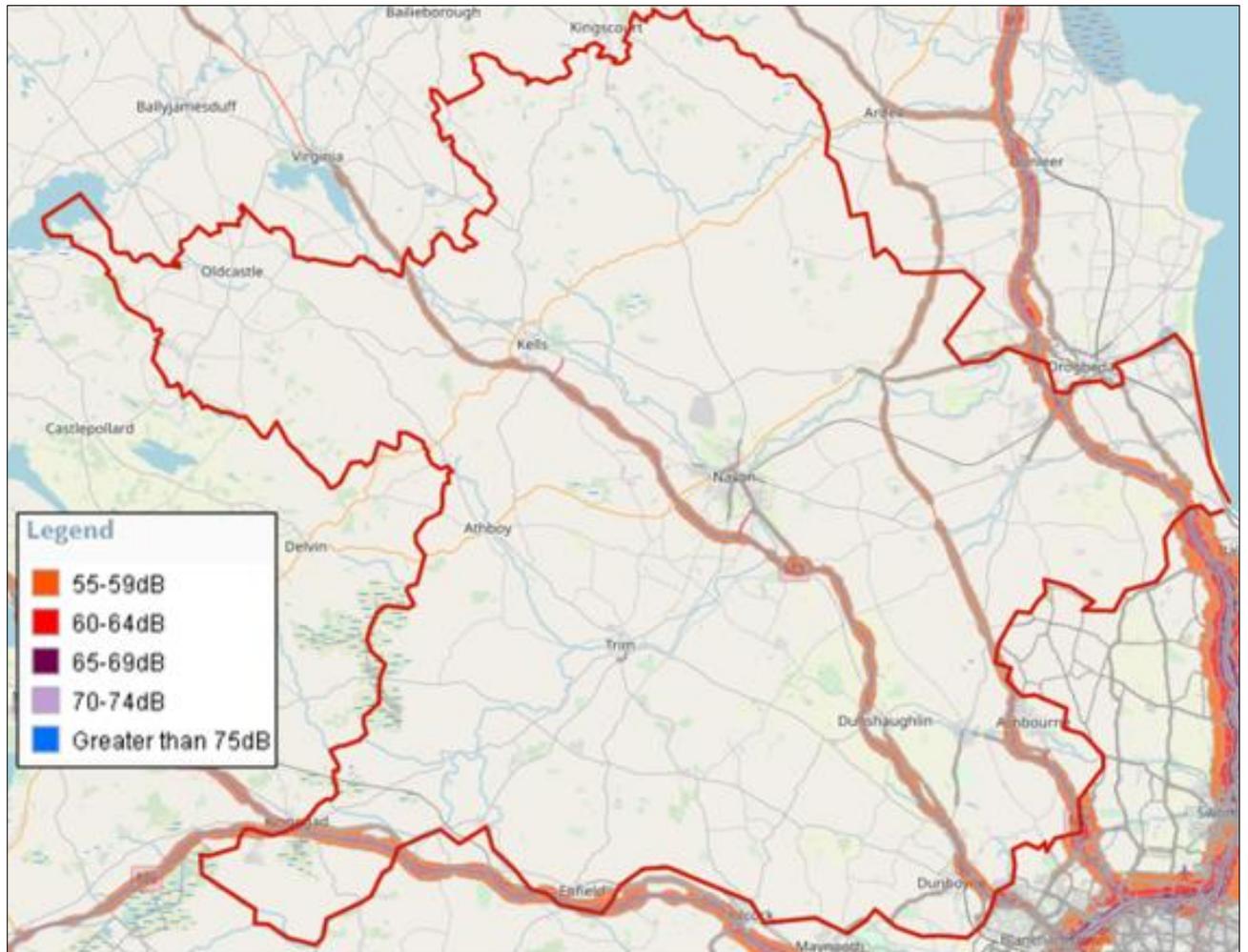
The *Meath Noise Action Plan 2019*⁷³ has been prepared as required by S.I. 140 of 2006, known as the Environmental Noise Regulations. These Regulations give effect to the EU Directive 2002/49/EC relating to the assessment and management of environmental noise. This Noise Action Plan is aimed at strategic long term management of environmental noise from transport systems i.e. traffic noise.

Within the boundaries of County Meath there are c. 174km of national roads and 71km of regional roads which qualify as major roads for noise mapping. There are four main population centres which fall within the areas covered by the strategic noise maps. These are Julianstown, Navan, Slane and Ratoath. There are also ribbon settlements along roads classified as major roads for strategic noise mapping. These are more common on regional roads. Larger developments such as motorways and national routes have fewer dwellings in the vicinity due to noise impact mitigation at the planning and route selection stages.

The Noise Action Plan spans a five year time scale and details the planned activities in each year and includes a program review before the end of the action plan time frame.

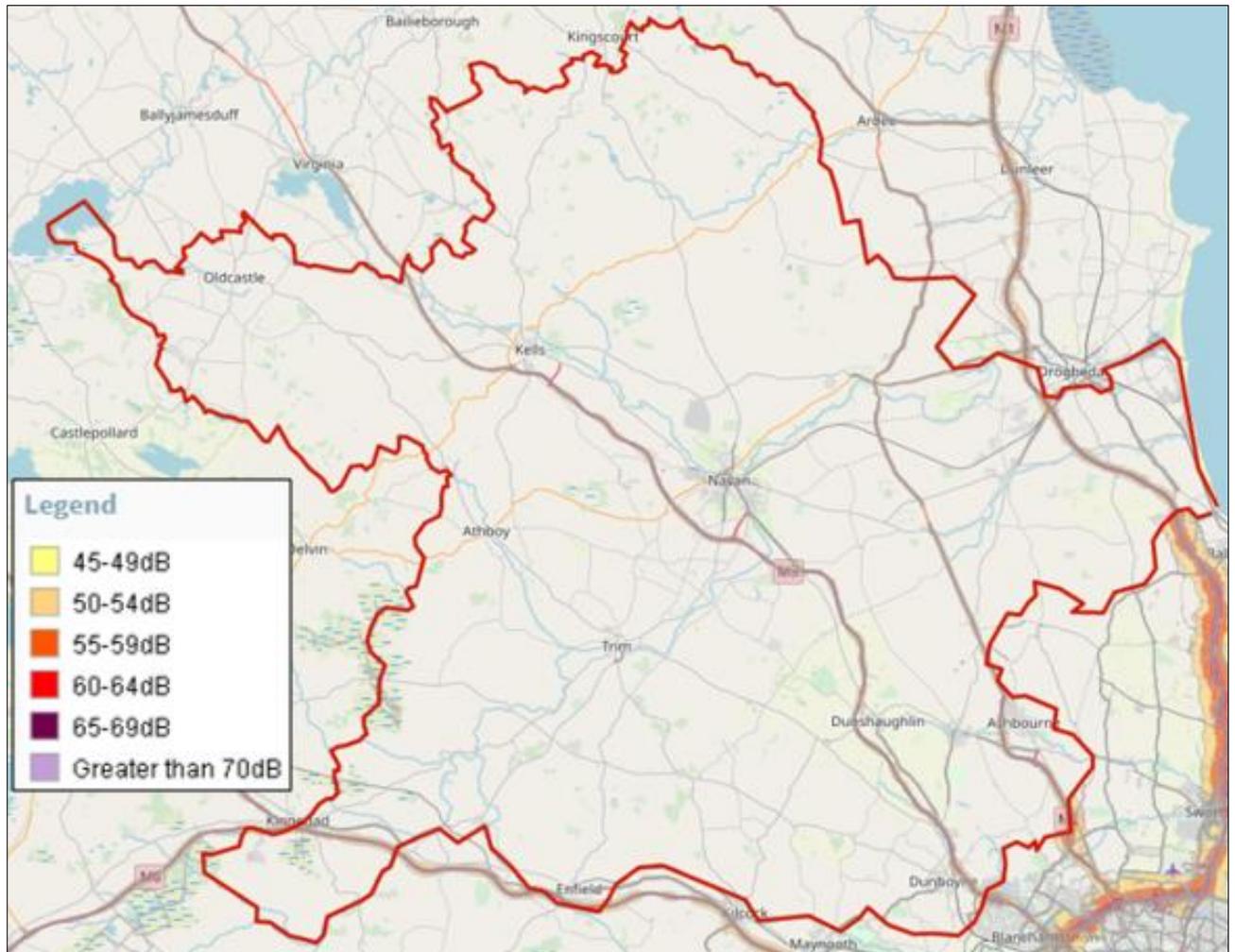
⁷³ MCC (2019). Meath Noise Action Plan.

Figure 5.10: Extract from the EPA Noise Map for the Day, Evening & Night Period (Lden)⁷⁴



⁷⁴ EPA (2019): <https://gis.epa.ie/EPAMaps/default> (OpenStreet Maps)

Figure 5.11: Extract from the EPA Noise Map for the Night Period (Lnight)⁷⁵



5.6.7 Climate Change - Introduction

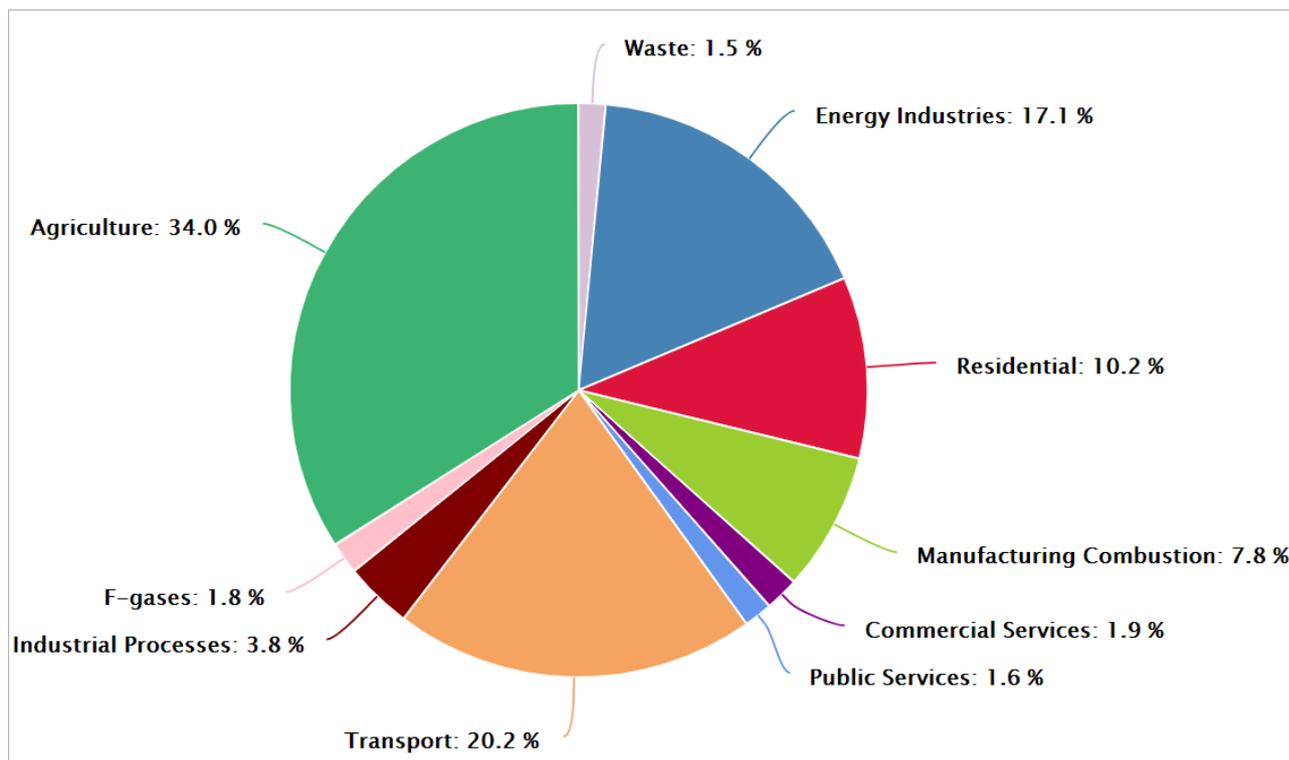
Climate Change is a phenomenon that has widespread economic, health and safety, food production, security, and other dimensions. Climate change refers to a long term, large scale change in global or regional climate patterns. In recent years, global temperatures have been rising. Urgent action is needed to address climate change and to move Ireland towards a low carbon, climate resilient economy and society.

The ever increasing rate of carbon dioxide combustion, and the emission of other greenhouse gases (GHG) such as methane and nitrous oxide since the industrial revolution, has resulted in the ‘greenhouse affect’. Most greenhouse gases emissions are related to the energy generation, transport, agriculture, and industry sectors, refer to Figure 5.12 below.

⁷⁵ EPA (2019): <https://gis.epa.ie/EPAMaps/default> (OpenStreet Maps)

In Ireland, the expected effects of Climate Change are increased frequency of extreme weather events within the next century. This will include a 20%-30% increase in precipitation, greater rainfall intensity coupled with flash floods and an average annual temperature increase of ~2°C. The potential impacts of Climate Change could have serious consequences for both people and infrastructure along Ireland’s coastal areas as well as its rivers⁷⁶.

Figure 5.12: Ireland’s GHG Emissions by Sector for 2018⁷⁷



5.6.7.1 Emission Sources in County Meath

In 2017, County Meath completed a Baseline Emissions Inventory, using 2012 as the baseline, to determine the major sources of emissions in the County. A top down approach was used to calculate the energy balance by apportioning the Sustainable Energy Authority of Ireland’s (SEAI) national statistics to county level, using a number of comparable metrics from Central Statistics Office (CSO) Census data. This generated an indicative picture of Meath’s current and projected energy footprint, which equated to a total of 1, 453 CO₂ equivalent kilotons. The sector split of the total emissions is as follows:

- Transport - 28.8%

⁷⁶ Government of Ireland (GOI) (2019b). *Flood Risk Management Climate Adaptation Plan*.

⁷⁷ EPA (2019): <http://www.epa.ie/ghg/currentsituation/>

- Agriculture - 24.1%
- Residential - 23.9%
- Industry - 14.5%
- Services - 7.5%
- Meath County Council - 1.2%

The proportion of emissions split between the different sectors broadly aligns with the results from the National Ireland GHG Emissions Inventory⁷⁸, but with a slightly higher allocation for transport. This is because the number of cars in Meath is marginally higher than the national average.

5.6.8 Climate Change - Legislation / Policy / Guidance

5.6.8.1 Climate Agreements

Ireland ratified the United Nations Framework Convention on Climate Change (UNFCCC) in April 1994 and the *Kyoto Protocol* in principle in 1997 and formally in May 2002⁷⁹. For the purposes of the EU burden sharing agreement under Article 4 of the *Doha Amendment* to the *Kyoto Protocol*, in December 2012, Ireland agreed to limit the net growth of the six Greenhouse Gases (GHGs) under the *Kyoto Protocol* to 20% below the 2005 level over the period 2013 to 2020⁸⁰. The UNFCCC is continuing detailed negotiations in relation to GHG reductions and in relation to technical issues such as Emission Trading and burden sharing.

The most recent Conference of the Parties to the Convention (COP25) took place in Madrid, Spain from the 2nd to the 13th of December 2019 and focussed on advancing the implementation of the Paris Agreement. The Paris Agreement was established at COP21 in Paris in 2015 and is an important milestone in terms of international climate change agreements.

The EU in 2014, agreed the “2030 *Climate and Energy Policy Framework*”⁸¹. The European Council endorsed a binding EU target of at least a 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990. The target will be delivered collectively by the EU in the most cost-effective manner possible.

⁷⁸ EPA (2019). Available at:

https://www.epa.ie/pubs/reports/air/airemissions/ghg/nir2019/Ireland%20NIR%202019_Final.pdf

⁷⁹ United Nations Framework Convention on Climate Change (UNFCCC) (1997). *Kyoto Protocol*.

⁸⁰ United Nations Framework Convention on Climate Change (UNFCCC) (2012). *Doha Climate Change Conference*.

⁸¹ European Commission (2014). *2030 Climate and Energy Policy Framework*.

The *Climate Action and Low Carbon Development Act 2015*⁸² was developed to provide for the approval of plans by the government in relation to climate change and to enable achievement of the national transition objective of achieving decarbonisation by 2050. Under this Act the *National Mitigation Plan*⁸³ and the *National Adaptation Framework*⁸⁴ were established.

5.6.8.2 National Policy Position 2014

In 2014, the Government adopted the *National Policy Position on Climate Action and Low Carbon Development*. The National Policy Position provides a high-level policy direction for the adoption and implementation by Government of plans to enable the State to pursue the transition to a low carbon, climate resilient and environmentally sustainable economy by 2050. It sets out the context for the objective, clarifies the level of greenhouse gas mitigation ambition envisaged and establishes the process to pursue and achieve the overall objective.

5.6.8.3 Climate Action and Low Carbon Development Act 2015

The Climate Action and Low Carbon Development Act 2015 seeks to address the issue of climate changes and establishes the national goal to move to a low carbon, climate resilient and environmentally sustainable economy. The Act sets out a roadmap for Ireland's transition towards a low carbon economy and details mechanisms for the implementation of the '*National Low Carbon Transition and Mitigation Plan*'⁸⁵, to lower Ireland's level of greenhouse emissions and a '*National Climate Change Adaptation Framework*'⁸⁶.

5.6.8.4 National Mitigation Plan 2017

(The Plan was quashed by the Supreme Court on 31 July 2020 (Appeal No. 205/10))

Ireland's long-term climate policy framework is set out in the 2017 National Mitigation Plan. The National Mitigation Plan⁸⁷ sets out the initial steps to achieve the level of decarbonisation required.

5.6.8.5 National Adaptation Framework 2018

The National Adaptation Framework (NAF) was published in 2018 and sets out the national strategy which seeks to reduce the vulnerability of the country to the negative effects of climate change and

⁸² Government of Ireland (2015). Climate Action and Low Carbon Development Act 2015

⁸³ The Plan was quashed by the Supreme Court on 31 July 2020 (Appeal No. 205/10)

⁸⁴ Department of the Environment, Climate and Communications (2017) National Mitigation Plan. DECC (2018). National Adaptation Framework.

⁸⁵ Department of the Environment, Climate and Communications (2017) National Mitigation Plan.

⁸⁶ Department of the Environment, Climate and Communications (2018). National Adaptation Framework.

⁸⁷ The Plan sets out the Government's approach to reducing greenhouse gas emissions

to avail of positive impacts. The NAF was developed under the *Climate Action and Low Carbon Development Act 2015*.

5.6.8.6 Climate Action Plan 2019

The *Climate Action Plan 2019, To Tackle Climate Breakdown* sets out a course of action over the coming years to address this issue⁷⁵. The Plan sets out a ‘roadmap’ to achieve a net zero carbon energy system by 2050. The Climate Action Plan builds on the policy framework, measures and actions set out in the National Mitigation Plan, Project Ireland 2040 and the draft National Energy and Climate Plan in order to create a resilient, vibrant and sustainable country.

The *Climate Action Plan* seeks to identify the nature and scale of the challenge and outlines the current situation key sectors including electricity, transport, built environment, industry and agriculture. The Plan sets out governance arrangements including carbon-proofing our policies, establishment of carbon budgets, a strengthened Climate Change Advisory Council and greater accountability to the Oireachtas.

The *Climate Action Plan* acknowledges that Ireland has to date been very successful in deploying renewable electricity. As of the 28 March 2019, the Irish government has confirmed that Ireland will now aim for at least 70% of Ireland's electricity supply to be generated from renewables by 2030. This aim is increased from the previous target for 2030 which was 55% (RES-E) in Project Ireland 2040.

5.6.8.7 European Green Deal

The *European Green Deal*⁸⁸ is Europe’s new growth strategy and acts as a roadmap for making Europe the first carbon neutral continent by 2050 whilst also enabling the EU to achieve its commitment under the Paris agreement. The Climate Action Bill 2020 transposes the European Green Deal into Irish law.

5.6.8.8 Climate Change and Flooding Risk Management

The OPW published the ‘*Flood Risk Management 2015-2019*’ report as part of the Department of Communication, Climate Action and Environment’s (DCCA) ‘*Climate Change Sectoral Adaptation Plan*’⁸⁹.

⁸⁸ Launched by the European Commission in 2019.

⁸⁹ Term 2080s used to describe the period covering 2071-2100. Increases are measured with respect to the period 1961-1990.

The *Flood Risk Management Climate Change Sectoral Adaptation Plan* outlines the potential impacts of climate change on flooding and flood risk management, identifies objectives for an effective, sustainable and coordinated approach to adaptation, and recommends further actions required to meet the long-term goal for adaptation in flood risk management.

5.6.9 Climate Change Mitigation and Adaption

The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body for assessing the science related to climate change and uses the following definitions:

Climate Mitigation is defined as ‘a human intervention to reduce the sources or enhance the sinks of greenhouse gases’

Climate Change Adaptation is defined as ‘the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities. In some natural systems, human intervention may facilitate adjustment to expected climate and its effects’.

The **National Mitigation Plan** (refer to Section 5.6.8.4), represents an initial step to set Ireland on a pathway to achieve the level of decarbonisation required.

The **National Adaptation Framework** (refer to Section 5.6.8.5), sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts.

The **Climate Action Plan 2019** (refer to Section 5.6.8.6), is an all of Government plan to tackle climate change and bring about a step change in Ireland’s climate ambition over the coming years.

The use of alternative fuels, including electricity, forms a significant part of government policy to reduce emissions, including from transport. Greater use of alternative fuels, including renewable energy, has the potential to further contribute towards energy security.

The 2019 emission projections do not consider the impact of new policies and measures that will be included in the forthcoming Government Climate Plan. It is anticipated that future emission projections will include the additional impact of the Government Climate Plan.

The Climate Change Advisory Council's Annual Review 2020⁹⁰ identified that Ireland will not meet its 2020 targets and will require huge efforts to meet its EU 2030 targets, notwithstanding progress made in the development of the Climate Action Plan and the ambition contained in the Programme for Government. The Council emphasises that Ireland needs to increase its mitigation efforts in implementation and delivery, not only to meet legislated EU targets but also to set in train the actions required to meet our 2050 ambitions. Projections show that we can meet our legislated EU 2030 targets but there is absolutely no room for complacency.

National emissions reduced by 0.1% from 2017 to 2018 largely due to progress in the electricity sector. Other sectors have not delivered emissions reductions on the scale required. However, it must be noted that additional measures within the recent Programme for Government are not included.

5.6.9.1 Climate Change Adaptation

In 2019, the Department of Transport, Tourism and Sport (DTTS) released a new plan - Developing Resilience to Climate Change in the Irish Transport Sector⁹¹. This Plan seeks to assess the state of our preparedness for the predicted changes to Ireland's climate in the years to come. The transport sector in Ireland is inherently sensitive to the effects of climate change and the impacts of numerous recent severe weather events on key transport infrastructure and services. Adaptation planning is crucial for the transport sector as a key player in the Irish economy.

As an island nation, Ireland's network of 25 no. ports constitutes infrastructure of strategic economic importance to the State. In the Plan, the potential climate change vulnerabilities to ports (but including other transport infrastructure) were identified as precipitation; flooding; high winds; storm surges; heatwaves; cold spells; and sea level rise. The high priority impacts identified in the Plan in relation to ports are:

- Sea level rise and increased occurrence of coastal storms will put port infrastructure at risk.
- Damages to port infrastructure from freezing weather events.
- Service disruption.

⁹⁰ Climate Change Advisory Council (2020).

⁹¹ Department Transport, Tourism and Sport (2019). Developing Resilience to Climate Change in the Irish Transport Sector.

- Changing patterns of siltation.

5.6.10 Climate Action Requirements for Development Plans

The NPF, Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Region, the Climate Action Plan 2019 all outline support for climate action requirements for Development Plans.

The RSES states 'RPO 3.6 City and county development plans shall undergo assessment of their impact on carbon reduction targets in their preparation, and shall include measures to monitor and review progress towards carbon reduction targets'.

In 2017, the Department of Housing, Planning, Community and Local Government, published the 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change' report. This report identifies that Development Plans play a critical part in translating overall national policy on energy, renewable energy and wind energy in a manner that supports the achievement of Ireland's binding international obligations relating to climate change and renewable energy, and taking account of local circumstances. This report also states that central and local government need to work together in achieving these targets.

5.6.11 Meath Climate Action Strategy 2019-2024

In September 2019, MCC launched the *Climate Action Strategy 2019-2024* to respond to climate change challenges. A strong adaptation and mitigation strategy are relevant to Meath for three main reasons:

1. Thinking ahead and moving faster than others can deliver competitive advantage for Meath and its businesses.
2. Helping business, residents and our county get ready for the future. Many of the decisions made on new developments and infrastructure will be there for a long time. MCC want to make sure that the decisions made in Meath - by the Council, by officers and by business and residents anticipate this future. A strong adaptation strategy keep the county running in more extreme weather and avoids unforeseen shocks to our services, residents and business.
3. Playing our part. MCC want to play their part in the global challenge of reducing GHG and supporting national programmes to deliver the national commitments made by Ireland to reduce greenhouse gases to 20% below 2005 levels by 2020.

5.6.11.1 Meath Draft Climate Change Adaption Strategy

MCC has prepared a draft Climate Change Adaptation Strategy in accordance with the provisions of The Climate Action and Low Carbon Development Act 2015 and the National Adaptation Framework, 2018. The Climate Change Adaptation Strategy takes on the role as the primary instrument at local level to:

1. ensure a proper comprehension of the key risks and vulnerabilities of climate change;
2. bring forward the implementation of climate resilient actions in a planned and proactive manner; and
3. ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of MCC.

5.6.12 Existing Air Quality, Noise and Climate Change Issues

Ireland's **air quality** currently is good, relative to other EU Member States, but maintaining this standard is a growing challenge. In urban areas, concern has shifted to a range of pollutants associated with domestic fossil fuel use and road traffic which may be considered relatively new in the context of air quality control. The key issue regarding air quality for the Plan area is likely to be the impact on air quality from domestic fossil fuel use and local traffic. Existing air quality issues / pressures and threats on air quality within and adjacent to the Meath administrative area, include:

- **Air emissions** - in the context Meath, which is rural in nature, travel is an essential part of daily life. Therefore, it is important that a good quality road infrastructure is provided and alternatives to the private car are encouraged as much as possible.
- **Air emissions** - associated with the burning of fossil fuels to heat homes / buildings.
- **Air emissions** - associated with agriculture.

Noise pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on the quality of life, and on human health. Existing noise issues to local areas and communities within and adjacent to the Plan area, include:

- **Noise levels** - noise associated with increased traffic on major roads.
- **Noise levels** - increasing traffic volumes affect the acoustic environment.
- **Development** - new development such as roads, housing developments and industry, must adhere to international best practice standards for noise attenuation.

The potential effects of **climate change** resulting in an increase in the frequency and severity of flooding and storms events must also be considered in the Plan. Severe rainfall and storms events as a result of climate change could adversely impact life in Meath, leading to water shortages, residential flooding and disruption and damage to infrastructure. Existing climate change issues / pressures and threats within and adjacent to the Plan area, include:

- **Policy** - the need to incorporate and implement strategic goals from higher level plans and programmes.
- **Biodiversity** - direct and indirect impacts on biodiversity from flooding, temperature changes, sea level rise, etc.
- **Population** - the need for transportation and transport networks, energy, housing and waste disposal.
- **Population** - the threat of extreme weather events (storms / cold spells / heat waves), sea level rise.
- **Flooding** - direct and indirect impacts from flooding with impacts for populations, development, etc. Towns and villages along the coast will become increasingly vulnerable to rises in the sea level and coastal erosion.
- **Air emissions** - associated with the burning of fossil fuels to heat homes / buildings.
- **Air emissions** - associated with the high use of the private car.
- **Air emissions** - associated with agriculture.
- **Land use changes** - the loss / damage of soil / land from the construction of sites for development.

5.7 Material Assets

5.7.1 Introduction

Material assets are resources that are valued and intrinsic to a development and the surrounding area. Material assets may be of either natural or human origin and the value may arise for economic or cultural reasons. Material assets include water supply, wastewater treatment infrastructure, waste disposal including recycling, transport infrastructure (road, rail, airports and ports), energy and supply networks and telecom services. Material assets also includes economic assets such as coastal and water resources which support fisheries and aquaculture.

5.7.2 Water Services

5.7.2.1 Water Services and Water Supply

The sustainable growth of the County is dependent on the provision of services and infrastructure. A Plan led approach, in accordance with the County's Core Settlement and Housing Strategy is required for the delivery of such services in order to ensure there is adequate capacity to support the future development of the County.

There have been significant changes in responsibilities for water supply and wastewater treatment services. As of January 2014 Irish Water replaced local authorities as a single provider of water supply and wastewater services. The future development of County Meath's water supply and wastewater treatment infrastructure is largely dependent on the Irish Water Services Capital Investment Programme (CIP), and the availability of funding therein.

Irish Water have prepared the Water Services Strategic Plan (WSSP), '*A Plan for the Future of Water Services*' and it provides for the first time at national level an opportunity to consider the way water services are delivered in Ireland. The WSSP sets out strategic objectives for the delivery of water services over the next 25 years up to 2040.

Irish Water is now developing its first *National Water Resources Plan (NWRP)* that will outline the move towards a sustainable, secure and reliable drinking water supply for Ireland over the next 25 years. The preparation of the NWRP provides, an opportunity to strategically plan the way that water services are delivered in Ireland at a national level.

In 2018, c. 45 million litres (ML) of potable water was treated and supplied through 64 no. separate public water supply schemes and a watermain distribution network of over 1,800km in County Meath. The 2016 Census indicates that almost 50,000 private households (out of a total of 64,234

private households) in Meath and 6,000 businesses throughout Meath are served by public watermains. The remaining households and business premises are served by either Group Water Schemes or private wells, which do not fall within the remit of Irish Water.

Practical water conservation measures including active leakage detection, demand management and pressure management played and will continue to play a major role in reducing the demand for potable water, thus facilitating additional development and improving the level of service to existing consumers in the County through the existing watermain networks.

As part of the Water Supply Project, Eastern and Midlands Region (WSP), Irish Water, has plans – currently as a preferred option⁹² – to abstract water from the Parteen Basin on the Lower River Shannon and to pipe the water to a new reservoir at Peamount in South Dublin County, from where it would connect to the Greater Dublin network and provide treated water supplies to communities in North Tipperary, Offaly, Laois, Westmeath, Kildare, Meath and Wicklow.

Private bored wells used as a source of water supply to single dwellings are the responsibility of the householder, and are therefore not regulated and Irish Water has no regulatory function in this regard.

5.7.2.2 Drinking Water Quality

Irish Water is responsible for providing and developing public water services; and ensuring drinking water quality meets the standards in the Drinking Water Regulations. The EPA is the drinking water quality regulator, responsible for enforcing the *Drinking Water Regulations*.

The latest *Drinking Water Quality in Public Supplies 2019*⁹³ was published by the EPA in 2020. The report outlines the most important issues which should be addressed on a national level, to protect and improve public drinking water supplies, these are:

- delays in fixing significant problems at supplies;
- to keep water free of harmful bacteria (disinfection);
- minimise harmful disinfection by products (trihalomethanes);
- eliminate lead from the network;
- prevent pesticides from entering waters; and

⁹² Irish Water (2020). *Water Supply Project*. At: <http://www.watersupplyproject.ie/>

⁹³ Environmental Protection Agency (2020). *Drinking Water Quality in Public Supplies 2019*.

- manage risks to our public water supplies.

The reports notes that the quality of drinking water in public supplies remains high. Over the 12 years of the EPA's *Remedial Action Lists (RALs)*⁹⁴, the number of supplies on the List has decreased from year to year. Effective disinfection is the most fundamental part of the water treatment process and the part with the greatest potential to impact on public health.

As of Q2 in 2021, 53 no. supplies remain on the RAL⁹⁵. The Drumcondrath and Navan & MidMeath PWS were on this RAL.

5.7.3 Wastewater Services

The EPA's *Water Quality in Ireland 2013-2018*⁹⁶ highlights that one of the key causes of water pollution is from point sources including discharges from wastewater treatment plants.

There have been significant changes in responsibilities for water supply and wastewater treatment services. As of January 2014 Irish Water replaced local authorities as a single provider of water supply and wastewater services.

There are c. 40 no. Wastewater Treatment Plants (WWTPs) and more than 1,000km's of sewer network in County Meath, refer to Figure 5.13 below.

Irish Water currently collects and treats the wastewater from the majority of the counties' urban centres. Wastewater from a number of these centres is discharged to and treated in WWTPs outside the County as follows:

- Wastewater from Ashbourne, Ratoath, Kilbride, Dunboyne and Clonee is discharged into Dublin where it is treated in Ringsend WWTP;
- Wastewater from the Kilcock Environs is discharged into the Leixlip WWTP; and
- Wastewater from the Southern Environs of Drogheda, Bettystown / Laytown / Mornington / Donacarney and Julianstown discharge to the Drogheda WWTP.

MCC will continue to work with Irish Water to advance and realise capital expansions and upgrades of wastewater infrastructure for the continued sustainable growth of the County.

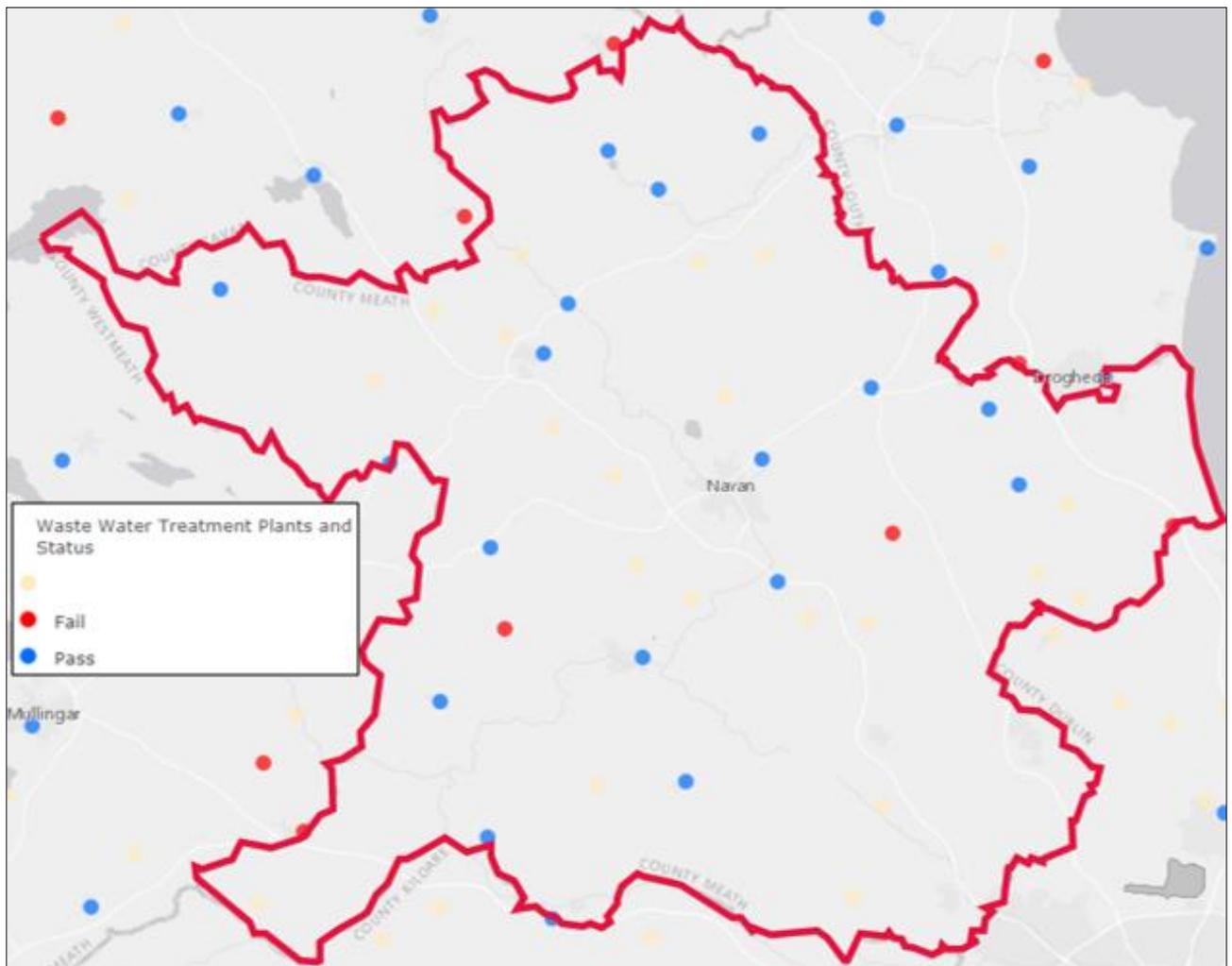
⁹⁴ Under Section 58 of the Environmental Protection Agency Act 1992.

⁹⁵ Environmental Protection Agency (2021). Remedial Action List for Public Water Supplies. At: <http://www.epa.ie/water/dw/ral/>

⁹⁶ Environmental Protection Agency (2019). *Water Quality in Ireland 2013-2018*.

In un-serviced areas and outside the main settlements, the main method of sewage disposal is by means of individual septic tanks and proprietary wastewater treatment systems. The requirements for these systems are set out in the EPA *Code of Practice for Wastewater Treatment Systems and Disposal Systems Serving Single Houses*⁹⁷.

Figure 5.13: Location of the Wastewater Treatment Plants in County Meath⁹⁸



5.7.4 Waste Management

Waste management in Ireland is regulated by the Waste Management Acts, 1996 to 2011, which require Local Authorities to prepare detailed plans for the management of waste. Under the Waste Management Acts, a Development Plan is deemed to include the objectives of the Waste Management Plan (WMP) for its area.

⁹⁷ Environmental Protection Agency (2010).

<https://www.epa.ie/pubs/advice/water/wastewater/code%20of%20practice%20for%20single%20houses/>

⁹⁸ AIRO Environmental Sensitivity Viewer 2019: <http://airomaps.nuim.ie/id/ESM/?mobileBreakPoint=400/>

The Eastern Midlands Region WMP 2015-2021 was adopted in May 2015. The Eastern Midlands Region WMP defines waste as *'any substance or object which the holder discards, intends to discard or is required to discard, by the Waste Framework Directive (2008/98/EC)'*. The overall vision of the Eastern Midlands Region WMP is to rethink the approach taken towards managing waste and that waste should be seen as a valuable material resource. The Plan also supports a move towards achieving a circular economy which is essential if the region is to make better use of resources and become more resource efficient. In line with the Eastern Midlands Region WMP, MCC will continue to:

- promote a waste prevention and minimisation programme to target all aspects of waste; and
- promote awareness and an increase in the amount of waste reused and recycled.

5.7.4.1 Waste Management in Meath

Meath is well served with a wide range of waste facilities from:

- waste transfer stations;
- Waste to Energy facility, landfill;
- a Construction and Demolition (C&D) waste facility; and
- a network of recycling facilities supported by the MCC.

Recycling is a key component of sustainable waste management. Navan, Trim, Kells and Dunboyne are served by recycling centres. The remainder of the County is served by a network of bring banks which accept a broad diversity of materials. The *Waste Management Plan* notes that finding suitable locations for bring banks is a challenging task for all Local Authorities. The Council will continue to promote awareness of and promote an increase in the amount of waste that is re-used and recycled to reflect the objectives of the waste hierarchy.

The Indaver Waste to Energy (WtE) facility in Duleek is a privately owned **recovery facility** with capacity beyond the lifetime of this Plan. The privately owned Irish Cement Works currently uses solid recovery fuel (SRF - a waste derived fuel material) to offset a proportion of existing fossil use in its cement manufacturing facility at Platin, near Duleek.

The Knockharley **regional landfill**, near Kentstown, accessed off the N2 road is a privately operated landfill facility which has capacity beyond the lifetime of this Plan. It is recognised that a contingency

capacity for landfill is required to facilitate emergency situations for example, the management of waste from a foot and mouth disease outbreak.

Construction and Demolition (C&D) Waste is generally collected by authorised collectors and often used for backfilling. Since there is a significant move away from landfill, which has been an outlet for C&D Waste, alternative recovery options are required in the future years. The EC (Waste Directive) Regulations 2011, sets a 70% target for the reuse, recycling and recovery of man-made C&D waste in Ireland by 2020. It is imperative that capacity to manage C&D Waste is made available and this is a requisite to facilitate key economic development in the County. In addition an outlet is required for uncontaminated, non-hazardous soils, which are subject to export at present.

5.7.4.2 Meath Litter Management Plan

Litter is an environmental problem that significantly detracts from the visual appearance of both urban and rural areas. Meath County Council (MCC) recognises the importance of protecting the County from indiscriminate dumping and bill posting and of keeping the environment free from litter. Each Local Authority is obliged to prepare a Litter Management Plan for its area.

The current *Meath Litter Management Plan 2019-2021*, sets out the Council's objectives to prevent and control litter as well as measures to raise public awareness of the issue. Local Authorities are responsible for the prevention and control of litter and they have the power to take enforcement action against individuals who break these laws.

5.7.5 Transport

Transport is fundamental to how we live and work. A well performing transport system is essential to the functioning of society and the economy as a whole. The maintenance and delivery of an efficient, integrated and coherent transport network in line with national and regional policy is essential to the future economic, social and physical development of the County. Land-use planning and transport planning are inextricably linked and their proper integration is a key determinant to sustainable development.

'*Smarter Travel: A Sustainable Transport Future*' is a national document which seeks to achieve a shift to more sustainable means of transport by setting Targets for Modal Change. Nationally the target is for modal share of car commuting to drop from 65% to 45% by 2020 and for cycling to reach 10% of journeys made by 2020. Using more sustainable modes of transport is necessary to reduce

Ireland's carbon emissions and reach the Government's goal of an 80% reduction in carbon emissions by 2050.

The main objectives are:

1. to encourage smarter travel, *i.e.* to reduce overall travel demand;
2. to maximise the efficiency of the transport network;
3. to reduce reliance on fossil fuels and therefore to reduce transport emissions; and
4. to improve accessibility to transport.

5.7.5.1 Roads

County Meath is strategically placed within the Greater Dublin Area (GDA) between the cities of Dublin and Belfast. As a result the County is well served by a high quality Motorway, National, Regional and local road network. The residents of County Meath rely heavily on the use of private cars for transport and towns nearest Dublin have the highest number of commuters. A fully operational road network is therefore essential to the efficient functioning of the region.

The Motorways, National primary and secondary roads play a central role in providing ready access to all regions of the Country. They connect the County with the adjoining regions, provide direct access to Dublin City, to Dublin and Belfast International Airports and to the regional rail network and ports.

Meath is serviced by the **national road** network with the M1 Dublin - Belfast, the N2 Dublin - Derry, M3 Cavan Dublin, and M4 Dublin - Galway, Castlebar and Sligo, all traversing through the County linking the Dublin metropolitan area to the regions. The RSES recognises the importance of maintaining, improving and protecting the strategic function of the key transport corridors including the imperative to improve and protect the strategic function of the Dublin to Belfast International road corridor, which forms part of the Trans-European Transport Network (TEN-T) core network. The **national secondary roads**, N51 and N52, are medium distance through-routes connecting important towns. The N52 is a particularly important infrastructural development and strategic route, linking Dundalk and Mullingar-Athlone-Tullamore. The County is very reliant on its road infrastructure for intra and inter county movement and access.

Although responsibility for National Roads comes under the auspices of Transport Infrastructure Ireland (TII), MCC in conjunction with TII carries out major upgrading and improvements to National

Roads in the County. **Regional and local roads** serve an important economic, social and community function and account for 81% of the Country's roads.

5.7.5.2 Rail

At present, rail services are available at stations located in Dunboyne, Pace (M3 Parkway), Enfield, and a limited service provided from Gormanston Village. There are rail stations located immediately adjoining the County which are also used by Meath residents, these are Maynooth, Kilcock, Clonsilla, Drogheda and Balbriggan.

At present, there is no rail service from Navan to Dublin, putting it at a competitive disadvantage⁹⁹. The delivery of the Navan Rail Line Phase II infrastructure will strengthen the transport links in the County and will significantly improve the County's economic competitiveness as well as having a meaningful improvement on the quality of life of the County's residents. The delivery of the Navan Rail Line is in accordance with the Transport Strategy for the GDA 2016-2035.

MCC is committed to working with Irish Rail to review the operation of the Short Hop Zone (SHZ) rail prices, as currently the pricing discrepancy is having an undesirable impact on user behaviour. It is diverting rail users to a considerable extent to utilise stations outside of the County in order to avail of cheaper fares thereby creating more congestion at certain locations.

5.7.5.3 Bus

Meath has already seen significant improvements to the quality and frequency of bus services to and from the urban centres of the County to Dublin and to other regional centres. Bus Éireann currently operates commuter and / or Expressway services to and from all major employment centres in Meath to Dublin. Bus Éireann also provides public transport services linking population centres in Meath and adjoining counties such as Drogheda to Navan, Navan to Kells and Navan to Trim. There are also a number of private services which serves the population centres in East Meath and play an important role in meeting the overall demand for transport services.

The National Roads Authority (NTA), as part of the transport strategy for the GDA, have identified significant routes that require investment in order to minimise delays. Improvements will include, enhanced bus lane provision on these corridors, removing current delays on the bus network in the

⁹⁹ Including the completion of Metrolink to Swords.

relevant locations and enabling bus services to provide a faster alternative to car traffic along these routes.

As part of the Core Bus Network, three bus corridors pass through County Meath and include;

1. M1, via Dublin Port Tunnel
 - Serves long distance bus routes from Belfast, Dundalk, Derry, Monaghan and Drogheda; and
 - Serves other regional bus routes from Balbriggan, Skerries and East Meath.
2. M2, via Dublin Port Tunnel
 - Serves regional bus routes from Ashbourne and Slane.
3. M3 / N3, via the Navan Road
 - Serves regional bus routes from Cavan, Navan, Trim and Dunshaughlin.

There has also been an increase in the frequency of local bus services largely as a result of the establishment of Flexibus, Meath Accessible Transport Ltd¹⁰⁰. Flexibus run a daily route between Trim and Navan to assist passengers who wish to access education, training or employment.

5.7.5.4 Park and Ride Facilities

Park and Ride (P&R) facilities assist those living in remote locations not well served by public transport to access public transport connections. Importantly, P&R facilities must improve public transport accessibility without unduly intensifying road congestion, or increasing the total distance travelled by car.

The Plan will include a policy to provide P&R schemes which improve public transport accessibility at appropriate locations which will not exacerbate road congestion or increase car travel distances.

5.7.5.5 Cycling and Walking Infrastructure

Cycling and walking is environmentally friendly, fuel-efficient and a healthy mode of transport to work, school, shopping and for recreational purposes. Cycling and walking are considered an efficient, fast and relatively inexpensive form of transport and its promotion is in line with the principles of sustainable development and promotion of healthy lifestyles.

¹⁰⁰ Flexibus is one of the projects around the country, which are funded by the Department of Transport under the Rural Transport Initiative. Flexibus carried over 114,144 passengers in 2016 (figures obtained from Flexibus).

The NTA's strategy for Transport in the GDA emphasises the need for additional walking and cycling infrastructure in the region and outlines a number of improvements required to encourage more people to walk which includes improvements to the existing environment for people with mobility, visual and hearing impairments.

Planning can encourage walking to become the principal method of movement for shorter journeys by utilising good urban design. Providing a network of safe, well-lit and convenient footpaths (both road-side and segregated) within new residential areas with links to schools, local neighbourhood centres, public transport stops and workplaces will encourage people to walk more.

MCC will continue to improve walking facilities in the County in conjunction with the NTA.

Meath has had a successful roll out of the **Greenway** programme in the County with the success of the Boyne Greenway and the Royal Canal Greenway. Meath County Council will continue its efforts in the delivery of further greenway facilities in the County including all future phases of the Boyne Greenway subject to obtaining relevant consents and further phases of the Royal Canal Greenway.

The RSES recognises that there is potential for a coast to coast network of national greenways, including the Royal and Grand Canals and the Barrow Way, with regional water-based trails along the Old Rail Trail Greenway, and the Boyne Valley to Lakelands Greenway on the old Kingscourt line.

Cross border greenway projects are recognised within the NPF as an opportunity to maximise market exposure from a tourism perspective and the provision of a north – south long distance cycling route. MCC will seek to support the delivery of a North – South Greenway in conjunction with neighbouring Local Authorities and those within Northern Ireland.

5.7.6 Energy

The Department of Communication, Climate Action and Environment (DCCA) is responsible for the development of Ireland's energy and climate policies. Ireland's long-term energy policy framework is set out in the *2015 Energy White Paper, Ireland's Transition to a Low Carbon Energy Future 2015-2030*. The Paper sets out a framework to guide Irish energy policy in the period up to 2030 and sets out a vision for a transformation of Ireland's energy systems. This includes:

- Moving to lower emissions fuels and ultimately towards a lower reliance on fossil fuels;
- Significantly increasing renewable generation;
- Achieving a step change in energy efficiency performance;

- Implementing smart and interconnected energy systems;
- Strong regulatory structures and markets to underpin these changes; and
- Repositioning energy consumers to have a more active role within the energy sector.

Ireland is committed to a range of renewable energy and efficiency targets. In 2014 the European Council adopted a new framework, the *2030 Climate and Energy Framework*, which includes EU-wide targets and policy objectives for the period from 2021 to 2030. The Key targets for 2030 are:

- At least 40% cuts in GHG emissions (from 1990 levels).
- At least 32% share for renewable energy.
- At least 32.5% improvement in energy efficiency.

The 2030 framework proposes new targets and measures to make the EU's economy and energy system more competitive, secure and sustainable¹⁰¹. The 2030 framework aims to help the EU address issues such as:

- taking the next step towards the goal of reducing greenhouse gas emissions by 80-95% below 1990 level by 2050;
- high energy prices and the EU economy's vulnerability to future price rises, especially for oil and gas;
- the EU's dependence on energy imports, often from politically unstable areas;
- the need to replace and upgrade energy infrastructure and provide a stable regulatory framework for potential investors; and
- agree on a greenhouse gas reduction target for 2030.

MCC has a critical and overarching role in progressing a sustainable energy future for Meath by recognising the central role of land use planning in promoting a low carbon society and mitigating the impacts of Climate Change.

The RSES (Eastern & Midlands Regional Assembly) highlights the importance of reducing energy consumption from fossil fuel sources and promotes the use of more sustainable sources (wind, wave solar and biomass), as the overreliance on non-indigenous supplies of energy is still a major issue for the region.

¹⁰¹ European Council (2017). Available at: <https://www.consilium.europa.eu/en/policies/climate-change/2030-climate-and-energy-framework/>

5.7.6.1 Renewable Energy

In December 2018, the recast Renewable Energy Directive 2018/2001/EU entered into force, as part of the *Clean Energy for all Europeans package*. Renewable energy sources are defined as renewable non-fossil energy sources such as, but not limited to wind, solar, geothermal, wave, tidal, hydropower, biomass, landfill gas, sewage treatment plant gas, bio-gases and bio-char (*i.e.* the thermal treatment of natural organic materials in an oxygen-limited environment).

Renewable energy potential feasible options, in line with the NPF for Ireland, for Meath include, but are not limited to, a balanced mix of:

- Bioenergy - crops, forestry;
- Biomass - anaerobic digestion, combined heat and power (CHP);
- Geothermal - hot dry rock reservoirs, groundwater aquifers;
- Hydro energy - small and micro hydro systems;
- Solar - passive solar heating, active solar heating;
- Waste - landfill methane gas collection;
- Wave - wave action; and
- Wind - onshore wind, offshore wind (single turbines and groups).

5.7.6.2 Solar Energy

Solar technologies include solar panels, solar farms, solar energy storage facilities all of which contribute to a reduction in energy demand and can be designed into buildings or retrofitted. As of May 2019, 20 no. solar photovoltaic farms have been granted planning permission across Meath but none have commenced development. A number of other solar farm proposals are at the pre-planning stage.

5.7.6.3 Wind Energy

Wind energy has been the most significant source of renewable electricity, across the island of Ireland. However, if Ireland is to reach our 2030 renewable electricity target, the build rate of onshore wind farms must accelerate from an historic average of 180MW per year to at least 250MW

per year¹⁰². In 2018 Wind provided 85% of Ireland's renewable electricity and 30% of the total electricity demand¹⁰³.

MCC will continue to support and encourage the principle of development of wind energy, in accordance with Government policy and having regard to the provisions of the Landscape Characterisation Assessment of the County and the *Wind Energy Development Guidelines*¹⁰⁴.

Local community engagement will form a key part of the Council's future energy strategy, and this engagement could be developed through the Public Participation Network (PPN) which could be used to inform people of the economic, environmental and social benefits of moving away from solid/fossil fuels towards a low carbon economy.

MCC will endeavour:

- to promote the rational uses of energy;
- to promote renewable energy;
- to promote and disseminate energy information;
- to protect the environment;
- to reduce energy waste in all sectors of society; and
- to encourage the replacement of imported fossil fuels with regionally generated renewable energy in an effort to ensure security of energy supply, where it is feasible.

5.7.6.4 Geothermal Energy

Geothermal energy is solar energy stored in the form of heat within the earth's surface, heating the soil itself or groundwater beneath the surface. It is used to produce heat to meet building heating requirements, and can produce both space and hot water heating, but is most commonly used for low-temperature space heating. The makeup of the soil and bedrock in Dublin City will affect the suitability and potential to exploit geothermal resources¹⁰⁵.

¹⁰² Department of Communication, Climate Action and Environment (DCCA) (2018). *Ireland's Draft National Energy and Climate Plan 2021-2030*.

¹⁰³ Sustainable Energy Authority of Ireland (2021). Wind Energy. Available at: <https://www.seai.ie/technologies/wind-energy/>

¹⁰⁴ DEHLG (2006). Available at: <https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload%2C1633%2Cen.pdf>

¹⁰⁵ CODEMA (2015). Dublin City Spatial Energy Demand Analysis.

The Sustainable Energy Authority of Ireland (SEAI) commissioned a study in 2004 on geothermal energy in Ireland. This study identified potential national resources of geothermal energy. This report found that the most abundant warm springs are found in the Mallow area in north County Cork and the Dublin / Meath / Kildare area. The highest recorded geothermal gradient at 1000 metres in the Republic is 28.4 degrees Celsius/km and is located in the vicinity of the north of Meath. Geological Survey Ireland (GSI) provides information on ground source heat energy (geothermal), sometimes called shallow geothermal energy, which can be collected from the ground and boosted with heat pumps. Geothermal energy can be harnessed, or collected, using different types of collector systems:

- Closed loop collectors are systems where heat is extracted from the ground (or cooling is gained) by pumping a heat exchange fluid through closed pipes within the ground. The pipes can be installed borehole(s) (vertical closed loop) or laid out horizontally (horizontal closed loop).
- Open loop ground source heat systems operate by taking heat energy from abstracted groundwater using a heat pump. The volume of groundwater that can be abstracted from a borehole or taken from a spring each day (the 'yield') determines the total amount of heat energy available, and therefore the size of heat pump that can be used and the size of building that can be heated.

5.7.6.5 Hydro-Electric

Hydro-electric power involves the production of electricity through a generator which is powered by the force of moving water.

The largest hydro sites in Ireland are found at Ardnacrusha, Cathleen's Falls and Pollaphuca, the latter being fed by the River Liffey¹⁰⁶. Suitable sites are sites where there is a running flow of water year round, where this flow has a high fall height (or head height), and where re-routing the water resource through a turbine will not have a negative effect on the environment.

MCC encourages the use of rivers, where suitable, within the County for the development of Hydro-electric power, and in particular, will be supportive of developments along the banks of rivers which propose hydro energy to provide an element of their energy requirements.

¹⁰⁶ CODEMA (2015). Dublin City Spatial Energy Demand Analysis.

5.7.7 Utilities

Gas and electricity are the energy utilities which have traditionally supported homes and businesses across Meath.

ESB Networks and EirGrid are the utility providers responsible for the **electricity** distribution and transmission systems. EirGrid manages the higher capacity electricity network which supply's power to industry and businesses that use large amounts of energy and electricity, whilst the ESB manages and operates the distribution network supplying electricity to homes, businesses, schools and institutions.

Gas Networks Ireland (GNI) are the utility provider responsible for the supply, transmission and distribution of natural gas.

5.7.8 Telecommunications

High-speed broadband and telecommunications is core to competitiveness. Broadband is one of the key drivers in maintaining competitiveness and supporting socio-economic development. The National Broadband Plan¹⁰⁷ (NBP) sets out the strategy to deliver high speed broadband throughout Ireland. It will ensure that people living and working in rural areas have the same digital opportunities as those in urban areas. The contract for the National Broadband Plan State intervention area was awarded in November 2019.

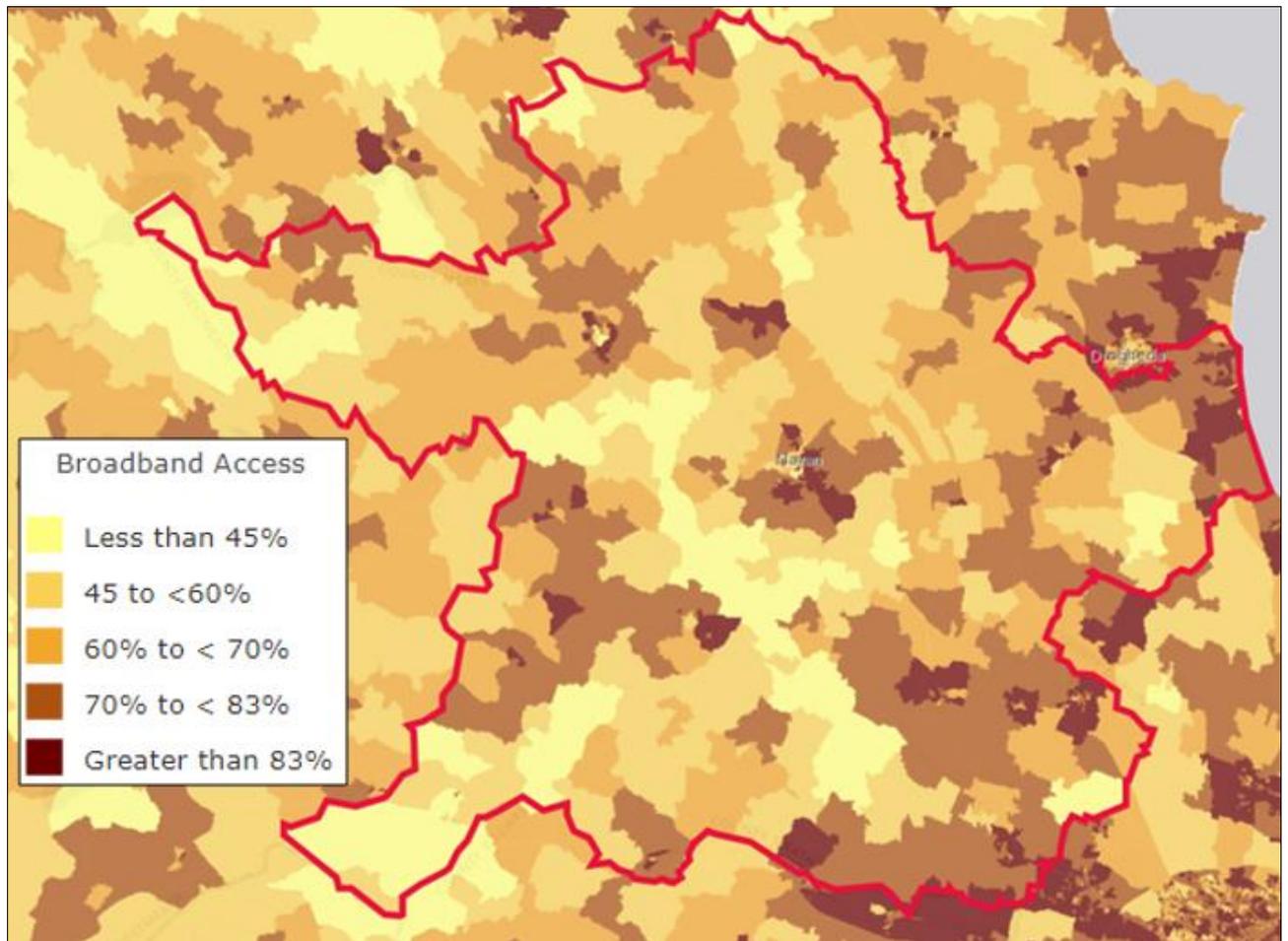
County Meath has reasonably good access to the broadband network, refer to Figure 5.14 below. MCC will seek to promote enhancement of broadband delivery in County Meath in the period of the Development Plan in accordance with National policy in order to:

- promote the attractiveness of regional locations outside of the main urban centres for economic development both indigenous and FDI;
- facilitate more flexible working arrangements such as working from home; and
- reduce social isolation.

¹⁰⁷ DCCA (2019) :

<https://www.dcca.gov.ie/documents/Delivering%20the%20National%20Broadband%20Plan.pdf>

Figure 5.14: Broadband Services in County Meath¹⁰⁸



5.7.9 Existing Material Assets Issues

The development of the Plan will result in increasing demand for water, wastewater treatment, waste management, transport infrastructure / links and energy and telecommunications services. Existing material assets issues / pressures and threats within and adjacent to the Meath administrative area, include:

- **Water Supply** - ongoing issues with security of water supply in the Dublin and Mid-East Regions for existing users.
- **Water Supply** - on-going investment in water conservation / leak detection and fixing.
- **Water Supply** and **Wastewater Services** - rural housing developments resents challenges in terms of adequate servicing with potable water and wastewater infrastructures,

¹⁰⁸ AIRO Environmental Sensitivity Viewer 2019: <http://airomaps.nuim.ie/id/ESM/?mobileBreakPoint=400/>

- **Water Supply and Wastewater Services** - new developments, (including housing, offices and retail development), will generate pressure on existing water and wastewater sources to meet demands.
- **Wastewater Services** - new developments, should only be permitted where there is adequate capacity in the wastewater infrastructure in accordance with urban wastewater treatment disposal requirements and standards. Currently, municipal wastewater discharges are creating significant pressure on the receiving waterbodies.
- **Energy** - reduction of reliance on fossil fuels, increased use of renewable energy resources.
- **Telecommunications** - the rollout of connectivity in the urban environment can be complex. Lack of coordination between infrastructure and utility providers can lead to the spatially inefficient and uncoordinated provision of utilities and connectivity infrastructure.
- **Transport** - the movement of people is key to the success of new development and areas, where adequate transport infrastructure (*i.e.* road, rail, cycle and pedestrian routes) to these developments and accessibility throughout the development / area (safe footpath and cycle paths) is fundamental to the development of Meath.
- **Waste** - population growth and development, and challenges in providing sustainable recycling infrastructure continues to put pressures on the local authorities to provide better waste management and access to waste services. According to CSO figures, some 500,000 homes in Ireland do not implement waste prevention practices¹⁰⁹.
- **Utilities** - provision, protect and maintenance of adequate utilities to support existing and envisaged development.

¹⁰⁹ Central Statistics Office (CSO) (2016). *Environmental Indicators Ireland 2016*.

5.8 Cultural Heritage

5.8.1 Introduction

The physical traces left in the landscape by previous generations in archaeological monuments and sites and in historic buildings, townscapes and vernacular structures forms part of the tangible cultural heritage linking the past and present.

County Meath is intrinsically linked to its cultural heritage, and is central to how individuals, communities and the County see themselves. MCC recognises the importance of identifying, valuing and safeguarding the archaeological and architectural heritage of Meath for future generations which can be achieved through the proper management, sensitive enhancement and / or appropriate development of this resource.

Meath's wealth of archaeological and built heritage makes it exceptional in Ireland. It includes the UNESCO World Heritage Site of Brú na Bóinne, the seat of the High Kings of Ireland at Tara, the passage tombs of Loughcrew, the largest Anglo-Norman castle in Europe at Trim, the historic towns and villages (Navan, Trim, Kells and Slane), great country houses, demesne landscapes, and a significant industrial heritage of canals and mills. Meath's natural heritage includes scenic river valleys, rolling farmland, a network of mature hedgerows and diverse coastal habitats.

A positive approach to heritage management enhances quality of life and environmental sustainability and ensures that the cultural and natural heritage is a resource that helps the County to compete as a cultural tourism destination.

MCC has prepared a *Heritage Plan 2015-2020* which aims to identify priorities for action, establish a framework for the management of heritage at local level and increase awareness, appreciation and enjoyment of their heritage for all.

5.8.2 Archaeological Heritage

The archaeological heritage of an area includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other types as well as their context, whether situated on or under land or water.

The National Monuments Acts 1930-2004 provide for the protection of archaeological heritage. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments.

Nationally there are over 1,000 monuments in State care. In Meath there are 53 no. archaeological national monuments in guardianship and ownership of the State¹¹⁰. The wealth of archaeological sites ranges from passage tombs, churches, enclosures and ringforts to castles and round towers.

Monuments on the Register of Historic Monuments are established under the Section 5 of the National Monuments (Amendment Act) 1987. Under the provisions of Section 5(8) of the National Monuments (Amendment) Act 1987, any person who plans to carry work in the vicinity of a monument recorded on the Register of Historic Monuments must give two months' notice to the Minister for Culture, Heritage and the Gaeltacht. Owners of lands on which a monument listed on the Register of Historic Monuments is situated have been notified of the presence of the monument and the legal protection which applies. There are 110 no. historical monuments recorded in Meath, refer to Figure 5.15 below.

The discovery of unrecorded monuments can often occur during excavations. Section 26 of the National Monuments Act 1930 (as amended) requires that excavations for archaeological purposes must be carried out by archaeologists acting under an excavation licence. The Database of Irish Excavation¹¹¹ contains summary accounts of excavations carried out in Ireland from 1969 to the present year.

5.8.2.1 UNESCO World Heritage Site

The World Heritage Site of the *Archaeological Ensemble of the Bend of the Boyne* is commonly known as Brú na Bóinne, which means the 'palace' or the 'mansion' of the Boyne. It refers to the area within the bend of the River Boyne around Newgrange, Knowth and Dowth, and is one of the world's most important archaeological complexes.

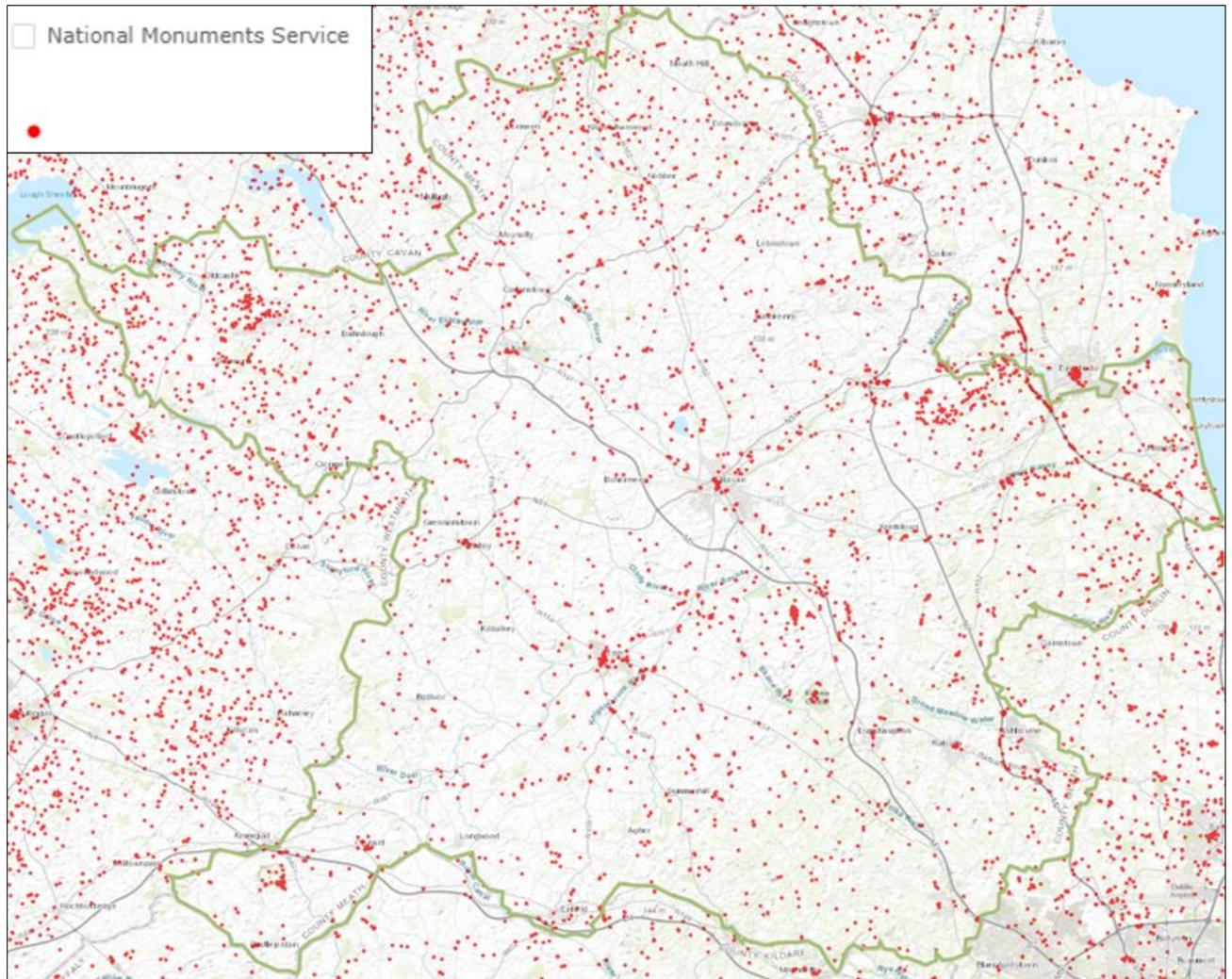
In December 1993 the United Nations Educational, Scientific and Cultural Organisation (UNESCO) inscribed Brú na Bóinne as a World Heritage Site. Brú na Bóinne contains many outstanding archaeological features, including the largest assemblage of megalithic art in Europe, large and varied grouping of monuments, and evidence of continuous settlement and activity in the area for some 7,000 years. The international significance of Brú na Bóinne has gradually been revealed through an ongoing process of discovery and research which began 300 years ago.

¹¹⁰ National Monuments in State Care (2009). Available at:

<https://www.archaeology.ie/sites/default/files/media/pdf/monuments-in-state-care-meath.pdf>

¹¹¹ Irish Excavation Ireland website: <http://www.excavations.ie/>

Figure 5.15: Map of the Record of Monuments and Places in County Meath¹¹²



5.8.3 Architectural Heritage

The architectural heritage of Meath contributes to its unique sense of place. The Council wishes to ensure that those buildings, streetscapes and features which are of merit are protected and managed so that they retain their character and special interest.

5.8.3.1 Record of Protected Structures (RPS)

Section 10 of the Planning & Development Act 2000 (as amended) places an obligation on all Local Authorities to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the Record of Protected Structures (RPS).

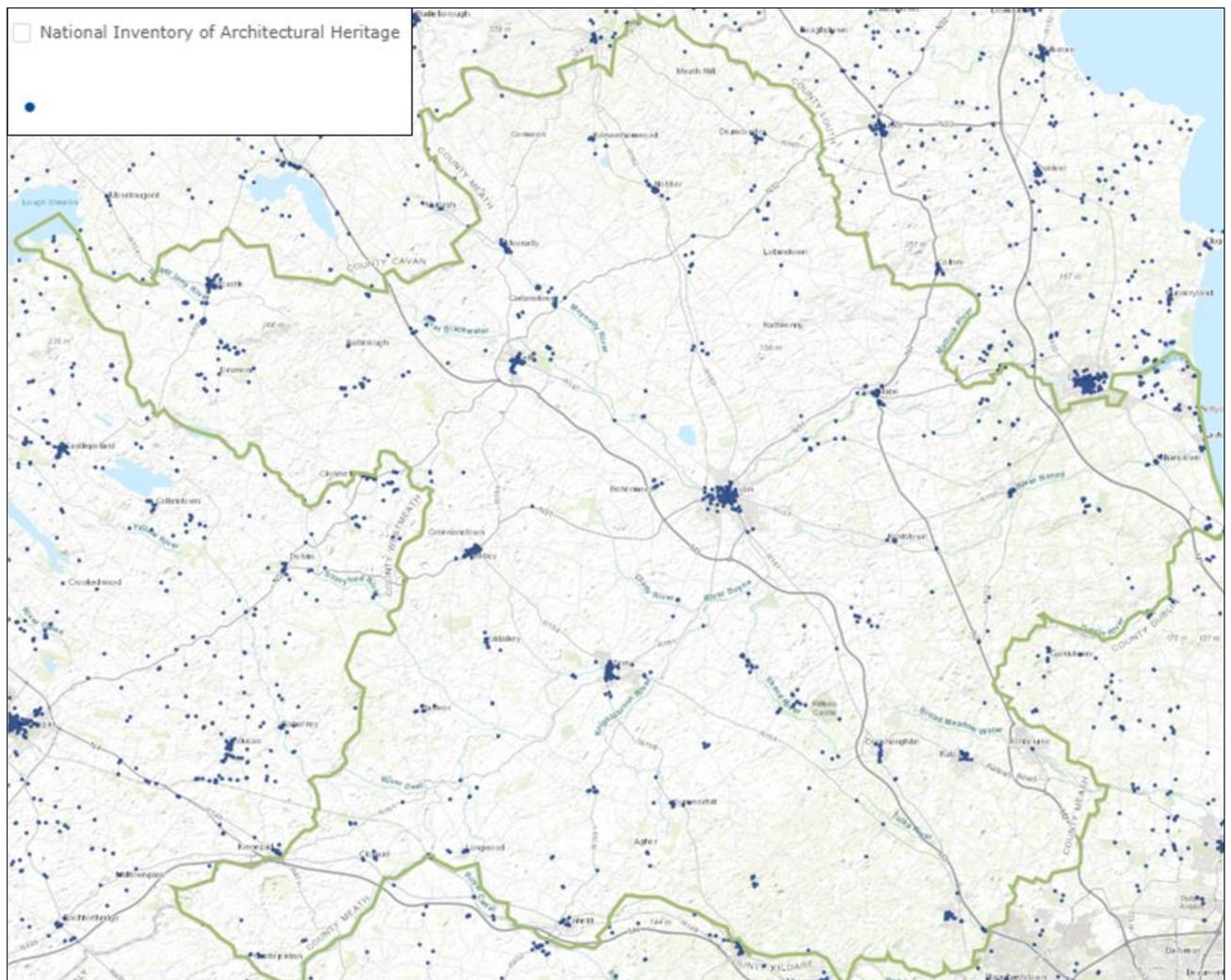
¹¹² Historic Environment Viewer (2019): <http://webgis.archaeology.ie/historicenvironment/>

A Protected Structure, unless otherwise stated in the RPS, includes:

- the interior of the structure;
- the land lying within its curtilage;
- any other structures within the curtilage, and their interiors; and
- all fixtures and features which form part of the interior or exterior of any of these structures.

Owners or occupiers of a protected structure may request the Council to issue a declaration as to the type of works, which may or may not be permitted in their structure. The record of protected structures for Meath is contained within Appendix 8 of the Plan, refer to Figure 5.16 below.

Figure 5.16: Map of the Architectural Heritage Sites in County Meath¹¹³



¹¹³ Historic Environment Viewer, 2019: <http://webgis.archaeology.ie/historicenvironment/>

5.8.3.2 Architectural Conservation Areas (ACAs)

Section 81 of the Planning and Development Act 2000 (as amended) places a statutory obligation on planning authorities to ensure that all Development Plans must now include objectives to preserve the character of a place, area, group of structures or townscape that is:

- a) of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b) contributes to the appreciation of protected structures.

Architectural Conservation Areas (ACAs) are of great importance for the protection and enjoyment of our heritage. In considering an application for permission for development in relation to land situated in an ACA, a planning authority, or the Board on appeal, must take into account the material effect that a development proposal would be likely to have on the character of the ACA. Planning permission is required to substantially or completely demolish any building within an ACA. Generally, there is a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of an ACA. This does not prevent alterations, extensions or new development within the area but seeks to ensure that any new development is compatible with the special character of the area.

There are 23 no. areas designated as ACAs in Meath which are listed in Table 5.7 below.

Table 5.7: Architectural Conservation Areas in County Meath

Architectural Conservation Area	Architectural Conservation Area
Ardbraccan Demesne	Navan Historic Core
Athboy	Oldbridge Demesne
Dunboyne	Oldcastle
Dunsany Castle Demesne	Slane
Headfort Demesne	Slane Castle Demesne
Julianstown	Slane Mill Complex
Kells Historic Core	Somerville Demesne
Kells – Headfort Place	Stackallen Demesne
Kilmessan	Summerhill
Laytown – Netterville and Victoria Terrace	Trim Historic Core
Longwood	Trim Porch Fields
Moynalty	

5.8.4 Other Heritage Areas in Meath

5.8.4.1 Industrial Heritage

'*Industrial Heritage*' refers to everything from the extraction of raw materials, manufacturing and processing into usable forms or finished products, public utilities, transport, communications and energy production. Over the past number of years there has been a growing public awareness of Ireland's industrial heritage, and a number of sites have been restored and are now open to the public as tourist and educational attractions.

A desktop survey of the industrial heritage of the County was carried out in 2008.

5.8.4.2 Walled Towns

Navan, Trim, Kells and Athboy are medieval walled towns. Of these, only Trim has substantial lengths of town wall remaining upstanding. While the others have some fragmentary upstanding remains, parts of the walls have been shown to survive below ground. Town defences include walls, gates, bastions, banks, ditches, outworks and other features. Each walled town is considered as a single recorded monument and the line of the town walls and defences are classed as National Monuments under the National Policy on Town Defences 2008.

5.8.4.3 World Heritage Tentative List

The protection of the world's cultural and natural heritage is of importance for present and future generations and to this end the State is committed to the identification, protection, conservation, presentation and promotion of the World Heritage Site in accordance with Article 4 of the World Heritage Convention.

A Tentative List is an inventory of those properties which a country intends to consider for nomination to the World Heritage List. The current Tentative List was approved by the Minister for Arts, Heritage and the Gaeltacht and submitted to UNESCO in March 2010. The nomination of any property from the Tentative List for inscription on the World Heritage List will only take place after consultation with local communities and other relevant stakeholders. Two sites in the County have been included on the Tentative List as part of larger assemblies of sites:

- The Tara Complex as part of The Royal Sites of Ireland (Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex and Tara Complex).
- Kells, as part of the Early Medieval Monastic Sites (Clonmacnoise, Durrow, Glendalough, Inis Cealtra, Kells and Monasterboice).

In January 2019, the Minister for Culture, Heritage and the Gaeltacht invited applications for Ireland's Tentative List of properties for potential future nomination to the World Heritage List 2020-2030.

5.8.5 Existing Cultural Heritage Issues

Construction activities have the potential for direct negative impacts on heritage features and their setting. Development of infrastructure, in addition to development resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features of architectural, archaeological or cultural heritage interest.

Existing cultural heritage issues / pressures and threats within and adjacent to the Meath, include:

- **Development** - development of infrastructure resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features and their views to / from architectural, archaeological or cultural heritage interest.
- **Development** - in close proximity to sites and areas of cultural heritage may adversely impact upon the cultural landscape setting.
- **Development** - can adversely impact on community's sense of place.
- **Archaeology** - impact on archaeological monuments and their settings including undiscovered sites / features.
- **Landscapes** - there is a need to identify and protect culturally important landscapes.
- **Tourism** - demand for development in areas of tourism and along the coastline including amenities, can potentially impact cultural heritage sites and features.
- **Climate change** - the direct effects of climate change on heritage may be immediate or cumulative. Potential impacts are flooding, storm damage, coastal erosion, soil movement, changing burial-preservation conditions, pest and mould and maladaptation.
- **Awareness** - increasing public awareness of the cultural value and social and economic significance of the County's built heritage.

5.9 Landscape and Visual

5.9.1 Introduction

The concept of landscape encompasses all that can be seen by looking across an area of land, *i.e.* it is the visible environment in its entirety. Landscape is the context in which all change takes place and helps to create a unique sense of place or identity within an area. The landscape supports a wide range of ecological habitats despite growth in its resident population. The interaction of all of these elements influences landscape character for future generations.

The landscape of the County has many vantage points which offer attractive views from hilltops and upland areas, along river valleys and the coast.

5.9.2 Legislation / Policy / Guidance

The *European Landscape Convention*, also known as the Florence Convention, promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004¹¹⁴.

The *National Planning Framework, Project Ireland 2040* outlines that Ireland's landscape has a wealth of natural and cultural assets which support our quality of life. Therefore the protection, management and planning of the landscape is also interconnected with the National Landscape Strategy for Ireland, and a national landscape character assessment, will provide consistency in how we characterise and connect with the landscape. The *National Policy Objective 61* is:

“Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries”.

A *National Landscape Strategy for Ireland 2015-2025*¹¹⁵ was published, in line with Ireland's obligations under the European Landscape Convention. The key objectives of this Strategy are the recognition of landscape in law and the provision of a policy framework to put measures in place

¹¹⁴ Council of Europe.

¹¹⁵ Department of Arts, Heritage and the Gaeltacht (2015). *National Landscape Strategy for Ireland 2015-2025*.

for the management and protection of landscape and the production of a national Landscape Character Assessment (LCA).

5.9.3 Landscape Character Assessment (LCA)

Landscape Character Assessment (LCA) is a process that describes maps and classifies landscapes. Landscape character is defined as *'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'*. Defining landscape character enables an understanding to be formed of the inherent value and importance of individual landscape elements and the processes that may alter landscape character in the future. The cultural and ecological aspects of the landscape cannot be divorced from its physical and visual characteristics so all of these elements are considered.

5.9.3.1 Landscape Character Types

Landscape Character Types (LCT) are distinct types of landscape that are relatively homogenous in character and are generic in nature in that they may occur in different localities throughout the country. Nonetheless, where they do occur, they commonly share similar combinations of geology, topography, land cover and historical land use, *e.g.* Upland Areas.

The LCA contained in the Plan divides the county into four main LCTs, refer to Table 5.8 below. These LCTs are further sub-divided into 20 no. geographically specific LCAs. The LCA includes recommendations that would, if implemented, to seek to protect and enhance the landscape character, and facilitate and guide sensitively designed development. The location of these areas are shown in Figure 5.17 below.

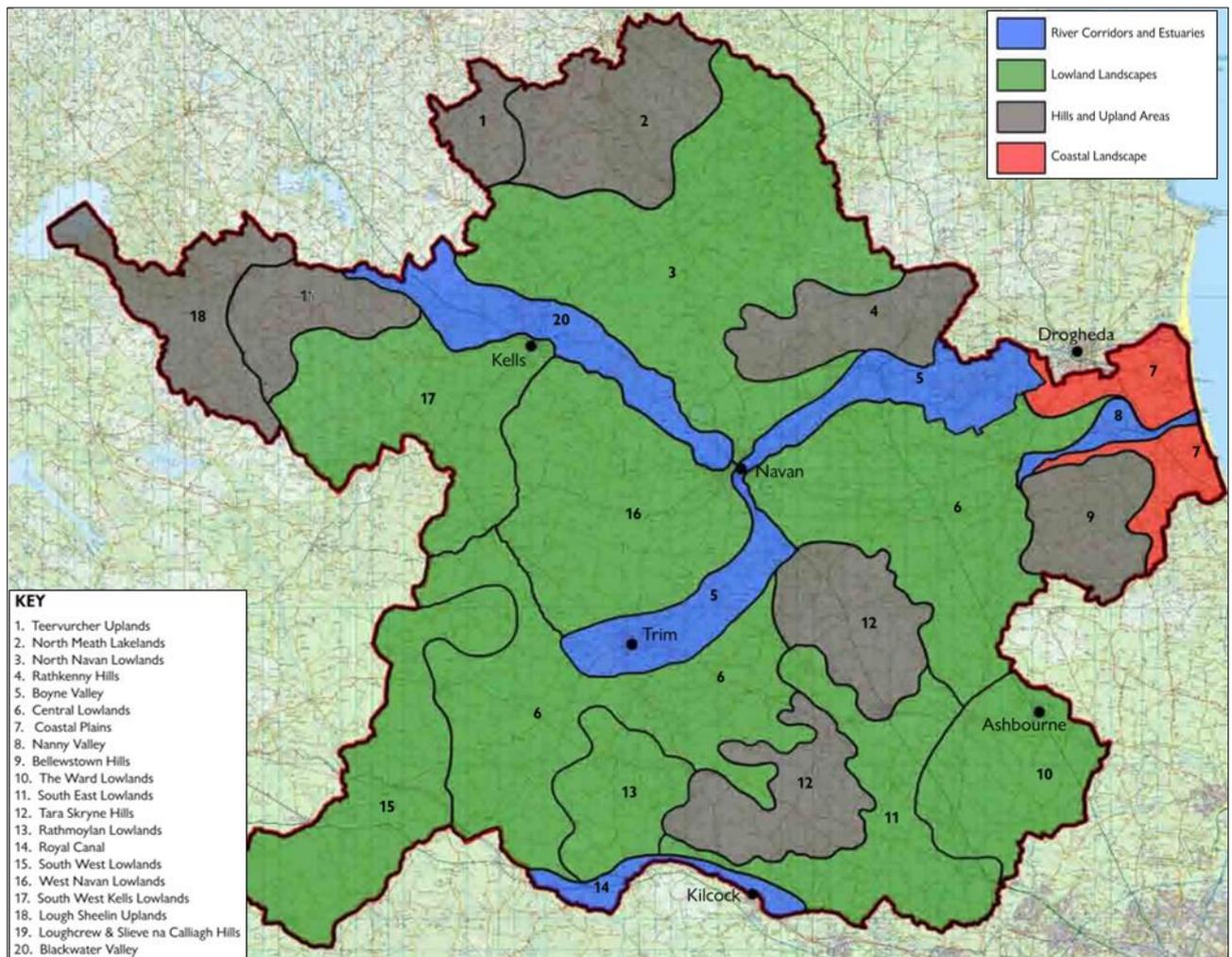
5.9.3.2 Landscape Character Sensitivity

The sensitivity of the Landscape Character Areas is defined as its overall resilience to sustain its character in the face of change and its ability to recover from loss or damage to its components. Sensitivity is evaluated using criteria ranging from *'High'* to *'Low'* and is based on the interaction of individual components such as landform, amount of evident historical features (time depth) and distribution of viewers. A highly sensitive landscape is likely to be vulnerable, fragile and susceptible to change whereas a landscape with low sensitivity is likely to be more robust and / or tolerant of change.

Table 5.8: Landscape Character Types (LCT) in Meath

Landscape Character Types (LCTs)	Landscape Value	Landscape Sensitivity	Landscape Character Types (LCTs) Sub-division
Hills and Upland Areas	High	Moderate	Teervurcher Uplands
	Moderate	Low	North Meath Lakelands
	Very High	High	Rathkenny Hills
	Very High	Moderate	Bellewstown Hills
	Exceptional	High	Tara Skryne Hills
	High	High	Lough Sheelin Uplands
	Exceptional	High	Loughcrew and Slieve na Calliagh Hills
Lowland Areas	Moderate	Moderate	North Navan Lowlands
	High	Moderate	Central Lowlands
	Low	High	The Ward Lowlands
	Very High	Moderate	South East Lowlands
	High	High	Rathmoylan Lowlands
	High	High	South West Lowlands
	Moderate	Moderate	West Navan Lowlands
	Moderate	Moderate	South West Kells Lowlands
River Corridors and Estuaries	Very High	High	Nanny Valley
	High	Moderate	Royal Canal
	Exceptional	High	Boyne Valley
	Very High	High	Blackwater Valley
Coastal Areas	Moderate	High	Coastal Plain

Figure 5.17: Landscape Character Types (LCT) in Meath¹¹⁶



5.9.4 Protected Views and Prospects

The importance of landscape and visual amenity and the role of planning in its protection are recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. Landscape objectives of the current Development Plan aims to preserve the views and prospects and to protect views from development which would interfere unduly with the visual amenity and character of the landscape, so far as practically possible.

The landscape of the County has many vantage points which offer attractive views from hilltops and upland areas, along river valleys and the coast. Many of these views are associated with heritage

¹¹⁶ Source: Meath Plan 2021-2027 Appendix 7

and tourism sites and provide vantage points over high quality landscapes. These scenic views are of an amenity and tourism value and contribute to our quality of life.

Within the Meath Plan, over 90 no. views and prospects are protected as shown in Appendix A12 (Protected Views and Prospects) of the Plan and Map 9.5.1 (Volume 3 of the Plan).

5.9.5 Habitats and Landscape Features of Importance for Biodiversity

Many important and significant biodiversity areas occur outside sites that are subject to legal protection under EU and National legislations. There are many habitats and important features that are of particular importance for biodiversity throughout Ireland, including County Meath. Such areas include, hedgerows, woodlands and other field boundary types such as stone walls and ditches, rivers, streams, canals, wetlands, salt marshes and sand dunes. It is important that these areas are protected and enhanced where possible, as these landscape features and habitats cannot be sustained in isolation from one another as they provide ecological 'corridors' that support the movements of species necessary to maintain biodiversity.

5.9.6 Existing Landscape and Visual Issues

Landscape can be considered a dynamic rather than static asset. It is constantly changing, and its changes are driven by nature itself, by direct human intervention, and indirectly through the consequences of human activity, notably Climate Change. All physical development undertaken by human impacts on the landscape. At the same time, human activity, especially farming, does much to maintain the landscape.

The visual impact upon the landscape will be taken into consideration during the development of the Plan. The landscape character of Meath ranges from low to high sensitivity.

Existing landscape and visual issues with environmental considerations under the existing Plan include:

- **Development** - development and housing are having adverse and visual impacts on the landscape.
- **Housing** - visual impact with greatest pressure for expansion of settlements.
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network.

- **Ecosystem Services** - recognising and promoting the value of ecosystem services that the green infrastructure network provides to the county.
- **Agriculture / forestry** - agricultural practices and expansion in lowlands and large scale forestry development in uplands.
- **Quarrying** - impact of operations on the landscape.

6 Strategic Environmental Objectives

6.1 Introduction

Strategic Environmental Objectives (SEOs) are methodological measures derived from environmental protection objectives established at international and / or national level (*e.g.* through EU Directives). SEOs are used as standards against which the provisions of the Plan can be evaluated, in order to identify areas in which significant adverse impacts are likely to occur, if unmitigated.

Therefore, the primary objective of the SEA is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of the Meath Plan.

The SEA Directive requires the identification of environmental protection objectives - Strategic Environmental Objectives (SEOs). These SEOs assist in the prediction, description and monitoring of impacts on the environment as a result of the Plan. Indicators allow impacts to be assessed and highlighted in a simple and effective manner. Indicators can also be used to form the basis of a monitoring programme for the Plan, refer to Chapter 10 (Monitoring Measures), the results of which will inform the next Plan Review and other studies.

Thus to achieve the aim of assessing and improving the environmental performance of the Plan, a number of Environmental Objectives, specific to each environmental topic have been formulated, refer to Table 6.1 below. These SEOs are a fundamental part of the SEA process.

The SEOs are derived through consultation between the Planning Authority, the report authors (guided by SEA guidelines, incorporating where relevant international, national and regional policies which govern environmental protection / conservation) and are based on the overall strategy of the Planning Authority to safeguard the environmental integrity of the Development Plan area and to develop its functional area in a sustainable manner.

SEOs are distinct from the objectives within the Plan, although they will often overlap and are developed from international, national and regional policies which generally govern environmental protection objectives. The SEOs are used to assess the proposed development strategies of the Plan, its policies and objectives, in order to evaluate and identify where conflicts may occur, refer to Chapter 8 (Strategic Environmental Assessment).

The development of these objectives ensures that the SEA focuses only on those issues that are most relevant and of significance to the Plan.

The SEA objectives have been divided into environmental topics, with at least one objective for each topic:

- Biodiversity (Flora & Fauna) (B);
- Population & Human Health (PHH);
- Soils & Geology (SG);
- Water (W);
- Air Quality & Noise (AN);
- Climate Change (CC);
- Material Assets (MA);
- Cultural Heritage (CH); and
- Landscape & Visual (LV).

Table 6.1: SEA Objectives for the Plan

Theme	Strategic Environmental Objectives
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate restore the terrestrial, aquatic and soil biodiversity, including internationally, EU and nationally designated sites and protected species.
Population & Human Health (PHH)	(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	(PHH_2) Protect human health and well-being.
Soils & Geology (SG)	(SG_1) Safeguard sensitive soil resources.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses, groundwater and the marine environment, in compliance with the requirements of the WFD objectives and measures.
Air Quality & Noise (AN)	(AN_1) Minimise emissions of pollutants to air associated with transport.
	(AN_2) Minimise noise emissions associated with traffic and transport.
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting adaptation and mitigation measures.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure and promote the sustainable development of new infrastructure to meet the needs of the county's and Meath's population.
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development.
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character including coastal character within Meath.

7 Description of Alternatives

7.1 Introduction

Article 5 of the SEA Directive requires the consideration of reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives proposed. Therefore, consideration and evaluation of the likely environmental consequences of alternative development plan strategies is an important aspect of the SEA process.

In accordance with SEA guidelines the alternatives put forward should be reasonable, realistic and capable of implementation. They should also be in line with the appropriate strategic level at which the plan will be implemented within the national planning hierarchy. The Meath Plan 2021-2027 is 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 are limited by these higher level plans, and a 'do nothing' scenario situation has not been included as it is neither reasonable nor realistic.

The alternatives proposed have been assessed against the established Strategic Environmental Objectives (SEOs), as set out in Chapter 6 above, relating to aspects of the environment likely to be affected by the Plan's implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Plan. This evaluation sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction with the environment of the County.

The vision for the Core strategy (Chapter 2) of the Meath Plan 2021-2027 is:

To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance

The Plan is based on the principles of proper and sustainable development which means that development will be promoted in accordance with appropriate international, national and regional policy and guidance.

As stated, a number of alternative development scenarios were highlighted based on the current and predicted future needs of the county as well as the statutory and operational requirement of preparing the Plan. In broad terms the scenarios were grouped into three viable but very different approaches. Each scenario has a differing outcome both in planning terms and in terms of the environmental consequences and these are discussed further below.

The alternatives strategies considered are broadly defined as:

- Scenario 1: *Demand-led Growth (County-wide - Urban and Rural)*.
- Scenario 2: *Centred Development Strategy (Settlements)*.
- Scenario 3: *Structured Development Strategy (Strong Urban Centres with Rural Protection)*.

7.1.1 Limitations in Available Alternatives

The Plan is required to be prepared by the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan. The alternatives available for the Plan are significantly limited by the provisions of higher-level planning objectives, including those of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region. These documents set out various requirements for the content of the Plan including on topics such as land use zoning, residential unit requirements and the sustainable development of rural areas.

7.2 The Settlements and Core Strategy Growth Pattern

Thirty-eight designated settlements, including the environs of Drogheda, Maynooth and Kilcock, fall within the County boundary. These settlements vary in their size and capacity to absorb future development. The Development Plan includes a settlement hierarchy as set out in the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, refer to Table 7.1 below.

Table 7.1: Settlement Hierarchy

Type of Settlement	Centres
Dublin City and Metropolitan Area	Dublin City and suburbs: Dunboyne / Dunboyne North / Clonee, Maynooth, Kilcock.
Regional Growth Centres	Drogheda
Key Towns	Navan
Self-Sustaining Growth Towns	Ashbourne, Dunshaughlin, Kells, Trim
Self-Sustaining Towns	Laytown / Bettystown / Mornington / Donacarney, Ratoath, Enfield, Stamullen.
Towns & Villages	Towns: Athboy, Duleek, Oldcastle Villages: Ballivor, Longwood

Type of Settlement	Centres
Rural	Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Drumconrath, Gibbstown, Gormanstown, Julianstown, Kentstown, Kilbride, Kildalkey, Kilmainhamwood, Kilmessan, Moynalty, Nobber, Rathcairn, Rathmolyon, Slane, Summerhill.

As part of the approach of achieving consistency with the NPF and the RSES the objectives of the Core Strategy of the Plan are as follows

- i) To demonstrate how the Meath Plan is consistent with national and regional planning strategies, guidelines and policies including national and regional population targets.
- ii) To provide the policy framework for the settlement strategy and Local Area Plans, particularly in relation to land use zoning and population distribution.
- iii) To ensure the co-ordination of infrastructural investment with settlements identified for future growth.
- iv) To facilitate the population growth of Meath up to a projected population of 227,500 in the plan period and ensure the distribution of this population is targeted towards the growth centres identified in the RSES.

The RSES includes population projections for each Strategic Planning and Local Authority area in the region for 2026 and 2031, refer to Table 7.2 below. These projections were set out in the Implementation Roadmap for the NPF and were based on a demographic and econometric model developed by the Economic and Social Research Institute (ESRI) as part of the preparation of the NPF. A headroom factor of 25% was also incorporated into the 2026 projections to facilitate the transition towards the implementation of the growth strategy set out in the NPF.

Table 7.2: Population and Projected Population for County Meath 2011 to 2031

County Meath	2011	2016	2026	2031
Population	184,135	195,044	-	-
Projected Population (RSES)	-	-	216,000-221,000	225,500-231,500
Projected Population (Plan)	-	-	221,250-227,500	225,500-231,500

The Local Authority has a duty to plan for this increase in population and to set out how it can be suitably accommodated within the Plan area. Allied to this is the necessity to provide essential

services and appropriate infrastructure to facilitate both the existing and future population needs and the need to ensure that employment opportunities exist through economic development or activity. The alternative plan scenarios are explored to determine the most sustainable approach to the required future development.

7.3 Alternative Scenarios

- **Scenario 1:** *Demand-led Growth (County-wide - Urban and Rural).*
- **Scenario 2:** *Centred Development Strategy (Settlements).*
- **Scenario 3:** *Structured Development Strategy (Strong Urban Centres with Rural Protection).*

7.3.1 Alternatives Scenario 1: Demand-led Growth (County-wide - Urban & Rural)

This scenario is one which places limited restrictions on development throughout County. The development of critical mass in certain locations is not taken into consideration and no specific targets or limitations on growth are set in the settlement or core strategies of the Plan. This strategy would still require careful consideration of the environmental impacts of development, either individually or cumulatively.

In order to develop under this scenario, the Planning Authority would allow for development to proceed in a demand-led manner at any given urban or rural location within its functional area. This scenario would likely result in increased development pressure both on the fringes of the towns and settlements as well as in the open countryside. Consequently development pressure could take place in poorly or insufficiently serviced areas, particularly in the areas close to the county border with Dublin.

The environmental consequences of this alternative are potentially severe. Aspects of the environment such as surface water and groundwater quality, ecology, cultural heritage and landscape could be negatively affected. The dispersal of rural housing and other non-agriculture related development in the countryside would lead to a deterioration in ground water quality through the proliferation of septic tanks; surface water quality would be affected through contaminated ground water and its implications on river base flows; habitats and areas of natural interest would be lost or fragmented; archaeology would be impacted through insensitive design and location of development; and finally a deterioration in landscape quality would inevitably ensue especially in the more vulnerable parts of the County.

In summary this '*Dispersed Growth around Existing Settlements*' approach would have the following results:

- A demand led highly responsive development approach.
- Domination of market forces resulting in piecemeal development.
- No clearly definable settlement strategy.
- Increased traffic congestion and disruption to existing residents in settlements.
- Increased pressure on infrastructural services.
- A deterioration in the rural landscape and natural environment.
- Challenges for environmental protection, leading to a sub-standard environmental quality.

7.3.2 Alternatives Scenario 2: Centred Development Strategy (Settlements)

The second alternative '*Centred Development Strategy*' comprises a strong yet flexible approach to development, with development focused equally on all settlements supported by strongly protected rural areas.

This alternative would be based around the planned growth and a sustainable settlement structure based on the Core Strategy which creates equal development opportunity across all settlements in the county. In this scenario the council would facilitate development equally in all settlements in the county irrespective of their hierarchy or their current absorption capacity. Strong protection would be afforded to the rural environment preventing further rural housing.

This development scenario would have negative impacts on the viability of smaller settlements and rural areas within Meath. Such areas would experience a decline in population and as a consequence rural based enterprise would be affected.

Under this scenario the following results are envisaged:

- Equal growth opportunity across all Settlements.
- Prohibition against further rural development - which could lead to a decline in rural populations.
- Enhanced protection for landscape and cultural heritage (outside of settlements).
- Increased pressure on smaller settlements in terms of provision of adequate social and services infrastructure.
- Increased challenges for sustainable transport.

7.3.3 Alternatives Scenario 3: Structured Development Strategy (Strong Urban Centres with Rural Protection)

The third alternative Structured Development Strategy focuses on a balanced approach to building strong urban centres and generating critical mass in the key settlements. These larger towns would

act as focal points for their rural catchments. Development outside of these key centres would be subjected to a balanced growth and a robust rural protection policy.

Under this scenario the following results are envisaged:

- Lead to a balanced approach to future development.
- Consistent with NPF and RSES.
- Key areas for growth are identified and promoted.
- Supports sustainable delivery of services and transport options.
- Provides for a high level of environmental protection across all areas.
- Rural populations would be supported.

7.4 Assessment of Alternative Plan Scenarios (see Table 7.3 below)

This section provides a comparative evaluation and assessment of the likely significant environmental effects of implementing available alternatives in Table 7.3. The process sought to understand whether each alternative was likely to improve (positive impact), conflict (negative impact) with, or have a neutral interaction (neutral impact) with the receiving environment.

Alternative 1 Demand-led Growth which involves minimal intervention would likely result in negative impacts across all environmental receptors throughout the county. The option of developing a pattern of dispersed demand or market-led growth would see development in all areas, presenting significant challenges for provision of required infrastructure, sustainable land use and transport and for environmental protection. This option would not allow for orderly and sustainable development and is therefore not considered as a desirable option for the Plan.

Alternative 2 Centred Development Strategy positively promotes development in settlements. However, while this approach would be appropriate in larger settlements, it would present challenges for smaller settlements in meeting the demand for provision of required social and services infrastructure and sustainable transport. Bias against all rural development would also have a negative effect for those who require a rural location (e.g. agriculture) and would have a negative impact on social and economic development generally.

Alternative 3 Structured Development Strategy represents a balanced recognition of established patterns of development in the county but with regard to the requirements of the NPF and RSES. The approach provides the need for rural protection while allowing an appropriate level of growth

within settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable transport.

7.4.1 Preferred Option

Following the above evaluation and assessment, the preferred strategic alternative for the approach to the Plan is **Alternative 3: Structured Development Strategy**. This is based on the following:

- consistency with the requirements of the NPF and RSES;
- promotes rural protection while allowing an appropriate level of growth within settlements;
and
- promotes sustainable delivery of services, infrastructure and transport options.

Alternative 3 was selected as the preferred scenario with the least potential for adverse environmental effects, and as such formed the basis of the preparation of the Meath Plan 2021-2027.

Table 7.3: Assessment Matrix of Alternative Scenarios against Environmental Receptors

Alternative	Biodiversity (Flora & Fauna)	Population & Human Health	Soils & Geology	Water Quality			Air Quality	Climate Change	Noise	Material Assets				Cultural Heritage	Landscape & Visual
				Surface Water	Groundwater	Flooding				Water Supply	Wastewater Treatment	Waste Management	Transport		
Alternative 1: Demand-led Growth															
Alternative 2: Centred Development Strategy															
Alternative 3: Structured Development Strategy															

Key:

Positive	
Negative	

8 Strategic Environmental Assessment (SEA)

8.1 Introduction

The Introduction chapter the Meath County Development Plan states:

To improve the quality of life of all citizens in Meath by creating an environment that supports a vibrant growing economy and a well-connected place to live, learn and do business.

The SEA process ensures that the environment is central to all decisions on the future development of County Meath.

The purpose of this chapter is to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in the Plan with the SEA Strategic Environmental Objectives (SEOs). Furthermore the assessment examines the potential impact arising from the Plan's implementation of its policies and objectives on sensitive environmental receptors.

The process of SEA and Plan formulation is an iterative one and as such environmental considerations have informed all stages of plan preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the plan to be minimised. Nonetheless, it is possible that some individual plan objectives or policies will create such effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts and where this is not possible for stated reasons, to lessen or offset those effects through mitigation measures outlined in Chapter 9 (Mitigation Measures) of this report.

In accordance with SEA guidelines the assessment identifies 'impact' under three headings. Firstly the quality of impact is addressed using the following terms:

Potential Positive Impact - a change which improves the quality of the environment.

Potential Negative Impact - a change which reduces or lessens the quality of the environment.

Uncertain Impact - the nature of any impact cannot be ascertained at this stage.

Neutral or No Relationship - a change which does not affect the quality of the environment.

In some instances there is little or no relationship between the various Plan policies / objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary. This has been determined through an initial Screening of the policies and objectives of the Plan which ascertains if policies are likely to have a **positive, negative or neutral impact** on the environment. This Screening process allows the assessment to focus more efficiently on the pertinent issues.

This initial stage aims to ascertain the quality, if any, of the potential impact. Each of the policies / objectives of the Plan have been screened for their impact and where a *neutral impact* is noted no further discussion is provided within this report. Similarly where a potential conflict exists between a SEO and the policies / objectives this is noted and appropriate mitigation proposed. This format allows for the assessment to focus on the *positive* and *negative impacts* and proceed to a discussion on their significance and duration. Thus it is a more robust, more focused approach to understanding the potential impacts associated with the implementation of the Plan.

8.2 Environmental Assessment

This section provides a high level summary assessment of the likely environmental effects of implementing the policies and objectives of the Plan. The assessment identifies potential positive, neutral, uncertain and / or negative effects. A detailed assessment of all of the policies / objectives set out in the Plan is provided in Tables 8.2 and 8.3. This includes for an assessment of:

- Written statement and associated mapping.
- Village (settlements) statements and associated mapping.
- Town (settlements) statements and associated mapping.

The Plan includes for Appendices A.01 to A.15 as follows:

- A.01 Development Plan Mandatory Objectives;
- A.02 Strategic Policy Guidance and Legislation;
- A.03 Meath Housing Strategy;
- A.04 Retail Strategy;
- A.05 Landscape Character Assessment;
- A.06 Record of Protected Structures;
- A.07 Architectural Conservation Areas;
- A.08 UNESCO World Heritage Site and Brú na Bóinne Management Plan;
- A.09 National Monuments in State Care & Register of Historic Monuments;

- A.10 Protected Views and Prospects;
- A.11 Sites Designated for Nature Conservation and County Geological Sites;
- A.12 Public Rights of Way;
- A.13 Rural Design Guide;
- A. 14 Statement outlining compliance with Ministerial Guidelines; and
- A. 15 Implementation & Monitoring

The appendices are environmentally positive and the associated policies and objectives in relation to the Appendices are included in the Main Written Statement section of the Plan and are therefore assessed in the Environmental Report / SEA.

Therefore, the assessment has considered the full extent of the Plan, including the written Plan, and associated land-use maps and appendices.

It is acknowledged that the Plan sits in a hierarchy of documents setting out national and public policy land use planning, infrastructure, sustainable development, tourism, climate action, environmental protection environmental management etc. These policy documents include the:

- National Planning Framework (NPF);
- National Development Plan (NDP);
- National Mitigation Plan;
- National Adaptation Framework;
- Climate Action Plan;
- Transport Strategy for the Greater Dublin Area; and
- Regional Spatial and Economic Strategy for the Eastern and Midlands Region etc.

These higher level plans have been subject to their own environmental assessment processes, where relevant, and already provide for various development and environmental protection measures that have been incorporated into the Plan. Lower tier plans and projects must be consistent and comply with the provisions of the Development Plan and will also be subject to their own plan-level SEA and AA / project level EIA and AA requirements as relevant.

As identified in Tables 8.1, 8.2 and 8.3 the majority of the policies and objectives of the Plan have a potential neutral / positive or positive environmental effect. However, a number of the policies and objectives have a potential uncertain effect and a small number have a potentially negative effect.

The potentially uncertain and potentially negative policies and objectives will be mitigated using protective policies and objectives included in the Plan.

A list of protective policies and objectives is provided in Table 9.1 and a comprehensive and detailed set of mitigation measures are provided in Chapter 9 (Mitigation Measures), which together effectively reduces or eliminates identified *negative impacts*. Similarly, monitoring the implementation of the Plan, as discussed in Chapter 10 (Monitoring Programme), will ensure that if any *negative impact* becomes a reality it will be identified at an early stage and appropriate actions taken by the relevant authority / agency to remedy the situation.

Appendix A8.1 (of the SEA) provides an assessment of the policies and objectives that comprised the Draft Meath County Development Plan. Tables 1 and 2 of Appendices A8.2 (of the SEA) provides the SEA Screening of the Proposed Amendments (Material and Non-material) and proposed Modifications of Amendments to Draft Meath County Development Plan.

Appendix A8.3 (of the SEA) demonstrated how the Plan addressed the Key Environmental Policy area identified in the 2020 EPA publication '*State of the Environment Report - Ireland's Environment 2020*'.

In overall terms the Plan, in its current form will have a *positive effect* on the environment as a whole.

Table 8.1: SEA Summary Assessment

		Environmental Receptors								
		Biodiversity (Flora & Fauna)	Population & Human Health	Soils & Geology	Water Quality	Air Quality & Noise	Climate Change	Material Assets	Cultural Heritage	Landscape & Visual
1	Introduction									
2	Core Strategy									
3	Settlement & Housing									
4	Economy & Employment									
5	Movement									
6	Infrastructure									
7	Community Building									
8	Cultural and Natural Heritage									
9	Rural Development									
10	Climate Change									
11	Development Management									
-	Settlements (Volume 3)									

Key:

Positive		Uncertain	
Neutral		Negative	

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
Chapter 1 - Introduction					
INT POL 2	To utilise the Climate Action Fund established under the National Development Plan to facilitate public and private climate mitigation and adaptation projects in line with criteria set out by the fund at that time.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1			
Commentary on Assessment					
The chapter provides introduction to the Plan and to applicable National, Regional and Local Policy Context.					
Strategic Vision					
<i>"To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high-quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance."</i>					
Environmentally Positive in relation to Climate and by association to other environmental aspects.					
Chapter 2 - Core Strategy					
CS POL 1	To promote and facilitate the development of sustainable communities in the County by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1		B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, LV_1
CS OBJ 1	To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.				
CS OBJ 2	To ensure that sufficient zoned lands are available to satisfy the housing requirements of the County in designated settlements over the lifetime of the Plan.				
CS OBJ 3	To ensure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted and under construction/built as part of the implementation of this objective.				
CS OBJ 4	To achieve more compact growth by promoting the development of infill and brownfield/ regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.				
CS OBJ 5	To deliver at least 30% of all new homes in urban areas within the existing built-up footprint of settlements.				
CS OBJ 6	To strengthen the social and economic structure of rural towns and villages by supporting the re-use of existing buildings and the regeneration of under-utilised buildings and lands.				
CS OBJ 7	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2027' not being available for residential development during the lifetime of the subject development plan and consequently planning permission for residential dwellings will not be granted on these lands by Meath County Council.				
CS OBJ 8	The existing Southern Environs of Drogheda Local Area Plan 2009 (The LAP) shall remain the statutory plan for the Southern Environs of Drogheda until such a time as it is replaced with a Joint Urban Plan for Drogheda in conjunction with Louth County Council having regard to the requirements of the Report of the Drogheda Boundary Review Committee (February 2017), the National Planning Framework, and the Eastern and Midland Region Regional Spatial and Economic Strategy. This plan shall be read together with the County Development Plan 2020-2026. The County Development Plan 2020-2026 shall take precedence if a conflict arises between the Plans and the conflicting provision of the LAP shall cease to have effect.				
CS OBJ 9	To prepare new local area plans for the following settlements within the lifetime of this Plan: Navan, Dunboyne, Ashbourne, Trim, Kells, Dunshaughlin, Ratoath, Bettystown-Laytown-Mornington East-Donacorney, Duleek, Enfield, Athboy, Oldcastle, Stamullen.				
CS OBJ 10	To prepare, as a priority, a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.8 of the RSES for the Eastern and Midland Region and the recommendations set out in the Report of the Drogheda Boundary Review Committee published in February 2017. As part of the preparation of this Plan, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken.				
CS OBJ 11	To prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region. As part of the preparation of this Plan, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken.				
CS OBJ 12	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.				
CS OBJ 13	Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.				
CS OBJ 14	To support the economic growth of Meath as set out in the Regional Spatial and Economic Strategy and the Economic Development Strategy for County Meath 2014-2022.				
CS OBJ 15	To continue to promote economic development of the Dublin-Belfast Economic Corridor.				
CS OBJ 16	To support the creation of 'live work' communities, in which employment and residential accommodation are located in close proximity to each other and strategic multi-modal transport corridors, and to reduce long distance commuter trends and congestion.				
CS OBJ 17	To work closely with government departments and agencies to assist in the delivery of critical infrastructure that would facilitate the economic growth of the county with particular reference to the development of the rail to Navan.				
CS OBJ 18	To incorporate the relevant housing needs for 2027 into the Housing Strategy over the lifetime of the Development Plan				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
CS OBJ 19	To implement an Active Land Management Strategy in relation to vacant land in settlements within County Meath and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015 as well as the Planning and Development Act 2000, as amended.				
CS OBJ 20	To undertake a review during the lifetime of the Plan so as to ensure compliance with Climate Change requirements as outlined in the forthcoming Updated Development Plan Guidelines for Planning Authorities as per section 10(2)(n) of the Act.				
CS OBJ 21	To undertake, over the lifetime of the Plan, the measures outlined in Appendix 15 relating to the Implementation & Monitoring of the Plan.				
<p>Commentary on Assessment</p> <p>The Chapter provides for the sustainable development of the County having regard to the requirements of the NPF and RSES. In combination with other Plan provisions and other plans, programmes, strategies, etc. sustainable development will be delivered through the statutory consent granting and decision-making framework for land use developments and activities.</p> <p>Vision</p> <p><i>"To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high-quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance."</i></p> <p>While many policies and objectives have potentially positive or neutral environmental effects, given the development promotion aspect of the policies and objectives, the assessment highlights uncertainty in relation to the environmental effects of the policies and objectives. These include potential for interaction of effects and cumulative effects arising from land use development and effects arising from services and infrastructure to service development, especially in relation to biodiversity, soil, water, climate change, cultural heritage and landscape.</p> <p>That said, implementing the Plan will also direct development away from the most sensitive areas in the County, focusing on: compact, sustainable development within the existing envelopes of the County's towns and villages; and sustainable development elsewhere, including in rural areas. Development of generally more robust, well-serviced and well-connected areas will also contribute towards environmental protection and sustainable development, including provision of healthy environments for people, and measures for addressing climate mitigation and adaptation.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
<p>Chapter 3 - Settlement and Housing</p>					
SH POL 1	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.	PHH_1, PHH_2, CC_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
SH POL 2	To promote the consolidation of existing settlements and the creation of compact urban forms through the utilisation of infill and brownfield lands in preference to edge of centre locations.				
SH POL 3	To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.				
SH OBJ 1	To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.				
SH OBJ 2	To ensure that sufficient zoned lands are available to satisfy the housing requirements of the County over the lifetime of the Plan.				
SH OBJ 3	To ensure the implementation of the population and housing growth allocations set out in the Core Strategy and Settlement Strategy.				
SH OBJ 4	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2027' not being available for residential development during the lifetime of the subject development plan and no permission for dwellings will be granted on these lands by Meath County Council.				
SH OBJ 5	To prepare new local area plans for the following settlements within the lifetime of this Plan: Navan, Dunboyne/Dunboyne North/Clonee, Ashbourne, Kells, Trim, Dunshaughlin, Ratoath, Enfield, Bettystown-Laytown-Mornington East-Donacorney-Mornington (East Meath), Oldcastle, Athboy, Duleek, and Stamullen. As part of the preparation of these Plans, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken for each settlement.				
SH OBJ 6	The existing Southern Environs of Drogheda Local Area Plan 2009 (The LAP) shall remain the statutory plan for the Southern Environs of Drogheda until such a time as it is replaced with a Joint Urban Plan for Drogheda in conjunction with Louth County Council having regard to the requirements of the Report of the Drogheda Boundary Review Committee (February 2017), the National Planning Framework, and the Eastern and Midland Region Regional Spatial and Economic Strategy (2019-2031). This plan shall be read together with the County Development Plan 2021-2027. The County Development Plan 2020-2027 shall take precedence if a conflict arises between the Plans and the conflicting provision of the LAP shall cease to have effect.				
SH OBJ 7	To prepare a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.11 of the RSES for the Eastern and Midland Region.				
SH OBJ 8	To prepare a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region.				
SH OBJ 9	To develop Navan and the Southern Environs of Drogheda as the primary development centres in Meath and to continue to promote Dunboyne as a key settlement in the Metropolitan Area of Dublin. The long-term growth of these settlements shall be based on principles of balanced and sustainable development that support a compact urban form and the integration of land use and transport.				
SH OBJ 10	To ensure that in Villages no single application on a defined parcel of land shall increase the existing housing stock by more than 15%.				
SH OBJ 11	To continue to support the sustainable development of Ashbourne by supporting its development as an enterprise and employment hub and by strengthening links and connectivity between Ashbourne and Dublin Airport and City Centre and the wider Metropolitan Area.				
SH OBJ 12	Where appropriate, serviced sites may be accommodated within existing zoned residential land or on lands immediately adjoining the development boundary of Tier 5 and Tier 6 towns/villages, subject to normal planning considerations.				
SH POL 4	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any State funded house building programmes.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
SH POL 5	To secure a mix of housing types and sizes, including single storey properties, particularly in larger developments to meet the needs of different categories of households.				
SH POL 6	To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living in locations that are proximate to town and village centres and services and amenities such as shops, local healthcare facilities, parks and community centres.				
SH OBJ 13	To secure the implementation of the Meath Housing Strategy 2020-2026.				
SH OBJ 14	To support the delivery of social housing in Meath in accordance with the Council’s Social Housing Delivery Programme and Government Policy as set out in Rebuilding Ireland: Action Plan for Housing and Homelessness.				
SH OBJ 15	To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000, as amended, to land zoned for residential use, or for a mixture of residential and other uses, except where the development would be exempted from this requirement.				
SH OBJ 16	To address the identified need to increase the supply of social housing in Trim, Ashbourne, Ratoath, Dunboyne, Dunshaughlin by seeking the provision of social housing additional to that required by way of Part V of the Planning and Development Act 2000 as amended, subject to funding.				
SH OBJ 17	To review the Housing Strategy two years after the adoption of the Development Plan as part of the mandatory Two Year Development Plan review.				
SH OBJ 18	To implement the ‘Meath County Council Traveller Accommodation Programme 2019-2024’ and any subsequent programme adopted during the lifetime of the Development Plan.				
SH OBJ 19	To support the provision of accommodation that would satisfy the requirements of people with a disability and the implementation of the ‘Strategic Plan for Housing Persons with Disabilities 2016-2019’ and any subsequent Plan adopted during the lifetime of the Development Plan.				
SH OBJ 20	To support the implementation of the Mid-East Regional Homeless Action Plan 2018-2020 and any other subsequent Homeless Action Plans adopted during the lifetime of the County Development Plan.				
SH OBJ 21	To promote the development of vacant residential and regeneration sites in all development centres in the County, as appropriate, in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).				
SH POL 7	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.				
SH POL 8	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent Guidelines.				
SH POL 9	To promote higher residential densities in appropriate locations and in particular close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).				
SH POL 10	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 and updated in 2019).				
SH POL 11	To encourage improvements in the environmental performance of buildings by promoting energy efficiency and energy conservation in existing and new developments in line with best practice.				
SH POL 12	To promote innovation in architectural design that delivers buildings of a high quality that positively contributes to the built environment and local streetscape.				
SH POL 13	To require that all new residential developments shall be in accordance with the standards set out in the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, in so far as is practicable.				
SH OBJ 22	To encourage a minimum density of 45 units/ha on centrally located new residential, town centre, or mixed use zoned lands in Regional Growth Centres and Key Towns.				
SH OBJ 23	To encourage a minimum density of 45 units/ha on centrally located residential, town centre, or mixed use zoned lands in proximity to existing and future rail stations.				
SH OBJ 24	To encourage a density of 35 units/ha on edge of centre sites in Regional Growth Towns and Key Towns.				
SH OBJ 25	To encourage a density of 35 units/ha on all lands zoned for new residential, town centre, or mixed use development in Self-Sustaining Growth Towns and Self-Sustaining Towns.				
SH OBJ 26	To encourage a density of 25 units/ha on lands zoned for new residential development in Small Towns.				
SH OBJ 27	To require new developments in Villages and Rural Nodes to take cognisance of the prevailing scale and pattern of development in the area.				
SH OBJ 28	To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the ‘Building for Everyone: A Universal Design’ developed by the Centre for Excellence in Universal Design (National Disability Authority).				
SH OBJ 29	To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the ‘Community Building Strategy’ (Chapter 7).				

Commentary on Assessment

The Chapter provides for the provision of sustainable settlements and housing having regard to the requirements of the NPF and RSES. The chapter transposes the high-level objectives detailed in Chapter 2 Core Strategy into the local context, setting out a strategy for the future direction of settlement growth in the County. The chapter identifies the settlements where growth is being prioritised and informs infrastructure investment decisions required to facilitate this growth.

While many policies and objectives have potentially positive or neutral environmental effects, given the development promotion nature of the policies and objectives, the assessment highlights uncertainty in relation to the environmental effects of the policies and objectives. These include potential for interaction of effects and cumulative effects arising from land use development and effects arising from services and infrastructure to service development, especially in relation to biodiversity, soil, water, climate change, cultural heritage and landscape.

Vision

“To facilitate the sustainable growth of the towns and villages throughout the County by promoting consolidation and compact development in an attractive setting that provides a suitable mix of housing and supporting amenities and ensuring co-ordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment.”

Implementing the Plan will also meet and enhance the housing and settlement requirements for the County, focusing on compact, sustainable development within the existing envelopes of the County’s towns and villages; and sustainable development elsewhere. Development of generally more robust, well-serviced and well-connected areas will also contribute towards environmental protection and sustainable development, including provision of healthy environments for people, and measures for addressing climate mitigation and adaptation.

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
<p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
Chapter 4 - Economy and Employment					
ED POL 1	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.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
ED POL 2	To support and facilitate the economic development of the County in accordance with the Economic Strategy 2014-2022 or its replacement. There will be a general presumption against development that would prejudice the implementation of the Economic Strategy.				
ED POL 3	To encourage the provision of 'live work' communities, in which employment, residency and sustainable transport facilities are located in close proximity to each other, to reduce long-distance commuter trends and congestion.				
ED POL 4	To identify and promote a range of locations within the County for different types of enterprise activity including international business and technology parks, small and medium enterprises (SME) and micro enterprise centres.				
ED POL 5	To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County				
ED POL 6	To ensure that people intensive developments are located close to strategic public transport networks.				
ED POL 7	To support start-up businesses and small scale industrial enterprises throughout the County.				
ED POL 8	To encourage and facilitate small indigenous industries, at appropriate locations with good communication infrastructure, in recognition of their increasing importance in providing local employment and helping to stimulate economic activity within small communities.				
ED POL 9	To support the use of town centre locations for new service focused enterprises.				
ED POL 10	To ensure that zoning for employment uses will be carried out in a manner which protects investment in the national road network, in accordance with Chapter 2 of the DECLG guidelines on 'Spatial Planning and National Roads.				
ED POL 11	To require that all new developments with over 100 employees shall have a mobility management Plan, (Refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives).				
ED POL 12	To support appropriately considered events on the County's beaches which do not impact on sensitive coastal environments (e.g. dune systems, coastal wetlands and estuaries) and are compliant with the requirements of the Habitats Directive and other environmental considerations.				
ED OBJ 1	To address the rate of out bound commuting, the highest of any County in the State, with the provision of 'live work' communities in strategic settlements served by sustainable transport, thereby improving quality of life, encouraging volunteerism and community engagement.				
ED OBJ 2	To continue to promote Meath as a strategically located economic and employment hub within the Greater Dublin Area.				
ED OBJ 3	To continue to work with key state agencies and other stakeholders to develop opportunities for employment creation in the County.				
ED OBJ 4	To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the County that function as outreach hubs for city-based employers and promote flexible working arrangements.				
ED OBJ 5	To work with Irish Water and other infrastructure providers, to support the provision of services and facilities to accommodate the future economic growth of the County and to seek to reserve infrastructure capacity for employment generating uses.				
ED OBJ 6	To acquire suitable land (subject to the availability of funding), including where appropriate, disused sites in State ownership, for creative and innovative entrepreneurial initiatives and the provision of clustered incubator units.				
ED OBJ 7	To promote an educational partnership with accessible third level institutions such as Maynooth University, UCD, Trinity College Dublin, Technological University Dublin and Dunboyne College of Further Education and existing and future businesses and the Council. To promote Dunboyne as an employment base with direct access to a pool of skilled graduates and encourage the location of start-up businesses in the area.				
ED OBJ 8	Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other.				
ED OBJ 9	To encourage the development of synergies between Dunboyne North and Maynooth in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions.				
ED OBJ 10	In accordance with RPO 4.33 of the Regional Spatial and Economic Strategy, to support the continued development of Maynooth, co-ordinated with the delivery of strategic infrastructure including pedestrian and cycle linkages within the town and to the Royal Canal Greenway, DART expansion and road linkages forming part of the Maynooth Outer Orbital Route in a manner which supports future development and population growth and builds on synergies with Maynooth University promoting a knowledge-based economy.				
ED OBJ 11	To further key linkages and partnerships with Maynooth University including the branding of the area as a centre of excellence in the knowledge-based economy.				
ED OBJ 12	To work with Kildare County Council to further develop the area as an attractor for Life Sciences, High Tech, Bio Tech, ICT, Research & Development employment. The council in conjunction with Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development.				
ED OBJ 13	To promote the development of high-quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance.				
ED OBJ 14	It is a priority for the Council to deliver on the significant potential of the lands in the Maynooth Environs, a designated strategic employment site to create a unique employment hub centred on a high tech/bio tech campus within the lands, supported by a 'live work' community with a mixture of employment, residential, community, medical and tourism uses to be progressed following the preparation of Master Plans. Said Master Plans shall be agreed in writing with the Executive of Meath County Council in advance of the lodgement any Planning application. This area can accommodate increased building height which shall be addressed as part of the Master Plans. (Please refer to Volume Maynooth Environs Written Statement for detailed requirements in respect of Master Plans).				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ED OBJ 15	To develop in conjunction with Louth County Council and other stakeholders a strategy for the expansion and economic development of Drogheda as part of a joint vision and Urban Plan for Drogheda. ¹²				
ED OBJ 16	To continue to support and promote the inherent economic potential of the M1 corridor, building upon existing strengths. There will be a focus on developing the corridor as a distinct spatial area with international visibility.				
ED OBJ 17	To develop the Drogheda IDA Business Park (Donore Road) and adjoining land as a location for economic investment. There is significant scope in the IDA Business Park for further expansion which will be prioritised by the Council in conjunction with the IDA.				
ED OBJ 18	To promote an educational partnership with accessible third level institutions such as Dundalk DIT and Drogheda Institute of Further Education and existing businesses and the Council.				
ED OBJ 19	To promote the Southern Environs of Drogheda as an employment base and encourage the location of start-up businesses in the area.				
ED OBJ 20	To encourage the development of employment lands at Bryanstown and Mill Road/Marsh Road as part of a 'live –work' community at these locations.				
ED OBJ 21	To encourage the further development of high value added employment and financial services in the Drogheda Environs				
ED OBJ 22	To seek to maximise the tourism potential of the significant tourism hub within the Boyne Valley region which includes the positive impact on growing the population of the town which is expected to increase to 50,000.				
ED OBJ 23	To support and protect the role of Drogheda Port as a port of regional significance, including facilitating the relocation of Drogheda Port in Meath subject to a feasibility study and appropriate coastal zone management, as well as supporting the future development of the Port Access Northern Cross Route (PANCR), in line with RPO 4.12.				
ED OBJ 24	To promote the Key Town of Navan as a primary centre of employment in the County so that its significant residential population will have employment opportunities within easy distance of their homes, thereby reducing outbound commuting.				
ED OBJ 25	To promote Navan as an employment base and encourage the location of start-up businesses in the area To support the reappraisal and thereafter, promote, facilitate and advance the Dunboyne/M3 Parkway rail line to Navan during the Midterm review of the Regional Spatial and Economic Strategy, in accordance with Table 8.2 of the Regional Spatial and Economic Strategy.				
ED OBJ 26	To recognise the significance of the Regional Hospital as a catalyst for significant employment opportunities in accordance with RPO 4.44 of the Regional Spatial and Economic Strategy.				
ED OBJ 27	In accordance with RPO 4.42 of the Regional Spatial and Economic Strategy, to support the delivery of road infrastructure to release strategic residential and employment lands for sustainable development and to improve connectivity and the efficient movement of people and services in Navan.				
ED OBJ 28	To promote Navan as an employment base and encourage the location of start-up businesses in the area.				
ED OBJ 29	To promote an educational partnership with accessible third level institutions such as UCD, Trinity, DCU, DKIT and Blanchardstown IT and existing businesses, future employers and the Council.				
ED OBJ 30	To promote the further development of the Navan IDA Business & Technology Park as one of the strategic sites for economic investment in Meath as identified in the Economic Development Strategy 2014-2022.				
ED OBJ 31	In accordance with RPO 4. 47 of the Regional Spatial and Economic Strategy, support the development of strategic employment lands at the Trim Road in Navan, subject to the outcome of appropriate environmental assessments and the Planning process.				
ED OBJ 32	To promote the development of the Strategic Employment lands at Farganstown for high technology general enterprise and employment uses (E1/E2 zoning).				
ED OBJ 33	To continue to develop Navan as a Level II Town Centre and primary retail location within the County. A variety of comparison shopping will be encouraged within the town in order to stem the comparison retail leakage to the wider region.				
ED OBJ 34	To support the implementation of the Public Realm Plan 'Navan 2030' to make the town a more attractive place to live, shop, visit and do business in accordance with RPO 4.43 of the Regional Spatial and Economic Strategy.				
ED OBJ 35	To support the future redevelopment of Pairc Tailteann as a modern sports hub which will be an important economic, sporting and cultural asset for the County and the Region comprising an upgraded Pairc Tailteann, to include associated and complementary uses in accordance with the Regional Spatial and Economic Strategy.				
ED OBJ 36	To facilitate the appropriate expansion of the Liscarton and Mullaghboy Industrial Estates.				
ED OBJ 37	To promote the development of the key strategic employment site identified in the Economic Development Strategy for County Meath – employment zoned lands to the north of the Rath Roundabout in Ashbourne				
ED OBJ 38	To continue to attract new employment development to Ashbourne which capitalises on the quality of road infrastructure at this location and its proximity to the M50, Dublin Airport and Dublin Port.				
ED OBJ 39	To promote the development of the key strategic employment site – employment zoned lands to the south west of Dunshaughlin.				
ED OBJ 40	To support the continued development of the existing business park in Dunshaughlin.				
ED OBJ 41	To encourage the development of Kells and Trim as a tourism cluster with improvement in the connectivity between both centres. Each town to develop a strategy for niche tourism as integral part of their overall development strategy e.g. culinary tourism, regional food hub, creative industries, etc. Continue the ongoing protection of the intrinsic built and natural heritage of Kells and Trim and their promotion as a basis of tourism.				
ED OBJ 42	To promote the further development of the Kells Business Park which is identified as one of the five key strategic sites for economic investment in the County in the Economic Development Strategy for County Meath 2014-2022.				
ED OBJ 43	To promote and support the development of the strategic site located on the southern side of the strategically important R147 (Navan Road) in Kells where lands with an E1/E3 land use zoning objective have been identified. These lands will provide for high end technology/manufacturing and major campus style office-based employment as well as providing for potential logistics, warehousing, distribution and supply chain management uses.				
ED OBJ 44	To continue to support and promote existing industries and enterprises in Kells and build upon the status of Kells as part of an EU designated Regional Aid area and to explore funding streams such as the REDZ initiative to support enterprise within the County.				
ED OBJ 45	To further develop the indigenous enterprise, logistics, manufacturing and retail base in Kells.				
ED OBJ 46	To encourage and facilitate the successful development of the Oaktree and Scurlockstown Business Parks.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ED OBJ 47	To promote sustainable economic development in Trim Town and Environs through the promotion of identified economic growth areas which provide employment opportunities locally and reduce the volume of long-distance commuting.				
ED OBJ 48	To provide for the development of high-end Business and/or Corporate Headquarters including FDI, at Navan Road, Trim.				
ED OBJ 49	To work with and support the Office of Public Works, Fáilte Ireland and other relevant stakeholders in facilitating the development of visitor centre services at the Market House premises on Castle Street for the promotion and development of visitor facilities in Trim and the wider Boyne Valley region including the Trim Castle attraction.				
ED OBJ 50	To seek funding for underused areas, through the Urban Regeneration and Development Fund, for the town of Trim.				
ED OBJ 51	To promote East Meath as an employment base and encourage the location of start-up businesses in the area.				
ED OBJ 52	To support the development of industrial, manufacturing, distribution, warehousing, technology and campus style office-based employment on the strategic employment lands to the northern side of the R150, immediately west of Laytown rail station. Enterprise and employment proposals shall be developed in tandem with park and ride facilities and enhanced pedestrian connectivity between the rail station and the residential development further north in Laytown all to facilitate the development of a sustainable live work community in order to address outbound commuting from the Laytown/Bettystown area.				
ED OBJ 53	To continue to support the delivery of the North-South Spine Road linking Bettystown and Laytown.				
ED OBJ 54	To implement the Public Realm Strategy for Bettystown and Laytown.				
ED OBJ 55	To facilitate the provision of a new Park and Ride Facility at Laytown Train Station in conjunction with the National Transport Authority and Irish Rail.				
ED OBJ 56	To support the design and construction of a Beach Facilities building of high architectural quality at the entrance to Bettystown beach that will improve the provision of amenities and services available at the beach.				
ED OBJ 57	To seek to develop Ratoath as an employment hub in recognition of its highly skilled and educated workforce.				
ED OBJ 58	To support the development of an equestrian hub at Ratoath within the Strategic Employment Site that maximises the internationally recognised equine facilities at Tattersalls and Fairyhouse and ensures the County continues to be a leader in the Irish and International sport horse industry, including breeding, racing, competing, and training as well as facilitating the diversification of these businesses to enable their continued expansion and employment generation.”				
ED OBJ 59	To promote and, support the development of strategic employment lands between Ratoath and the National and International equine hub at Fairyhouse.				
ED OBJ 60	To encourage the development of Knowledge orientated enterprise, High Tech, Bio Tech, ICT, Research & Development synergies with third level institutions which may include Maynooth University (MU16), and major employers already established in the sub region (Intel, Hewlett Packard).				
ED OBJ 61	To further key linkages and partnerships with Maynooth University including the branding of the area as a centre of excellence in the knowledge-based economy.				
ED OBJ 62	To facilitate the location of emerging employment sectors including (but not limited to) industrial, Engineering, ICT, Science, Data Analytics, Data Centre and Business and Financial Service, and other Foreign Direct Investment on the strategic employment lands zoned E1/E3 to the east of the town.				
ED OBJ 63	To work with Eirgrid, as far as practicable, to ensure power infrastructure is available for the development of zoned employment lands within the M4 corridor.				
ED OBJ 64	To promote, encourage and facilitate economic development and diversification of Enfield and to support the development of the Royal Canal Greenway and the potential spin off enterprises generated from this facility.				
ED OBJ 65	To facilitate development of employment lands at the City North Business Park in tandem with the development of the necessary link road from these lands to the Gormanstown Road.				
ED OBJ 66	To continue to support and promote the inherent economic potential of the M1 corridor, building upon existing strengths. There will be a focus on developing the corridor as a distinct spatial area with international visibility.				
ED OBJ 67	To continue to identify suitable sites for the development of data centres and ICT related development within the County.				
ED OBJ 68	To promote and support the development of lands within the Metropolitan Area for the provision of data centre and ICT related development.				
ED POL 13	To support and facilitate the development of data centres on suitable sites with supporting infrastructure subject to obtaining the relevant consents.				
ED POL 14	To ensure that there is sufficient land zoned within the County for economic activity in line with the requirements of the Economic Strategy 2014-2022 and any replacement/updated Strategy. Such land will be protected from inappropriate development that would prejudice its long-term development for employment and economic activity.				
ED POL 15	To seek to support and facilitate both existing and new businesses who seek to maximise the re-use and recycling of resources, create new business models and promote innovation and efficiency.				
ED OBJ 69	To work in partnership with relevant stakeholders to ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors of the Meath economy in accordance with the Green Economy national frameworks relevant to each sector.				
ED OBJ 70	Engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing ‘green’ approaches to economic development, and actively collaborate with key industry and educational bodies to promote Meath based initiatives across the economic sectors.				
ED POL 16	To support the location of a once off medium to large scale rural enterprise only in instances where it is demonstrated, to the satisfaction of the Council, that the enterprise can be more readily accommodated in a rural setting than in a designated settlement centre and subject to standard development management considerations being applied.				
ED POL 17	To support in conjunction with Meath LEO and other agencies the development of indigenous industry and business start-ups in rural employment centres (villages and settlements) in the County, subject to compliance with siting, design and environmental considerations.				
ED POL 18	To support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This policy shall not apply to sites accessed from the National Road Network.				
ED POL 19	To support and facilitate sustainable agriculture, agri-food, horticulture, forestry, renewable energy and other rural enterprises at suitable locations in the County.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ED POL 20	To support the implementation of the new LEADER Rural Development Strategy 2014-2020 and any subsequent amended/updated Strategy for the County.				
ED POL 21	To support the Department of Rural and Community Development in the identification of other potential REDZ zones across the County and assist local communities to prepare for future funding opportunities.				
ED POL 22	To support all relevant stakeholders in the development of a programme of Agri-Innovation/ Agri-Tech, Agri-Green, Food Innovation, and Niche Food for consumers.				
ED POL 23	To support the development of activity tourism facilities, in appropriate locations, within the County subject to standard development management considerations being applied.				
ED POL 24	To consider, on their individual merits, the reuse of redundant agricultural buildings and the development of new buildings to accommodate farm diversification / enterprise within an overall farmyard complex.				
ED POL 25	To support sustainable game and coarse angling throughout the Boyne Valley in County Meath in line with normal planning considerations so as to enhance and support angling tourism in addition to protecting and raising awareness of aquatic based species and habitat improvement.				
ED POL 26	Meath County Council shall positively consider and assess development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of the access roads. This policy shall not apply to the National Road Network.				
ED POL 27	To support the implementation of the Rural Development Investment Programme and the Town and Village Renewal Scheme across the County and prepare for future funding opportunities from these initiatives or any new initiative that may replace these.				
ED POL 28	To support and promote the equine industry in the County as an economic and employment provider.				
ED POL 29	To support the racecourses and associated facilities at Fairyhouse, Navan, Bellewstown and race event at Laytown to ensure that these centres remain viable for long-term development for employment and economic activity.				
ED OBJ 71	To undertake a review of the Meath County Retail Strategy 2020-2026, over the life of the Development Plan.				
ED POL 30	To implement the Meath County Retail Strategy 2020-2026.				
ED POL 31	To have regard to the policies and objectives of the Retail Strategy for the Greater Dublin Area 2008-2016 and any replacement document.				
ED POL 32	To promote and encourage Navan to sustain its competitiveness and importance as a Level 2 County Town Centre in the Eastern and Midland Region				
ED POL 33	To support the vitality and viability of existing designated centres and to work in conjunction with Retail Excellence Ireland, DJEI and all relevant stakeholders to facilitate a competitive and healthy environment for the retailing industry into the future.				
ED POL 34	To ensure that future growth in retail floorspace responds to the identified retail settlement hierarchy.				
ED POL 35	To support the development of Core Retail Areas in each of the retail settlement areas as identified within the County Meath Retail Strategy and reinforce the role and function of the Core Retail Areas.				
ED POL 36	To adhere to the Sequential Approach principle in the consideration of retail applications located outside of core retail areas.				
ED POL 37	To facilitate the development of key opportunity sites as identified in all existing retail centres by the County Meath Retail Strategy 2020-2026.				
ED POL 38	To promote the reuse or reactivation of vacant and under-utilised properties/shop units in order to assist within the regeneration of streets and settlements in the County.				
ED POL 39	To encourage a healthy diversity of retail types and scales, as well as uses that are complementary to retail, in particular leisure uses, within all Core Retail Areas.				
ED POL 40	To facilitate LEO in supporting all existing retail business with an on-street presence in all Core Retail Areas to establish an online sales platform.				
ED OBJ 72	To continue to implement and facilitate environmental, amenity and recreational improvements to the public realm, including the restriction where appropriate of vehicle use in existing Core Retail Areas.				
ED OBJ 73	To promote and facilitate on-street activities including festivals, events, street markets and farmers / country markets in all existing retail centres.				
ED POL 41	To co-operate with Fáilte Ireland, Tourism Ireland, Boyne Valley Tourism, Louth County Council, and any other relevant bodies in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.				
ED POL 42	To facilitate the development of tourism infrastructure such as accommodation, restaurants, car and coach parking and toilet facilities in the designated hubs throughout the County.				
ED POL 43	To promote the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).				
ED POL 44	To support the development of new tourist facilities or upgrading/ extension of existing tourist facilities at tourist sites within the County such as the Hill of Tara, Loughcrew and Trim Castle in conjunction with OPW and DCHG in accordance with the National Monuments Acts 1930 to 2014 and with proper Planning and sustainable development principles. These facilities should avail of shared infrastructure and services where possible, and will be designed to the highest architectural and design standards.				
ED POL 45	To encourage new and high-quality investment in the tourism industry in the County with specific reference to leisure activities (including walking, cycling, angling, equestrian and family focused activities) and accommodation in terms of choice, location and quality of product.				
ED POL 46	To work with all relevant stakeholders and Fáilte Ireland to facilitate the erection of standardised signage for tourism facilities and tourist attractions as part of National and Regional initiatives.				
ED POL 47	To encourage the clustering of tourism products and services within identified hubs and nodes to facilitate the sharing of infrastructure and services where possible, to increase linkages within and reduce leakage from the local economy.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ED POL 48	To support the use of the Kells Court House building for tourism and arts related activities.				
ED POL 49	To encourage and support the development of the Boyne Valley Food Series, Kells Cultural Quarter and Kells Arts Collective.				
ED POL 50	To encourage and support the development of the former Town Hall to use as a Visitors Centre for Trim Castle to be undertaken in conjunction with OPW and DCHG.				
ED POL 51	To support and seek to secure additional funding for the restoration of the Former St Patrick’s Classical School for use as a County Archive, genealogy research centre and performance and study space				
ED OBJ 74	To support the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).				
ED POL 52	To facilitate and support the development of the Boyne Valley Food Series and associated development in the County at appropriate locations and to encourage co-location of enterprises at suitable sites.				
ED POL 53	To support and promote existing and new festivals and sporting events to increase the cultural, heritage and lifestyle profile of the County, and where appropriate to promote and facilitate the development of new events and venues to host these events.				
ED OBJ 75	To support and promote existing and new festivals and sporting events to increase the cultural, heritage and lifestyle profile of the County, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.				
ED POL 54	To enable, facilitate and encourage the growth and sustainability of the tourism sector through the provision of tourism enterprise developments in rural areas including open farms subject to the provision of adequate infrastructure and compliance with normal Planning considerations. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment)				
ED POL 55	To promote Tayto Park in Curraghera as a flagship family visitor attraction in the County, subject to the normal development management standards. The Council will support and encourage further appropriate sustainable development of the integrated tourism product at Tayto Park subject to the provision or upgrade of the requisite physical infrastructure.				
ED POL 56	To promote Slane Castle as a multi experience tourism destination and attraction in the County, subject to the normal development management standards. The Council will support and encourage further appropriate development of the integrated tourism product at Slane Castle subject to the provision or upgrade of the requisite physical infrastructure and the protection of the integrity of the projected structure and its surrounds, including the River Boyne and River Blackwater SAC and SPA.				
ED POL 57	To promote Causey Farm as a rural multi-experience tourism attraction in the County. The Council will support further appropriate development at Causey Farm subject to the provision of adequate infrastructure and compliance with normal Planning considerations				
ED POL 58	To promote the Irish Military War Museum as a rural multi-experience tourism attraction in the County. The Council will support further appropriate development at the Irish Military War Museum, subject to the provision of adequate infrastructure and compliance with normal Planning considerations.				
ED POL 59	To promote the historic demesne at Killeen Castle Estate as a high-quality integrated tourism product of National significance bearing in mind the unique historic, cultural and architectural importance of the lands and its success to date in hosting International sporting events and its further potential as an integrated tourism destination centred on a premium Hotel.				
ED OBJ 76	To promote the sustainable use and further development of the Dalgan Park Campus, compatible with existing and established uses which include educational, residential, commercial office, medical, leisure, institutional, tourism and agricultural uses; and future use which include various ancillary tourism uses. The approach seeks, in relation to existing and new development, to protect the heritage, cultural and historical attributes of the Dalgan Park Campus and to ensure the retention of public access. The objective seeks to promote the reuse, expansion and adaptation of existing buildings within the Campus, and to provide suitable future accommodation for the Columban Missionaries.				
ED OBJ 77	To support the development and conversion of Lagore House and Farm, a historic building and protected structure (MH044107) part of the local cultural heritage, for use as a hotel with associated leisure and equine facilities. The existing walled garden and other vernacular farm buildings attached to Lagore House should be retained and converted as part of the development of the site subject to good planning and architectural conservation practice.				
ED POL 60	To support the development and improvement of tourist facilities at historical sites in the County only in instances where the development does not damage the resource or prejudice its future tourist value in any way, particularly in and proximate to the Brú na Boinne and Hill of Tara areas to be undertaken in conjunction with OPW and DCHG.				
ED POL 61	To work with the National Transport Authority (in conjunction with relevant objectives in Chapter 5 Movement Strategy of this Development Plan), Boyne Valley Tourism, Fáilte Ireland, Waterways Ireland and all stakeholders to develop a co-ordinated approach to the selection, delivery and servicing of future greenways, blueways, trails and routes throughout the County.				
ED POL 62	To support developments which will enable and encourage countryside recreation and an increased appreciation of the natural environment, through facilitating the development of community walks, off road trails / rural trail developments, parks and other outdoor amenities and recreational infrastructure. All proposals will require screening to determine if a full Appropriate Assessment of the likely significant effects on Natura 2000 sites, is required.				
ED POL 63	To encourage and support sensitive development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism subject to normal Planning and nature conservation considerations.				
ED OBJ 78	a) To promote and develop the upgrade of the towpaths along the Ramparts at Navan to Stackallen. b) To deliver the Boyne Greenway from Oldbridge to Navan via Slane in conjunction with the NTA, Fáilte Ireland and all relevant stakeholders and subject to obtaining all relevant assessments and consents. c) To deliver the Royal Canal Greenway as part of the Dublin to Galway Greenway project in co-operation with Waterways Ireland, and neighbouring Local Authorities and all relevant stakeholders, and subject to obtaining all relevant assessments and consents. d) To deliver the Lakelands Greenway (Navan-Kingscourt–Monaghan) in co-operation with Irish Rail and neighbouring Local Authorities and subject to obtaining all relevant assessments and consents.				
ED OBJ 79	To explore the provision of sustainable medium and long-distance walking routes.				
ED OBJ 80	To explore the feasibility of developing the Turas Columbanus walking trail in conjunction with all relevant stakeholders and neighbouring Local Authorities and subject to obtaining all relevant assessments and consents.				
ED POL 64	To facilitate the development of a variety of quality tourist accommodation tourist types, at suitable locations, throughout the County.				
ED POL 65	To positively consider the development of new hotels in existing settlements, with particular preference for locations in larger settlements such as Navan. In rural locations (i.e. villages / rural nodes), it must be demonstrated that: (i) the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility; been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and (iii) The distance of the location from a significant settlement is such that visitors to area/attraction are unlikely to avail of existing hotel facilities.				
ED POL 66	To positively consider the development of a new hotel at an appropriate location in Navan, subject to the provision of required infrastructure and compliance with Development Management Standards.				
ED POL 67	To encourage touring/holiday vehicles, caravan, and camping sites to locate adjacent to or within existing settlements or established tourism facilities, having due regard to surrounding land uses and proper Planning and development of the area.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ED POL 68	To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs) and Guesthouses, to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs /guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc) will be applied.				
ED POL 69	To facilitate, where appropriate, the conversion of former demesnes or estate dwellings and their outbuildings into tourism facilities subject to good Planning and architectural conservation practice. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5).				
ED POL 70	To ensure that the provision any accommodation (ED POL 69 refers), shall not be occupied as permanent place of residence. This accommodation type will in any event only be considered favourably in the case of refurbishment and adaptation of a Protected Structure or group of structures within attendant grounds for tourism use.				
ED POL 71	To encourage proposals to reinstate, conserve and/or replace existing ruinous or disused dwellings for holiday home purposes subject to normal Planning considerations relating to design, safe access and provision of any necessary wastewater disposal facilities.				
ED POL 72	To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.				
ED POL 73	Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.				
ED POL 74	To facilitate the development of hostels along established walking / hiking routes and adjacent to existing tourism / recreation facilities, subject to normal Planning criteria.				
ED POL 75	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.				
Commentary on Assessment					
<p>The Chapter sets out the economic vision for the County for the period 2021-2027, and provides for continued economic development and job creation supported by the Planning and Economic Development Directorate and the Local Enterprise Office. The preparation of the chapter has had regard to the provisions of the NPF, the RSES and the Economic Strategy for County Meath 2014-2022.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights uncertainty in relation to potential effects arising from services and infrastructure to service development, especially in relation to biodiversity, soil, water, climate change, cultural heritage and landscape.</p> <p>Vision:</p> <p><i>“It is a cross cutting theme of this Plan to enhance the competitiveness and attractiveness of the County in order to make it one of Ireland’s prime locations for indigenous and foreign economic and employment generating investment. It is the policy of this Plan to promote the County as a cost-competitive and well-connected investment location in the Greater Dublin Area.”</i></p> <p>Implementing the Plan will meet and enhance the economic and employment requirements for the County, focusing on a targeted evidence-based approach. This allows for the identification of a number of strategically important sites intended to attract specific employment sectors based on a number of variables such as: the strategic location of the sites within the County; the proximity of the sites to a critical mass of skilled workers and public transport and the level of critical infrastructure provision at each location.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
Chapter 5 - Movement					
MOV POL 1	To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
MOV POL 2	To carry out strategic studies to identify and set out the delivery mechanisms for the necessary transport infrastructure to implement the Economic Development Strategy for County Meath.				
MOV POL 3	To promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County				
MOV POL 4	To promote higher residential development densities in settlement centres along public transport corridors, subject to compliance with normal planning criteria.				
MOV OBJ 1	To prepare and commence implementation of Local Transport Plans (LTP), in conjunction with the NTA and relevant stakeholders, for Drogheda (in conjunction with Louth County Council as part of the Joint Urban Plan), Ashbourne, Navan, Ratoath, and other settlements where Local Area Plans are undertaken, having regard to the Area Based Transport Assessment Guidance Notes (2019).				
MOV OBJ 2	To seek regular engagement between Transport Infrastructure Ireland (TII) and the relevant Municipal District regarding road safety issues communities located on Meath’s national roads.				
MOV OBJ 3	To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the Greater Dublin Area Cycle Network Plan, other relevant design standards or any successors to these documents.				
MOV POL 5	To support the extension of the rail network in the County and to actively and strongly pursue a rail line from Dunboyne/M3 Parkway to Navan subject to proper planning and environmental considerations.				
MOV POL 6	To actively pursue, in conjunction with Irish Rail and the NTA, the re- appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid-Term review of the GDA Transport Strategy in accordance with the precepts of the RSES10.				
MOV POL 7	To support the reappraisal and thereafter, promote, facilitate and advance the Dunboyne /M3 Parkway line to Navan railway line project and associated rail services in cooperation with other relevant agencies.				
MOV OBJ 4	To improve, in conjunction with the NTA and Irish Rail, facilities at existing stations.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MOV OBJ 5	(a) To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 5.1 in Volume 3, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility, prior to the reappraisal of the project as part of Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES. (b) As part of the future planning of the Dunboyne/ M3 Parkway line to Navan, the possibility of a spur serving Ashbourne and Ratoath should be explored subject to compliance with national policy and the Railway Order.				
MOV OBJ 6	To facilitate and encourage the upgrading of existing railway stations, and protect, as required, lands necessary for the upgrading of existing railway lines or stations or the provision of new railway stations throughout the County.				
MOV OBJ 7	To facilitate the provision of a train station at Bettystown (in addition to the existing station at Laytown) as part of the DART expansion works to Drogheda through the planned electrification of the Northern rail line by Irish Rail.				
MOV OBJ 8	To encourage, support and work in conjunction with Irish Rail to review the operation of the Short Hop Zone (SHZ) rail prices with an extension to stations in Laytown, Gormanston Enfield and Drogheda.				
MOV OBJ 9	To support the delivery of an additional train station in the Northern Environs of Drogheda as part of the future Joint Urban Plan.				
MOV OBJ 10	To explore the feasibility of a train station in conjunction with Irish Rail and Louth County Council as part of the Joint Urban Area Plan.				
MOV POL 8	To cooperate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County.				
MOV POL 9	To ensure that the design and planning of transport infrastructure and services accords with the principles of sustainable safety, in order that the widest spectrum of needs, including pedestrians, cyclists, the ageing population and those with mobility impairments are taken into account.				
MOV POL 10	To ensure that new developments in Regional Growth Centres, Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns are laid out so as to facilitate the provision of local bus services and the provision of Park and Ride facilities as appropriate.				
MOV POL 11	To facilitate in conjunction with relevant statutory agencies alternative transport modes to the private car, including enhanced delivery of public transport services along regional corridors (as defined in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035); frequent local bus services linking residential areas to District Centres and Town Centres, and which also serve shopping areas, employment areas and other activity centres, and connecting to key transport interchange points.				
MOV POL 12	To support the implementation of recommendations presented in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035 and any subsequent reviews thereof.				
MOV OBJ 11	To provide bus priority measures on existing and planned road infrastructure, where appropriate, in collaboration with the NTA, Bus Éireann and TII (where relevant).				
MOV OBJ 12	To identify deficits in bus infrastructure and develop a priority list as a basis to secure funding for improvement works, including the provision of bus shelters, bus stops and travel information at stops.				
MOV OBJ 13	To require Mobility Management Plans and Traffic and Transport Assessments for proposed trip intensive developments, as appropriate. Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives.				
MOV OBJ 14	To deliver, in conjunction with the NTA and the Department of Transport, a Public Transportation Hub in Navan to accommodate national, commuter, regional and local bus services.				
MOV OBJ 15	To work with the NTA and all transport operators to make all existing public transport services throughout the county accessible for people with disabilities, reduced mobility and older people and require that proposals for new transport infrastructure are subject to an Accessibility Audit.				
MOV OBJ 16	To work with the NTA and relevant stakeholders to provide bus services in rural communities in the County.				
MOV POL 13	To promote and support the provision of Park-and-Ride facilities which improve public transport accessibility without exacerbating road congestion at appropriate locations within the County. NTA funded Park & Ride Schemes will be carried in accordance with the recommendations of the Park & Ride Development Office of the NTA.				
MOV POL 14	To support the NTA to extend bus routes to the M3 Parkway Train Station in order to deliver a strategic multi modal park and ride facility at this location.				
MOV OBJ 17	To assess and determine the potential for bus-based Park and Ride facilities, in particular, close to high quality road corridors leading from settlements in the Core Area, with good bus priority to commuter destinations in the Dublin Metropolitan area.				
MOV OBJ 18	To identify and develop suitable lands to provide for Park and Ride facilities at appropriate locations in the County.				
MOV OBJ 19	To identify and develop suitable lands to provide for additional Park and Ride facilities at appropriate locations in Navan.				
MOV OBJ 20	To support the delivery of a new car parking facility at Laytown Train Station in conjunction with the NTA and Irish Rail.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MOV OBJ 21	To facilitate the provision of a new car parking facility at Enfield Train Station in conjunction with the NTA and Irish Rail.				
MOV OBJ 22	To implement suitable charging structures for Park and Ride facilities to make it more likely that those who need the service (i.e. those outside walking distance and where alternative public transport options are not available), will obtain parking. In addition, implement where appropriate, suitable measures on local roads adjacent to Park and Ride facilities to discourage commuters from parking on such roads.				
MOV POL 15	To support and facilitate the provision of an accessible taxi and hackney service in the County particularly in the main urban centres.				
MOV OBJ 23	To provide public transport interchange facilities, including facilities for taxis, at appropriate points on the public transport network particularly in the main urban centres in cooperation with the NTA.				
MOV OBJ 24	To facilitate the development of properly designated taxi ranks in order to improve public transport infrastructure and services at suitable locations such as retail development and leisure facilities in conjunction with the NTA.				
MOV POL 16	To support the provision of infrastructure for electrical vehicles and alternative fuel vehicles both on street and in new developments as such technologies advance to become viable transport options.				
MOV OBJ 25	To facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards and best practice.				
MOV OBJ 26	To liaise and collaborate with relevant agencies to support and encourage the growth of electric vehicles and E-Bikes with support facilities/infrastructure, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations including retrofit of charging points in existing urban centres and park and ride facilities				
MOV POL 17	To identify and seek to implement a strategic, coherent and high quality cycle and walking network across the County that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.				
MOV POL 18	To support the provision of a long-distance inter-connecting walking/cycling route(s) between the Irish Republic and Northern Ireland.				
MOV POL 19	To support the NTA in the development of a strategic pedestrian network plan for the main urban centres of the County.				
MOV POL 20	To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.				
MOV POL 21	To require that adequate facilities for the secure parking of bicycles be provided at convenient locations close to public transport nodes and public transport interchanges.				
MOV POL 22	To prioritise the safe movement of pedestrians and cyclists in proximity to public transport nodes.				
MOV OBJ 27	To implement, in conjunction with the NTA, the recommendations of the NTA strategy with regard to walking and cycling infrastructure.				
MOV OBJ 28	To revise road junction layouts, where appropriate, to provide dedicated pedestrian and cycling crossings, reduce pedestrian crossing distances, provide more direct pedestrian routes, and reduce the speed of turning traffic.				
MOV OBJ 29	To implement at appropriate locations pedestrian permeability schemes and enhancements.				
MOV OBJ 30	To request the submission of a quality audit pedestrian and cycling permeability plans as part of new housing developments.				
MOV OBJ 31	To implement at appropriate locations pedestrianisation schemes, particularly in central areas of high pedestrian footfall, such as core retail areas.				
MOV OBJ 32	To continue the development of a network of Greenways in the County in accordance with the Department of Transport Strategy for Future Development of Greenways.				
MOV OBJ 33	To engage in the Compulsory Purchase Order process when required in order to facilitate the timely delivery of the Greenway programme within the County.				
MOV OBJ 34	To identify the provision of a trail head/public car park at the Hill of Down Rural Node proximate to the Greenway, to facilitate the re-opening of the rail station, subject to feasibility.				
MOV OBJ 35	To support the installation of appropriate traffic management measures on a case by case basis on the approach roads to all schools throughout the county in the interest of road safety.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MOV OBJ 36	To support and facilitate the delivery of an N2 Bypass to the east of Slane Village, which is considered to comprise essential infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process.				
MOV POL 23	To support the delivery of the Leinster Outer Orbital Route, which is considered to comprise important infrastructural development, and when finalised, to protect the route corridor free of developments which could interfere with the provision of the project.				
MOV OBJ 37	When finalised and agreed, to reserve the route corridor of the Leinster Outer Orbital Route free of developments which could otherwise interfere with the provision of the project.				
MOV OBJ 38	To continue to support and facilitate TII, Fingal County Council, Louth County Council and Monaghan County Council in the planning and delivery of upgrades to the N2, as appropriate and to reserve route corridor free from development which would interfere with the delivery of identified schemes, when finalised.				
MOV POL 24	To safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Governments – ‘Spatial Planning and National Roads-Guidelines for Planning Authorities, 2012’ to avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed ‘exceptional circumstances’ included in MOV POL 33.				
MOV POL 25	To implement the actions of the Meath Road Safety Strategy and promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies.				
MOV POL 26	To provide for and carry out improvements to sections of national, regional and county roads that are deficient in terms of alignment, structural condition or capacity, where resources permit, and to seek to maintain that standard thereafter. To ensure that, where possible, any maintenance and improvement strategies have regard to future climates.				
MOV POL 27	To regulate, control and improve signage throughout the County and avoid proliferation of roadside signage, especially outside the 50-60kmh speed limit areas				
MOV POL 28	To promote the carrying out of Road Safety Audits and Road Safety Impact Assessments on new road schemes, road and junction improvements and traffic management schemes in accordance with the TII Publication TII-GE-STY-01024 and advice contained in the DTTAS (DTO) Traffic Management Guidelines 2012.				
MOV POL 29	To liaise with TII and DTTAS regarding the revision of speed limits in the County.				
MOV POL 30	To liaise with the NTA and TII (where appropriate) on appropriate control measures within its remit, designed to better manage the demand for road space to allow the efficient movement of essential traffic.				
MOV POL 31	To have regard to the TII’s Policy on Service Areas (August 2014) in the assessment of proposals for such developments.				
MOV OBJ 39	To facilitate the delivery of all of the roads projects outlined in the National Development Plan 2018-2027 and National Transport Authority’s Transport Strategy for the GDA 2016-2035, in conjunction with the NTA, TII, Department of Transport and other stakeholders. Development of these road projects will be subject to the outcome of the Appropriate Assessment process				
MOV OBJ 40	To develop an annual strategic road network plan for upgrading and required works for national, regional and strategically important local roads for the targeting of funding.				
MOV OBJ 41	To develop in consultation with the TII, a programme for the upgrading, improvement and maintenance of the national road network within the County.				
MOV OBJ 42	To develop and implement, in consultation with the Department of Transport a programme for the upgrading, improvement and maintenance of the non-national road network in the County				
MOV OBJ 43	To implement a programme of traffic and parking management measures in towns and villages throughout the County, as resources permit.				
MOV OBJ 44	To safeguard the capacity and efficiency of the national road network drainage systems in County Meath for road drainage purposes, save in exceptional circumstances.				
MOV OBJ 45	To work in conjunction with Cavan County Council in the planning and delivery of the N3 Virginia Bypass Scheme located within the administrative area of Meath County Council. This project will be subject to the outcome of the Appropriate Assessment process.				
MOV OBJ 46	To require provision of parking standards in accordance with the standards set out in Chapter 11 Development Management for all developments.				
MOV OBJ 47	To support and facilitate the delivery of the Ardee bypass and to prohibit development along any selected route that could prejudice its future delivery. This project will be subject to the outcome of the Appropriate Assessment process.				
MOV OBJ 48	To implement maintenance and improvement of roads in the County as set out in the Schedule of Municipal District Works and the Council’s Annual Roadwork’s Programme funded from the Council’s own resources and State Agency grants.				
MOV OBJ 49	To support essential public road infrastructure including, bypasses of local towns and villages and proposed national road schemes and where necessary reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals. Such road schemes include those specified in the non-exhaustive list in Table 5.1: Each of these projects will subject to the outcome of the Appropriate Assessment process.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MOV OBJ 50	To continue to deliver targeted capacity road upgrades within the County to eliminate congestion blackspots.				
MOV OBJ 51	To support the delivery of two new signalised junctions to facilitate access to Dunboyne North for all modes of transport from a high quality regional road.				
MOV OBJ 52	To continue to support the delivery of key strategic roads within Dunboyne to include an eastern distributor road to facilitate rail-focused development, new bus routes and reduce traffic levels in the town.				
MOV OBJ 53	To promote the delivery of key strategic roads in the Key Town of Navan to include but not limited to: 1) link road from Dublin road to Trim road, 2) distributor road from R153 at Farganstown and future bridge across the River Boyne to N51 and North Navan 3) link road from Rathaldron road to R147 inclusive of bridge across the Blackwater 4) Trim Road to N3 Kilcarn Road, 5) Commons Road to N51 Athboy Road, (6) N51 Athboy Road to Rathaldron Road. Each of these projects will subject to the outcome of the Appropriate Assessment process				
MOV OBJ 54	To work in conjunction with Kildare County Council to deliver the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council.				
MOV OBJ 55	To promote the delivery of the following key strategic roads included but not limited to: Ratoath Outer Relief Road, Bryanstown Link Road (Drogheda), Navan Road – Dublin Road Link, Trim, M3 Junction 6/R125 to R147 distributor road. Each of these projects will subject to the outcome of the Appropriate Assessment process.				
MOV OBJ 56	To avoid locating residential development and other noise sensitive land uses in areas likely to be affected by inappropriate levels of noise.				
MOV OBJ 57	To prepare updated Road Safety Plans in line with the National Road Safety Strategy and in consultation with the Road Safety Authority and relevant stakeholders.				
MOV OBJ 58	To improve the visual quality of landscaping and naming of roundabouts in various locations throughout the County.				
MOV OBJ 59	To carry out a transport study for Drogheda in conjunction with Louth County Council as part of the future Joint Urban Plan.				
MOV OBJ 60	To carry out transport studies in the County and in conjunction with other Local Authorities as required.				
MOV OBJ 61	To utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 (as amended) to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the county. This will be done in conjunction with adjoining Local Authorities, where appropriate.				
MOV OBJ 62	Where indicative road proposals are shown on the edge of a settlement boundary, they shall be considered to be included within the development boundary.				
MOV POL 32	To ensure the protection of the existing roads infrastructure while improving the capacity and safety of the road network to meet future demands.				
MOV POL 33	<p>To avoid the creation of any additional access point from new development/intensification of traffic from existing entrance onto national roads outside the 60kph speed limit, except at the following locations:</p> <ol style="list-style-type: none"> 1. N52 south of Balrath Cross to facilitate bioenergy manufacturing plant and CHP plant (Map 5.3.1); 2. Navan North (Junction 9) to Mullaghboy Roundabout on N51 (New Junction Only) (Map 5.3.2); 3. Navan South (Junction 8) to Kilcarn Roundabout on R147 (New Junction Only) (Map 5.3.3); 4. N2 at Slane in the vicinity of the existing Grasslands Fertilizers facility (Seveso Site) (Map 5.3.4); 5. N51 at Slane Distillery and Castle (Map 5.3.5); 6. N2 at Knockharley in the vicinity of existing regional landfill facility (Map 5.3.6); 7. N2 at Rath Roundabout to junction of Curragha Road (Map 5.3.7). <p>Each of these projects will subject to the outcome of the Appropriate Assessment process.</p>				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MOV POL 34	<p>To review, as part of the Local Area Plan process, land at strategic locations adjoining urban-related motorway junctions which has previously been identified for employment generating uses, subject to compliance with the <i>Spatial Planning and National Roads – Guidelines for Planning Authorities</i>. In this regard, the following junctions will be examined:</p> <ul style="list-style-type: none"> • M1 Motorway Junction 7 (Julianstown) • Junction 8 (Duleek) • Junction 9 (Drogheda) • M3 Motorway Junction 4 (Clonee) • Junction 5 (Dunboyne) • M3 Motorway Junction 6 (Dunshaughlin) • Junction 8 Navan South • Junction 9 Navan (North) • N2 Rath Roundabout to Kilmoon <p>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.</p>				
MOV OBJ 63	To undertake a risk assessment of County Meath transport infrastructure to identify areas at high risk of climate change impacts (e.g. flooding), over the life of the Development Plan.				
MOV OBJ 64	To ensure that any transport maintenance and improvement strategies consider future climates by allowing appropriate selection of materials and prioritisation of road for repair subject to adherence to TII standards.				
MOV POL 35	To co-operate with and support the NTA and TII (where appropriate) on measures designed to improve freight transport in and throughout the County.				
MOV POL 36	To support the preparation of a regional strategy for freight transport in collaboration with the relevant transport agencies and the other Regional Assemblies.				
MOV OBJ 65	To identify appropriate locations for freight intensive developments, and require the preparation of Distribution and Servicing Plans ²⁵ for such developments as part of the planning process.				
MOV OBJ 66	To assess the potential for, and, if appropriate, introduce, HGV management measures in town centres.				
MOV OBJ 67	Where appropriate, to require the provision of HGV parking facilities at on-line and off-line motorway service areas, petrol filling stations and other appropriate locations within the County in accordance with relevant planning guidelines and government policy. ²⁶				
MOV POL 37	To support aviation policy as set out in ‘A National Aviation Policy for Ireland 2015’. In particular, through supporting the role of Dublin Airport as a key tourism and business gateway to the County and the wider Eastern and Midland Region.				
MOV POL 38	To 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.				
MOV POL 39	To implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.				
MOV POL 40	To take account of the advice of the IAA with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof.				
MOV POL 41	To refer all planning applications for Solar PV arrays located within a 15km radius of Dublin Airport to the IAA.				
MOV OBJ 68	To ensure that 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 is restricted				
MOV OBJ 69	To require noise sensitive development in Noise Zone B and Noise Zone C to undertake an internal noise assessment and where appropriate, demonstrate that relevant internal noise guidelines will be met.				
MOV OBJ 70	<ol style="list-style-type: none"> 1. To require that planning applications within a 15km radius of airports for Solar PV arrays shall be accompanied by a Glint and Glare Assessment. 2. These assessments shall consider potential Glint and Glare towards existing and planned aviation receptors, in particular (i) Glare towards the 2 mile (3.2) km approach path for runways and (ii) Glare towards Air traffic control towers. 				

Commentary on Assessment

The Chapter sets out the provisions for the development of a sustainable transport system, promoting measures to increase the use of public transport, while also increasing the modal share for walking and cycling in towns and villages across the County. National and regional transport policy recognises that current transport trends in Ireland and the Greater Dublin Area, in particular with regard to levels of car use, are unsustainable. A transition towards more sustainable modes of transport is essential to reduce Ireland’s carbon emissions and reach the Government’s goal of an 80% reduction in carbon emissions by 2050. Therefore, the emphasis in the chapter is to encourage a modal shift, however, it is also important to recognise that some essential travel will continue to be made by cars and goods vehicles and therefore, the Plan also facilitates improvement in road infrastructure to cater for the required improved efficiencies.

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
<p>Vision:</p> <p><i>“to use the resources at the Council’s disposal to provide safe, efficient and accessible transport networks which meet both local needs and wider regional and national strategic aims.”</i></p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative effects in relation to identified transport and related infrastructure projects as well as uncertainty in relation to other potential effects arising from associated services and infrastructure especially in relation to biodiversity, human health, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative or uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
Chapter 6 - Infrastructure					
INF POL 1	To liaise and work in conjunction with Irish Water in the development and upgrade of water supply systems to ensure that the County has an adequate, sustainable and economic supply of suitable quality piped water for all users.	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		PHH_2, CC_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
INF POL 2	To utilise the existing water supply in an efficient and equitable manner and in the best interests of the proper planning and sustainable development of the County.				
INF POL 3	To seek to secure water resources for the County in conjunction with Irish Water from any project supplying water to the Greater Dublin Area from the River Shannon or any other water source.				
INF POL 4	To liaise and work in conjunction with Irish Water during the lifetime of the Plan to seek to secure investment in the provision, extension and upgrading of the piped water distribution network across the County to serve existing and future populations and facilitate the sustainable economic growth of the County, in accordance with the requirements of the Core and Settlement Strategies.				
INF POL 5	To require that in the case of all developments where public water mains are available or likely to be available and have sufficient capacity, that such development shall connect to them.				
INF POL 6	To advise and assist in the upgrade/provision of group-water schemes in the County.				
INF POL 7	To continue to support Irish Water’s Water Conservation Programme.				
INF POL 8	To continue to work with Irish Water to ensure the protection of public health through the ongoing provision of high-quality drinking water in compliance with drinking water standards.				
INF POL 9	To consider the potential for the provision of temporary water treatment facilities for new developments but only where a permanent solution has already been identified and committed to by Irish Water but has not yet been implemented. The provision of such temporary facilities shall only be considered where the solution is environmentally sustainable and would not affect the quality status of water sources. Adequate provision shall be made by the developer for the operation and maintenance of the proposed temporary facility for the duration of its required existence and thereafter for its decommissioning and removal from site.				
INF POL 10	To liaise and work in conjunction with relevant stakeholders, to ensure a co-ordinated approach to the protection and improvement of the County’s water resources.				
INF OBJ 1	To liaise and work in conjunction with Irish Water to promote the sustainable development of water supply and drainage infrastructure in the county and the region, in accordance with the objectives and recommendations set out in the Greater Dublin Drainage Study and Irish Water’s Water Services Strategic Plan.				
INF OBJ 2	To liaise and work in conjunction with Irish Water to ensure that an adequate supply of drinking water for domestic, commercial, industrial and other uses is available for the sustainable development of the County.				
INF OBJ 3	To liaise and work in conjunction with Irish Water during the lifetime of the Plan to develop and identify an additional sustainable water source serving the Eastern and Midlands Region while also facilitating the sustainable development of the County, in accordance with the requirements of the Core and Settlement Strategies.				
INF OBJ 4	To liaise and work in conjunction with Irish Water in the delivery of the Capital Investment Plan 2020-2024 and any subsequent Capital Investment Plans.				
INF OBJ 5	To liaise and work in conjunction with Irish Water to realise the Navan and Mid-Meath/East Meath Water Supply Scheme. Development of the project will be subject to the outcome of the Appropriate Assessment process.				
INF OBJ 6	To liaise and work in conjunction with Irish Water in their implementation of water conservation measures.				
INF OBJ 7	To promote the sustainable use of water and water conservation in existing and new development within the County and encourage demand management measures among all water users.				
INF OBJ 8	To protect both ground and surface water resources and work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.				
INF OBJ 9	To proactively implement the Rural Water Programme.				
INF OBJ 10	To provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility remaining with the householder.				
INF POL 11	To liaise and work in conjunction with Irish Water during the lifetime of the Plan in the provision, upgrading or extension of wastewater collection and treatment systems in the County to serve existing and planned future populations and enterprise in accordance with the requirements of the Core and Settlement Strategies.				
INF POL 12	To require that in the case of all developments where the public foul sewer network is available or likely to be available and has sufficient capacity, that development shall be connected to it.				
INF POL 13	To consider the potential for the provision of temporary wastewater treatment facilities for new developments but only where a permanent solution has already been identified and committed to by Irish Water but has not yet been implemented. The provision of such temporary facilities shall only be considered where the solution is environmentally sustainable and would not affect the quality status of receiving waters. Adequate provision shall be made by the developer for the operation and maintenance of the proposed temporary facility for the duration of its required existence and thereafter for its decommissioning and removal from site.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
INF OBJ 11	To ensure that all development shall connect to the public foul sewer network where available within the County.				
INF OBJ 12	The Planning Authority shall consider the provision of temporary wastewater treatment facilities for new developments only in circumstances where a permanent solution is identified and committed to by Irish Water. The temporary solution shall only be considered where it is deemed to be environmentally sustainable and would not affect the water quality status of receiving waters. Adequate provision shall be made by the developer for the operation and maintenance of the temporary facility for the duration of the operation of the required infrastructure.				
INF OBJ 13	To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.				
INF POL 14	To co-operate with the EPA and other authorities in the continued implementation of the EU Water Framework Directive.				
INF POL 15	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 European Communities Environment Objectives (Surface Waters) Regulations 2009 and other relevant regulations.				
INF POL 16	To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GSDS.				
INF POL 17	To liaise and work in conjunction with Irish Water in the implementation of the Memorandum of Understanding (MOU) for surface water drainage and flood management, including the separation of foul and surface water drainage networks where feasible and undertake drainage network upgrades to help remove surface water misconnection and infiltration.				
INF OBJ 14	To require the use of SuDS within Local Authority Developments and other infrastructural projects in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.				
INF OBJ 15	To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).				
INF OBJ 16	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.				
INF OBJ 17	To ensure that all new commercial developments provide on-site petrol/oil interceptors and silt traps as per Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works V6.				
INF OBJ 18	To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.				
INF OBJ 19	To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.				
INF POL 18	To implement the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.				
INF POL 19	To implement the findings and recommendations of the Strategic Flood Risk Assessment prepared in conjunction with the County Development Plan review, ensuring climate change is taken into account.				
INF POL 20	To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change				
INF POL 21	To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible.				
INF POL 22	To retain a strip of 10 metres on either side of all channels/flood defence embankments where required, to facilitate access thereto.				
INF POL 23	To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the County.				
INF POL 24	To ensure that flood risk management is incorporated into the preparation of Local Area Plans in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009)'.				
INF POL 25	To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) and the Eastern Catchment Flood Risk Assessment and Management Study (CFRAMS).				
INF POL 26	To undertake a review of the ‘Strategic Flood Risk Assessment for County Meath’ in light of the completed flood mapping which has been developed as part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study.				
INF POL 27	To liaise with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, prior to the making of determinations/assumptions on surface water management proposals.				
INF POL 28	To consult with the Office of Public Works in relation to proposed developments which include the construction, replacement or alteration of a bridge or culvert and to require that the developers obtain consent from the OPW under Section 50 of the EU (Assessment and Management of Flood Risks) Regulations 2010 and Section 50 of the Arterial Drainage Act 1945, where appropriate.				
INF POL 29	To facilitate the provision of new, or the reinforcement of existing flood defences and protection measures where necessary and in particular to support the implementation of flood schemes being progressed through the planning process during the lifetime of the Plan. The provision of flood defences will be subject to the outcome of the Appropriate Assessment process.				
INF OBJ 20	To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.				
INF OBJ 21	To restrict new development within floodplains other than development which satisfies the Justification Test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).				
INF OBJ 22	To ensure flood relief measures are suitably designed to protect the conservation objectives of Natura 2000 sites, and to avoid direct or indirect impacts upon qualifying interests or Natura 2000 sites.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
INF OBJ 23	To protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as "green infrastructure" which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river/stream catchments.				
INF OBJ 24	To identify existing surface water drainage systems vulnerable to flooding and develop proposals to alleviate flooding in the areas served by these systems in conjunction with the Office of Public Works. The delivery of such proposals will be subject to the outcome of the Appropriate Assessment process.				
INF OBJ 25	To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.				
INF OBJ 26	To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites.				
INF OBJ 27	To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings.				
INF OBJ 28	To ensure that proposals for the development of solar farms located within areas identified as being within Flood zones A or B are subject to a Site-Specific Flood Risk Assessment as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).				
INF POL 30	To implement the policies and objectives as set out within the National Marine Planning Framework to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.				
INF POL 31	To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and to manage development in a manner consistent with the protection of these resources.				
INF POL 32	To ensure, through the implementation of the River Basin Management Plan(s) and the associated Programmes of Measures and any other associated legislation or revised plans with all relevant stakeholders, the protection and improvement of all drinking water, surface water and ground waters throughout the County.				
INF POL 33	To protect recognised salmonid water courses (in conjunction with Inland Fisheries Ireland) such as the Boyne and Blackwater catchments, which are recognised to be exceptional in supporting salmonid fish species.				
INF OBJ 29	To strive to achieve 'good status' in all water bodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.				
INF OBJ 30	To ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or forms of development.				
INF OBJ 31	To employ soft engineering techniques as an alternative to hard coastal defence works, as appropriate.				
INF OBJ 32	To identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and to ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works. This will include the identification of coastal areas sensitive to climate change and consequent coastal erosion.				
INF OBJ 33	To protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of coastal roads. New development, wherever possible, shall be accommodated within existing developed areas.				
INF OBJ 34	To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.				
INF OBJ 35	To prohibit development along the coast outside existing urban areas where such development is not adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences.				
INF OBJ 36	To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and manage development in a manner consistent with the sustainable management of these resources in conformity with the EU Environmental Objectives (Groundwater) Regulations 2010 and the second cycle National River Basin Management Plan 2018-2021, and any subsequent plan and the Groundwater Protection Scheme.				
INF OBJ 37	To implement the recommendations of the Meath Groundwater Protection Scheme(s).				
INF OBJ 38	To establish riparian corridors free from new development along all significant watercourses and streams in the County as follows: -A 10 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses in urban areas; - A 30m wide riparian buffer strip from top of bank to either side of all watercourses is required as a minimum outside of urban areas.				
INF POL 34	To promote sustainable energy sources, locally based renewable energy alternatives, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity, natural and built heritage, residential or local amenities.				
INF POL 35	To seek a reduction in greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.				
INF POL 36	To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.				
INF POL 37	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).				
INF POL 38	To encourage that new development proposals maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.				
INF POL 39	To encourage the attainment of high standards of energy efficiency and environmental sustainability in development and to support the development of sustainable buildings that achieve certification under the Home Performance Index.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
INF POL 40	To support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency				
INF POL 41	To encourage the development of wind energy, in accordance with Government policy and having regard to the Landscape Character Assessment of the County and the Wind Energy Development Guidelines (2006) or any revisions thereof.				
INF POL 42	To support the identification, in conjunction with EMRA, of Strategic Energy Zones, areas suitable to accommodate large energy generating projects within the Eastern and Midlands Regional area.				
INF POL 43	To require that development proposals in respect of solar panel photovoltaic (PV) arrays in the vicinity of Dublin Airport shall be accompanied by a full glint and glare study to assess the potential impact upon aviation safety (Refer to Chapter 5 Movement, Section 7.11, Aviation Sector).				
INF POL 44	To support Sustainable Energy Communities and local community group initiatives to develop clean energy opportunities within the county.				
INF POL 45	To support the development and implementation of a local Climate Action Strategy which should identify vulnerability climate risks, quantify emissions produced, identify costs and prioritise adaptation actions in accordance with the National Adaptation Framework.				
INF OBJ 39	To support Ireland’s renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.				
INF OBJ 40	To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.				
INF OBJ 41	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment				
INF OBJ 42	To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI).				
INF OBJ 43	To require, where feasible and practicable, the provision of Photovoltaic solar panels in new residential developments, commercial developments, and public buildings for electricity generation/storage and/or water heating purposes so as to minimise carbon emissions and reduce dependence on imported fossil fuels and reduce energy costs.				
INF OBJ 44	To require, where feasible and practicable, the provision of green roof technology for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc.) to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures appropriate in new commercial and industrial buildings.				
INF OBJ 45	To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks are subject to an Appropriate Assessment Screening and those plans and projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.				
INF OBJ 46	To support the implementation of the actions of the Meath Climate Action Strategy 2019-2024 and review and update the Energy Management Action Plan 2011-2012, “Think Globally Act Locally”.				
INF OBJ 47	To investigate the preparation of a Renewable Energy Strategy promoting technologies which are most viable in the County.				
INF OBJ 48	To support Ireland’s renewable energy commitments by promoting the use of district heating systems in urban residential and enterprise developments, where such developments will not negatively impact upon the surrounding landscape, environment, biodiversity or local amenities.				
INF OBJ 49	To support the use of heat pumps as an alternative to gas boilers, where appropriate, for domestic and commercial development				
INF POL 46	To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects that may be brought forward during the lifetime of the plan including the delivery and integration, including linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.				
INF POL 47	To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future business and enterprise needs of the County.				
INF POL 48	To ensure that energy transmission infrastructure follows best practice with regard to siting, design and least environmental impact in the interest of landscape protection.				
INF POL 49	To require that, in all new developments, multiple services are accommodated in shared strips underground and that access covers are shared, whenever possible.				
INF POL 50	To require that the location of local energy services such as electricity, be undergrounded, where appropriate.				
INF POL 51	To seek to avoid the sterilisation of lands proximate to key public transport corridors such as rail, when future energy transmission routes/pipelines are being designed and provided.				
INF POL 52	To seek to generally avoid the location of overhead lines in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives i.e. by carrying out an appropriate assessment in accordance with Article 6(3) of the E.U. Habitats Directive.				
INF POL 53	To ensure that development proposals, including quarrying and mining operations involving explosives, do not negatively impact on the gas network. The Council shall refer applications for developments in proximity to the natural gas network to Gas Networks Ireland and will have regard to their comments in the assessment of the application.				
INF OBJ 50	To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.				
INF POL 54	To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the County.				
INF POL 55	To seek to have appropriate modern ICT, including open access fibre connections in all new developments and a multiplicity of carrier neutral ducting installed during significant public infrastructure works such as roads, rail, water and sewerage, where feasible and in consultation with all relevant licensed telecommunications operators.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
INF POL 56	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, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.				
INF POL 57	To promote best practice in siting and design in relation to the erection of communication antennae, having regard to ‘Guidance on the potential location of overground telecommunications infrastructure on public roads’, (Dept of Communications, Energy & Natural Resources, 2015).				
INF POL 58	To encourage and facilitate pre-planning discussions with service providers and operators prior to the submission of planning applications.				
INF POL 59	To encourage co-location of antennae on existing support structures and to require documentary evidence as to the non-availability of this option in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.				
INF POL 60	To assess proposals for the location of telecommunication structures in sensitive landscapes in accordance with the policies set down within the Landscape Character Assessment.				
INF OBJ 51	To support the delivery and implementation of the National Broadband Plan.				
INF OBJ 52	To require that open access communications cables and associated infrastructure are undergrounded in urban areas with particular reference to Architectural Conservation Areas in order to protect the visual amenities of streetscapes. Proposals for overground cables located within Architectural Conservation Areas will be subject to outcome of development management process.				
INF OBJ 53	To secure high-quality of design of masts, towers and antennae and other such infrastructure in the interests of visual amenity and the protection of sensitive landscapes, subject to radio and engineering parameters.				
INF POL 61	To facilitate the implementation of National Waste Legislation, National and Regional Waste Management Policy and the circular economy.				
INF POL 62	To encourage and support the provision of a separate collection of waste throughout the County in accordance with the requirements of the Waste Management (Household Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, the Waste Management (Commercial Food Waste) Regulations 2015 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.				
INF POL 63	To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the current Eastern Midlands Region Waste Management Plan and the Draft Waste Facility Siting Guidelines 2016 (when finalised) or any subsequent replacement guidelines.				
INF POL 64	To encourage and support the expansion and improvement of a three-bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders.				
INF POL 65	To adopt the provisions of the waste management hierarchy and implement policy in relation to the County’s requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.				
INF POL 66	To ensure that hazardous waste is addressed through an integrated approach of prevention, collection, and recycling and encourage the development of industry-led producer responsibility schemes for key waste streams.				
INF POL 67	To continue to promote and encourage education and awareness on all issues associated with waste management, at school, household, enterprise and community level.				
INF POL 68	To promote and facilitate communities to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.				
INF POL 69	To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended commercial, employment, educational, recreational facilities and managed residential developments.				
INF POL 70	To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects.				
INF OBJ 54	To facilitate the transition from a waste management economy to a green circular economy to enhance employment opportunities and increase the value recovery and recirculation of resources.				
INF OBJ 55	To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from time to time made in accordance with the Waste Management Act 1996 (as amended).				
INF OBJ 56	To support developments necessary to manage food waste in accordance with the requirements of the current Waste Management (Food Waste) Regulations and the regional Waste Management Plan.				
INF OBJ 57	To continue to expand environmental awareness initiatives designed to create increased public awareness of waste prevention, minimisation, reuse and resource efficiency.				
INF OBJ 58	To co-operate with the Department to Environment, Climate and Communications, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage or illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including & “bottle return and refund” schemes.				
INF OBJ 59	To seek to ensure, in cooperation with relevant authorities, that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies to protect human health and the natural environment.				
INF OBJ 60	To promote and facilitate high-quality sustainable waste recovery and disposal infrastructure/technology including composting (anaerobic digester) plants for managing organic solid waste, at appropriate locations, with the County subject to the protection of the amenities of the surrounding environment including European Sites, and in keeping with the EU waste hierarchy.				
INF OBJ 61	To identify suitable sites for additional recycling centres and bring bank facilities subject to the availability of appropriate funding and infrastructure, through the public or private sector, as appropriate.				
INF OBJ 62	To seek the effective engagement of local communities in the County to promote their role in recycling waste and tackling the problem of illegal dumping within the County through liaison with the Environmental Awareness Officer.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
INF OBJ 63	To encourage community/voluntary groups to establish additional waste services or facilities (e.g. small scale facilities for recycling, reuse/repair) in their area and assist them to develop a strategy to provide such facilities for and with members of their community.				
INF OBJ 64	To ensure that during the assessment of planning applications through the Development Management process that provision for household waste recycling is adequately addressed in all new residential developments.				
INF OBJ 65	To liaise, work with and support Irish Water in the preparation of a National Sludge Management Plan and seek to implement the recommendations of that plan.				
INF OBJ 66	To support the development of infrastructure necessary to meet the objectives of the Meath's Sludge Management Plan having regard to the Waste Facility Siting Guidelines (when adopted).				
INF OBJ 67	To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling/recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.				
INF OBJ 68	To support the development of facilities to cater for commercial waste not provided for within the kerbside collection system such as the WEEE, C & D type waste and hazardous materials in accordance with the requirements of the Eastern Midlands Regional Waste Management Plan.				
INF OBJ 69	To continue to reduce incidents of littering through the continued implementation and updating of the Councils Litter Management Plan.				
INF OBJ 70	To continue to support and work with local and Tidy Towns initiatives in the maintenance and conservation of our local urban and rural communities throughout the County.				
INF OBJ 71	To continue to monitor air and noise quality results submitted from selected locations throughout the County in co-operation with the Health Service Executive and the Environmental Protection Agency.				
INF OBJ 72	To support the collation or air quality and greenhouse gas monitoring data in support of a regional air quality and greenhouse gas emission inventory.				
INF OBJ 73	To support and facilitate the preparation of strategic noise maps and action plans, in conjunction with EMRA, that support proactive measures to avoid, mitigate and minimise noise, in all instances where it is likely to have adverse impacts.				
INF OBJ 74	To require that outdoor lighting proposals minimise the harmful effects of light pollution and to ensure that new street lighting is appropriate to a particular location and that environmentally sensitive areas are protected from inappropriate forms of illumination.				

Commentary on Assessment

The Chapter sets out the requirement for the sustainable future socio- economic growth of the County, which is dependent on the provision of the required water and wastewater infrastructure and ensuring high-quality reliable service provision. This is essential not just for sustainable future development but also for protection and improvement of the existing and future environment.

One of the key challenges is the ability to address and keep pace with the infrastructural demands of a growing County while safeguarding public health and managing the protection of key environmental resources in the context of a changing climate. In this regard the Council, in conjunction with other agencies and authorities needs to ensure that development of infrastructural services occurs in tandem with and facilitates physical development to ensure the continued economic growth of the County and the delivery of residential accommodation for the growing population.

Vision:

“To develop, protect, improve and extend water, wastewater, surface water and flood alleviation services throughout the County and to prioritise the provision of water services infrastructure to sustain and complement the overall strategy for socio-economic and population growth and to achieve improved environmental protection. These service improvements must be considered in the context of addressing the causes of climate change through reducing reliance on fossil fuels and reducing greenhouse gas emissions. Achievement of these environmental imperatives can only be guaranteed by means of effective and ambitious action across all sectors which will require demonstrable behavioural change in our society.”

Given the nature of the chapter the majority of the policies and objectives have potentially positive or neutral environmental effects. The assessment also highlights a small number of potentially uncertain environmental effects in relation to the development of wastewater infrastructure and associated works especially in relation to human health, climate change, cultural heritage and landscape.

The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:

- potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and
- beneficial environmental effects of implementing the Plan are maximised.

Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.

Chapter 7 - Community Building

SOC POL 1	To promote and facilitate the delivery of the objectives and actions set out in the Meath Local Economic and Community Plan 2016-2021 (or any subsequent replacement).	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, MA_1, CH_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
SOC POL 2	To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County's population in conjunction with other statutory, voluntary, private sector and community groups.				
SOC POL 3	To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.				
SOC POL 4	To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.				
SOC POL 5	To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.				
SOC POL 6	To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents(of all age cohorts). This should include details regarding the following essential facilities: Playgrounds, parks and other green spaces, education, childcare, health and others such as shops, banks, post offices, community meeting rooms/centres and recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information).				
SOC POL 7	To promote and encourage social inclusion through universal access to services and facilities and to encourage the upgrade of community facilities.				
SOC POL 8	To continue to provide care facilities for older people, such as own homes (designed to meet the needs of older people), sheltered housing, day-care facilities, nursing homes and specialised care units at appropriate locations throughout the County.				
SOC POL 9	To provide and promote adaptability and flexibility in the design of homes and community facilities.				
SOC POL 10	To require that all residential care facilities for the elderly comply with all relevant standards set out in the 'National Quality Standards for Residential Care Settings for Older People in Ireland' published by the Health Information and Quality Authority (February 2009) or the relevant standards for any subsequent national guidelines.				
SOC POL 11	To support the implementation of the Meath County Age Friendly Strategy, 2017-2020 (or its replacement) in consultation with the relevant agencies and authorities.				
SOC POL 12	To support the implementation of the Meath Joint Policing Strategy, 2015-2020 (or its replacement) in consultation with the relevant agencies and authorities.				
SOC POL 13	To ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority) and 'Access for the Disabled' (No. 1 to 3) (National Rehabilitation Board).				
SOC POL 14	To support the implementation of the Joint Migrant Integration Strategy, 2019-2022 (or its replacement) in consultation with the relevant agencies and authorities.				
SOC OBJ 1	To assist in the provision of community and resource centres and youth clubs/cafes and other facilities for younger people by the identification and reservation of suitably located sites, including sites within the landbanks of the Local Authorities and by assisting in the provision of finance, where possible. A centrally located youth premises (to accommodate various youth agencies/organisations and services) should be considered, and where viable outreach support centres should also be considered.				
SOC OBJ 2	To promote and assist in the provision of lifetime adaptable housing units to meet the needs of all in society taking account of climate change.				
SOC OBJ 3	To facilitate the development and improvement of new and existing residential and day care facilities throughout the County.				
SOC POL 15	To facilitate the development of preschool, primary, post primary, third level, outreach, research, adult and further educational facilities to meet the educational needs of the citizens of the County.				
SOC POL 16	To ensure the provision of preschool, primary and post primary education facilities in conjunction with the planning and development of residential areas, maximises opportunities for use of walking, cycling and use of public transport.				
SOC POL 17	To ensure that adequate lands and services are zoned and reserved to cater for the establishment, improvement or expansion of all educational facilities in the County. The Council also supports the concept of multi-campus educational facilities.				
SOC POL 18	To continue to support and promote existing schools serving communities in town and village centres.				
SOC POL 19	To encourage, support and develop opportunities to open up schools to wider community usage in conjunction with the Department of Education and other stakeholders.				
SOC OBJ 4	To facilitate the Department of Education, LMETB, other statutory and non-statutory agencies in the necessary provision of preschool, primary, post primary and third level educational facilities throughout the County by reserving lands for such uses.				
SOC POL 20	To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.				
SOC POL 21	To support the provision of childcare facilities of an appropriate type and scale at the following locations				
SOC POL 22	To permit childcare facilities in existing residential areas provided that they do not have a significant negative impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance.				
SOC POL 23	To promote childcare facilities, of appropriate size and scale, in villages and rural nodes, and/or adjacent to community and educational facilities provided:				
SOC POL 24	To co-operate with the Health Service Executive and other statutory and voluntary agencies and the private sector in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.				
SOC POL 25	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, older people and children.				
SOC POL 26	To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.				
SOC POL 27	To consider change of use applications from residential to health care facilities/surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity. The full conversion of semi-detached or terraced type dwellings will not normally be permitted.				
SOC POL 28	To facilitate and support the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan.				
SOC POL 29	To support and co-operate with promoters or operators of public and private health care facilities by facilitating and encouraging the provision of improved health care facilities in appropriate locations.				
SOC POL 30	To support the provision of 'one stop' primary care medical centres and GP practices at locations easily accessible to members of the wider community.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
SOC OBJ 5	To facilitate the Health Service Executive and the Department of Health in the provision of health centres and other health related facilities throughout the County through various initiatives including the reservation of lands for such uses.				
SOC OBJ 6	To facilitate and support the Health Service Executive and the Department of Health in the provision of a Regional Hospital in Navan on a site identified at Nevinstown, or Balreask Old and Limekilnhill (part). The availability of adequate capacity in piped water services and roads infrastructure will be taken into account in the final site selection process as will environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).				
SOC POL 31	To support the implementation of the Healthy Meath Strategy 2019-2021 in consultation with the relevant agencies and authorities.				
SOC POL 32	To encourage and support local sports, community groups and other groups in the provision and development of outdoor and indoor sporting and community facilities.				
SOC POL 33	To support local sports groups, community groups and other groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate				
SOC POL 34	To cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment.				
SOC POL 35	To require the provision of alternative open space, leisure and sporting facilities provision where such existing facilities are being discontinued as part of development proposals.				
SOC POL 36	To ensure that new leisure facilities, where possible, are located in proximity to public transportation routes and where they can best meet the needs of the community that the facilities are intended to serve.				
SOC POL 37	To facilitate the development of children’s play areas and playgrounds in proximity to existing and proposed neighbourhoods, where feasible.				
SOC OBJ 7	To implement the recommendations of current and proposed Meath County Council Play Policy in conjunction with all relevant agencies.				
SOC OBJ 8	To support Meath Local Sports Partnership in the delivery of relevant strategies and plans.				
SOC OBJ 9	To support the provision of multi-purpose sports halls, all-weather playing pitches and associated facilities in appropriate locations.				
SOC OBJ 10	To investigate in conjunction with the OPW the feasibility of the provision of a playground at the Battle of the Boyne Site.				
SOC POL 38	To promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy and the standards set out in Chapter 11 Development Management Standards and Land Use Zoning Objective taking into account any environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).				
SOC POL 39	To protect the integrity of Natura 2000 sites during the identification of suitable sites for recreation, in particular in terms of their design and use.				
SOC POL 40	To resist the loss of existing public open space, unless alternative recreational facilities are provided in a suitable location.				
SOC POL 41	Identify free from development, lands that are the subject of a deed of dedication identified in a grant of planning permission as public open space, to ensure the availability of community and recreational facilities for the residents of the area.				
SOC OBJ 11	To carry out an audit of all public open space assets in the County over the life of the Development Plan.				
SOC OBJ 12	To prioritise the delivery of town parks at regional scale in Drogheda Southern Environs, Dunboyne and Ashbourne				
SOC OBJ 13	In respect of residential development, in all cases the development site area cannot include lands zoned FI Open Space, G1 Community Infrastructure and H1 High Amenity.(i.e. the open space requirements shall be provided for within the development site area.)				
SOC OBJ 14	To examine existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.				
SOC OBJ 15	To ensure public open space is accessible, and designed so that passive surveillance is provided.				
SOC OBJ 16	To provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses				
SOC OBJ 17	To ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation to include residents.				
SOC POL 42	To continue to expand and improve the library service to meet the needs of the community, in line with the objectives and priorities of the Library Development Plan 2005-2009 (or as otherwise amended) and subject to the availability of finance.				
SOC OBJ 18	To enhance library facilities in Navan, and to retain and develop its function as the library headquarters for the County.				
SOC OBJ 19	To investigate and if feasible to provide a new library in the Laytown/Bettystown area and in Kells.				
SOC OBJ 20	To investigate and if feasible to provide a library facility in Ballivor. To explore the restoration and renovation of St. Kenneth’s Church to accommodate such a use.				
SOC OBJ 21	To provide and improve existing library facilities and services and to encourage an integrated approach to the delivery of library, arts and other related services.				
SOC POL 43	To facilitate and support the development of multi-denominational burial grounds, taking cognisance of the needs of multi-faith and non-religious communities and evolving trends in end of life management.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
SOC POL 44	To facilitate the provision of new burial grounds, facilities and the extension of existing cemeteries, as appropriate, to cater for the needs of the County.				
SOC POL 45	To encourage local community groups to develop, manage and maintain burial facilities.				
SOC POL 46	To protect the cultural heritage of historical burial grounds within the County and to encourage their management and maintenance in accordance with best conservation practice. (Please also refer to Chapter 8 Cultural and Natural Heritage).(Footnote - Guidance for the Care, Conservation and Recording of Historic Graveyards (2011))				
SOC OBJ 22	To facilitate the development of new or extended burial grounds and crematoria by reservation of land at suitable locations and provision of local authority burial grounds subject to appropriate safeguards with regard to ground and surface water, environmental, noise and traffic impacts.				
SOC POL 47	To encourage and facilitate the development of places of worship in appropriate locations in urban centres and proximate to residential communities.				
SOC POL 48	To ensure communities are adequately serviced by a modern and effective Fire Service.				
SOC POL 49	To facilitate the accommodation of fire service facilities in locations that allow ease of access and safe functioning with respect to the road network.				
SOC POL 50	To facilitate the implementation of the 'Fire Service Operations Plan 2015-2019', or as otherwise amended.				
SOC OBJ 23	To support the upgrade and extension of fire stations as appropriate, including Dunshaughlin, Oldcastle, Nobber and Navan, to cater for the needs of the County.				
SOC OBJ 24	To examine the feasibility of providing a new fire station in the Laytown/Bettystown area, to ensure that this growing community is adequately serviced.				
SOC POL 51	To continue to recognise the importance of the Arts in areas of personal development, community development, economic development and tourism and to endeavour to create opportunities in each of these areas.				
SOC POL 52	To continue to enhance the range and quality of arts infrastructural provision in the County and to support the ongoing development of cultural infrastructure throughout the County in particular those parts of the County where such provision has been identified as an enabler for growth in the creative industries sector.				
SOC POL 53	To support the development, provision and sustainability of arts and cultural infrastructure e.g. festivals at appropriate locations throughout on the success and support the clustering of the film and audio visual sector in the County and, where appropriate, in association with libraries.				
SOC POL 54	To promote the provision of public art, including temporary art and sculpture, through such mechanisms, as appropriate.				
SOC POL 55	To encourage and support the creation and display of works of art in public areas, including appropriate locations within the streetscape, provided no unacceptable environmental, amenity, traffic or other problems are created.				
SOC POL 56	To implement the County Arts Development Plan 2019-2024 and in doing so to recognise the economic value and contribution of arts and cultural facilities to the County.				
SOC OBJ 25	To explore and promote measures to enhance the Arts and Cultural offering with particular economic value in conjunction with the Arts Office.				
SOC OBJ 26	To support and seek to secure additional funding for the restoration of the Former St Patrick's Classical School for use as a County Archive, genealogy research centre and performance and study space.				
SOC OBJ 27	To support and encourage the development of Creative Hubs throughout the County in particular the Kells Creative Placemaking Project; Trim Community Theatre & Library; Dunshaughlin Courthouse Community Arts space and to seek and secure additional funding for same.				
SOC OBJ 28	To continue to explore the opportunities to provide a writers retreat in Slane.				
SOC OBJ 29	To incorporate works of public art into the overall scheme of major new infrastructural, employment and residential developments in the County in order to enhance the amenities of the local environment. (Please refer also to Chapter 11 Development Management Standards and Land Use Zoning Objectives.)				
SOC OBJ 30	To seek to build on the success and support the clustering of the film and audio visual sector in the Dublin and Wicklow areas and to support training of film workers and crew around the region, as well as exploiting opportunities for the industry outside of these hubs with particular reference to the recently permitted Film Studio Development in Ashbourne.				

Commentary on Assessment

The Chapter sets out the provisions for the creation of healthy, socially inclusive communities. The County faces a number of challenges in particular the unsustainable levels of out bound commuting which is having significant impacts on community building and volunteerism. The spatial implementation of the Meath Economic Strategy focuses on the creation of 'live work' communities by promoting economic development in tandem with an inclusive and diverse community structure. This will allow people not just to live in the County, but also to invest in, work in and learn in Meath.

Vision:

"To enable our communities to have sufficient resources to support economic, social and environmental wellbeing, the creativity to flourish, and the strength to be resilient. This will in turn support the creation of a vibrant, sustainable, and competitive economy, based on shared goals and collaboration between statutory, community, voluntary, environmental and private sectors."

The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain effects in relation to the provisions of requirement development and associated services and infrastructure especially in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.

The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:

- potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and
- beneficial environmental effects of implementing the Plan are maximised.

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.					
Chapter 8 - Cultural and Natural Heritage					
HER POL 1	To protect sites, monuments, places, areas or objects of the following categories: <ul style="list-style-type: none"> • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; • National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht. 	B_1, PHH_1, PHH_2, SG_1, W_1, CC_1, CH_1, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, CC_1, AN_2, MA_1, CH_1, LV_1
HER POL 2	To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).				
HER POL 3	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.				
Her POL 4	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a suitably qualified archaeologist.				
HER POL 5	To seek guidance from the National Museum of Ireland where an unrecorded archaeological object is discovered, or the National Monuments Service in the case of an unrecorded archaeological site.				
HER OBJ 1	To implement in partnership with the County Meath Heritage Forum, relevant stakeholders and the community the County Meath Heritage Plan and any revisions thereof.				
HER OBJ 2	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting.				
HER OBJ 3	To protect important archaeological landscapes from inappropriate development.				
HER OBJ 4	To encourage the management and maintenance of the County's archaeological heritage, including historic burial grounds, in accordance with best conservation practice that considers the impact of climate change.				
HER OBJ 5	To promote awareness of, and encourage the provision of access to, the archaeological resources of the county.				
HER OBJ 6	To work in partnership with key stakeholders to promote County Meath as a centre for cultural heritage education and learning through activities such as community excavation and field/summer schools.				
HER POL 6	To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change.				
HER POL 7	To encourage the retention, conservation, and appropriate re-use of traditional buildings within the UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.				
HER POL 8	To ensure that development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Appendix 8 and the Development Management Guidelines in Chapter 11.				
HER POL 9	To consider individual housing within the UNESCO World Heritage Site of Brú na Bóinne, as shown on Map 8.1 - UNESCO World Heritage Site - Brú na Bóinne, only for those involved locally in full time agriculture and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan.				
HER POL 10	To ensure that residential extensions within the UNESCO World Heritage Site of Brú na Bóinne respect the scale, design and character of the original building.				
HER POL 11	To support the Department of Culture, Heritage and the Gaeltacht and all stakeholders in the implementation of the Brú na Bóinne Management Plan, 2017.				
HER OBJ 7	To work in partnership with the community and all other relevant stakeholders to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne.				
HER OBJ 8	To encourage and facilitate pre-application discussions, in conjunction with the Department of Culture, Heritage and the Gaeltacht, regarding the siting and design of developments affecting the UNESCO World Heritage Site of Brú na Bóinne and the scope of any necessary impact assessments.				
HER OBJ 9	To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Culture, Heritage and the Gaeltacht for comment. These comments will be considered in the assessment of all such planning applications.				
HER OBJ 10	To actively support and encourage the re-use of vacant and derelict dwellings within the Core and Buffer Zone of the World Heritage Site of Brú na Bóinne by providing assistance and professional advice to owners seeking to re-develop such sites.				
HER OBJ 11	To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development.				
HER OBJ 12	To prepare and implement a Business Plan for the World Heritage Site in conjunction with relevant stakeholders, subject to funding.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
HER POL 12	To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland.				
HER OBJ 13	To support the State in the nomination process of Tara and Kells to World Heritage status as part of an assemblage of Royal and Monastic Sites in co-operation with the relevant Local Authorities.				
HER POL 13	To protect and preserve in situ all surviving elements of medieval town defences.				
HER OBJ 14	To retain the surviving medieval street pattern, building lines and burgage plot widths in historic walled towns.				
HER POL 14	To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures.				
HER POL 15	To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.				
HER POL 16	To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.				
HER POL 17	To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.				
HER POL 18	To require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development.				
HER OBJ 15	To review and update the Record of Protected Structures on an on-going basis and to make additions and deletions as appropriate.				
HER OBJ 16	To identify and retain good examples of historic street furniture, e.g. cast-iron post boxes, water pumps, light fixtures and signage, as appropriate				
HER OBJ 17	To promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to protected structures or historic buildings in an Architectural Conservation Area.				
HER OBJ 18	To provide detailed guidance notes and continue to develop the Council’s advisory/educational role with regard to heritage matters and to promote awareness, understanding and appreciation of the architectural heritage of the County.				
HER OBJ 19	To commission a study over the lifetime of the Plan to assess the significance of the Mass Rocks and Holy Wells throughout County Meath.				
HER POL 19	To protect the character of Architectural Conservation Areas in Meath.				
HER POL 20	To require that all development proposals within or contiguous to an ACA be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and are appropriately sited and designed with regard to the advice given in the Statements of Character for each area, where available.				
HER OBJ 20	To identify places of special character, with a view to their designation as Architectural Conservation Areas and to modify existing ACAs, where necessary.				
HER OBJ 21	To prepare and review, where necessary, detailed character statements and planning guidance for each ACA.				
HER OBJ 22	To avoid the demolition of structures and the removal of features and street furniture which contribute to the character of an ACA. The Council will require that any planning application for demolition or alteration within an ACA be accompanied by a measured and photographic survey, condition report and architectural heritage assessment.				
HER POL 21	To encourage the retention, sympathetic maintenance and sustainable re-use of historic buildings, including vernacular dwellings or farm buildings and the retention of historic streetscape character, fabric, detail and features.				
HER POL 22	Seek the retention of surviving historic plot sizes and street patterns in the villages and towns of Meath and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into re-developments.				
HER POL 23	To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of the County.				
HER OBJ 23	To ensure that conversions or extensions of traditional buildings or the provision of new adjoining buildings, are sensitively designed and do not detract from the character of the historic building.				
HER OBJ 24	To update the survey of surviving thatched structures in the County and to promote available grant schemes to assist owners with their retention and repair.				
HER OBJ 25	To carry out a survey of Land Commission dwellings over the life of the Development Plan, to acknowledge their contribution to the building stock of the County, as appropriate.				
HER POL 24	To encourage appropriate change of use and reuse of industrial heritage structures provided such a change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best conservation practice, subject to compliance with normal planning criteria.				
HER POL 25	To protect and enhance the built and natural heritage of the Royal Canal and Boyne Navigation and associated structures and to ensure, in as far as practically possible, that development which may impact on these structures and their setting be sensitively designed with regard to their character and setting. Development of the project will be subject to the outcome of the Appropriate Assessment process.				
HER OBJ 26	To require an architectural / archaeological assessment, as appropriate, which references the Meath Industrial Heritage Survey and other relevant sources, for all proposed developments on industrial heritage structures or sites.				
HER OBJ 27	To carry out Phase 2 of the Industrial Heritage Survey which will comprise a field survey and assessment of surviving structures and sites and consider (if appropriate) proposing them for addition to the Record of Protected Structures.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
HER POL 26	To encourage the protection and enhancement of heritage gardens and demesne landscapes, and to support, in consultation with the owners, the provision of public access to these sites as appropriate.				
HER OBJ 28	To discourage development that would adversely affect the character, the principal components of, or the setting of historic parks, gardens and demesnes of heritage significance.				
HER OBJ 29	To require that proposals for development in designated landscapes and demesnes include an appraisal of the landscape, designed views and vistas, including a tree survey, where relevant, in order to inform site appropriate design proposals.				
HER POL 27	To protect, conserve and enhance the County's biodiversity where appropriate.				
HER POL 28	To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate.				
HER POL 29	To raise public awareness and understanding of the County's natural heritage and biodiversity.				
HER POL 30	To promote increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives.				
HER POL 31	To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best practice guidelines – e.g. the preparation of an Ecological Impact Assessment (EclA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment, Natura Impact Statement (NIS), species surveys etc. (as appropriate).				
HER OBJ 30	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of Ireland's National Biodiversity Action Plan 2017 - 2021 which relate to the remit and functions of Meath County Council.				
HER OBJ 31	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of the County Meath Biodiversity Plan 2015-2020 and any revisions thereof.				
HER OBJ 32	To actively support the implementation of the All Ireland Pollinator Plan 2021-2025 and any revisions thereof.				
HER POL 32	To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process and has been carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife.				
HER POL 33	To have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site or a site proposed for such designation.				
HER POL 34	To undertake appropriate surveys and collect data to provide an evidence-base to assist the Council in meeting its obligations under Article 6 of the Habitats Directives (92/43/EEC) as transposed into Irish Law, subject to available resources.				
HER OBJ 33	To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives.				
HER OBJ 34	To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for the Department of Culture, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan in accordance with the provisions of the Habitats and Birds Directives and to permit development in or affecting same only in accordance with the provisions of those Directives as transposed into Irish Law.				
HER POL 35	To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.				
HER POL 36	To consult with the National Parks and Wildlife Service and take account of their views and any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.				
HER OBJ 35	To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.				
HER POL 37	To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.				
HER POL 38	To promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.				
HER POL 39	To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.				
HER POL 40	To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.				
HER POL 41	To protect trees the subject of Tree Preservation Orders (see Map 9.3), Champion and Heritage Trees identified on the Tree Register of Ireland and Heritage Tree Database (see Map 9.3.1) when undertaking, approving, or authorising development.				
HER POL 42	To promote the preservation of individual trees or groups of trees as identified on the Heritage Maps in Volume 2 and to manage these trees in line with arboricultural best practice.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
HER OBJ 36	To promote awareness, understanding and best practice in the management of the County's woodland, tree and hedgerow resource.				
HER OBJ 37	To continue to work in partnership with relevant stakeholders to develop and enhance Balrath Wood and to explore opportunities to develop additional sites under the Neighbour Wood Scheme.				
HER OBJ 38	To review the Meath Tree, Woodland and Hedgerow Survey (2011), over the life of the Development Plan, as appropriate.				
HER POL 43	To promote best practice in the control of invasive species in the carrying out its functions in association with relevant authorities including TII and the Department of Transport, Tourism and Sport.				
HER POL 44	To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.				
HER POL 45	To ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, climate regulation, archaeological, cultural and educational significance.				
HER OBJ 39	To work in partnership with relevant stakeholders on a suitable peatland site(s) to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate, having regard to local and residential amenities.				
HER POL 46	To maintain the geological and geomorphological heritage values of County Geological Sites listed in Table 8.7 and, through consultation with the Geological Survey of Ireland, protect them from inappropriate development.				
HER POL 47	To protect the ecological, recreational, educational, amenity and flood alleviation potential of navigational and non-navigational waterways within the County, towpaths and adjacent wetlands.				
HER OBJ 40	To work in partnership with Waterways Ireland and relevant stakeholders to encourage best practice biodiversity management of canal and towpath habitats.				
HER POL 48	To manage, enhance and protect the wetlands of the County having regard to the 'County Meath Wetland Survey 2010' and ensure that there is an appropriate level of assessment in relation to proposals which would involve draining, reclaiming or infilling of wetland habitats.				
HER POL 49	To protect the character, visual, recreational, ecological and amenity value of the coast and provisions for public access, in assessing proposals for development.				
HER POL 50	To ensure that the County's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development.				
HER OBJ 41	To maintain the beaches along the coast to a high standard and develop their recreational potential as a seaside amenity, subject to appropriate environmental assessments and in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard.				
HER OBJ 42	To undertake conservation works in accordance with best practice on the coastal dune systems subject to ecological impact assessment and Appropriate Assessment, as appropriate.				
HER OBJ 43	To implement, in partnership, with all relevant stakeholders the Laytown, Bettystown and Mornington Beach Management Plan.				
HER OBJ 44	To maintain and enhance our natural coastal defences to increase resilience to climate change.				
HER OBJ 45	To investigate how the County's natural coastal defences, can be enhanced to increase climate resilience of our coastal communities.				
HER POL 51	To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility as identified in Appendix 12 and Map 8.61- 8.6.24.				
HER OBJ 46	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).				
HER OBJ 47	To seek to negotiate access to lands using permissive access agreements, where appropriate and feasible, in order to provide public access to lands for public amenity purposes.				
HER OBJ 48	To support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015-2025 and any revisions thereof.				
HER POL 52	To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design.				
Her POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.				
HER OBJ 49	To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix 5 Meath Landscape Character Assessment and its recommendations.				
HER OBJ 50	To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity.				
HER OBJ 51	To review and update (if required), in the context of a regional approach to landscape assessment, the County Landscape Character Assessment following publication of statutory guidelines for Planning Authorities on local Landscape Character Assessments, as outlined in the National Landscape Strategy 2015-2025.				
HER POL 54	To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills.				
HER OBJ 52	To support the designation, of a Landscape Conservation Area, pursuant to Section 204 of the Planning and Development Act 2000, as amended, for the Tara Skryne Landscape, in conjunction with the relevant Government Departments and other stakeholders.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
HER OBJ 53	To explore, over the life of the Plan, the designation of a Landscape Conservation Area, pursuant to Section 204 of the Planning and Development Act 2000, as amended, in respect of Loughcrew and Slieve na Calliagh Hills.				
HER OBJ 54	To work in partnership with the Department of Culture, Heritage and the Gaeltacht, OPW, local communities and all relevant stakeholders to complete and implement the Conservation Management Plan for the State Owned Lands at Hill of Tara.				
HER OBJ 55	To work in partnership with the Department of Culture, Heritage and the Gaeltacht, OPW, local community and all relevant stakeholders to address visitor management issues and augment the visitor experience at the Hill of Tara.				
HER OBJ 56	To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.6 and to protect these views from inappropriate development which would interfere unduly with the character and visual amenity of the landscape.				
HER OBJ 57	To undertake a review of existing protected views and prospects contained in the County Development Plan and to assess and consider additional views and prospects deemed worthy of inclusion/protection.				
HER POL 55	To recognise the economic, social, environmental and physical value of Green Infrastructure.				
HER POL 56	To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.				
HER OBJ 58	To develop and support the implementation of a Regional and County Green Infrastructure approach by working in partnership with the Eastern Midland Regional Authority and other key stakeholders to identify, protect, enhance and manage existing green infrastructure within the County and to provide additional Green Infrastructure, where possible.				
HER OBJ 59	To identify and map green infrastructure assets and sites of local biodiversity value over the lifetime of the Plan.				
HER OBJ 60	To encourage, pursuant to Article 10 of the Habitats Directive (92/43/EEC), the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.				

Commentary on Assessment

The Chapter sets out the wealth of built heritage in County Meath, which includes scenic river valleys, rolling farmland, a network of mature hedgerows and diverse coastal habitats. It also includes the UNESCO World Heritage Site of Brú na Bóinne, the seat of the High Kings of Ireland at Tara, the passage tombs of Loughcrew, the largest Anglo-Norman castle in Europe at Trim, the historic towns of Navan, Trim and Kells, great country houses, demesne landscapes and a significant industrial heritage of canals and mills.

The identity of County Meath is linked to its heritage, and is central to how it is seen as individuals, communities and as a County. The unique heritage of the county is an intrinsic part of the character and attractiveness of the County and is a catalyst in attracting tourism and investment.

Vision:

“To identify, protect, conserve and manage the cultural and natural heritage of the County and to encourage its sensitive integration into the sustainable development of the County for the benefit of present and future generations. The Plan seeks to achieve a balance between the foregoing and economic prosperity and social integration.”

All of the policies and objectives have either potentially positive or neutral environmental effects.

The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:

- potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and
- beneficial environmental effects of implementing the Plan are maximised.

Chapter 9 - Rural Strategy

RUR DEV SO 1	To support the continued vitality and viability of rural areas, environmentally, socially and commercially by promoting sustainable social and economic development.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
RUR DEV SO 2	To identify and protect rural resources such as locally and regionally important aquifers and water sources from development which would prejudice their sustainable future usage.				
RUR DEV SO 3	To identify and protect known or potential aggregate resources, where feasible, from development which would prejudice their sustainable future usage.				
RUR DEV SO 4	To recognise the strategic roles the county will play in the regional and national context in terms of recreation, heritage conservation, natural resources and food production, and to ensure compatibility between this plan and regional and national strategies.				
RUR DEV SO 5	To support the vitality and future of Nodes for rural development and ensure a functional relationship between housing in Nodes and the rural area in which they are located.				
RUR DEV SO 6	To protect and enhance the visual qualities of rural areas through sensitive design.				
RUR DEV SO 7	To support the continuing viability of agriculture, horticulture and other rural based enterprises within rural areas and to promote investment in facilities supporting rural innovation and enterprise with special emphasis on the green economy, in the context of sustainable development and the management of environmental resources.				
RUR DEV SO 8	To support and protect the existing economic base and seek to diversify the economy through both inward investment and the promotion of agriculture, forestry and tourism- related industries in rural areas.				
RUR DEV SO 9	To ensure that plans and projects associated with rural development will be subject to an Appropriate Assessment Screening and those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RUR DEV SO 10	To promote rural economic development by recognising the need to advance the long term sustainable social and environmental development of rural areas and encouraging economic diversification and facilitating growth of rural enterprises.				
RUR DEV SP 1	To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated housing in rural areas recognising the characteristics of the individual rural area types.				
RUR DEV SP 2	To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria. An assessment of individual rural development proposals including one-off houses shall have regard to other policies and objectives in this Development Plan, and in particular Chapter 8 Section 8.6.1 UNESCO World Heritage Site of Brú na Bóinne.				
RD POL 1	To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.				
RD POL 2	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.				
RD POL 3	To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.				
RD POL 4	To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.				
RD POL 5	To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.				
RD POL 6	To accommodate demand for permanent residential development as it arises subject to good practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.				
RD POL 7	To attach an occupancy condition to all individual one-off rural dwellings, including those located in Nodes , and on unzoned land/rural area, pursuant to Section 47 of the Planning and Development Act 2000 (as amended), restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation. No such occupancy condition shall be imposed with respect to housing located in Rural Area Type 'Low Development Pressure Area'.				
RD POL 8	To ensure that the provision of housing in all rural nodes shall be reserved for persons who are an intrinsic part of the rural community. In all cases applicants shall certify to the satisfaction of the Planning Authority that they have been a rural resident for a minimum of 5 years. The node shall be within 12 km of their current place of residence.				
RD OBJ 1	To support rural nodes located across the County in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices, recreational facilities and childcare facilities etc.				
RD OBJ 2	To seek to ensure that new residential development in rural nodes is in accordance with 'the Meath Rural Design Guide' and is of a design and layout compatible with the character of its setting including the requirement to provide footpaths where appropriate.				
RD OBJ 3	To promote the development of central brownfield sites in rural nodes, if existing, as appropriate. Suburban type developments or multiple housing developments will not be permitted.				
RD OBJ 4	All development in rural nodes should take cognisance of the prevailing scale, pattern of development and services availability.				
RD OBJ 5	To promote the development of local craft/artisan facilities in Rural Nodes, of a design and layout reflective of its rural setting.				
RD OBJ 6	To promote the provision of childcare facilities within rural nodes to meet local demand and encourage the location of such facilities near schools where possible.				
RD OBJ 7	To encourage the provision of local small-scale convenience shops, exclusive of service stations, at an appropriate scale in rural nodes where there is a clear deficiency in retail provision, subject to the protection of residential amenity and the rural character of the area.				
RD OBJ 8	To require the provision of high quality, durable, appropriately designed, secure boundary treatments in rural nodes reflective of the rural environment in all developments.				
RD OBJ 9	To promote the retention of field boundaries and mature trees and hedgerows to protect the rural character of the area.				
RD OBJ 10	To ensure that proposals for infill development take account of the character of the area and where possible retain existing features such as building line, height, railings, hedgerows, trees, gateways etc.				
RD OBJ 11	To require that infill proposals accord with the relevant Development Management Standards contained in this Plan and should contribute positively to the renewal of these areas and to the established character and amenities of the area.				
RD OBJ 12	To promote residential use above shops and other business premises subject to compliance with the relevant Development Management Standards s contained in this Plan.				
RD OBJ 13	To promote the clachan tradition of clustering houses together in rural nodes while respecting the unique aspects of the node and the site itself. An overall indicative scheme layout shall be provided as part of the first planning application on the subject landholding.				
RD OBJ 14	To require the provision of footpaths and public lighting as part of residential development in rural nodes, as appropriate.				
RD OBJ 15	To require a minimum site area of 0.2 hectares (0.5 acres) for each residential unit in rural nodes where serviced by an individual waste water treatment plant.				
RD POL 9	To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RD POL 10	To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area.				
RD POL 11	To protect the economic and social benefits of local country markets devoted to the sale of local agricultural and craft produce and to support their role as visitor attractions.				
RD POL 12	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.				
RD POL 13	To protect agricultural or agri-business uses from unplanned and/or incompatible urban development.				
RD POL 14	To support the development of appropriately located allotment development, in areas which have good access to and are proximate to built up and residential areas.				
RD POL 15	To encourage sustainable forestry development, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.				
RD POL 16	To promote forestry development of appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological importance.				
RD POL 17	To encourage the provision of public access to new forests through walking and bridle paths, recreational areas and other similar facilities.				
RD POL 18	To promote the avoidance of deforestation or commercial afforestation within Natura 2000 sites unless directly relating to the management of the site for its qualifying interests.				
RD OBJ 16	To continue to involve the Local Authority in the NeighbourWood Scheme and to identify areas at local level that are suitable for such schemes				
RD OBJ 17	To co-operate with the Forest Service of the Department of Agriculture, Food and the Marine to encourage and promote the preparation and implementation of an Indicative Forest Strategy for the County.				
RD OBJ 18	To review and update the current list of TPOs and explore the option of making additions having regard to the recommendations set down in the County Meath Tree, Woodland and Hedgerow Survey (2011) and having due regard to the Council's policies and objectives elsewhere in this County Development Plan.				
RD POL 19	To consider the preservation of any tree, trees or groups of trees or woodland of special amenity or environmental value by use of Tree Preservation Orders.				
RD POL 20	To require the submission of landscape plans where appropriate to accompany planning applications for rural development prepared by competent professionals and to promote the use of native trees for boundary treatment and shelter belts.				
RD POL 21	To ensure that projects associated with the extractive industry carry out screening for Appropriate Assessment in accordance with Article 6(3) of the E.C. Habitats Directive, where required.				
RD POL 22	To facilitate the exploitation of the county's natural resources and to exercise appropriate control over the types of development taking place in areas containing proven deposits, whilst also ensuring that such developments are carried out in a manner which would not unduly impinge on the visual amenity or environmental quality in the area				
RD POL 23	To support the extractive industry where it would not unduly compromise the environmental quality of the county and where detailed rehabilitation proposals are provided.				
RD POL 24	To seek to ensure that the extraction of minerals and aggregates minimise the detracting from the visual quality of the landscape and do not adversely affect the environment or adjoining existing land uses.				
RD POL 25	To ensure that the extractive industry and associated development minimises adverse impacts on the road network in the area and that the full cost of road improvements, including during operations and at time of closure, which are necessary to facilitate those industries are borne by the industry itself.				
RD POL 26	To ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management. The biodiversity value of the site should be considered in the first instance when preparing restoration plans. Where landfilling is proposed, inert material is the preferred method. Each planning application shall be considered on a case by case basis and where relevant will be dealt with under the relevant regional Waste Management Plan.				
RD POL 27	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. Natural Heritage Areas and Proposed Natural Heritage Areas; iv. Other areas of importance for the conservation of flora and fauna; v. Areas of significant archaeological potential; vi. In the vicinity of a recorded monument, and; Sensitive landscapes. vii. World Heritage Sites.				
RD POL 28	To ensure that all new development in the Gaeltachts have a positive impact upon the use of Irish in the area and the cultural heritage of the area, whilst seeking to realise their economic and development potential in a balanced and sustainable manner over the lifetime of the Plan.				
RD POL 29	To require all applications for rural houses within the Gaeltachts to comply with the 'Meath Rural Design Guide'.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RD OBJ 19	To require that a “Linguistic Impact Study” be carried out before any application for housing (for single and multiple housing developments) is considered within the Gaeltacht Area. Such a study, by reference to the linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to prove that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.				
RD OBJ 20	To promote the provision of signage in Irish in the Gaeltachts regarding: a. entry and exit points with explanatory details of the cultural significance of the areas to visitors; b. the provision of all commercial signage in Irish, and; c. in association with the relevant professional and vocational groups, that auctioneers and other temporary signs are in Irish.				
RD POL 30	To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.				
RD POL 31	To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings subject to development assessment criteria outlined below.				
RD POL 32	To oppose the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage.				
RD POL 33	To consider the limited conversion of outhouses and other structures attached to large country houses or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.				
RD POL 34	To respect the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings.				
RD POL 35	To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of Co. Meath.				
RD OBJ 21	To update the survey of surviving thatched structures in Meath and to promote available grant schemes to assist owners with their retention and repair.				
RD POL 36	To develop and maximise the opportunities of the county’s national primary and secondary roads as key strategic infrastructure vital to the county’s continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development.				
RD POL 37	To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document ‘Spatial Planning and National Roads - Guidelines for Planning Authorities’.				
RD POL 38	To ensure that all development accessing off the county’s road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.				
RD POL 39	To identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road.				
RD POL 40	To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No 9.2.) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.				
RD POL 41	To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).				
RD POL 42	To refer proposals for new housing development requiring access via unmanned and unprotected level crossings to Iarnród Éireann and to carefully consider the subsequent views of Iarnród Éireann such that due and proper consideration has been made for the safety of road users and rail safety.				
RD POL 43	To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when assessing individual planning applications for individual houses in the countryside.				
RD POL 44	To ensure that new development meets the highest standards in terms of environmental protection.				
RD POL 45	To utilise a “Groundwater Protection Response Matrix” to assist in deciding the appropriateness of various categories of development to areas that have different levels of vulnerability in terms of groundwater contamination. This approach will support the proper input of information into planning decision-making processes.				
RD POL 46	To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided.				
RD POL 47	To ensure that the site area is large enough to adequately accommodate an on- site treatment plant and percolation area.				
RD POL 48	To ensure all septic tank/proprietary treatment plants and polishing filter/percolation areas satisfy the criteria set out in the Environmental Protection Agency ‘Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤10)’ (2021) (or any other updated code of practice guidelines) in order to safeguard individual and group water schemes.				
RD POL 49	To require a site characterisation report to be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.				
RD POL 50	To ensure a maintenance agreement or other satisfactory management arrangements are entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.				
RD POL 51	To ensure that direct discharge of effluent from on-site waste water disposal systems to surface water is not permitted.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RD POL 52	To ensure wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are suitably maintained and upgraded in advance of any additional loadings beyond their capacity in order to protect water quality, as required.				
RD POL 53	To promote good practice with regard to the siting and design of septic tanks and the maintenance of existing tanks. A high level of scrutiny will be placed on applications within 2km of watercourses in the Boyne catchment. Proposals in this area shall not have an adverse impact on local water quality that could affect the qualifying interests of the cSAC and SPA.				
Commentary on Assessment					
<p>The Chapter notes that Meath is a predominantly rural county in terms of land use, with a large rural population. The rural landscape which includes scenic river valleys and rolling farmland provides a tranquil setting. Rural areas within Meath are home to a diverse range of uses ranging from agriculture and equine industries, centres of local food production, recreational and tourist activities, established villages and one-off rural housing. Ensuring the continued vitality and viability of the rural area is a significant issue for the county, particularly in terms of how best to manage sometimes competing social, economic and environmental considerations.</p> <p>Goal:</p> <p><i>“To encourage the continued sustainable development of rural communities without compromising the physical, environmental, natural and heritage resources of the County.”</i></p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain effects in relation to the provisions of development and associated services and infrastructure especially in relation to development in the countryside with respect to biodiversity, human health, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
Chapter 10 – Climate Change					
Chapter references policies and objectives contained in other chapters – No additional / new policies and objectives					
Commentary on Assessment					
<p>The Chapter outlines the approach to climate change adaptation and greenhouse gas mitigation, as required by the Planning and Development Act 2000, as amended. This Act highlights the need to reduce the overall quantity of greenhouse gas emissions and to develop an adaptation strategy to manage anticipated future climate risks.</p> <p>All policies and objectives are assessed within the chapters from which they originate.</p> <p>All are environmentally positive.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 		B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1			
Chapter 11 - Development Management					
DM POL 1	To support, be proactive and implement the objectives, actions and recommendations of the Public Realm Plans as completed.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
DM OBJ 1	To prepare and implement Public Realm Strategies, throughout the County where appropriate, liaising closely with residents, community and local business groups and other relevant stakeholders				
DM OBJ 2	To enhance the visual amenity of existing town and village centres, minimising unnecessary clutter, and provide guidance on public realm design, including wirescape, shopfront design, street furniture and signage.				
DM OBJ 3	To implement the following Public Realm Strategies: Navan 2030, Ashbourne, Athboy, Laytown/Bettystown, Oldcastle, Flowerhill and County Hall/St Pat’s Classic School (Navan), when complete.				
DM OBJ 4	To prepare a Public Realm Strategy for Kells and Ratoath over the lifetime of this Development Plan.				
DM POL 2	Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.				
DM OBJ 5	Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.				
DM OBJ 6	Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.				
DM OBJ 7	Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.				
DM OBJ 8	The Council will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments.				
DM POL 3	All public lighting proposals shall be in accordance with the Councils Public Lighting Technical Specification & Requirements, June 2017, and the Council’s Public Lighting Policy, December 2017, (or any updates thereof).				
DM OBJ 9	A separation distance of 5 metres between the lighting column and the outside of the crown is required for the lighting to work as designed. Trees or vegetation shall not be planted within 7 metres of a public light column.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DM OBJ 10	The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Both layouts should achieve the 7 metres separation between all trees and public lighting columns.				
DM OBJ 11	Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.				
DM POL 4	To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.				
DM OBJ 12	To encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated.				
DM OBJ 13	A detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units.				
DM POL 5	To promote sustainable development, a range of densities appropriate to the scale of settlement, site location, availability of public transport and community facilities including open space will be encouraged.				
DM OBJ 14	The following densities shall be encouraged when considering planning applications for residential development: <ul style="list-style-type: none"> Residential Development Beside Rail Stations: 50 uph or above Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 uph Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35uph Self-Sustaining Towns: 25uph - 35uph Smaller Towns and Villages: 25uph - 35 uph Outer locations: 15uph – 25uph 				
DM OBJ 15	As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.				
DM OBJ 16	Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed.				
DM OBJ 17	To seek to provide building setbacks along Motorways, National Primary, National Secondary, Regional and Local Roads to allow for future road improvements.				
DM OBJ 18	A minimum of 22 metres separation between directly opposing rear windows at first floor level in the case of detached, semi-detached, terraced units shall generally be observed.				
DM OBJ 19	A minimum of 22 metres separation distance between opposing windows will apply in the case of apartments/duplex units up to three storeys in height.				
DM OBJ 20	Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design between blocks to ensure privacy and protection of residential amenity				
DM OBJ 21	Minimum distance of 2.3 metres shall be provided between dwellings for the full length of the flanks in all developments of detached, semi-detached and end of terrace houses.				
DM POL 6	To require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 shall set out how the proposed scheme is compliant with same.				
DM OBJ 22	The design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc. The design of any walkways, lanes or paths connecting housing estates or within housing estates shall be of sufficient width to allow for the safe movement of pedestrians and cyclists. They shall be adequately overlooked and lit and not be excessive in length.				
DM OBJ 23	To require that all applications for residential development shall be accompanied by a detailed phasing plan which demonstrates the early delivery of key infrastructure associated with that scheme.				
DM OBJ 24	To require the provision of EV charging points to serve residential development.				
DM OBJ 25	To require development with increased building height at the following locations; <ul style="list-style-type: none"> Dunboyne Central rail station Pace Rail Station Maynooth Environs Drogheda Environs Navan 				
DM OBJ 26	Public open space shall be provided for residential development at a minimum rate of 15% of total site area. In all cases lands zoned F1 Open Space, G1 Community Infrastructure and H1 High Amenity cannot be included as part of the 15%. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with this requirement.				
DM OBJ 27	Standalone residential developments comprising of 9 residential units or less shall be exempt from the requirement to provide 15% open space. In all such cases the private amenity space serving each dwelling shall exceed the minimum requirement.				
DM POL 7	Residential development shall provide private open space. Apartment schemes shall in accordance with the requirements set out in Table 11.1. Each residential development proposal shall be accompanied by a statement setting out how the scheme complies with the requirements set out in Table 11.1.				
DM POL 8	To require the provision of high quality, durable, appropriately designed and secure boundary treatments in all developments.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DM POL 9	To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.				
DM OBJ 28	To require that boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.				
DM OBJ 29	To require that all rear boundaries within the development shall be a minimum of 1.8 metres high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency. Alternative durable materials will be considered.				
DM OBJ 30	Open plan front gardens will generally be discouraged and will only be acceptable in innovative layouts and where a high level of safety is achieved and services can be accommodated at a location which meets the needs of service providers. Open plan gardens will not be permitted on main access roads. In general, front boundaries shall be defined by walls or fences at least 0.5 metres high in keeping with the house design and to a uniform scheme design.				
DM OBJ 31	In the case of residential development where the layout does not provide for front boundaries, there will be a general prohibition against the erection of front boundaries.				
DM OBJ 32	To encourage the use of measures specifically designed to enhance wildlife in residential schemes such as gaps/holes, should be considered and incorporated into boundary treatments to allow for passage of all wildlife including hedgehogs, bat boxes and swift bricks/boxes.				
DM POL 10	The name proposed for all residential developments shall be clearly linked with the locality in which the scheme is located.				
DM OBJ 33	In all cases the name chosen for a residential development shall reflect local place names, particularly townlands or local names which reflect the landscape or shall reflect culture and /or history, including names of historical persons who have some association with the area.				
DM OBJ 34	Names shall be in English accompanied by an Irish translation. Name plates shall be fixed to walls and buildings where they can be clearly seen. Bilingual (Irish & English) street name plates, shall be erected on all estate roads at a location that is clearly visible.				
DM OBJ 35	In order to assist the public, all houses within housing estates or in street developments shall be provided with numbers and/or names, which shall be visible from the adjoining roadway.				
DM OBJ 36	Applicants shall, as part of pre-application discussions include three draft name proposals in accordance with DM OBJ 33 and 34 for consideration.				
DM OBJ 37	Three draft name proposals in accordance with above objectives shall be submitted to the Planning Authority as part of a planning application. The name shall be approved by the Meath County Council Naming Committee comprising of the Senior Executive Officer/Planner, Conservation Officer, Planning Department and County Librarian.				
DM OBJ 38	All proposals for residential developments above 75 units shall incorporate works of public art into the overall scheme or make a financial contribution to the Council to provide the piece of public art in order to enhance the amenities of the local environment (Refer to Chapter 7, Community Building Strategy).				
DM POL 11	New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged.				
DM POL 12	Apartment schemes shall generally be encouraged in appropriate, sustainable, locations, accessible to public transport in the following settlements: Drogheda, Navan, Dunboyne, Kilcock, Maynooth, Ashbourne and Dunshaughlin.				
DM POL 13	In towns and villages, there will be a general presumption against apartment developments however there are opportunities for infill developments and consolidation which would contribute to the regeneration of these settlements				
DM POL 14	All planning applications for apartments are required to demonstrate compliance with ‘Sustainable Urban Housing; Design Standards for New Apartments’, Guidelines for Planning Authorities (2018) and any updates thereof. While these Guidelines set out minimum design standards, the Council strongly encourage the provision of apartments above these standards, in the interest of creating attractive living environments and sustainable communities.				
DM OBJ 39	An appropriate mix of units shall be provided to cater for a variety of household types and tenures. Apartment development proposals will be assessed having regard to the following requirements: <ul style="list-style-type: none"> • Aspect-dual aspect units are encouraged; • Mix of units- to cater for different size households; • Floor areas and room widths; • Private and communal amenity space; • Floor to ceiling height; • Car and bicycle parking; • EV Charging points; • Lift/ stair core access; • Storage provision; • Adaptability. 				
DM OBJ 40	A Design Statement is required to be submitted with any planning application for apartment development.				
DM OBJ 41	To require that all planning applications for Build to Rent Schemes demonstrate compliance with Specific Planning Policy Requirement 7 and 8 of the Sustainable Urban Housing: Design Standards for New Apartments (2018) or any updates thereof.				
DM OBJ 42	Infill development shall take account of the character of the area and where possible retain existing features such as building line, height, railings, trees, gateways etc.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DM OBJ 43	Backland development proposals shall avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development.				
DM OBJ 44	To require that these proposals accord with the relevant guidelines and standards contained in this Plan and should contribute positively to the renewal of these areas and to the established character and amenities of the area.				
DM OBJ 45	To require that a separate and distinctive point of entry with an identifiable address be provided. Mitigation measures to address possible sources of external noise should be provided.				
DM OBJ 46	To allow a reduction in open space and car parking standards for 'living over the shop' accommodation proposals in town centre locations, subject to protecting residential amenity, where considered appropriate by the Planning Authority.				
DM OBJ 47	To require that all proposals for student accommodation comply with the Department of Education and Science Guidelines on Residential Development for Third Level Students (1999), the subsequent supplementary document (2005) and the 'Student Accommodation Scheme', Office of Revenue Commissioner (2007), or any updates thereof.				
DM OBJ 48	To require that written confirmation of a 'Qualifying Lease' as defined in the Guidelines on Residential Developments for Third Level Students published by the Department of Education and Science in 1999 which demonstrates that the accommodation is let to students within.				
DM POL 15	The creation of a custom-built 'family flat' to be occupied by a member of the occupant family with a housing need is generally acceptable subject to site suitability and compliance with DM OBJ 49.				
DM OBJ 49	All applications for family flat development shall comply with the following criteria: <ul style="list-style-type: none"> • The flat shall form an integral part of the structure of the main house with provision for direct internal access to the remainder of the house i.e. not detached; • The flat shall not have a separate access provided to the front elevation of the dwelling • There shall be no permanent subdivision of the garden/private amenity space; • The flat shall remain in the same ownership as that of the existing dwelling on site. In this regard, the flat shall not be let, sold or otherwise transferred, other than as part of the overall property; • The design proposed shall enable the flat to easily fully revert to being part of the original house when no longer occupied by the family member(s); • If the site is not connected to public mains, the existing wastewater treatment system on site must be capable for any additional loading from the flat, and if not, proposals should be submitted to accommodate the additional loading. 				
DM OBJ 50	All applications for residential extensions in urban areas shall comply with the following criteria: <ul style="list-style-type: none"> • High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc; • The quantity and quality of private open space that would remain to serve the house • Flat roof extensions, in a contemporary design context, will be considered on their individual merits; • Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy; • Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted; • Dormer extensions shall not obscure the main features of the existing roof, i.e. should not break the ridge or eaves lines of the roof; • Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection, etc. • Ability to provide adequate car parking within the curtilage of the dwelling house • In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application. 				
DM OBJ 51	In determining applications for developments involving working from home, the Council will have regard to the following: <ul style="list-style-type: none"> • The nature and extent of the work. • The impacts on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance. • Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking. • Arrangements for the storage of refuse and collection of waste. • There will be a presumption in favour of this type of use in residential areas. However, such uses will not normally be permitted in apartments except in the case of own-door units accessed from street level. 				
DM POL 16	All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation				
DM OBJ 52	In residential schemes, appropriately sized bin storage areas must be provided to the front of terraced dwellings in locations which are easily accessible by the householder. These areas shall be well screened and the design shall integrate with the dwelling.				
DM OBJ 53	Apartment schemes shall make provision for waste segregation and recycling. Bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.				
DM OBJ 54	Shared bin storage areas shall be located conveniently for residents and collection service providers with appropriate security measures.				
DM POL 17	To assess the appropriateness of any proposal for a new or extended takeaway/fast food outlet on the potential cumulative effect of these uses on the amenities of an area and schools.				
DM OBJ 55	To require that all proposals for new or extended fast food/takeaway outlets address the following as part of any pre-application discussion or planning application documentation: <ul style="list-style-type: none"> • The cumulative effect of fast food outlets on the amenities of an area. • Opening/operational hours of the facility. • The location of vents and other external services. • Advertising signage • External seating. 				
DM OBJ 56	To only consider drive-through restaurants in locations where development will not interfere with the free flow of traffic or detract from the amenities of an area.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DM POL 18	To ensure new/replacement shop fronts are of an appropriate scale and design in order to integrate successfully with existing streetscapes.				
DM OBJ 57	To require that proposals for new/replacement shop fronts have regard to the 'Shop front and Signage Guidance' document, 2017 or any updates thereof.				
DM POL 19	Proposals for petrol filling stations in close proximity to the National Road Network shall have regard to the "Spatial Planning and National Roads Guidelines for Planning Authorities", Department of Environment Community and Local Government, 2012, TII Policy on Service Areas (August, 2014) and the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979 to 2010 (or any such other relevant standards and legislation that may be enacted).				
DM POL 20	Proposals for new and extended service stations will be carefully considered and will not generally be encouraged within the core retail area of urban centres or in rural areas outside of villages and rural nodes and shall be located in all cases within the speed limit restriction zones.				
DM POL 21	Service stations will not generally be permitted in/adjoining residential areas, unless it can be clearly demonstrated no significant effect on residential amenities by reason of HGV facilities, where appropriate noise, traffic, visual obtrusion, safety considerations or fumes and smells. Hours of operation will be limited if a service station is permitted in a residential area. Proposals to demonstrate the above will be required to be submitted as part of pre-application discussion and planning application documentation.				
DM OBJ 58	The following shall be submitted as part of pre-application discussion and/or planning application documentation for a service station: <ul style="list-style-type: none"> • A high-quality design including roof design, layout and external finishes to ensure it integrates and complements the surrounding environment. The layout should provide for safe pedestrian access to the shop and rest facilities. • Adequate provision of rest areas and toilets accessible safely by pedestrians and cyclists. • Where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable. • A comprehensive landscaping scheme prepared by a fully qualified landscape architect. • Any retailing component shall not exceed 100 sq.m. of retailing area and shall be restricted to convenience goods only. Where permission is sought for a retail floorspace in excess of 100sq.m, the sequential approach to retail development shall apply. • Forecourt lighting, including canopy lighting, should be limited where possible. All external lighting shall be cowled and diverted away from the public roadway to prevent a traffic hazard. • The placing of signs on footpaths, grass verges or any part of a public roadway will not be permitted. No advertisements or other structures, whether temporary or permanent, shall be placed on the forecourt which would interfere with the sight lines of motorists entering / egressing the site. • EV Charging points for electric cars shall be provided with every new/extended service station. • The provision of HGV facilities, where appropriate. 				
DM OBJ 59	To ensure that retail warehousing is only permissible on lands identified in Volume 2 of this Development Plan. All planning applications for retail warehousing shall set out clearly in the planning documentation how the proposal complies with the Retail Planning Guidelines 2012, this Development Plan and the Retail Strategy.				
DM OBJ 60	Any retail warehousing development shall be restricted to 'bulky goods' as defined by Annex 1 of Retail Planning Guidelines (2012). Ancillary products shall not exceed 20% of the total net retail floorspace of the relevant retail unit.				
DM OBJ 61	Any planning application for industrial, office, warehousing and Business Park Development shall address the following development assessment criteria: <ul style="list-style-type: none"> • To require innovative contemporary designs for new industrial, office, warehousing and business park developments. • External finishes shall be suitable for the local/natural landscape • That indicative site coverage for industrial/commercial development on greenfield sites is 50% coverage unless the design characteristics of the scheme, proposed uses and mobility management plan indicate support for higher site coverage. • In town centre locations, in order to encourage and facilitate the development of a compact town centre, and to achieve desirable massing and heights of buildings, plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm. • To require that full details of the proposed use(s), including industrial processes involved are provided. • To require that full details of the hours of operation be provided. • To require that details of suitable access arrangements, internal roads layout including details of footpaths, turning areas, loading bays be provided. • Boundaries which are visible from the public road should be of a high architectural quality. Palisade fencing to the front of any building line shall not be permitted. • The use of retention ponds as an urban design feature within business parks will be encouraged to enhance the setting, subject to compliance with all relevant safety requirements. • To require that proposals for and location of onsite areas for storage and disposal (if applicable) of waste be provided as part of any planning application. All external storage including bin storage, oil tanks, etc, shall be visually screened from public areas. • To require that waste and recycling areas be covered, screened and enclosed from public view and wind, compliant with the Council's Waste Management Strategy. • All overground oil, chemical storage tanks should be adequately bunded to protect against spillage. • To require that a survey of any existing vegetation onsite and a suitable landscaping scheme prepared by an appropriately qualified professional, taking account of same, be submitted as part of any planning application to enhance the development. • Open space shall be provided in suitable locations as part of the development in order to enhance the development and provide amenity and passive recreation for future employees. • To require that all significant Industrial, Office, Warehousing and Business Park Development incorporate works of public art in the form of outdoor sculptures, special architectural and landscape features or other appropriate art work in the development. • To require that all planning applications for Industrial, Office, Warehousing and Business Park Development on sites in excess of 0.5 hectares are accompanied by a Construction Environmental Management Plan (CEMP). • To require that all new developments with over 100 employees shall have a Mobility Management Plan. • To encourage the provision of supporting facilities for employees including childcare facilities, leisure uses and coffee shops in business parks. • To encourage research and development activities as an ancillary part of all new and existing business parks in the County in conjunction with 3rd level Institutions. 				
DM OBJ 62	All applications for agricultural buildings and structures shall address the following criteria as part of a planning application; <ul style="list-style-type: none"> • To require that buildings are sited appropriately in order to minimise obtrusion on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5. • The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls. 				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<ul style="list-style-type: none"> • Developments shall comply with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2014, (GAP Regs 2014). • All planning applications for agricultural development shall be accompanied by comprehensive details of all land holdings and herd number(s), if applicable. • All new and existing agricultural developments will be required to contain sufficient detail which demonstrates that all effluent, including yard run-off, is collected and stored within the confines of the development. • In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc. 				
DM POL 22	To encourage the rehabilitation of disused pits and quarries to productive agricultural use where appropriate having regard to all appropriate environmental considerations.				
DM OBJ 63	Where possible, sites shall be subject to rehabilitation and landscaping programmes in tandem with the various phases of extraction. Possible uses post closure could include agriculture and recreation/amenities.				
DM OBJ 64	<p>All applications for extractive industry development shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal:</p> <ul style="list-style-type: none"> • Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage for further information); • Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to Chapter 6 for further information on Water Framework Directive); • Effective control of emissions and dust; • Phasing programme for extraction and rehabilitation; • A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource. Details to be submitted should include plan and section drawings, detailing the following: <ul style="list-style-type: none"> ° Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation); ° Quality and condition of topsoil and overburden; ° Rehabilitation works proposed; ° Type and location of any vegetation proposed, ° Proposed method of funding and delivery of restoration/reinstatement works etc; Please note that provision for sinking funds under the control of the Council may be conditioned to ensure satisfactory reinstatement on completion of extraction, if considered appropriate; • A planning application shall include a Planning Report which details the planning status and planning history of the quarry; • Visual impact of the development, a detailed landscape and visual assessment prepared by a suitably qualified professional (Refer to Volume 3 Book of Maps for Views and Prospects, Appendix 5 Landscape Character Assessment, Appendix 6 Record of Protected Structures, Appendix 10 Protected Views and Prospects for further information.); • Impact on existing local communities with regard to but not limited to noise, vibration and subsidence; • Contents of the 'Archaeological Code of Practice' (Department of Housing, Local Government and Heritage and Irish Concrete Federation, 2009); • The extent of land ownership, nature of the deposits and details of any ancillary processes (such as crushing, concrete manufacture, etc); • Proposals for surface water management and flood risk minimisation; • Transportation impacts with particular reference to details of all haul routes, trip movements etc (A special contribution may be attached to a grant of permission in accordance with Section 48 of the Planning and Development Act, as amended). 				
DM POL 23	To require that all land reclamation developments which include the importation of any material onto site have the requisite waste authorisation in place in accordance with the stipulations of the Waste Management Act 1996.				
DM OBJ 65	<p>All applications for land reclamation / soil and stone recovery shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal:</p> <ul style="list-style-type: none"> • Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 6 for further information on Water Framework Directive); • Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage for further information); • Details of the overall and annual quantities of material to be brought on to the site in tonnes having regard to Mandatory EIA Thresholds set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001 as amended; • Details of the nature of material including EWC or LoW codes for all waste materials proposed for acceptance at the site; • Justification for agricultural improvement and detail of proposed agricultural use; • Transportation impacts with particular reference to details of all haul routes, Load size, Trip movements (A special contribution may be attached to a grant of permission in accordance with Section 48 of the Planning and Development Act, as amended); • Details of site services including wheel wash, site office, security welfare facilities quarantine areas and weighbridges; • Phasing programme for reclamation with accurate drawings showing the development in layout and sections through the phases to completion; • Impact on existing local communities with regard to but not limited to noise, dust, emissions. 				
DM POL 24	To require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation/step down housing be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established				
DM OBJ 66	Reduced open space standards may be acceptable for the following development types: residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation only in cases where it is clearly demonstrated with a supporting evidence base that it is appropriate by having regard to the specific open space needs of residents and only where suitable accessible public open space is available as part of the development.				
DM OBJ 67	<p>Planning applications for the change of use of a residential dwelling or other building to nursing home, residential care home, or for the construction of new residential care homes, retirement homes, nursing homes, retirement villages or sheltered accommodation/step down housing, shall be assessed for compliance with the following criteria:</p> <ul style="list-style-type: none"> • The Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) (Amendment) Regulations 2010 (or any such other relevant standards and legislation that may be enacted); • The National Quality Standards for Residential Care Settings for Older People in Ireland, 2009; • Sustainability is the location served by good public transport links, pedestrian and cycle facilities, close to local services and facilities; • Suitability of the size and scale of the proposal having regard to the site constraints and the area in which it is located; • The degree to which the residential amenity of surrounding properties is protected; • The requirement for a high standard of design and external finishes; • The adequacy of off-street car parking; 				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<ul style="list-style-type: none"> • High quality open space proposals with comprehensive landscaping plans prepared by a fully qualified landscape professional; • Availability of services. 				
DM POL 25	To facilitate the provision of childcare facilities in appropriate locations as set out in accordance with the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001).				
DM POL 26	<p>Development of childcare facilities at the following locations will normally be encouraged;</p> <ul style="list-style-type: none"> • Areas of concentrated employment and business parks; • Within new and existing residential developments; • Neighbourhood Centres; • Large retail developments; • Schools or major educational facilities; • Adjacent to public transportation; and • Villages and Rural Nodes. 				
DM OBJ 68	<p>Planning applications for childcare facilities shall be assessed for compliance with the following criteria:</p> <ul style="list-style-type: none"> • Suitability of the site for the type and size of facility proposed. • Impact on residential amenity of surrounding residential development; • Adequate availability of indoor and outdoor play space; • Convenience to public transport nodes, pedestrian and cycling facilities; • Local traffic conditions; • Safe access and sufficient convenient off-street car parking and/or suitable drop-off and collection points for customers and staff; • Number of such facilities in the area. In this regard, the applicant shall submit a map showing the locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location. 				
DM OBJ 69	<p>All applications for childcare facilities shall comprehensively set out the following as part of a pre-application discussion and/or planning application proposal:</p> <ul style="list-style-type: none"> • The type of childcare facility proposed – Full day care; sessional service including playgroups, preschools and Montessori; Child minding; • No. of children; • No. of employees; • Proposed hours of operation; • Car-parking provision; (please refer to Section 11.9.1) • Location of secure external play area including secure site boundaries. 				
DM OBJ 70	In the case of proposals within an existing dwelling the Council will consider whether there is sufficient private open space remaining for the enjoyment of the occupant of the dwelling. The potential impact on the residential amenities of adjoining residences will also be considered. In such cases a significant residential component shall be retained.				
DM OBJ 71	<p>Assessing planning applications for new schools and/or redevelopment/extensions of existing schools, the Planning Authority will have regard to the following:</p> <ul style="list-style-type: none"> • Site location, proximity of school to catchment area, size of site relative to outdoor space requirements and the future needs of the school (i.e. sufficient space provided for future expansion). • Public transport availability. • Traffic and transport impact, good, safe accessible pedestrian and cyclist routes to and from the school from nearby residential and commercial areas. • Provision of safe and adequate set down facilities for buses. • Provision of adequate, secure, covered cycle facilities. • Provision of safe access and adequate car parking and set down areas to facilitate drop off/pick up. • Adequate signage, lighting and boundary treatments. • Impact on local amenities. • Out of school hours uses. 				
DM OBJ 72	Temporary classrooms will be assessed on a case-by-case basis and will generally be accepted for a temporary period not exceeding five years and such classrooms should not interfere with onsite car/cycle parking spaces or unduly impact the usability of outdoor play/sports facilities. Any such proposal shall be accompanied by a timeline for the construction of permanent facilities.				
DM OBJ 73	Dual function of sports facilities/halls etc, outside of school hours will be encouraged where the use of such facilities will be of a benefit to the wider community, however, any outside hours usage of the school should not be to the detriment of adjoining residential amenities.				
DM OBJ 74	To require that all planning applications for new schools are accompanied by a Mobility Management Plan. Existing schools seeking permission to expand will also be required to provide a Mobility Management Plan.				
DM OBJ 75	To require that details in relation to the capacity of the facility (seating capacity), hours of operation and a traffic assessment (including details of the proposed parking provision) accompany any pre-application discussion and/or planning application proposal.				
DM POL 27	To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.				
DM OBJ 76	<p>In the assessment of individual energy development proposals, the Council will take the following criteria into account:</p> <ul style="list-style-type: none"> • The proper planning and sustainable development of the area; • The environmental and social impacts of the proposed development; • Traffic impacts including details of haul routes; • Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment); • Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects); • Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way); 				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<ul style="list-style-type: none"> • Connection to the National Grid (where applicable); • Mitigation features, where impacts are inevitable; • Protection of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance; • proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details); • Cumulative Impact of proposal. 				
DM OBJ 77	<p>In the assessment of individual proposals, the Council will require the following to be submitted as part of any planning application:</p> <ul style="list-style-type: none"> • Glint & Glare Assessment • Outline Construction Environmental Management Plan (CEMP) • Biodiversity Management Plan • Public Consultation details • Noise Assessment • Socio-Economic Assessment • EIA Screening • Ecology Assessment • Archaeology Assessment • Traffic & Transport Assessment • Landscape and Visual Assessment • Hydrology Appraisal/Flood Risk Assessment • Decommissioning/Restoration Plan 				
DM POL 28	To require compliance with the Wind Energy Development Guidelines, (2006) and Circular PL20-13, and any updates thereof. Any proposal shall be supported by both a technical and an environmental statement prepared to an acceptable standard which sets out how the proposal complies with the Guidelines.				
DM OBJ 78	To require that any pre-application discussion and/or planning application proposal for wind farm development sets out how the project complies with DM POL 28.				
DM OBJ 79	Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape.				
DM OBJ 80	In general, matt finishes and neutral colours for turbines and structures are required.				
DM OBJ 81	The Council will support appropriate innovative designs for wind farms.				
DM OBJ 82	All planning applications shall be accompanied by detailed proposals for the restoration of the site after removal of the turbines and associated infrastructure including access roads. Adequate financial security will be required to ensure site restoration and removal of the wind farm.				
DM POL 29	To require compliance with the requirements of the “Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities” July 1996, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.				
DM OBJ 83	To encourage the location of telecommunications structures at appropriate location within the County, subject to environmental considerations.				
DM OBJ 84	To require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures				
DM OBJ 85	To avoid the location of structures in sensitive landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details).				
DM OBJ 86	To generally discourage the use of wires or other devices affixed to the facade of buildings in town and village centres.				
DM OBJ 87	To encourage the development of open access networks in all developments.				
DM OBJ 88	To seek to facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, the protection of visual and residential amenities and Development Plan policy and the principles of proper planning and sustainable development.				
DM OBJ 89	Car parking shall be provided in accordance with Table 11.2 and associated guidance notes.				
DM OBJ 90	The dimension of parking bays shall comply with Table 11.3.				
DM OBJ 91	Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution may be required.				
DM OBJ 92	Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution may be required.				
DM OBJ 93	<p>New residential development should take account of the following regarding car parking:</p> <ul style="list-style-type: none"> • Vehicular parking for detached and semi-detached housing should be within the curtilage of the house; • Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups 				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<p>overlooked by residential units;</p> <ul style="list-style-type: none"> The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; Consideration needs to be given to parking for visitors and people with disabilities; and Provision of EV Charging points. 				
DM OBJ 94	All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers.				
DM OBJ 95	In any car park in excess of 20 spaces where public access is available, four fully functional charging points for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.				
DM OBJ 96	To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards.				
DM OBJ 97	Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather.				
DM OBJ 98	To establish and implement Cycle Parking Standards for new developments in the County.				
DM OBJ 99	In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas;				
DM OBJ 100	All cycle facilities in multi-storey car parks shall be at ground floor level and segregated from vehicle traffic. Cyclists shall also have designated entry and exit routes at car parks.				
DM OBJ 101	Planning applications for significant commercial, industrial and other developments shall demonstrate the provision of adequate drop-off and set-down areas for taxi services.				
DM OBJ 102	To require the provision of facilities for taxis in all new supermarket and neighbourhood development proposals.				
DM POL 30	To permit only advertisements which enhance the appearance and vitality of an area and make a positive contribution to the streetscape.				
DM OBJ 103	<p>The following signage types will be discouraged</p> <ul style="list-style-type: none"> Signs which advertise general products or services Animated, moving, flashing, rotating or sound-emitting signs Billboards Roof mounted signs or signs which project above the ridge height of the building Internally illuminated awnings Changeable message signs Pole mounted signs Wall signs Free standing signs 				
DM OBJ 104	<p>In assessing advertising signage, the Council will consider the following criteria:</p> <ul style="list-style-type: none"> The size and scale of signs which should not conflict with existing structures in the vicinity. The potential impacts on the streetscape of the proposal Large scale commercial advertisement structures are not acceptable on or near Protected Structures, Architectural Conservation Areas (please refer to Map 8.3), in public parks and in areas of high amenity. Signs should not interfere with windows or other façade features or project above the skyline. 				
DM OBJ 105	Advertisement structures will not be permitted where they give rise to a potential traffic hazard. In accordance with the Spatial Planning and National Roads and the Guidelines on the provision of Tourism and Leisure Signage on National Roads (2011), advertisement structures will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.				
DM OBJ 106	Applications for advertisement structures along national routes and along approach roads to towns and villages will generally not be permitted except for tourist attractions of national or regional importance which utilise the approved designated signage.				
DM OBJ 107	The number of advertisement structures for any one premises shall be kept to a minimum and will generally be restricted to a maximum of two in the local area. In exceptional cases this maximum may be exceeded at the discretion of the Council.				
DM OBJ 108	The use of electronic variable messaging signs commonly known as “VMS signs”, shall be reserved strictly for use in roadwork activities, hazard information and or as part of an approved event traffic management plan. Advanced written consent of the Council will be required prior to installation and usage of such signage.				
DM OBJ 109	In urban centres, where public realm strategies have been prepared the Council reserve the right to de-exempt any signage in the interests of visual amenity in these areas.				
DM OBJ 110	Outdoor advertising hoardings shall not be permitted where it would detract from the visual quality of the setting of Protected Structures. In all other cases, planning applications for such development will be considered on the basis of the visual impact of the proposed advertising hoarding and the potential for a traffic hazard arising from same will be imperative. The number and scale of hoardings in the vicinity of the site will be a material consideration.				
DM POL 31	To manage noise sensitive development in Noise Zone B and Noise Zone C, where aircraft noise may give rise to annoyance and sleep disturbance, and to ensure, where appropriate, noise insulation is incorporated within the development.				
DM POL 32	To require that single residential units (urban and rural) or extensions to same are provided with noise insulation of an appropriate standard having regard to its location within a Noise Zone B or Noise Zone C. b. To require non-residential noise sensitive uses or multiple residential developments within Noise B or Noise Zone C include where appropriate, a noise impact assessment which clearly demonstrates that relevant internal noise guidelines will be met in order to protect the amenity of future occupants.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DM OBJ 111	Development should be restricted which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport.				
DM POL 33	To comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.				
DM POL 34	To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.				
DM POL 35	To ensure that land use policies take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest.				
DM POL 36	To have regard to the advice of the Health & Safety Authority when proposals for new SEVESO sites are being considered or modifications to existing Seveso sites are being considered.				
DM POL 37	To have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered.				
DM OBJ 112	To have regard to the provision of the 'Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU) and in consultation with the HSA impose restrictions, on developments adjoining or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.				
<p>Commentary on Assessment</p> <p>The Chapter sets out the development standards and land use zoning objectives to be applied in the assessment of planning applications to ensure that development takes place in an orderly manner in the interests of the common good. Therefore the chapter, and its policies and objectives, are inherently protective in terms of the environment and in their application.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain effects in relation to the provisions for development and associated services and infrastructure especially in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> ▪ potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and ▪ beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					

Table 8.3: Settlements Assessment

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ASHBOURNE					
ASH POL 1	To support the consolidation of development of Ashbourne which facilitates the provision of residential development and employment, retail, community, and recreational facilities in order to create a more compact and self-sufficient settlement.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1	AN_1, AN_2, CC_1	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
ASH OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ashbourne as set out in Table 2.12 of the Core Strategy is not exceeded.				
ASH OBJ 2	To facilitate the development of the lands at Milltown identified as 'MP18' on the Land Use Zoning Map, subject to the preparation of a Master Plan.				
ASH OBJ 3	To continue to attract new industry to Ashbourne which capitalises on the quality of road infrastructure at this location and its proximity to the M50, Dublin Airport and Dublin Port.				
ASH OBJ 4	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Ashbourne within the Plan period.				
ASH OBJ 5	To manage flood risk and development in Ashbourne in accordance with policies and objectives set out in section 6.10.2 of Volume 1 of the County Development Plan 'Surface Water and Flood Risk Management'.				
ASH OBJ 6	To identify a suitable location for a bus-based Park and Ride facility in Ashbourne.				
ASH OBJ 7	To support and facilitate the completion of the remaining phases of the cycling and walking enhancement on the R135.				
ASH OBJ 8	To support and facilitate the implementation of a new walk and cycle link from Killelland Street through to Frederick Street in partnership with all relevant stakeholders.				
ASH OBJ 9	To support the delivery of walking and cycling enhancements on the Milltown Road.				
ASH OBJ 10	To support and facilitate the implementation of cycling upgrades throughout the Town Centre as defined within the Greater Dublin Area Cycle Network Plan.				
ASH OBJ 11	To support the implementation of the upgrade to the Baltrasna Road to accommodate walking and cycling enhancements, in consultation with all relevant stakeholders.				
ASH OBJ 12	To seek to improve pedestrian and cycling infrastructure between Ratoath and Ashbourne				
ASH OBJ 13	To examine the feasibility of a new junction on the R135 that could serve development lands on Hickeys Lane and facilitate a new access to Ashbourne Community College, in consultation with all relevant stakeholders.				
ASH OBJ 14	To examine the feasibility of upgrading the Archerstown road to better serve the growing community facilities located along this road.				
ASH OBJ 15	To safeguard, in conjunction with the National Transport Authority and all relevant stakeholders, the efficient operation of buses on the R135 and support measures to increase the level of service by bus to and from Ashbourne.				
ASH OBJ 16	As part of the future planning of the Dunboyne/M3 Parkway line to Navan, the possibility of a spur serving Ashbourne and Ratoath should be explored subject to compliance with national policy and the Railway Order.				
ASH OBJ 17	To prepare a Local Transport Plan for Ashbourne in consultation with the National Transport Authority and in accordance with the Transport Strategy for the Greater Dublin Area.				
ASH OBJ 18	To examine the feasibility of upgrading the R125 in conjunction with Fingal County Council to improve links and connectivity between Ashbourne and Swords.				
ASH OBJ 19	To ensure that access to all zoned lands are provided for and that no zoned land becomes landlocked.				
ASH OBJ 20	To support the completion of the Linear Park running along the Broadmeadow River from Ashbourne Golf Club to the Ashbourne Education Campus, subject to the availability of funding.				
ASH OBJ 21	To support and facilitate the development of additional sporting facilities, and in particular playing fields, on the lands identified as 'Open Space' immediately to the west of Donaghmore/Ashbourne GAA Club.				
ASH OBJ 22	To facilitate the development of a primary school, in association with the Department of Education, on suitably located lands that would meet the educational requirements of the future population of Ashbourne.				
ASH OBJ 23	To prepare a Master Plan on the lands identified 'MP 203' on the Land Use Zoning Map which will comprise of a Strategic Employment Site with an E1/E3 zoning.				
ASH OBJ 24	To support the utilisation of sustainable principles in the design, planning and development of residential schemes throughout the town.				
ASH OBJ 25	To implement and ensure compliance with the Public Realm Plan for Ashbourne which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Ashbourne.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.					
ATHBOY					
ATH POL 1	To consolidate and strengthen the town, through the redevelopment of backland, infill and brownfield lands based on the principles of sustainable community and the creation of a high quality urban environment.	B_1, PHH_1, PHH_2, SG_1, CC_1, MA_1, CH_1		B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
ATH OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Athboy as set out in Table 2.12 of the Core Strategy is not exceeded, subject to availability of services.				
ATH OBJ 2	To provide for appropriate mixed use development at an appropriate scale which compliments the character of the town and which enhances local services and community facilities.				
ATH OBJ 3	To implement and ensure compliance with the Public Realm Plan for Athboy which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.				
ATH OBJ 4	To require high quality design in all new developments.				
ATH OBJ 5	To protect and maintain the trees identified for preservation on the Land Use Zoning Objectives Map.				
ATH OBJ 6	To support and encourage the development of the town as a tourism hub as a focus for employment generation in conjunction with relevant stakeholders.				
ATH OBJ 7	To support and encourage the further development of linguistic and cultural heritage and to explore the towns potential to function as a Gaeltacht Service Town, in conjunction with relevant stakeholders.				
ATH OBJ 8	To support and promote existing and proposed festivals including the Puca Festival (including the establishment of a festival headquarters in the town) to increase the cultural, heritage and lifestyle profile of Athboy, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.				
ATH OBJ 9	To explore the potential to create a green infrastructure network by integrating the Athboy Heritage Trail into existing public open spaces and amenity areas.				
ATH OBJ 10	To improve traffic circulation in the town by facilitating the development of bus pull in areas in conjunction with Bus Éireann.				
ATH OBJ 11	To support the enhancement and development of the Athboy Convent Community Centre and other community facilities in the town.				
ATH OBJ 12	To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Athboy to the County Town and onto Regional and City Centres.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Athboy.					
The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.					
BAILE GHIB					
GHIB POL 1	To promote the linguistic and cultural heritage of Baile Ghib (Gibbstown) Gaeltacht and define its physical identity and sense of place through consolidation and strengthening the commercial and residential village centre, building on the physical heritage of Gibbstown Demesne from which the village name is derived, in a manner that enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Gibbstown to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, while reflecting its Gaeltacht distinctiveness.	PHH_1, PHH_2, CH_1, LV_1		SG_1, W_1, AN_1, AN_2	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
GHIB OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Baile Ghib (Gibbstown) as set out in Table 2.112 of the Core Strategy is not exceeded.				
GHIB OBJ 2	To support and encourage residential development on under-utilised lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
GHIB OBJ 3	To encourage the consolidation of existing residential areas within the village.				
GHIB OBJ 4	To require that a 'Language Impact Study' be carried out before any application for housing (single and multiple housing developments) is considered in the area. Such a study, by reference to its linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.				
GHIB OBJ 5	To create a sense of place in Baile Ghib (Gibbstown), through promotion of its identity given its historic past as part of the Gibbstown Demesne and linguistic identity.				
GHIB OBJ 6	To support Údarás na Gaeltachta, Gaeltacht na Mí Economic Development Forum and other relevant bodies and agencies in developing sustainable and Irish language based economic uses in the Gaeltacht area.				
GHIB OBJ 7	To promote the sustainable, innovative reuse of existing vacant structures, including the historic farmyard as potential mixed-use development, including community, commercial, tourism and residential development. Also promote the sustainable reuse of the contemporary vacant industrial buildings.				
GHIB OBJ 8	To promote more sustainable forms of transport, including the provision of new pedestrian paths, public lighting, and traffic calming measures.				
GHIB OBJ 9	To encourage the adaptive reuse of the existing historic farmyard structures subject to appropriate sympathetic design.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
GHIB OBJ 10	To investigate the use of the former Gibbstown Avenue for the provision of an amenity walkway connecting the village facilities.				
GHIB OBJ 11	To promote the preservation of individual trees in the village as identified in the land use zoning map.				
GHIB OBJ 12	To promote the enhancement of community and recreational uses within the village.				
GHIB OBJ 13	To implement and ensure compliance with the Public Realm Plan for Gibbstown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the village.				
GHIB OBJ 14	To create a village identity through the provision of pedestrian paths and, public lighting connecting the community facilities to the consolidated village centre to the east.				
GHIB OBJ 15	To ensure that new development integrate with the remnants of the historic demesne; railing, field patterns and hedgerows, and should ensure the protection of the overall rural character in the form of clustered low-density development within the development area, providing an alternative to one-off housing.				
GHIB OBJ 16	To ensure that all new development respects the scale, form, character and cultural identity of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Baile Ghib (Gibbstown).</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
BALLIVOR					
BAL POL 1	To promote the future development of Ballivor as a compact settlement centre with a pedestrian friendly environment, a variety of land uses and amenities while protecting the built and natural heritage and catering for the needs of all sections of the local community to ensure that the village town develops in a sustainable manner, as an attractive place to live, work recreate and visit.	LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
BAL OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ballivor as set out in Table 2.12 of the Core Strategy is not exceeded.				
BAL OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved				
BAL OBJ 3	To consolidate the central area of the town for commercial uses and promote infill/backland development.				
BAL OBJ 4	To take a pro-active and flexible approach towards securing an alternative employment use for the former NEC Semiconductors site in conjunction with relevant stakeholder.				
BAL OBJ 5	To seek to provide an Enterprise Centre within the former NEC site.				
BAL OBJ 6	To seek the reuse of buildings and other facilities including car parking on the former NEC site where possible for employment generating uses.				
BAL OBJ 7	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the town within the Plan period.				
BAL OBJ 8	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 4 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
BAL OBJ 9	To promote walkway/cycle loops in and around the town, and in particular along the stream to the south of the town, and to the new GAA facility.				
BAL OBJ 10	To support appropriate traffic management and environmental improvement measures throughout the town.				
BAL OBJ 11	To seek to provide a community facility at St. Kinneth's Church.				
BAL OBJ 12	To protect the significant stands of trees in the village as identified in the land use zoning map including those to the front of the Primary School, to the front of Glebe House off the Trim road, and along the Kinnegad Road.				
BAL OBJ 13	To facilitate and support the implementation of the community led-Ballivor Biodiversity Action Plan 2018-2022.				
BAL OBJ 14	To protect existing community facilities where appropriate and support their further development and expansion if required.				
BAL OBJ 15	To facilitate and support the implementation of the Ballivor Renaissance Community Plan and other community led projects to generally enhance the town while ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the town.				
BAL OBJ 16	To investigate and if feasible to provide a library facility in Ballivor. To explore the restoration and renovation of St. Kenneth's Church to accommodate such a use.				
BAL OBJ 17	To implement and ensure compliance with the Public Realm Plan for Ballivor which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.				
BAL OBJ 18	To seek to enhance landmark/focal points in Ballivor by redeveloping neglected sites and obsolete areas.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
BAL OBJ 19	To improve street finishes, footpaths and the public domain generally.				
BAL OBJ 20	To preserve the character of the town and its setting by requiring that the height, scale and design of any proposed development within the town complements the character of the village and does not diminish its setting.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Ballivor.					
All of the policies and objectives have either potentially positive or neutral environmental effects.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
CARLANSTOWN					
CAR POL 1	To define, consolidate and strengthen the existing residential urban structure in Carlanstown and encourage development which will consolidate the distinctive character of the village, and preserve and enhance the quality of the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1, LV_1	AN_1, AN_2, CC_1,	B_1, SG_1, W_1, AN_1, AN_2	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
CAR OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carlanstown as set out in Table 2.11 of the Core Strategy is not exceeded.				
CAR OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
CAR OBJ 3	To support the integration of new development areas with proposed amenity walks, where possible.				
CAR OBJ 4	To support the enhancement of the public realm within residential estates, to include landscaping, public lighting and continuity of footpaths, where possible.				
CAR OBJ 4	To support the enhancement of the public realm within residential estates, to include landscaping, public lighting and continuity of footpaths, where possible.				
CAR OBJ 5	To promote the development of Enterprise and Employments lands and ensure that any new development is connected to the village centre by way of public footpath and public lighting, and the provision of other necessary physical infrastructure and services.				
CAR OBJ 6	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
CAR OBJ 7	To support the provision of a new bypass of the N52 national Secondary Road through Carlanstown generally to the south east of the village				
CAR OBJ 8	To facilitate the development of the proposed Village Square and Community Space, with necessary modifications to the road layout, to prioritise pedestrian and cycle movement patterns.				
CAR OBJ 9	To protect the significant stands of trees in the village as identified in the land use zoning map and listed below and to retain significant hedgerows and stone walls where possible by incorporating them into future development layouts in the village. 1. A stand of poplars (Populus) to the east of the Moynalty Road. 2. A stand of sycamore (Acer pseudoplatanus) to the west of Moynalty Road. 3. A stand of aspen (Populus tremula) to the south of the Kilbeg/Nobber Roads. 4. A stand of cherry blossom (Prunus serrulata) to the front of the National School to the south of the Kilbeg/Nobber Roads. 5. A stand of sycamore (Acer pseudoplatanus) to the west of the junction of the Moynalty and Kilbeg/ Nobber Roads. 6. Two stands of willow (Salix) and other deciduous trees on the lands to the east of the National School largely along a field boundary. 7. A stand of sycamore (Acer pseudoplatanus), ash (Fraxinus excelsior) and cherry blossom (Prunus serrulata) to the east of Main Street in the village centre. 8. A stand of sycamore (Acer pseudoplatanus) both to the south of J. Kiernan's Public house and Borora Crescent, and along the banks of the Moynalty River to the east of Carlanstown Bridge. 9. A stand of willow (Salix) and other deciduous trees along the banks of the Moynalty River to the west of Carlanstown Bridge extending along the River to the west of the village.				
CAR OBJ 10	To facilitate, subject to appropriate environmental assessments, the development of amenity walks along the river and connecting to the village centre.				
CAR OBJ 11	To preserve views identified on the land use zoning map including the view to the south of the village orientated both east and west of Carlanstown Bridge, which is a Protected Structure, and the view of the Moynalty River and its associated bank verges from development which would adversely impact on the character and visual amenity of the landscape.				
CAR OBJ 12	To enhance community and recreational uses including support for the development of a children's play area within the village, and the identification of public open space along the river, and at Deerpark				
CAR OBJ 13	To support the development of interconnected amenity walkways along streams and hedgerows, and to the archaeological site within and adjoining the village to facilitate an appreciation of the built and natural heritage within the village for residents and visitors and to enhance amenity uses and permeability of the village.				
CAR OBJ 14	To facilitate and support the implementation of the Carlanstown Renaissance Community Plan and other community led projects to generally enhance the village while ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.				
CAR OBJ 15	To support the development of a village square / community space at the former fair green as the commercial and community centre of the village, with access to St. Patrick's Well, and the development of a mixed use development with the potential to provide commercial, employment, community and residential uses.				
CAR OBJ 16	To support the enhancement of the main street to include the delineation of pedestrian and parking areas, public lighting and landscaping to create a high quality residential street while integrating the existing commercial uses, shop and public house, to create a space for residents to interact and linger.				
CAR OBJ 17	To enhance the entrance gateways to the village, Carlanstown Bridge, Moynalty Road / Nobber Road and Ardee Road in the form of public realm improvements incorporating branding for the village.				
CAR OBJ 18	To ensure that all new development respects the scale, form and character of the village.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Carlanstown.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
CARNAROSS					
CARN POL 1	To give coherence to the identity of Carnaross Village; River View Residential area, the Village Crossroads, the Carnaross Mart and Lennox Brook / Páirc Naoimh Ciarán, through the consolidation and strengthening of the four distinct character areas within village, to improve pedestrian connection between the character areas and their public realm, and recognising the importance of conserving and enhancing the quality of the village's-built heritage, while maintaining a visual connection between the character areas, and to ensure that the village develops in a sustainable manner as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
CARN OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carnaross as set out in Table 2.12 of the Core Strategy is not exceeded.				
CARN OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
CARN OBJ 3	To promote the development of a new residential area to the north east of the Village Crossroads, associated with a new civic space, and mixed use development.				
CARN OBJ 4	To support the development of mixed uses services in the Village Crossroads, associated with a new civic space, and new residential development.				
CARN OBJ 5	To provide for the development of small scale business and the creation of employment opportunities in the Village Crossroads, and The Mart character area.				
CARN OBJ 6	To support the expansion of the use of the Carnaross Mart for other related commercial /cultural events / business including farmers markets etc.				
CARN OBJ 7	To improve pedestrian and cyclist linkages between and within the four-character areas.				
CARN OBJ 8	To provide public realm improvement to include traffic calming and pedestrian and cyclist priority within each character area.				
CARN OBJ 9	To protect the setting and character of the protected structures within the Village Crossroads, and also traditional structures that contribute to the character of the area, including townhouses located at the village crossroads, cottage and farm buildings located to the east of the parochial house, and Lennox Brook House, attendant grounds and site boundaries which contribute to the character of the village.				
CARN OBJ 10	To facilitate the provision of continuous pedestrian routes that incorporate the open character between the character areas, the mature trees and hedgerows between the character areas, and at the entrances to the village.				
CARN OBJ 11	To protect the mature trees to the rear of the Village Crossroads, visible on the approach to the village from the south and surrounding Lennox brook House to the east of the village core.				
CARN OBJ 12	To preserve views identified on the land use zoning map from development which would adversely impact on the character and visual amenity of the landscape.				
CARN OBJ 13	To promote the development of a civic space in the Village Crossroads character area in association with the potential development of adjoining mixed use / residential development.				
CARN OBJ 14	To provide for new development to the northeast of the Village Crossroads that respects the scale and form of the village, whilst providing enclosure to a new civic space.				
CARN OBJ 15	To support the enhancement of the gateways to the village with public realm improvements, including boundary treatment and signage.				
CARN OBJ 16	To support the consolidation of the identity of each character area through public realm improvements, including boundaries, public lighting, surface treatment, creating of pedestrian areas, and rationalisation of parking areas. (i.e. Character Areas -The River View Residential area, the Village Crossroads, the Carnaross Mart and Lennox Brook / Páirc Naoimh Ciarán.)				
CARN OBJ 17	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Carnaross.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
CLOONARD					
CLO POL 1	To promote the future development of Clonard as a compact settlement and encourage development which will consolidate the distinctive character of the village, and preserve and enhance the quality of the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work recreate and visit.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
CLO OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Clonard as set out in Table 2.11 of the Core Strategy is not exceeded.	PHH_1, PHH_2		B_1, AN_1, AN_2, CC_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
CLO OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.XX				
CLO OBJ 3	To consolidate the central area of the village for commercial uses.				
CLO OBJ 4	To provide opportunities for the expansion of the employment base in Clonard.				
CLO OBJ 5	To support proposals to further develop and strengthen the tourism potential of Clonard building on the work by Boyne Valley Tourism in developing the Clonard Heritage Trail.				
CLO OBJ 6	To encourage the provision of tourism facilities and offerings, including 'day-tourism' in conjunction with continued development and promotion of the Royal Canal Way. A tourism focal point such as St. Finian's Church of Ireland could assist in 'drawing' tourists from the Royal Canal Way to the village centre.				
CLO OBJ 7	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
CLO OBJ 8	To promote new internal village movement, particularly for pedestrians and cyclists, north of the R148.				
CLO OBJ 9	To investigate potential for park-and-ride facilities and enhanced / off-road bus set-down areas including the provision for bus shelters and tourist bus parking.				
CLO OBJ 10	To explore the possibility of providing an amenity walkway along the Kilwarden River from the village centre to the Clonard Bridge.				
CLO OBJ 11	To facilitate enhanced set-down and traffic calming measures in the vicinity of the school.				
CLO OBJ 12	To work in partnership with relevant stakeholders to develop cultural tourism initiatives based on Clonard's monastic heritage e.g. Turas Columbanus.				
CLO OBJ 13	To encourage the use of the former Church of Ireland (outside the village) as a visitor/community centre.				
CLO OBJ 14	To seek to provide for civic open space and interpretative signage at or near the centre of the village in conjunction with relevant stakeholders.				
CLO OBJ 15	To protect the Zone of Archaeological Potential from unsympathetic development and maintain a visual distinction between the village and the ecclesiastical centre and moat.				
CLO OBJ 16	To support the reuse of the Cowplot on the outskirts of the village for active/passive recreational facilities.				
CLO OBJ 17	To support the provision of a community playground.				
CLO OBJ 18	To facilitate the identification of a site and/or building for multi-purpose community use.				
CLO OBJ 19	To protect existing community infrastructure/facilities where appropriate and support their development and expansion if required.				
CLO OBJ 20	To facilitate and support the implementation of Clonard Renaissance Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.				
CLO OBJ 21	To facilitate public realm improvement works for the village focusing on traffic-calming to achieve better balance between the needs of the pedestrians / cyclists / public transport and those of the private car.				
CLO OBJ 22	To promote public realm improvement works that would give better definition and legibility to village core. Examples include building out footpaths, introducing angled parking, pedestrian crossing(s) to define the street and improved public lighting, planting / landscaping and sculpture.				
CLO OBJ 23	To investigate the potential for further traffic calming and pedestrian crossing measures in vicinity of "Paddy's Bar".				
CLO OBJ 24	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Clonard.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
CROSSAKIEL					
CRO POL 1	To define, consolidate and strengthen the commercial and residential village centre of Crossakiel, and encourage development which will improve the historic character and urban structure of the village core, preserve and enhance the quality of the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work recreate and visit.	PHH_1, PHH_2,		B_1, SG_1, W_1,	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1,
CRO OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Crossakiel as set out in Table 2.11 of the Core Strategy is not exceeded.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
CRO OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including ‘infill’ and ‘brownfield’ sites, subject to a high standard of design and layout being achieved.				AN_2, CC_1, MA_1, CH_1, LV_1
CRO OBJ 3	To encourage the refurbishment of the existing underutilised dwellings in the village core and the Cosy Corner.				
CRO OBJ 4	To encourage infill development in the village core. New development shall respect the scale, massing and character of the historic village.				
CRO OBJ 5	To encourage the appropriate reuse of the Hill House to the south east of the village for community/amenity use ensuring the protection of the character of the structure.				
CRO OBJ 6	To encourage the development of the tourism potential of the village, to link with other towns, villages and tourism facilities in the area.				
CRO OBJ 7	To support the development of mixed use services in the village core, associated with new residential development.				
CRO OBJ 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
CRO OBJ 9	To improve pedestrian linkages from the Cairn residential development to the village green through the provision of vehicular and or pedestrian routes through the lands adjoining The Hill House.				
CRO OBJ 10	To provide public realm improvements to include traffic calming and pedestrian priority at the village green.				
CRO OBJ 11	To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Crossakiel to the County Town and onto Regional and City Centres.				
CRO OBJ 12	To identify potential sources of funding for conservation works to St. Schiria’s Church and associated grounds in conjunction with the local community.				
CRO OBJ 13	To enhance and protect the special character and setting of St. Schiria Church, associated buildings and attendant grounds.				
CAR OBJ 14	To facilitate the provision of continuous pedestrian routes that incorporate the attractive views, mature trees, and hedgerows along the Kells Road, and the entrances to the village.				
CRO OBJ 15	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.				
CRO OBJ 16	To promote the refurbishment of the handball club to provide for the development of a multipurpose community facility.				
CRO OBJ 17	To promote the development of an attractive and overlooked public park on the lands adjoining the handball club for the purposes of passive and active recreation				
CRO OBJ 18	To protect and enhance the open space amenities at the diamond with public realm improvements.				
CRO OBJ 19	To promote the enhancement of open space amenities, in the Cairn housing estate to including modifications to the boundary treatment to enhance visual connection with the adjoining countryside.				
CRO OBJ 20	To provide for infill development within the village core that provides for a continuous building line and active street frontage, and that respects the scale of existing structures.				
CRO OBJ 21	To provide for residential development to the west of the former Garda Station, that will appropriately negotiate the topography of the site, provide for active frontage along the Kells road, provide a strong sense of enclosure to the site, and establish a fine urban grain. New development should be aligned with the former Garda Station in order to protect mature trees adjacent the site.				
CRO OBJ 22	Promote the provision of a landscaped urban space to the front of potential new development to the west of the former Garda Station.				
CRO OBJ 23	To promote the enhancement of the public realm in the village core, along the existing road, to the west, north, east and the village green.				
CRO OBJ 24	To promote the enhancement of the existing boundary surrounding the Aluminium Recycling Plant.				
CRO OBJ 25	To promote the enhancement of the existing handball alley, through appropriate screen planting.				
CRO OBJ 26	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Crossakiel.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
DONORE					
DON POL 1	To promote the future development of Donore as a compact settlement and encourage development which will consolidate the distinctive character of the village, and preserve and enhance the quality of the village’s built and natural environment, while catering for the needs of all sections of the local community and ensuring no adverse impact on the context or setting of the UNESCO World Heritage Site of Brú na Bóinne.	PHH_1, PHH_2, CH_1, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1,
DON OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Donore as set out in Table 2.12 of the Core Strategy is not exceeded.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DON OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
DON OBJ 3	To continue to promote Donore Village as an important tourist centre within the surrounding area and to encourage, facilitate and capitalise upon the village's location adjacent to notable international heritage and the tourist attractions arranged along this section of the Boyne Valley, notably the UNESCO World Heritage Site of Brú na Bóinne.				
DON OBJ 4	To co-operate with the local community and all other relevant stakeholders in promoting tourism and securing the development of tourist based enterprises and facilities in Donore.				
DON OBJ 5	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village within the Plan period.				
DON OBJ 6	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 4 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
DON OBJ 7	To investigate the potential for additional car-parking and a bus set-down area with shelter in the village.				
DON OBJ 8	To support the provision of a pedestrian/cyclist connection between Slane/Staleen and Duleek Road.				
DON OBJ 9	To secure the provision of a pedestrian crossing within the village core area.				
DON OBJ 10	To seek to discourage the use of the village's road network by Heavy Goods Vehicles (HGVs) in conjunction with traffic calming measures measures and other environmental improvements.				
DON OBJ 11	To support the delivery of a Pedestrian Walkway/Cycleway connecting Donore Village to the town of Drogheda subject to relevant environmental assessments.				
DON OBJ 12	To support the delivery of a Pedestrian Walkway /Cycleway connecting Donore Village to Brú na Bóinne Visitors Centre and St. Mary's GFC football pitch subject to relevant environmental assessments.				
DON OBJ 13	To support the delivery of a proposed Pedestrian Walkway/Cycleway connecting Donore Village to the "Battle of Boyne" Office of Public Works site at Oldbridge House subject to relevant environmental assessment.				
DON OBJ 14	To support the delivery of Pedestrian Walkways/Cycleways to connect: <ul style="list-style-type: none"> • "The Grange" housing estate (South side) to the village centre. • "The Grange" housing estate (South side) towards St. Mary's Villas. • The Church of the Nativity to the southern edge of settlement. 				
DON OBJ 15	To seek to provide a car parking facility adjacent to the National School to serve the collection and drop-off needs of the School.				
DON OBJ 16	To preserve the setting and visual amenity value of the UNESCO World Heritage Site of Brú na Bóinne and the high-quality landscape character of the Boyne Valley by strictly controlling any future development that would be detrimental to their continued preservation, conservation, setting or their visual amenity value.				
DON OBJ 17	To investigate the potential for the village to act as a local hub for access to the UNESCO World Heritage Site of Brú Na Bóinne / Battle of the Boyne areas with walking / cycling routes from the village to these facilities and on to Drogheda.				
DON OBJ 18	To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development.				
DON OBJ 19	To retain tree stands and hedgerows as identified on the landuse zoning map to include the front of the national school; to the front of the Church; on the southern side of the Slane/Staleen Road; to the rear of the protected structure at the northern side of the junction of the Drogheda/Mullaghacrone and Slane/Staleen Roads; and, on the northern side of the Drogheda/Mullaghacrone Road.				
DON OBJ 20	To facilitate the provision of a community playground within the village.				
DON OBJ 21	To protect the landscape setting of the national monuments within the UNESCO World Heritage Site of Brú na Bóinne by requiring that all development proposals involving mixed-use, commercial or multiple unit residential development within the village's development boundary are subject to a Visual Impact Assessment. Such development proposals must be accompanied by a Design Statement and Visual Impact Statement with photomontages or similar 3D material in order to assist the Council in determining whether there is any visual impact upon the village's character or the 'Core Area' of the UNESCO World Heritage Site of Brú na Bóinne. In particular, photomontages shall be sited so as to show the visual impact, if any, that any proposed development may have on the setting of the UNESCO World Heritage Site of Brú na Bóinne in order to prevent any inappropriate or avoidable impacts on the quality of that environment. Developments in excess of two-storeys in height will generally be discouraged.				
DON OBJ 22	To promote the enhancement of approach roads, entrances/exits, streets and the general village character within Donore in order to better define the character of the village and promote a quality host environment to facilitate its role as a tourist centre for the surrounding area.				
DON OBJ 23	To facilitate public realm improvement works for the village focusing on the development of cycleways, and the use of textured surfacing, tactile paving (which is not dominated by tarmacadam), and improved road markings for cyclist, pedestrian and motorised traffic. The creation of a street furniture palette to achieve an improved public realm setting within the village would be desirable.				
DON OBJ 24	To cater for the appropriate re-use, re-development and re-generation of under-utilised sites and /or buildings within Donore.				
DON OBJ 25	To encourage the re-use of the 18th and 19th Century 'Cottier' and 'Labourers' cottages remaining within the village.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Donore.					
All of the policies and objectives will have potentially positive or neutral environmental effects.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> ▪ potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and ▪ beneficial environmental effects of implementing the Plan are maximised. 					
DRUMCONRATH					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DRUM OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Drumconrath as set out in Table 2.11 of the Core Strategy is not exceeded.	PHH_1, PHH_2, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
DRUM OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
DRUM OBJ 3	To encourage the refurbishment of existing underutilised dwellings in the village core, Doyles Garage and reuse of idle structures along the main street.				
DRUM OBJ 4	To encourage infill development in the village core to the rear of the main street. New development shall respect the scale, massing and character of the historic village.				
DRUM OBJ 5	To encourage the development of the tourism potential of the village, to link with other towns, villages and tourism facilities in the area.				
DRUM OBJ 6	To support the creation of an identity for Drumconrath that reflects its rich cultural heritage, medieval past, and to connect with a potential tourist trail that could link Drumconrath to other towns and villages in the area.				
DRUM OBJ 7	To protect and enhance the village core and promote consolidation of the commercial core around the main street, and reuse of sites and underutilised buildings for residential, commercial or heritage / tourism related uses.				
DRUM OBJ 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
DRUM OBJ 9	To improve pedestrian linkages from De Valera Park to the main street through the Drumconrath River green space.				
DRUM OBJ 10	To provide public realm improvements to include traffic calming and pedestrian priority on the Main Street.				
DRUM OBJ 11	To liaise with the National Transport Authority with regard to the provision of a public bus service in Drumconrath.				
DRUM OBJ 12	To enhance and protect the special character and setting of St. Peters Church of Ireland, associated buildings and attendant grounds, and to integrate public realm improvements as part of the main street to the building.				
DRUM OBJ 13	To protect views from the Ardee Road and towards the Motte and Bailey which lie outside of the settlement boundary.				
DRUM OBJ 14	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map.				
DRUM OBJ 15	To enhance community and recreational uses including support for the development of a children's play area within the village, and the identification of public open space along the river.				
DRUM OBJ 16	To support the development of interconnected amenity walkways along streams and hedgerows, and to the archaeological sites within and adjoining the village to facilitate an appreciation of the built and natural heritage within the village for residents and visitors.				
DRUM OBJ 17	To promote the development of an attractive and overlooked public park on the green space lands adjoining the Drumconrath River.				
DRUM OBJ 18	To facilitate and support the implementation of the Drumconrath Renaissance Community Plan and other community led projects to generally enhance the village while ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.				
DRUM OBJ 19	To enhance the entrance gateways to the village in the form of public realm improvements incorporating branding for the village.				
DRUM OBJ 20	To enhance the existing nodes and spaces within the village, through the provision of additional and improved pedestrian paths, public lighting and landscaping, incorporating cycleways as appropriate. Rationalise pedestrian and parking areas and create identifiable, and high quality finished spaces along the main street for residents, and visitors to linger.				
DRUM OBJ 21	To promote new development areas to complement and integrate with the proposed amenity walks.				
DRUM OBJ 22	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Drumconrath.					
All of the policies and objectives have either potentially positive or neutral environmental effects.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
DULEEK					
DUL POL 1	To support the sustainable growth of Duleek in a manner that allows the town to fulfil its function as a local service centre, by promoting the consolidation of business and retail services in the town centre, employment growth in Duleek Business Park, and improving connectivity between residential areas and the town centre.	B_1, PHH_1, PHH_2, SG_1, W_1, CC_1, MA_1, CH_1, LV_1	AN_1, AN_2, CC_1	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
DUL OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Duleek as set out in Table 2.12 of the Core Strategy is not exceeded.				
DUL OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
DUL OBJ 3	To facilitate the development of local business employment and enterprises within Duleek Business Park and to ensure that the Business Park is maintained for business and employment uses as per the specific landuse zoning.				
DUL OBJ 4	To promote the reuse and regeneration of vacant and derelict lands and properties in the town centre for appropriate uses that would consolidate and revitalise the town centre.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship				
DUL OBJ 5	To promote, encourage and facilitate the development of sustainable tourism in Duleek through the further development and enhancement of Duleek Heritage Trail and the town's historical association with the Battle of the Boyne.								
DUL OBJ 6	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Duleek within the Plan period.								
DUL OBJ 7	To manage flood risk and development in Duleek in accordance with policies and objectives set out in section 6.10 of Volume 1 of the County Development Plan 'Surface Water and Flood Risk Management'.								
DUL OBJ 8	To examine the feasibility and progress the provision of the R150 bypass for Duleek to the south west of the town.								
DUL OBJ 9	To undertake the following improvements in Duleek: i) To upgrade the junction of the R150 and Longford Roads ii) To provide/upgrade or extend as appropriate footpaths along Larrix Street extending from Larrix Court to Church Lane and the R150, and along The Steeples from Longford Road to Navan Road (R150) and towards The Hawthorns. iii) To provide for a footpath on the R150 between the junctions with Church Lane and The Steeples. iv) To prepare a traffic management and improvement strategy to address traffic difficulties arising within the area known as 'Lanes District'.								
DUL OBJ 10	To encourage the reuse of Duleek's historic buildings where they lie vacant or underused and recognise the contribution that they can make to economic development, tourism, education and the aesthetic qualities of Duleek's landscape and town centre.								
DUL OBJ 11	To maintain, and where possible enhance, the conservation value of the Duleek Commons pNHA, subject to satisfactory ecological assessment.								
DUL OBJ 12	To support the development of a new pedestrian way from Ryan's Park to the Old Nanny Bridge that will connect existing and new development areas in the town.								
DUL OBJ 13	To support the development of a linear walkway and associated amenity area along the River Nanny and Paramadda River, subject to the recommendations of any environmental assessments and resources being available.								
DUL OBJ 14	To develop a 'green link' throughout the town, with a view to linking existing and proposed heritage and amenity trails in the town.								
DUL OBJ 15	To pursue the development of a civic amenity and ball sports area in the vicinity of Sampson's Field to the rear of the Millrace Estate and to link this into a network of walkways in the town.								
DUL OBJ 16	To investigate the feasibility of providing a public park in Duleek, subject to the availability of funding.								
DUL OBJ 17	To ensure that any development in the town centre contributes positively to and enhances the streetscape of Duleek.								
DUL OBJ 18	To promote and investigate the provision of a post primary school for Duleek during the period of the County Development Plan.								
Commentary on Assessment									
The Chapter sets out the policies and objectives in relation to the sustainable development of Duleek.									
The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.									
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:									
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 									
Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.									
DUNBOYNE/PACE/CLONEE									
DCE POL 1	To support the development of Dunboyne and Clonee as an enterprise and employment hub that will be complemented by a compact, attractive, and sustainable residential community and urban environment.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1				
DCE OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunboyne and Clonee as set out in Table 2.12 of the Core Strategy is not exceeded.								
DCE OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.								
DCE OBJ 3	To continue to support the implementation of the Active Land Management Strategy in Dunboyne								
DCE OBJ 4	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 20276' not available for development until after 2027.								
DCE OBJ 5	To prioritise the delivery of residential development on the residentially zoned lands adjacent to Dunboyne Rail Station and Dunboyne North.								
DCE OBJ 6	To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Flood Risk Assessment and Management Plan. The associated primary residence of Dunboyne Herbs shall also be provided for as part of the relocation of the business.								
DCE OBJ 7	To continue to support and facilitate the development of the Dunboyne-Clonee area as a hub for employment and economic investment in County Meath and the Dublin Metropolitan Area.								
DCE OBJ 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Dunboyne and Clonee within the Plan period.								

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DCE OBJ 9	To facilitate the preparation of a Master Plan at: <ul style="list-style-type: none"> MP 22 Lands at Dunboyne North MP 23 Lands at Bracetown/Gunnocks MP 24 Lands at Pace townland between Piercetown and Bracetown, east of the M3 Motorway. As set out in Section 7 of this written statement. 				
DCE OBJ 10	To support and facilitate the provision of primary and post-primary school facilities as required by the Department of Education.				
DCE OBJ 11	To support and facilitate the provision of new educational facilities for Dunboyne College of Further Education preferably at lands proximate to the rail station at Dunboyne North.				
DCE OBJ 12	To support and facilitate improvements to and extensions of the east-west linear park, enhancing the environmental quality and amenity of the Castle River corridor.				
DCE OBJ 13	To explore the feasibility of developing a regional park on lands to the east/south east of Dunboyne Rail Station which would include areas of active and passive recreational amenities and would meet the need of the existing and future population in the Plan area.				
DCE OBJ 14	To encourage and facilitate the provision of east – west connections across the railway on the lands zoned for new residential development.				
DCE OBJ 15	To facilitate the development of a pedestrian link over the M3 to support the development of employment lands to the north of Dunboyne.				
DCE OBJ 16	To support and facilitate the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, within the town centre in partnership with the National Transport Authority and other relevant stakeholders.				
DCE OBJ 17	To support and facilitate in conjunction with the National Transport Authority the extension of the existing bus service to the M3 parkway and development lands to the north of Dunboyne.				
DCE OBJ 18	To support the delivery, in conjunction with all relevant stakeholders, of a link road on the lands zoned for new residential development to the east and north east of Dunboyne.				
DCE OBJ 19	To support the delivery, in conjunction with all relevant stakeholders, of a link road within to the south of Dunboyne extending from the Station Road to Rooske Road.				
DCE OBJ 20	To facilitate, in conjunction with the National Transport Authority and all relevant stakeholders, the provision of new pedestrian and cycle linkages and infrastructure, connecting lands at Pace to Dunboyne Town Centre.				
DCE OBJ 21	To facilitate the implementation of a HGV ban in both Clonee and Dunboyne town centres.				
DCE OBJ 22	To support and facilitate the delivery of the transport infrastructure and measures set out in the Dunboyne and Environs Transportation Study.				
DCE OBJ 23	To support the delivery, in conjunction with all relevant stakeholders, of a footpath extending from the development boundary of Dunboyne on the Rooske Road northwards to link with the existing footpath on the Rooske Road.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Dunboyne/Pace/Clonee.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
DUNSHAUGHLIN					
DNS POL 1	To support the growth of Dunshaughlin in a manner that allows the town to fulfil its function as a ‘Self-Sustaining Growth Town’ by facilitating sustainable residential growth and promoting the town as a centre for employment and economic development that maximises the transport links with key settlements in the County and wider Region.	PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1	AN_1, AN_2, CC_1	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
DNS POL 2	To support the provision of a train station and associated parking in Dunshaughlin, as part of Phase II Dublin to Navan Rail project proposal.				
DNS OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunshaughlin as set out in Table 2.11 of the Core Strategy is not exceeded.				
DNS OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including ‘infill’ and ‘brownfield’ sites, subject to a high standard of design and layout being achieved.				
DNS OBJ 3	To continue to support the implementation of the Active Land Management Strategy in Dunshaughlin.				
DNS OBJ 4	To operate an Order of Priority for the release and development of residential lands with any lands identified as being ‘Post 2027’ not available for development until after 2027.				
DNS OBJ 5	To facilitate the development of local business employment and enterprises on lands zoned for employment uses.				
DNS OBJ 6	To facilitate the development of a ‘strategic employment site’ for high technology uses.				
DNS OBJ 7	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Dunshaughlin within the Plan period.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
DNS OBJ 8	To support improvements in the pedestrian and cycling infrastructure in the town that will improve connectivity and permeability and promote more sustainable modes of transport.				
DNS OBJ 9	To facilitate the completion of the Eastern Relief Road from the Dublin Road to the Lagore Road and on to the Red Bog Road to the east and south-east of the town.				
DNS OBJ 10	To support the continuation of the Western Distributor Link Road from its position west of the Dunshaughlin Interchange to the R147 south of the town.				
DNS OBJ 11	To examine the feasibility of providing Park and Ride facilities in Dunshaughlin located in employment lands in the south western part of the town.				
DNS OBJ 12	To support the development of a primary and secondary school in Dunshaughlin to meet the educational needs of the residents of the town and its catchment.				
DNS OBJ 13	To support the development of playing fields and/or any other identified recreational uses on the land zoned as open space adjacent to 'The Willows' residential development in the southern part of the town.				
DNS OBJ 14	To ensure that any development in the town centre contributes positively to and enhances the streetscape of Dunshaughlin.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Dunshaughlin.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
EAST MEATH					
BLMD POL 1	To support the growth of East Meath in a manner that allows the town to fulfil its function as a 'Self-Sustaining Town' by facilitating sustainable residential growth and promoting the town as a centre for employment and economic development that maximises the transport links with key settlements in the County and wider Region.	B_1, PHH_1, PHH_2, SG_1, W_1, MA_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
BLMD OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for the East Meath settlements ⁴ as set out in Table 2.12 of the Core Strategy is not exceeded.				
BLMD OBJ 2	To carefully manage the consolidation of Bettystown-Laytown-Mornington East and Mornington-Donacarney and avoid the coalescence of the settlements.				
BLMD OBJ 3	To support the re-use/regeneration of any vacant properties and lands through active land management.				
BLMD OBJ 4	To provide for the development of industrial, manufacturing, distribution, warehousing, technology, and campus style office based employment on the western side of Laytown rail station. Enterprise and employment proposals shall be developed in tandem with park and ride facilities and enhanced pedestrian connectivity between the rail station and the residential development further north in Laytown all to facilitate the development of a sustainable 'live work' community.				
BLMD OBJ 5	To identify a suitable location, and support the provision of a co-working facility in East Meath that functions as an outreach hub for city based employers.				
BLMD OBJ 6	To continue to support the delivery of the North-South Spine Road linking Bettystown and Laytown.				
BLMD OBJ 7	To facilitate the provision of a new car parking facility at Laytown Train Station in conjunction with the National Transport Authority and Irish Rail (see OBJ 2 on the Land Use Zoning Map).				
BLMD OBJ 8	To facilitate the provision of a train station at Bettystown (in addition to the existing station at Laytown) as part of the DART expansion works to Drogheda through the planned electrification of the Northern rail line by Irish Rail (see OBJ 1 on the Land Use Zoning Map).				
BLMD OBJ 9	To support the preparation, in association with Louth County Council, of a Transport Study for East Meath and South Drogheda that assesses the capacity of existing roads, walking, and public transport infrastructure in the area and identifies any future investment in this infrastructure required to ensure the sustainable growth and development of this area.				
BLMD OBJ 10	To implement and ensure compliance with the Public Realm Plan for Bettystown and Laytown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.				
BLMD OBJ 11	To support the development of the Boyne Greenway from Mornington to Drogheda in conjunction with the NTA, Fáilte Ireland and all relevant stakeholders, subject to obtaining all relevant assessments and consents. The provision of the Boyne Greenway will be subject to the outcome of the Appropriate Assessment process.				
BLMD OBJ 12	To promote more sustainable forms of transport, including the provision of new pedestrian and cycle paths, public lighting and traffic calming measures that would improve connectivity in the East Meath area.				
BLMD OBJ 13	To seek to identify any upgrades to the local road network required as part of the development of the Strategic Employment site in Laytown. The provision of these road upgrades will be subject to the outcome of the Appropriate Assessment process.				
BLMD OBJ 14	To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA. Development of these schemes will be subject to the outcome of the Appropriate Assessment process.				
BLMD OBJ 15	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Bettystown, Laytown, Mornington East and Donacarney within the Plan period.				
BLMD OBJ 16	To manage flood risk and development in the East Meath area in accordance with policies and objectives set out in section 6.10 of Volume 1 of the County Development Plan "Surface Water and Flood Risk Management".				
BLMD OBJ 17	To support the design and construction of a beach facilities building of high architectural quality at the entrance to Bettystown beach that will improve the provision of amenities and services available at the beach.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
BLMD OBJ 18	To identify and secure a site for the provision of a library to meet the needs of the entire East Meath area, subject to the availability of finance.				
BLMD OBJ 19	To identify an appropriate site and support the delivery of a community centre, subject to the availability of funding.				
BLMD OBJ 20	To support the completion of the Bettystown Town Centre site and promote it as the primary retailing and commercial sector in the area, with more localised retail provision of an appropriate scale in Donacarney-Mornington and Laytown.				
BLMD OBJ 21	To support the implementation of the Laytown, Bettystown, and Mornington Beach Management Plan and the objectives and recommendations therein.				
BLMD OBJ 22	To support the delivery of residential and community uses on the MP 1 lands in Donacarney in accordance with the requirements of this Master Plan.				
BLMD OBJ 23	To support the delivery of residential and community uses on the A2 zoned lands to the east of Donacarney				
BLMD OBJ 24	To support the development of the lands zoned F1 'Open Space' to the south of Bettystown Town Centre as a sporting facility.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of the East Meath area.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
ENFIELD					
ENF POL 1	To support the sustainable consolidation of this multi-modal settlement with a balance of residential and employment development supported by its strategic location on the M4 Corridor and the availability of highly accessible lands suitable for employment and enterprise.	B_1, PHH_1, PHH_2, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
ENF OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Enfield as set out in Table 2.12 of the Core Strategy is not exceeded.				
ENF OBJ 2	To encourage the re-development of backland infill sites within the town that include residential uses.				
ENF OBJ 3	To facilitate the location of emerging employment sectors including (but not limited to) industrial, Engineering, ICT, Science, Data Analytics, Data Centre and Business and Financial Service, and other Foreign Direct Investment on the strategic employment site to the east of the town.				
ENF OBJ 4	To promote, encourage and facilitate economic development and diversification of Enfield and to support the development of the Royal Canal Greenway and the potential spin off enterprises generated from this facility.				
ENF OBJ 5	To encourage the redevelopment of town centre backlands to the rear of the Main Street in a coherent manner that facilitates expansion of town centre between adjacent sites, and accommodated enhanced retail and commercial services, with opportunity for ancillary residential uses directed to the upper floors.				
ENF OBJ 6	To liaise with and support Irish Water in the provision of adequate water services to meet the development needs of the town within the Plan period.				
ENF OBJ 7	To ensure that proposals for new residential and town centre developments, including specific measures to facilitate permeability and connectivity through new development layout arrangements that provide and contribute to accessibility between developments and between neighbourhoods.				
ENF OBJ 8	To continue to support and facilitate the extension of the footpath and cycle path improvement works within the town and along the Enfield By-Pass.				
ENF OBJ 9	To support and encourage Irish Rail, Bus operators and other relevant stakeholders to enhance commuter routes and to facilitate improved parking provision adjacent to the train station to enhance rail use.				
ENF OBJ 10	To continue to support the development of the Royal Canal Greenway and associated infrastructure at Enfield including strengthening connectivity from the main street to the Royal Canal.				
ENF OBJ 11	To conserve the integrity and setting and, where possible, incorporate recorded monuments of significant archaeological merit within new development areas where it can be preserved within formal or informal amenity areas.				
ENF OBJ 12	To promote new development and/or uses for passive or active recreational uses within the town that is linked to the use of and accessibility of the Royal Canal Greenway. Development shall be designed in a sustainable manner that does not compromise or impact adversely on the ecological and/or historic value of this section of the Royal Canal, or the integrity of its terrestrial or aquatic structure for which supports its pNHA amenity designation.				
ENF OBJ 13	Proposals for new residential development shall include detailed design measures to ensure that general layout arrangements, landscaping and open space provision is to facilitate connectivity with existing and new development areas.				
ENF OBJ 14	To retain the character and amenity value of the mature copse of trees along the roadside edge of Johnstown Road. Any new access from the Johnstown road into the residential lands at this location shall; demonstrate a layout arrangement that provides for minimal loss and disturbance of the existing copse arrangement, and, that incorporates it as part of the overall amenity provision of the development layout. Any unavoidable loss of trees to provide for the access to this development site shall include as part of the development proposal, a replacement planting plan that provides like-for-like in terms of specie type and numbers, with mature saplings as part of an overall landscaping proposal.				
ENF OBJ 15	To reserve lands to the rear of Johnstown Way and the rail line for the development of a Public Park.				
ENF OBJ 16	To seek to develop a new Community Centre and Park and Ride-facility in the former OPW building on the Main street.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
ENF OBJ 17	To reserve lands to the east of the town centre identified as G1 Community Facilities for the development of a Secondary School.				
ENF OBJ 18	To seek improvements to the town centre public realm through the implementation of quality design and finishes and coherence in building heights in development proposals.				
ENF OBJ 19	To seek high quality design for all new proposals for, signage, parking arrangements and street furniture.				
ENF OBJ 20	To support the delivery of a comprehensive cycling and pedestrian strategy for Enfield.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Enfield.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
GORMANSTON					
GOR POL 1	To consolidate and preserve the village core of Gormanston, and encourage organic growth that will contribute to the character and structure of the village core, and enhance the quality of the village’s attractive built and natural environment.	PHH_1, PHH_2, CH_1, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
GOR OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Julianstown as set out in Table 2.11 of the Core Strategy are not exceeded.				
GOR OBJ 2	To support and encourage residential development on under-utilised land and /or vacant lands including ‘infill’ and ‘brownfield’ sites, subject to a high standard of design and layout being achieved.				
GOR OBJ 3	To promote more sustainable form of transport, including the provision of new pedestrian paths, public lighting, and traffic calming measures to connect the amenities of the village, in conjunction with relevant stakeholders.				
GOR OBJ 4	To seek to improve linkages between Gormanston village and railway station by providing new paths/footpaths and crossings at key locations on R132, in conjunction with relevant stakeholders.				
GOR OBJ 5	To introduce efficient traffic calming measures along the main village road and at the main gateways improve pedestrian safety, subject to available resources.				
GOR OBJ 6	To seek to provide bus shelters in conjunction with the relevant stakeholders.				
GOR OBJ 7	To seek to enhance community and recreational uses for the benefit of the community, as appropriate.				
GOR OBJ 8	To develop a River Linear Park/Walk along the Delvin River which would benefit local residents and college students, subject to appropriate environmental assessments, in conjunction with relevant stakeholders.				
GOR OBJ 9	To promote the preservation of individual trees or groups of trees or woodlands as identified on the Heritage Map (Sheet No. 16b) and to manage these trees in line with arboricultural best practice. 1. Trees in the grounds of Gormanston College. 2. Trees along the area known as Cromwell’s Avenue. 3. Trees and woodland area to the north of the Delvin River.				
GOR OBJ 10	Views to be preserved: 1. Views from Cromwell’s Avenue west towards Gormanston Castle. 2. Views from Gormanston Castle east along Cromwell’s Avenue towards the sea				
GOR OBJ 11	To ensure high standard of building design which should be representative of Gormanston as a rural village with cues for building form taken from the traditional and vernacular built heritage in the area. New buildings should respond to the individual site context and take due cognisance of adjoining development.				
GOR OBJ 12	To seek to improve the main village gateway in the vicinity of Gibney’s pub (The Huntsman) including: landscaping, public art, community gathering area, information signage etc. which would help to define the village arrival/core, in conjunction with relevant stakeholders.				
GOR OBJ 13	To seek to improve the village presentation along the main spine and at the entry points in the form of high quality signage, public art and village type lighting standards.				
GOR OBJ 14	To seek to improve existing footpaths, grass verges and preserve existing trees and hedgerows in order to maintain a consistent appearance throughout the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Gormanston.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
JULIANSTOWN					
JUL POL 1	To consolidate and strengthen the commercial and residential village centre of Julianstown, and promote the future development of the village as a compact settlement with a pedestrian friendly environment. Encourage development which will contribute to the character and structure of the village core and to preserve and enhance the quality of the village's attractive built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1, LV_1	AN_1, AN_2		B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
JUL OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Julianstown as set out in Table 2.11				
JUL OBJ 2	To support and encourage residential development on under-utilised land and /or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
JUL OBJ 3	To encourage the redevelopment of vacant, underused lands including the Old Mill site for mixed use development including residential development subject to site specific Flood Risk Assessment				
JUL OBJ 4	To encourage the development of an Integrated Tourism/Leisure development at Ballygarth Castle in the context of conservation and protection of the special character and setting of Ballygarth Castle, associated buildings and attendant ground. Any redevelopment shall include the provision of public access to the lands in the form of amenity walkways etc linking to the village.				
JUL OBJ 5	To preserve all views, trees, woodlands and hedgerows identified in this Plan.				
JUL OBJ 6	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sited and designed in accordance with advice given in Julianstown Architectural Conservation Area Character Statement.				
JUL OBJ 7	To support the community and all key stakeholders in the implementation of the Julianstown Community Biodiversity Plan 2016-2022 or any revisions thereof.				
JUL OBJ 8	To facilitate the provision of a riverside walk from the village centre to the grounds of Ballygarth Castle, and a footpath to the community centre, in conjunction with all relevant stakeholders and subject to all relevant environmental assessments.				
JUL OBJ 9	To seek to introduce traffic management and traffic calming through Julianstown in order to provide an enhanced and safer environment for the village.				
JUL OBJ 10	To provide/upgrade pedestrian crossing facilities such as a raised junction treatment at key locations.				
JUL OBJ 11	To improve linkages along the R150 between Julianstown and Laytown including the improvement of cyclist and pedestrian connectivity and facilities between both centres.				
JUL OBJ 12	To examine the feasibility and progress the design and delivery of a preferred option for the Julianstown Bypass in conjunction with relevant stakeholders.				
JUL OBJ 13	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
JUL OBJ 14	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
JUL OBJ 15	To introduce village branding/presentation at the village entry points and along the main street in the form of high quality signage, public art and village type lighting standards which would create a strong sense of identity for Julianstown and will also connect all parts of the village.				
JUL OBJ 16	To seek to provide landscape screening at the south and north gateways and around the carpark adjacent to the Limekiln pub.				
JUL OBJ 17	To seek to provide upgrade footpaths within the development boundary.				
JUL OBJ 18	To work in partnership with local community and all relevant stakeholders to implement the Julianstown Village Design Statement.				
JUL OBJ 19	To protect and enhance the distinctive character of Julianstown's buildings, structures and landscape.				
JUL OBJ 20	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Julianstown.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
KELLS					
KEL POL 1	To continue to support the sustainable growth of Kells by encouraging high quality development in appropriate locations that enhances the built environment, meets the needs of all sections of the community, respects the heritage status of the town, and allows the town to fulfil its designation as an important employment and service centre in the north of the County.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1,
KEL OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kells as set out in Table 2.12 of the Core Strategy is not exceeded.				
KEL OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
KEL OBJ 3	To support and facilitate town centre living, including the concept of 'living over the shop'.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
KEL OBJ 4	To facilitate the development of the following lands subject to the preparation of a Master Plan: i) Lands to the east of Farrell Street/Bective Street/Kenlis Place, known locally as the 'Backlands'. ii) Lands to the west of Bective Street/Bective Square/Suffolk Street known locally as the 'Frontlands'. iii) Lands to the south of the Cavan Road zoned for Retail Warehouse uses. iv) The undeveloped lands in Kells Business Park. v) The Strategic Employment Zone on lands to the south of the Navan Road.				MA_1, CH_1, LV_1
KEL OBJ 5	To support the promotion of the town as a visitor and tourism destination and facilitate the delivery of new and innovative visitor experiences and festivals.				
KEL OBJ 6	To develop and promote cultural facilities and support the establishment of a Kells Creative Hub and Kells Paintworks.				
KEL OBJ 7	To support the implementation of the recommendations of the Boyne Valley Tourism Strategy as it relates to Kells.				
KEL OBJ 8	To encourage and support the appropriate development of the town centre retail core including adaptive reuse of historic buildings as the primary focus for all retail development.				
KEL OBJ 9	To facilitate the Identification and development of an appropriate type and scaled tourism offer/experience to the west of the town on the open space and tourism zoned lands, that respects and complements the heritage of the town.				
KEL OBJ 10	To support and facilitate complementary uses such as retail and leisure to locate adjacent to tourist attractions.				
KEL OBJ 11	To require high quality design along the frontage of enterprise and employment lands where they interface with the main road from Navan entering into Kells via Headfort Place.				
KEL OBJ 12	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Kells within the Plan period.				
KEL OBJ 13	To manage flood risk and development in Kells in accordance with policies and objectives set out in section 6.10 of Volume 1 of the County Development Plan 'Surface Water and Flood Risk Management'.				
KEL OBJ 14	To support and facilitate the implementation of pedestrian enhancements to the following town centre junctions: R164 Oliver Plunkett Road and the R147 Carrick Street; R941 Maudlin Road and the R147 Carrick Street; R164 Farrell Street and the R163 Market Street and Kenlis Place.				
KEL OBJ 15	To support and facilitate the implementation of pedestrian enhancements to the N52 on a phased basis in conjunction with relevant stakeholders'.				
KEL OBJ 16	To examine, in conjunction with relevant stakeholders' the potential for the provision of a new access to the site located to the south east of Kells' Town Centre and zoned B1 ('Backland' site), via the R163 on Headfort Place.				
KEL OBJ 17	To support and facilitate the implementation of a new street to serve lands zoned C1 ('Frontlands' site), located to the south west of the town centre.				
KEL OBJ 18	To support and facilitate the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, within the town centre in partnership with the National Transport Authority and other relevant stakeholders.				
KEL OBJ 19	To promote and facilitate the delivering of a link road between the R163 and R147 at the Town parks, Zoned D1 Tourism, north of the Navan Road, in conjunction with a tourism related development. The specific location of the link road will be determined as part of any future planning application.				
KEL OBJ 20	Meath County Council, together with the promoter of the project, will undertake a detailed evidence-based assessment for a retail outlet in Kells, on a zoned site within or immediately adjacent the town centre that can generate commercial synergies with the established town centre, having regard to the provisions of the Retail Planning Guidelines 2012 and all relevant national and regional guidance and policy documents. The outcome of the assessments will be incorporated in the Draft Kells LAP, or a variation of the County Development Plan, as may be appropriate.				
KEL OBJ 21	To preserve the character of Architectural Conservation Areas in Kells.				
KEL OBJ 22	To require that new development proposals have regard to the history, heritage and architectural importance of the town in order to protect and enhance these qualities.				
KEL OBJ 23	To facilitate engagement with property owners through heritage-led regeneration initiatives (e.g. 'Kickstart') to support investment, renewal and improvement of the towns architecture, historic built-form and urban fabric.				
KEL OBJ 24	To support and encourage the nomination of Kells as part of the Early Medieval Monastic Sites for inscription as a UNESCO World Heritage Site.				
KEL OBJ 25	To support the community and all key stakeholders to implement the Kells Community Biodiversity Plan 2016-2020 and any revisions thereof.				
KEL OBJ 26	To require large scale developments to consider and maximise opportunities to develop and enhance existing green infrastructure, create new habitats and improve connectivity with the wider countryside.				
KEL OBJ 27	To explore the feasibility of developing a publicly accessible linear park with provision for walking and cycling between Mages Bridge and Maudlin Bridge and to the Headfort Road.				
KEL OBJ 28	To ensure that appropriate provision is made for additional education, health and recreation facilities in advance of residential population growth.				
KEL OBJ 29	To support and facilitate the provision of recreation facilities in the town centre.				
KEL OBJ 30	To identify the feasibility of expanding the existing recreation facilities on lands close to Kells Swimming Pool with direct pedestrian access to the town centre from Headfort Place or Kenlis Place				
KEL OBJ 31	To prepare a public realm plan for Kells during the lifetime of this Plan.				
KEL OBJ 32	To support and facilitate the improvements to the public realm including pedestrian crossings at key locations particularly to support tourism attractions.				

Commentary on Assessment

The Chapter sets out the policies and objectives in relation to the sustainable development of Kells.

The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
<p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
KENTSTOWN					
KEN POL 1	To consolidate and strengthen the commercial and residential village centre of Kentstown, and encourage development which will enhance the quality of the public realm, the character and structure of the village core and existing streetscape, to engage and connect with the open spaces and the wider landscape, while catering for the needs of all within the local community and to provide for development that will allow the village to develop in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
KEN OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kentstown as set out in Table 2.11 of the Core Strategy are not exceeded.				
KEN OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved which respects the scale, massing and character of the historic village.				
KEN OBJ 3	To encourage the refurbishment of existing derelict dwellings in the village core, and reuse of derelict structures along the Navan Road.				
KEN OBJ 4	To support the creation of an identity for Kentstown that reflects its rich cultural heritage and to connect with a potential tourist trail that could link Kentstown to other towns and villages in the area.				
KEN OBJ 5	To protect and enhance village core and promote consolidation of the commercial core around the village centre, and reuse of vacant sites and derelict underused buildings for residential, commercial or community uses.				
KEN OBJ 6	To liaise, work with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
KEN OBJ 7	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
KEN OBJ 8	To seek to provide bus shelters in conjunction with the relevant stakeholders. Cultural and Natural Heritage				
KEN OBJ 9	To seek to provide bus shelters in conjunction with the relevant stakeholders.				
KEN OBJ 10	To protect and maintain the trees identified for preservation on the Land Use Zoning Map and located in the grounds of St. Mary's R.C. Church (also known as the Church of the Assumption) and St. Mary's Church of Ireland.				
KEN OBJ 11	To protect the special character and setting of St. Mary's Church of Ireland, Protected Structure, associated buildings and attendant grounds.				
KEN OBJ 12	To enhance community and recreational uses including support for the development of a children's play area within the village. To support the development of interconnected amenity walkways within and adjoining the village to facilitate an appreciation of the built and natural heritage within the village for residents and visitors.				
KEN OBJ 13	To investigate the feasibility of the development of a linear walkway and amenity area along the banks of the River Nanny in Kentstown to increase the accessibility and amenity value of the river and its amenity corridor, in conjunction with relevant stakeholders. Urban Design and Public Realm				
KEN OBJ 14	To seek to provide good public lighting standards on all routes and extension of footpaths and public lighting to the village development boundaries on public roads, as required.				
KEN OBJ 15	To seek to enhance the existing character of the village, through the provision of additional and improved delineation of pedestrian and parking areas, public lighting and landscaping, to create an identifiable, and high quality finished spaces within the village for residents, and visitors to interact.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Kentstown.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
KILBRIDE					
KIL POL 1	To consolidate and strengthen the commercial and residential village centre of Kilbride, and encourage development which will enhance the quality of the public realm, the character and structure of the village core and existing streetscape, to engage and connect with the river and riverbank open space and the wider landscape, while catering for the needs of all within the local community and to provide for development that will allow the village to develop in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
KILB OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilbride as set out in Table 2.11 of the Core Strategy are not exceeded.				
KILB OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved. New development should respect the scale, massing and character of the village.				
KILB OBJ 3	To promote the development of new residential areas to the south and east of the GAA pitch. New development should be developed in accordance with the objectives outlined in the Urban Design Objectives.				
KILB OBJ 4	To promote the provision of a village green/pocket park, to serve the needs of the village.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship				
KILB OBJ 5	To facilitate the development of lands zoned for mixed use opposite Sweeney’s pub and main village junction in order to enhance the village core and create a focal point for the village.								
KILB OBJ 6	To protect and enhance village core and promote consolidation of the commercial core around the centre of the village, and reuse of vacant sites and derelict underused buildings for residential, commercial or community uses.								
KILB OBJ 7	To liaise, work with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.								
KILB OBJ 8	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).								
KILB OBJ 9	To seek to provide improved and extended footpaths and public lighting within the village.								
KILB OBJ 10	To seek to provide new pedestrian crossing(s) in key locations and upgrade the existing main village crossroads, improve pedestrian safety within the village, in conjunction with the relevant stakeholders.								
KILB OBJ 11	To seek to facilitate the development a linear walkway and amenity area along the banks of the River Ward to increase the accessibility and amenity value of the river and its amenity corridor, in conjunction with relevant stakeholders and subject to environmental assessments.								
KILB OBJ 12	To preserve existing hedgerows, trees and views in the village.								
KILB OBJ 13	To enhance the landscape setting of Kilbride through the planting of native trees and hedgerows within and surrounding the village.								
KILB OBJ 14	To enhance and protect the special character and setting of the church of St Brigid and the Sacred Heart, proposed Protected Structure, associated buildings and attendant grounds, and to integrate public realm improvements as part of the village enhancement programme.								
KILB OBJ 15	To enhance community and recreational uses including support for the development of a village green/pocket park within the village.								
KILB OBJ 16	To promote improved presentation along the main village spine and at the village entry points in the form of high quality signage, public art and village style lighting standards.								
KILB OBJ 17	To ensure that new development areas complement and integrate with the proposed amenity walks and village green/pocket park, where possible.								
Commentary on Assessment									
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Kilbride.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and <p>beneficial environmental effects of implementing the Plan are maximised.</p>									
KILCOCK ENVIRONS									
KIL SP 1	To co-operate with Kildare County Council in the sustainable development of the Kilcock Environs in a comprehensive supporting manner which will integrate with the existing built up area of Kilcock town in County Kildare.					B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, LV_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
KIL OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilcock Environs as set out in Table 2.11 of the Core Strategy is not exceeded.								
KIL OBJ 2	To support and facilitate the residential development of Kilcock Environs having regard to its proximity to the town centre and available amenities.								
KIL OBJ 3	To support the development of a primary school in Kilcock Environs to meet the primary educational needs of the settlement.								
KIL OBJ 4	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Kilcock within the Plan period.								
KIL OBJ 5	To examine the feasibility of a new road which will connect the lands at Newtownmoyaghy with the L6219/L2211.								
KIL OBJ 6	To manage flood risk and development in Kilcock in accordance with the policies and objectives set down in Volume 1 of the County Development Plan in relation to ‘Flood Risk Management’.								
KIL OBJ 7	To reserve the corridor for the permitted Local Distributor Road within Kilcock Environs area extending from the R148 (Maynooth Road) to the roundabout along the R158 (Summerhill Road). Details of suitable links and tie-ins to the adjoining road network in County Kildare shall be designed in conjunction with Kildare County Council.								
KIL OBJ 8	To facilitate in conjunction with Kildare County Council the provision, in tandem with development, of the section of the Local Distributor Road extending from the R148 (Maynooth Road) to the existing R125 (Dunshaughlin Road).								
KIL OBJ 9	To carry out general road improvements in the Kilcock Environs, including junction tie-in works and upgrades to facilitate the provision of a new spine road.								
KIL OBJ 10	To examine the feasibility of a one-way traffic management system at Meath Bridge and traffic management plans for the Kilcock area in conjunction with Kildare County Council. All traffic management proposals in this area shall include suitable provisions for pedestrians and cyclists.								
KIL OBJ 11	To facilitate the provision of new and enhanced cycling and walking connections to Kilcock Town Centre.								
KIL OBJ 12	To develop a riverside walk and linear amenity area adjacent to the Rye Water River in accordance with a landscaping and amenity development programme that maintains a facility for vehicular access to the river for periodic cleaning purposes and provides connections for walking routes.								
KIL OBJ 13	To facilitate the creation of an urban environment of quality in a visual sense with good urban design with appropriate attention to orientation and landscaping.								

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Kilkock Environs.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
KILDALKEY					
KILD POL 1	To make a positive contribution to the development of Kildalkey by consolidating and strengthening the defined and attractive Village Centre, recognising the importance of conserving and enhancing the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
KILD OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kildalkey as set out in Table 2.11 of the Core Strategy is not exceeded.				
KILD OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
KILD OBJ 3	To consolidate the central area of the village for commercial uses.				
KILD OBJ 4	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village over the Plan period.				
KILD OBJ 5	To manage flood risk and development in line with the Strategic Flood Risk Assessment (Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
KILD OBJ 6	To improve footpath connections to the village centre from surrounding residential areas and in particular the provision of improved pedestrian / cycle connections between the new school and the village core.				
KILD OBJ 7	To seek to facilitate the provision of a pedestrian crossing within the village and a dedicated bus pull-in area in conjunction with relevant stakeholders.				
KILD OBJ 8	To seek to facilitate the provision of a pedestrian / cycle path west of the 'old' school site to link the new school site with lands south of the village.				
KILD OBJ 9	To co-operate with relevant transport bodies and authorities to seek the development of a more regular shuttle bus service to Trim and Athboy which would improve the range of public transport services available to the resident population.				
KILD OBJ 10	To protect the attractive quality of the built heritage of Kildalkey.				
KILD OBJ 11	To promote the conservation or reuse of old stone walling within the village.				
KILD OBJ 12	To promote the preservation of individual trees or groups of trees and hedgerows as identified on the land use zoning map including those in the vicinity of the Parochial House and Saint Dymphna's Church and to manage these trees in line with arboricultural best practice.				
KILD OBJ 13	To promote the development of a community playground within the village.				
KILD OBJ 14	To promote community initiatives to redevelop the 'old' school site as an amenity for community and recreational use.				
KILD OBJ 15	To consolidate and give better definition to the village core, and reduce the dominance of roads and vehicular speeds.				
KILD OBJ 16	To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Kildalkey.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
KILMAINHAMWOOD					
KILM POL 1	To define, consolidate and strengthen the commercial and historic village centre of Kilmainhamwood, and encourage development which will improve the character and structure of the village centre, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1, LV_1		B_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1,
KILM OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmainhamwood as set out in Table 2.11 of the Core Strategy is not exceeded.				
KILM OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship				
KILM OBJ 3	To support the enhancement of the tourist identity of the village to link Kilmainhamwood with other towns and villages and support the development of facilities to in response to the potential demand,				MA_1, CH_1, LV_1				
KILM OBJ 4	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.								
KILM OBJ 5	To promote more sustainable form of transport, including the provision of new pedestrian paths including retail, enterprise, and residential public lighting, and traffic calming measures.								
KILM OBJ 6	To liaise with NTA to seek the provision of a dedicated bus stop and shelter at a suitable location to encourage more people to avail of public transport.								
KILM OBJ 7	To promote the development of the Boyne Valley – Lakelands Greenway and to explore pedestrian and cycle connections from the former rail station to the village centre (refer to Obj 1 on land use zoning map).								
KILM OBJ 8	To continue to work with the community (refer to Obj 1 on land use zoning map) to enhance the biodiversity of river linear walks, and integration with proposed new walks through the village.								
KILM OBJ 9	To promote the preservation of individual trees or groups of trees or woodlands as identified on the Heritage Map (Sheet No. 16b) and to manage these trees in line with arboricultural best practice.								
KILM OBJ 10	To support the development of community and recreational uses including support for the development of a children’s play area within the village as permitted, the enhancement of the river walk, and the potential development of community allotments adjoining the river walk.								
KILM OBJ 11	To support the completion of the works to the McMahon house and garden to provide additional community facilities.								
KILM OBJ 12	To facilitate and support the implementation of the Kilmainhamwood Renaissance Community Plan and other community led projects to generally enhance the village while ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.								
KILM OBJ 13	To enhance the entrance gateways to the village, from Moynalty, Kingscourt, and Nobber in the form of public realm improvements incorporating branding for the village.								
KILM OBJ 14	To support the enhancement of the fair green, to include improved delineation of pedestrian and parking areas, public lighting and landscaping to create a high-quality village square and focus for the village to create a space for residents and visitor to interact.								
KILM OBJ 15	To support the enhancement of public realm improvements, roadside boundaries adjoining the existing community uses, school and pre-school facilities and entrance to the GAA grounds.								
KILM OBJ 16	To support the enhancement of the public realm of the retirement village to include landscaping and creating of a public space at the entrance to the village, to create a sense of arrival, place and identity for residents and visitors.								
KILM OBJ 17	To ensure that all new development respects the scale, form and character of the village.								
Commentary on Assessment									
The Chapter sets out the policies and objectives in relation to the sustainable development of Kilmainhamwood.									
The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.									
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:									
<ul style="list-style-type: none"> ▪ potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and ▪ beneficial environmental effects of implementing the Plan are maximised. 									
Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.									
KILMESSAN									
KLM POL 1	To consolidate and strengthen the commercial and residential village centre of Kilmessan, and encourage development which will contribute to the character and structure of the village core and to preserve and enhance the quality of the village’s attractive built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1, LV_1		B_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1				
KLM OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmessan as set out in Table 2.11 of the Core Strategy are not exceeded.								
KLM OBJ 2	To seek to provide open space and recreational areas for the local population.								
KLM OBJ 3	To support and encourage residential development on under-utilised land and /or vacant lands including ‘infill’, ‘brownfield’, and ‘backland’ sites, subject to a high standard of design and layout being achieved.								
KLM OBJ 4	To maintain and improve the vitality and viability of Kilmessan Village Centre as the focus of all commercial and retail activity, in order to ensure both a mixture and variety of local shopping to serve the needs of the local community.								
KLM OBJ 5	To protect the natural landscape setting of the village.								
KLM OBJ 6	To require the use of traditional details and materials in order to match the existing buildings and streetscape.								
KLM OBJ 7	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map including those located in the grounds of St. Mary’s Church and to manage these trees in line with arboricultural best practice.								
KLM OBJ 8	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sited and designed in accordance with advice given in Kilmessan Architectural Conservation Area Character Statement								
KLM OBJ 9	To seek to provide new pedestrian crossings at key locations and to complete network of footpaths, in particular to the south of the village.								

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
KLM OBJ 10	To seek to introduce traffic calming measures, particularly at essential services with dedicated street parking as necessary, to strengthen the village core.				
KLM OBJ 11	To seek to provide bus stops and shelters in conjunction with the relevant stakeholders.				
KLM OBJ 12	To facilitate the development of a railway station, park and ride facility and associated infrastructure as part of the delivery of Phase II of the Navan Rail Line, in conjunction with Irish Rail and other relevant stakeholders.				
KLM OBJ 13	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 4 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
KLM OBJ 14	To seek to enhance community and recreational facilities within the village, including the provision of a permanent playground, subject to available resources.				
KLM OBJ 15	To seek to provide, in conjunction with relevant stakeholders, a River Linear Park/Walk along Skane River to the east and through the hotel lands, subject to appropriate environmental assessments.				
KLM OBJ 16	To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.				
KLM OBJ 17	To seek to provide good and consistent village type lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads, as appropriate.				
KLM OBJ 18	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Kilmessan.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
LONGWOOD					
LON POL 1	To promote the future sustainable development of Longwood as a compact settlement with a pedestrian friendly environment and variety of land uses and amenities while protecting its built and natural heritage and catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, AN_1, AN_2		B_1, SG_1, W_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
LON OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Longwood as set out in Table 2.11 of the Core Strategy is not exceeded.				
LON OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
LON OBJ 3	To promote enterprise creation opportunities and encourage job/creation initiatives in line with the sustainable growth of Longwood and on appropriately zoned and serviced land.				
LON OBJ 4	To prioritise infill and backland development to meet the commercial needs of the village over the lifetime of the Development Plan.				
LON OBJ 5	To consolidate the central area of the village for commercial uses.				
LON OBJ 6	To facilitate the provision of an Enterprise Centre or similar facility in Longwood.				
LON OBJ 7	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village within the Plan period.				
LON OBJ 8	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (see Volume 5 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
LON OBJ 9	To seek to facilitate the provision of a pedestrian crossing outside St. Mary's RC Church.				
LON OBJ 10	To seek to facilitate the provision of a sheltered bus stop within the village in conjunction with relevant stakeholders.				
LON OBJ 11	To seek to improve the junction in the main road through Longwood.				
LON OBJ 12	To seek to facilitate a pedestrian/cycle path along the stream running to the south of Brackinrainey Manor, and along Ribbontail lane linking the village and the Royal Canal.				
LON OBJ 13	To implement appropriate traffic management and environmental improvement measures throughout the village.				
LON OBJ 14	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriated sited and designed in accordance with advice given in Longwood Architectural Conservation Area Character Statement.				
LON OBJ 15	To protect existing wildlife corridors including watercourses, wetlands, trees and hedgerows and promote new corridors alongside new pedestrian / cycle paths.				
LON OBJ 16	To facilitate and support the implementation of the Longwood Community Biodiversity Action Plan 2016-2020 and any revisions thereof.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
LON OBJ 17	To promote connections, through signage and road improvement works, from the village along Ribbontail Way to the Royal Canal.				
LON OBJ 18	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map including those to the north of Fair Green and those within Pine Grove and to manage these trees in line with arboricultural best practice				
LON OBJ 19	To facilitate works complimentary to Fair Green such as picnic benches, vehicle parking bays, bicycle stands, and pathways through / alongside the Green.				
LON OBJ 20	To protect existing community facilities/infrastructure where appropriate and support their further development and expansion if required.				
LON OBJ 21	To support the provision of a community park/playground.				
LON OBJ 22	To promote the redevelopment of the former St. Fintina’s school site and adjoining lands with particular emphasis on connectivity, and reinforcing the village centre.				
LON OBJ 23	To facilitate and support the implementation of Longwood Renaissance Community Plan and other community led projects to generally enhance the village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the village.				
LON OBJ 24	To consolidate the village core and increase the intensity of development within it, particularly on backland sites, subject to development management requirements.				
LON OBJ 25	To facilitate public realm improvement works to the village core focusing on traffic-calming to achieve better balance between the needs of the pedestrian / cyclist / public transport and those of the private car. Measures may include “greening” of the village with native trees, build-out of footpaths, introducing angled parking, pedestrian crossing(s) to define the street, improved public lighting, and use of textured surfacing.				
LON OBJ 26	To enhance landmark/focal points in Longwood by redeveloping neglected sites and obsolete areas.				
LON OBJ 27	To encourage the maintenance of original shop fronts and pub fronts, or the reinstatement of traditional shop fronts where poor replacements have been installed.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Longwood.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
MAYNOOTH ENVIRONS					
MAY POL 1	To prepare, as a priority, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
MAY POL 2	To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will:				
	1. Create a centre of excellence for innovation and employment;				
	2. Protect the existing natural environment and built heritage and utilise it to frame new development, and				
MAY POL 3	To provide for high technology / bio technology industries/medical uses inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment on the strategic employment lands.				
MAY OBJ 1	<p>It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:</p> <ol style="list-style-type: none"> A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development; Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place; Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. Urban design and landscape design statement. <p>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.</p>				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
MAY OBJ 2 (Master Plan 17)	It is an objective of the Planning Authority to require the submission of a Master Plan for the prior written agreement of the Executive of the Planning Authority with any application for development within Carton Demesne which shall address the following: 1. An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne. 2. Proposals for piped water services to be agreed with Irish Water and compliant with any existing consents in place; 3. Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne. 4. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. 5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. 6. Urban design and landscape design statement. Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive.				
MAY OBJ 3	To facilitate the development of appropriately designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research.				
MAY OBJ 4	To support and facilitate in conjunction with Kildare County Council and private developers and landowners, the construction of the Maynooth Outer Orbital Route.				
MAY OBJ 5	To require that the Maynooth Outer Orbital Route connects with the MOOR being delivered in the administrative area of Kildare County Council. Said route shall incorporate the construction of a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Maria villa area.				
MAY OBJ 6	To ensure the provision of improved cycle and walking connections to Maynooth Town Centre.				
MAY OBJ 7	To upgrade the R157 between Kildare Bridge and Offaly Bridge.				
MAY OBJ 8	To require the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, in the area in partnership with the National Transport Authority and other relevant stakeholders.				
MAY OBJ 9	To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport and contributes to enhanced linkages to the train station.				
MAY OBJ 10	To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character.				
MAY OBJ 11	To ensure all development in the area has no negative impact on the Rye Water Valley/Carlton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.				
MAY OBJ 12	To encourage the sympathetic re-use or rehabilitation of Moygaddy House and outbuildings and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to the said lands.				
MAY OBJ 13	To facilitate the provision of community facilities including a hospital and/or associated educational/research and residential facilities.				
MAY OBJ 14	To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Maynooth Environs.					
The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.					
MOYNALTY					
MOY POL 1	To consolidate and strengthen the commercial and residential village centre of Moynalty, and encourage development which will contribute to the character and structure of the village core and to preserve and enhance the quality of the village's attractive built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work recreate and visit.	PHH_1, PHH_2, CH_1, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
MOY OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Moynalty as set out in Table 2.11 of the Core Strategy is not exceeded.				
MOY OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
MOY OBJ 3	Support the enhancement of the tourist identity of the village to link Moynalty with other towns and villages and support the development of facilities to in response to the potential demand, including retail, enterprise, and visitor accommodation in suitable locations.				
MOY OBJ 4	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
MOY OBJ 5	To promote more sustainable form of transport, including the provision of new pedestrian paths, public lighting, and traffic calming measures to connect the amenities of the village.				
MOY OBJ 6	To promote the enhancement of the pedestrian connections from the Main Street to the Moynalty museum and integration with the river amenity walk and threshing field.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship				
MOY OBJ 7	To explore the feasibility of the provision of a pedestrian walkway from Moynalty Village to Moynalty GAA pitches and St. Mary's Villas.								
MOY OBJ 8	To liaise with NTA to seek the provision of a dedicated bus stop and shelter appropriate to the conservation status of the village to encourage more people to avail of public transport.								
MOY OBJ 9	To promote the appropriate reuse of disused structures, including the former National School.								
MOY OBJ 10	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sited and designed in accordance with advice given in Moynalty Architectural Conservation Area Character Statement								
MOY OBJ 11	To continue to work with the community to enhance the biodiversity of the river linear walks, and integration with proposed new walks through the village.								
MOY OBJ 12	To protect the following views: 1. View of Moynalty Bridge and St. Mary's church and their settings, seen from the south as you enter the village from Kells. 2. View from the elevated height of the threshing field of the River and Main Street beyond. 3. View of the River. 4. View along the Kells Road of stone wall and trees as you enter the village. 5. View looking northwest along the Mullagh Road of stone wall and trees as you exit the village. 6. View of St. Mary's Church and its setting. 7. View looking northwest of stone wall and entrance to village from Carlanstown.								
MOY OBJ 13	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map including those to the north of Fair Green and those within Pine Grove and to manage these trees in line with arboricultural best practice								
MOY OBJ 14	Support the development and provision of a children's play area on a suitable site within the village.								
MOY OBJ 15	Maintain the integrity and visual amenity of the entrance gateways to the village, the village setting and the views and prospects within the village.								
MOY OBJ 16	Support the development of a village square / community space at the entrance to the former Church of Ireland, to include improved delineation of pedestrian and parking areas, public lighting and landscaping to create a high-quality village square and focus for the village and a space for residents and visitor to interact and linger.								
MOY OBJ 17	To ensure that all new development respects the scale, form and heritage character of the village.								
Commentary on Assessment									
The Chapter sets out the policies and objectives in relation to the sustainable development of Moynalty.									
All of the policies and objectives have either potentially positive or neutral environmental effects.									
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:									
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 									
NAVAN									
NAV POL 1	To consolidate and strengthen Navan's position a Key Town and the principle economic and service centre in Meath by continuing to support economic and population growth based on the principles of a sustainable community and a high quality and attractive urban environment.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1				
NAV OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Navan as set out in Table 2.11 of the Core Strategy is not exceeded.								
NAV OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.								
NAV OBJ 3	To continue to support the implementation of the Active Land Management Strategy in Navan.								
NAV OBJ 4	To support the progression and delivery of projects funded by the Urban Regeneration and Development Fund, including: 1. The Flowerhill Regeneration Project 2. The Land Activation Scheme 3. The County Hall Regeneration Project including the restoration of St. Patrick's Classical School.								
NAV OBJ 5	To support the prioritisation of residential development in locations that adjoin, or provide easy access to the town centre.								
NAV OBJ 6	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026' not available for development until after 2026.								
NAV OBJ 7	To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026' not available for development until after 2027.								
NAV OBJ 8	To promote Navan as the primary centre for enterprise and employment in the County.								
NAV OBJ 9	To promote the further development of the Navan IDA Business & Technology Park as one of the key strategic sites for employment in Meath as identified in the Economic Development Strategy 2014-2022 for County Meath.								
NAV OBJ 10	To support the development of the employment lands on the Trim Road (MP10) as a strategic location for employment in the town.								
NAV OBJ 11	To support the delivery of a 'live work' community at Farganstown and Nevinstown as recommended in the Meath Economic Development Strategy 2014-22.								

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
NAV OBJ 12	To support the appropriate redevelopment of Pairc Tailteann as a modern sports hub comprising of an upgraded Pairc Tailteann and complementary uses.				
NAV OBJ 13	To promote the redevelopment of the former County Council offices on Railway Street as a key town centre opportunity site.				
NAV OBJ 14	To support the delivery of the Boyne Valley Food Innovation District at a suitable location.				
NAV OBJ 15	To support the implementation of the recommendations of the Boyne Valley Tourism Strategy.				
NAV OBJ 16	To continue to develop Navan as a Level II Town Centre and primary retail location within the County. A variety of comparison shopping will be encouraged within the town in order to stem the comparison retail leakage to the wider region.				
NAV OBJ 17	To liaise with and support Irish Water in the provision of adequate water services to meet the development needs of Navan within the Plan period.				
NAV OBJ 18	To manage flood risk and development in Navan in accordance with policies and objectives set out in section 6.10 of Volume 1 of the County Development Plan 'Surface Water and Flood Risk Management'.				
NAV OBJ 19	To prepare a Local Transport Plan for Navan in consultation with the National Transport Authority and in accordance with the Transport Strategy for the Greater Dublin Area.				
NAV OBJ 20	To identify suitable locations for a bus-based Park and Ride facility in Navan				
NAV OBJ 21	To support the delivery of the following key road projects: i) Distributor Road LDR1a) Trim Road to Dublin Road ii) Distributor Road LDR 1b) Kilcarn Link Road iii) Distributor Road LDR 2a) Commons Road to Trim Road iv) Distributor Road LDR 2b) Commons Road and Athboy Road v) Distributor Road LDR 4 Ratholdron Road to Kells Road vi) B78Distributor Road LDR 6 Kentstown Road to Boyne Road Development of these road projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Sites, either alone or in-combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is(are) unaffected				
NAV OBJ 22	To support improvements to the local road network and in particular between Metges Road and Casey's Cross.				
NAV OBJ 23	To support improvements to the bus network, including accessibility, facilities, and services and junction upgrades, in partnership with the National Transport Authority.				
NAV OBJ 24	To support the progression of Phase II of the Navan railway line project and rail services in cooperation with other relevant agencies.				
NAV OBJ 25	To examine the feasibility of the requirement and case for a bridge crossing and distributor road link connecting the Slane Road to the Boyne Road.				
NAV OBJ 26	To support the upgrade of Clonmaggadan Lane by the relevant stakeholders.				
NAV OBJ 27	To support improvements to the junction between Academy Street and the Dublin Road.				
NAV OBJ 28	To safeguard lands zoned R1 'Rail Corridor' from inappropriate development and reserve the lands for the delivery of the Navan strategic rail corridor linking Navan to Dunboyne.				
NAV OBJ 29	To support and facilitate the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, within the town centre in partnership with the National Transport Authority and other relevant stakeholders.				
NAV OBJ 30	To promote Navan's heritage value and streetscape character to continually improve the visitor and resident's experience of the town centre.				
NAV OBJ 31	To support and facilitate the wide range of improvements to the accessibility, environmental quality and amenity of Navan Town Centre under the 'Navan 2030' initiative.				
NAV OBJ 32	To support and facilitate the delivery of the Boyne Greenway within the town area and integration with associated amenities and connections to the urban form.				
NAV OBJ 33	To support the provision of access and facilities for active recreation and water sports on the River Boyne. The delivery of such proposals will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations, procedures and/or designs will be developed to ensure that proposals will not adversely affect the integrity of European Sites, either alone or in-combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are) unaffected. The proposals must also assess the impact of increased visitor numbers and activity on European sites as well as the potential for introduction of invasive species via active recreation/watersports. It is reasonable to assume that at the detailed design stage any potential for a project element to impact on European Sites could, and will, be resolved through the exploration of alternative locations or designs whilst still fulfilling their function/role.				
NAV OBJ 34	To support the preparation of a 'Green Space Strategy' in Navan during the lifetime of the Plan.				
NAV OBJ 35	To promote the preservation of individual trees or groups of trees or woodlands identified on the Heritage Map for Navan (Map no.28) and to manage these trees in line with arboricultural best practice.				
NAV OBJ 36	To support the appropriate provision is made for additional education, health and recreation facilities in advance of residential population growth.				
NAV OBJ 37	To ensure the provision of appropriately located schools as required Department of Education.				
NAV OBJ 38	To support and facilitate the improvements to the Kennedy Road Civic Square to reinforce its civic function.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
NAV OBJ 39	To implement the 'Navan 2030' Public Realm Strategy and support the progression and delivery of projects funded by the Urban Regeneration and Development Fund, including: i) The Flowerhill Regeneration Project ii) The Land Activation Scheme iii) The County Hall Regeneration Project including the restoration of St. Patrick's Classical School.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Navan.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
NOBBER					
NOB POL 1	To define, consolidate and strengthen the commercial and residential village centre of Nobber, and encourage development which will improve the historic character and urban structure of the village core, preserve, protect and enhance the quality of the village's built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work recreate and visit.				B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
NOB OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Nobber as set out in Table 2.12 of the Core Strategy is not exceeded.				
NOB OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
NOB OBJ 3	To encourage new residential development within the village centre, to complement and integrate with village centre, and where possible to connect to adjoining development, to create permeable backland development areas.				
NOB OBJ 4	To promote the development of the former Railway line as a potential greenway tourism initiative, and to link Nobber with other towns and villages within that network.				
NOB OBJ 5	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
NOB OBJ 6	To manage flood risk and development in line with the Strategic Flood Risk Assessment. (Volume 4 Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment).				
NOB OBJ 7	To encourage the development of interconnecting streets and lanes through new development areas, and new amenity walks within the village.				
NOB OBJ 8	To enhance pedestrian and cyclist facilities through the rationalisation of parking areas, pedestrian zones and provision of cycle routes where appropriate.				
NOB OBJ 9	To liaise with NTA and other relevant organisations to seek the provision of a dedicated bus stop and shelter at a suitable location to encourage more people to avail of public transport.				
NOB OBJ 10	To protect the setting of the Motte and Bailey at the entrance to the village, and the setting of the ecclesiastical complex of the former St. John's Church of Ireland site, and the areas of land surrounding Nobber Bridge free from inappropriate development.				
NOB OBJ 11	To support the conservation works to St. John's Church of Ireland site and graveyard.				
NOB OBJ 12	To support access, if appropriate, to the various sites of archaeological importance in Nobber, with the prior cooperation of the individual landowners and to integrate, where possible and if appropriate, sites of archaeological interest into walking trails in Nobber and/or into an interpretive display at the George Eogan Cultural Centre (former St. John's Church of Ireland)				
NOB OBJ 13	To promote the development of the Navan Kingscourt Greenway and connections from the former rail station to the village centre.				
NOB OBJ 14	To support the development of linear walks interconnecting the amenities of the village.				
NOB OBJ 15	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.				
NOB OBJ 16	To protect views identified on the zoning map to the west of the village, and also towards the Motte and Baily, which setting should be protected.				
NOB OBJ 17	To support the development of community facilities and the adaptive reuse of existing structures for community use (where appropriate) for the residents of the village and surrounding areas.				
NOB OBJ 18	To promote the enhancement of the entrance gateways to the village in the form of public realm improvement incorporating branding / signage for the village.				
NOB OBJ 19	To promote public realm improvements to enhance the environmental quality of the linear village space, to include the provision of additional and improved pedestrian paths, public lighting and landscaping, incorporating cycleways as appropriate.				
NOB OBJ 20	To ensure that all new development respects the scale, form and heritage character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Nobber.</p> <p>All of the policies and objectives have potentially neutral environmental effects.</p>					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
<p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
OLDCASTLE					
OLD POL 1	To maintain and support the function and success of Oldcastle as an established employment and service centre for North Meath and the surrounding rural hinterland, whilst facilitating indigenous enterprise, and encouraging improved quality of life and urban environment.	B_1, PHH_1, PHH_2, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1		B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
OLD OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Oldcastle as set out in Table 2.12 of the Core Strategy is not exceeded.				
OLD OBJ 2	To encourage the re-development of backland infill sites within the town that includes residential uses				
OLD OBJ 3	To facilitate growth in the established manufacturing base, whilst encouraging continued diversity in enterprise and employment activities on enterprise zoned land, north of the town.				
OLD OBJ 4	To facilitate the provision of new convenience retail offer within the defined town centre in accordance with the Retail Strategy.				
OLD OBJ 5	To encourage the use of upper floors within the town centre for a diversity of living and working uses where such uses would contribute to the function and vibrancy of the town centre.				
OLD OBJ 6	To require new residential development to provide safe and convenient vehicular, pedestrian and cycling provision, circulation and accessibility through new developments, and with the town centre.				
OLD OBJ 7	To explore opportunities with relevant landowners to provide pedestrian/cycle route between Ardfrail Close and the Square via lands adjacent and to the rear of St. Bride's Church of Ireland.				
OLD OBJ 8	To provide for new/enhanced pedestrian connectivity and footpaths on Coughlan Road, Copplers Road and Parkview in order to enhance the accessibility between Gilson Park (area), the town centre, and other neighbourhoods.				
OLD OBJ 9	To provide for new/enhanced pedestrian connectivity and footpaths between playground, the town centre, and other neighbourhoods.				
OLD OBJ 10	To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Oldcastle to the County Town and onto Regional and City Centres.				
OLD OBJ 11	To encourage the provision of multi-functional and interconnected green spaces, routes, and corridors within the existing urban area, and as part of new development proposals, for the management and enhancement of urban and rural resources and for the benefit of residents.				
OLD OBJ 12	To protect and maintain; the trees identified for preservation on the Heritage Designations Map, and areas of functional and passive open-space.				
OLD OBJ 13	To explore the feasibility of using the 'Market House' for community uses.				
OLD OBJ 14	To support the Oldcastle 'Renaissance Working Group' and other groups/interests to implement the community projects identified in the Oldcastle Community Plan (2013) where they would contribute to the wider objectives of this Plan, and subject to availability of resources.				
OLD OBJ 15	To preserve the character of 'The Square' inclusive of the group of structures and its townscape setting, which are considered of special interest and value, by way of Architectural Conservation Area (ACA) designation.				
OLD OBJ 16	To encourage reuse and adaptation of historical buildings within the ACA including contemporary design interventions, where such uses respect and reflect the historical grain of development, established townscape character, existing plot size, building heights and proportions.				
OLD OBJ 17	To implement and ensure compliance with the Public Realm Plan for Oldcastle which provides for a themed strategy for the provision of street furniture, planting, traffic movement and parking, lighting, building colours, signage (local and tourist) and surface materials etc within the town.				
OLD OBJ 18	To encourage more intensive use of Gilson Park and the adjacent lands identified on the land use zoning objectives map for sport, recreational, amenity and community uses for the benefit of the town.				
OLD OBJ 19	To explore potential for the existing "Cow Plot" on the outskirts of the town to provide a community amenity for the town.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Oldcastle.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
RATHCAIRN					
RATHC POL 1	To promote the linguistic and cultural heritage of Rathcairn Gaeltacht and build on the distinctive character and sense of place of the village by in a manner that enhances its linguistic and cultural distinctiveness, while also providing for development which will allow Rathcairn to develop in a sustainable manner, as an attractive place to live, work, recreate and visit, while reflecting its Gaeltacht distinctiveness.	PHH_1, PHH_2			B_1, PHH_1, PHH_2, SG_1, W_1,
RATHC OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathcairn as set out in Table 2.12 of the Core Strategy is not exceeded.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RATHC OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
RATHC OBJ 3	To encourage the consolidation of existing residential areas within the village, in the form of clustered housing the design and layout of which is consistent with the character of the village.				
RATHC OBJ 4	To require that a 'Language Impact Study' be carried out before any application for housing (single and multiple housing developments) is considered in the area. Such a study, by reference to its linguistic background of intended users or occupants, or identification of its relationship with linguistic or cultural development objectives of groups associated or charged with the development of Gaeltacht areas will need to provide that a given proposal will have a positive impact upon the promotion and use of Irish as the language of the community.				
RATHC OBJ 5	To support Údarás na Gaeltachta, Gaeltacht na Mí Economic Development Forum and other relevant bodies and agencies in developing sustainable and Irish language based economic uses in the Gaeltacht area.				
RATHC OBJ 6	To create a sense of place at the entrance to Rathcairn, and the enterprise and employment zone, in order to attract new business to the existing industrial area.				
RATHC OBJ 7	To examine the feasibility of an Irish language and cultural experience product across local Gaeltachts in partnership with the relevant stakeholders.				
RATHC OBJ 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the Village within the Plan period.				
RATHC OBJ 9	To promote the use of more sustainable forms of transport, and encourage pedestrian and cycle use, through the provision of pedestrian and cycle routes within the village connecting the village facilities.				
RATHC OBJ 10	To facilitate the development of public / private bus connections to nearby towns, and to develop safe pick up and drop off points for buses in the village core.				
RATHC OBJ 11	To rationalize car parking and pedestrian zones in the village centre.				
RATHC OBJ 12	To promote the linguistic and cultural heritage of the Gaeltacht.				
RATHC OBJ 13	To maintain an open character within the village, retaining views to the countryside, while ensuring that the urban and rural boundaries between the village and the adjoining farmland are distinct.				
RATHC OBJ 14	To promote the development of a village space at the village core to include environmental improvements in association with the Urban Design and Public Realm objectives.				
RATHC OBJ 15	To support the development of a village square / community space in the village centre to include improved delineation of pedestrian and parking areas, public lighting and landscaping to create a high-quality village square and focus for the village and a space for residents and visitor to interact and linger.				
RATHC OBJ 16	To support the development of an entrance space to the enterprise and employment zone to include improved delineation of pedestrian entrance to the estate, public lighting and landscaping to create a high-quality entrance to the employment zone.				
RATHC OBJ 17	To ensure that all new development respects the scale, form and cultural identity of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Rathcairn.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
RATHMOYLAN					
RATH POL 1	To promote the future development of Rathmolyon as a compact settlement centre with a pedestrian friendly environment, a variety of land uses and amenities while protecting the built and natural heritage and catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner and as an attractive place to live, work, recreate and visit.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, MA_1, CH_1, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
RATH OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathmolyon as set out in Table 2.11 of the Core Strategy is not exceeded.				
RATH OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
RATH OBJ 3	To consolidate the central area of the Rathmolyon village for commercial uses.				
RATH OBJ 4	To promote a high quality mixed residential / commercial use development providing for continuation of the established building line on the main street and an extension of the footpath to the west side of the Enfield road.				
RATH OBJ 5	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village within the Plan period.				
RATH OBJ 6	To seek to install a pedestrian crossing within the village centre area.				
RATH OBJ 7	To facilitate the provision of a pedestrian crossing near the Cherryvalley Estate.				
RATH OBJ 8	To promote the conservation or reuse of stone walling within the development boundary				
RATH OBJ 9	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.				
RATH OBJ 10	To facilitate the provision of a playground within the village.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RATH OBJ 11	To protect existing community facilities/infrastructure, where appropriate, and support their further development and expansion if required.				
RATH OBJ 12	To support the provision of a range of social infrastructure facilities to meet the needs of Rathmolyon in co-operation with other statutory, voluntary, and community groups.				
RATH OBJ 13	To require all new development proposals to consider and reflect the physical, social and environmental context of the village.				
RATH OBJ 14	To enhance and improve the aesthetics of the village crossroads.				
RATH OBJ 15	To facilitate enhanced definition and enclosure along the approach roads to the village, particularly on approach from the west in the vicinity of the church car-park.				
RATH OBJ 16	To seek to facilitate public realm improvement works focusing on traffic-calming to achieve better balance between the needs of the pedestrian / cyclist / public transport and those of the private car. Measures may include enhanced legibility, connectivity, enclosure and better defined entrances/exits.				
RATH OBJ 17	To protect the established building line within the village, particularly along the Main Street.				
RATH OBJ 18	To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.				
Commentary on Assessment					
The Chapter sets out the policies and objectives in relation to the sustainable development of Rathmoylan.					
All of the policies and objectives have either potentially positive or neutral environmental effects.					
The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:					
<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
RATOATH					
RA POL 1	To ensure Ratoath develops in a consolidated and sustainable manner which facilitates and supports employment opportunities, accommodates local services and reinforces the existing town centre.	PHH_1, PHH_2, AN_1, AN_2, CC_1, LV_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
RA OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ratoath as set out in Table 2.12 of the Core Strategy is not exceeded.				
RA OBJ 2 (Master Plan 33)	To support the provision of appropriate and sustainable employment, visitor and tourist facilities on lands zoned as Tourism and White Land in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands subject to the provision of necessary physical infrastructure. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposal for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements.				
RA OBJ 3 (Master Plan 34)	To promote the development of employment uses on E2 zoned lands located to the west of the R155 in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands subject to the provision of necessary physical infrastructure. The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site and include the realignment of the Fairyhouse Road, the extension of the Ratoath Outer Relief Road and provision of footpaths, cycleway and public lighting along the road frontage of the site. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The development of these lands shall be on a phased basis with the reservation of the swimming pool site forming part of the first phase.				
RA OBJ 4 (Master Plan 35)	To identify lands for commercial purposes to the south east of the R125 Ashbourne Road. This area shall provide for a mix of commercial and local retail services and include the reservation of a 1 acre site for an enterprise centre (of appropriate design) to be developed by Meath Local Enterprise Office. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The first phase of development with the exception of the residentially zoned lands shall include the construction of the adjoining section of the Ratoath Outer Relief Road. Notwithstanding the zoning matrix an enterprise centre and car sales/repair uses shall be permitted in principle, subject to compliance with relevant planning criteria, on the subject lands.				
RA OBJ 5 (Master Plan 36)	To provide for small and medium sized industries to develop on the northern side of 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.				
RA OBJ 6	To encourage the development of lands at Raystown for appropriate general enterprise and industrial purposes to provide for small and medium sized industries to develop subject to the provision of necessary physical infrastructure ('General Enterprise & Employment' land use zoning objective applies). Building layout for the lands, building height and design principles shall be appropriate to the zoning objective of the site and minimise any potential impacts on neighbouring residential properties and the surrounding area.				
RA OBJ 7	To facilitate the development of the Ratoath Outer Relief route in tandem with development.				
RA OBJ 8	To further advance public footpath and cycle path upgrades in the town in accordance with the Ratoath Pedestrian and Cycle Scheme.				
RA OBJ 9	To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the banks of the River Broadmeadow.				
RA OBJ 10	To reserve lands off the Fairyhouse Road for the provision of a swimming pool.				
RA OBJ 11	To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
RA OBJ 12	To require that development proposals are prepared in accordance with a Masterplan which includes an, urban design and landscape design statement.				
RA OBJ 13	To prepare a public realm plan for Ratoath over the life of the Plan.				
RA OBJ 14	To work with the NTA to identify a suitable location for bus-based Park and Ride facility serving Ratoath.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Ratoath.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
SLANE					
SLN POL 1	To consolidate and strengthen the commercial and residential village centre of Slane, and encourage development which will contribute to the character and structure of the village core and to preserve and enhance the quality of the village's attractive built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner, as an attractive place to live, work, recreate and visit.	PHH_1, PHH_2, CH_1	B_1, AN_1, AN_2, CC_1		B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, MA_1, CH_1, LV_1
SLN OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Slane as set out in Table 2.12 of the Core Strategy are not exceeded.				
SLN OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
SLN OBJ 3	To encourage the return of vacant buildings in the village core back into uses which complements the existing scale and character of the village.				
SLN OBJ 4	To seek the development of infill opportunity sites to reinforce compact development in the village and utilise centrally located site.				
SLN OBJ 5	To promote Slane Castle as a multi experience tourism destination and attraction in the County, subject to the normal development management standards. The Council will support and encourage further appropriate development of the integrated tourism product at Slane Castle subject to the provision or upgrade of the requisite physical infrastructure and the protection of the integrity of the Protected Structure and its surrounds including the River Boyne and River Blackwater SAC & SPA.				
SLN OBJ 6	To seek to support and develop Slane as a tourist hub.				
SLN OBJ 7	To support and facilitate the delivery of an N2 Bypass for Slane, to the east of the Village , which is considered to comprise important infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European sites are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Sites, either alone or in-combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposal will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.				
SLN OBJ 8	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of Slane within the Plan period				
SLN OBJ 9	To protect the sites of existing community and sporting facilities in Slane and support their further development and expansion				
SLN OBJ 10	To seek to introduce efficient traffic calming measures along the main village roads and at the key locations to reduce traffic speeds and improve pedestrian safety.				
SLN OBJ 11	To protect the landscape setting of the village.				
SLN OBJ 12	To require the preservation and reinstatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance works are being carried out.				
SLN OBJ 13	To support the community and all key stakeholders in the implementation of the Slane Community Biodiversity Plan 2016-2020 and any revisions thereof.				
SLN OBJ 14	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriately sited and designed in accordance with advice given in Slane Architectural Conservation Area Character Statement.				
SLN OBJ 15	To seek to preserve views identified on the land use zoning map from development which would adversely impact on the character and visual amenity of the landscape.				
SLN OBJ 16	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.				
SLN OBJ 17	To preserve the character of the village and its setting by requiring that the height, scale, design and materials of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place. New buildings should respond to the individual site context and take due cognisance of adjoining development.				
SLN OBJ 18	To introduce consistent village branding/presentation at the village entry points and along main streets in form of high quality signage, tourism information, public art and consistent village type lighting standards which would strengthen Slane's identity.				
SLN OBJ 19	To encourage the removal of visually intrusive elements such as overhead cables and inappropriate signage.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
SLN OBJ 20	Explore the potential of widening footpaths around St. Patricks Primary School and provide screen planting to school carpark, in conjunction with relevant stakeholders.				
SLN OBJ 21	To implement and ensure compliance with the Public Realm Plan for Slane which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Slane.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
SOUTH DROGHEDA					
STH DRO POL 1	To support the continued development of Drogheda as an attractive, vibrant, and accessible Regional Growth Centre that functions as a focal point for economic investment and population growth along the Dublin-Belfast Economic Corridor.	PHH_1, MA_1,			B_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
STH DRO OBJ 1	To prepare, as a priority, a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.11 of the RSES for the Eastern and Midland Region and the recommendations set out in the Report of the Drogheda Boundary Review Committee published in February 2017.				
STH DRO OBJ 2	To support the sustainable development of existing zoned lands in the Southern Environs of Drogheda with a particular emphasis on the promotion of the IDA Business Park as a location for strategic economic investment and the creation of compact, residential communities in key locations in proximity to established residential areas and transport hubs.				
STH DRO OBJ 3	To support the preparation of a Local Transport Plan for Drogheda, in conjunction with Louth County Council and in consultation with the National Transport Authority and other relevant stakeholders.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of South Drogheda.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 					
STAMULLEN					
STA POL 1	To promote the sustainable growth of Stamullen and consolidate its role as a Self-Sustaining Town and a local service centre.	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	AN_1, AN_2, CC_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
STA OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Stamullen as set out in Table 2.11 of the Core Strategy are not exceeded, subject to the availability of services.				
STA OBJ 2	To encourage the re-development of backland infill sites within the town that include residential uses.				
STA OBJ 3	To maintain and enhance the compact mixed use town centre as the primary location for retail and commercial services				
STA OBJ 4	To adopt a sequential approach to development infill town centre sites shall be prioritised for retail and commercial development in advance of other sites within the town, except in exceptional circumstances.				
STA OBJ 5	To facilitate development of employment lands at the City North Business Park in tandem with the development of the necessary link road from these lands to the Gormanstown Road.				
STA OBJ 6	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the town within the Plan period which will ensure Stamullen can fulfil its role as a 'Self-Sustaining Town'				
STA OBJ 7	To manage flood risk and development in Stamullen in accordance with policies and objectives set out in section 6.7.2 of Volume 1 of the County Development Plan 'Flood Risk Management'				
STA OBJ 8	To provide for an integrated network of cycle ways throughout the town where considered appropriate in order to promote more sustainable modes of transportation and enhance connectivity between the town and Gormanstown.				
STA OBJ 9	To facilitate vehicular access to/from the town to commercial and employment uses on lands identified with an E2 "General Enterprise & Employment" and E3 "Warehousing & Distribution" land use zoning objective which would serve, inter alia, Stamullen town and access to the M1 Motorway interchange.				
STA OBJ 10	To improve junction layouts within the town.				
STA OBJ 11	To facilitate the provision of pedestrian linkages from Silverstream Road to Cockhill Road through established residential areas.				
STA OBJ 12	To protect the setting and curtilage of the graveyard and church within the retail core of Stamullen town centre.				
STA OBJ 13	To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.				

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
STA OBJ 14	To facilitate the provision of a riverside walk adjacent to the Delvin River.				
STA OBJ 15	To develop a 'green link' throughout the town, with a view to linking existing and proposed open space areas within existing and proposed developments				
STA OBJ 16	To facilitate the delivery of a town playground on land identified east of Stadalt House or alternatively on land zoned as open space along the Delvin River.				
STA OBJ 17	To identify suitable lands for a new graveyard when necessary subject to the completion of all required testing.				
STA OBJ 18	To provide for the expansion of existing community facilities on lands surrounding Stadalt House subject to the availability of services.				
STA OBJ 19	To facilitate infill and other developments within the town centre in the context of their contribution towards the enhancement of the existing streetscape and the visual amenities of the central part of Stamullen.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Stamullen.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p> <ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>					
SUMMERHILL					
SUM POL 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, and a variety of land uses and amenities and encourage development which enhances the quality of the village's distinct built and natural environment, while catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner.	PHH_1, PHH_2, LV_1			B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, MA_1, CH_1, LV_1
SUM OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Summerhill as set out in Table 2.11 of the Core Strategy is not exceeded.				
SUM OBJ 2	To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.				
SUM OBJ 3	To promote living over the shop" opportunities.				
SUM OBJ 4	To consolidate commercial/retail development within the village core and promote infill/ back land development to meet the commercial needs of the village over the lifetime of the Development Plan.				
SUM OBJ 5	To support the development of the lands identified for E2 land use zoning objective for employment creation purposes.				
SUM OBJ 6	To maintain and improve the vitality and viability of the core area of the Village as the focus of all commercial and retail activity, in order to ensure both a mixture and variety of local shopping to serve the shopping needs of the local community.				
SUM OBJ 7	To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village within the Plan period.				
SUM OBJ 8	To facilitate the provision of a pedestrian crossing from the Community Centre to the village core.				
SUM OBJ 9	To investigate junction improvements works at the R156 (opposite Shaw's Pub) to enhance movement for pedestrians in this area.				
SUM OBJ 10	To facilitate the completion of a cycle path to Dangan National School in conjunction with relevant stakeholders.				
SUM OBJ 11	To require that all development proposals within or contiguous to the Architectural Conservation Area be sympathetic to the character of the area, that the design is appropriate in terms of height, scale, plot density, layout, materials and finishes and is appropriated sited and designed in accordance with advice given in Summerhill Architectural Conservation Area Character				
SUM OBJ 12	To protect tree stands identified on the land use zoning map including those in the vicinity of the Village Green, the entrance to Summerhill Demesne and along the R156.				
SUM OBJ 13	To facilitate and support the implementation of the Summerhill Community Plan and other community led projects to generally enhance the Village whilst ensuring that the projects which emanate from same are consistent with the development objectives contained in this Written Statement for the Village.				
SUM OBJ 14	To seek to facilitate public realm improvement works in the Village focusing on traffic-calming to achieve better balance between the needs of the pedestrian / cyclist / public transport and those of the private car. Other measures may include improved street definition, raised tables connecting the Village Green with footpaths on either side; footpath improvements throughout the village, planting & 'softening' at the northern end of the village core as well as improved public lighting.				
SUM OBJ 15	To ensure that all new development respects the scale, form and character of the village.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Summerhill.</p> <p>All of the policies and objectives have either potentially positive or neutral environmental effects.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p>					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<ul style="list-style-type: none"> potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and beneficial environmental effects of implementing the Plan are maximised. 				
TRIM					
TRM POL 1	To continue to support the consolidation of Trim as an attractive heritage town with a diverse modern economy and a vibrant centre complementing its nationally significant cultural heritage and picturesque setting.	B_1, PHH_1, SG_1, W_1, CH_1, LV_1	AN_1, AN_2, CC_1	B_1, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1	B_1, PHH_1, PHH_2, SG_1, W_1, AN_1, AN_2, CC_1, MA_1, CH_1, LV_1
TRM OBJ 1	To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Trim as set out in Table 2.12 of the Core Strategy is not exceeded.				
TRM OBJ 2	(Master Plan 29): To provide for the development of high-end Business and/or Corporate Headquarters primarily FDI, on the southern side of the Navan Road, in Trim. Development should be on a phased basis. Enterprise and employment proposals shall be developed in tandem with Executive style housing to facilitate the development of a sustainable 'live work' community. This Master Plan shall include proposals for the delivery of the RT 1 distributor road and bridge linking the Dublin and Navan roads. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the lodgement of any planning application.				
TRM OBJ 3	(Master Plan 30): To provide for the development of a mixed use residential and community development as part of overall proposals for the former Potterton cattle sales yard to the north of the Summerhill/Longwood Road roundabout off the Trim Inner Relief Road. Development shall be on a phased basis within the life of the Trim Development Plan as identified on the land use zoning objectives map. The Master Plan shall be agreed in writing with the Executive of the Planning Authority prior to the lodgement of any planning application.				
TRM OBJ 4	To facilitate infill and backland development within the town centre in the context of their contribution towards the enhancement of the existing streetscape, the ACA and the visual amenities of the central part of Trim.				
TRM OBJ 5	To address the identified need to increase the supply of social housing in Trim, by seeking the provision of social housing additional to that required by way of Part V of the Planning and Development Act 2000 as amended, subject to funding.				
TRM OBJ 6	To promote the development of available sites for appropriate employment uses at Scurloughstown Business Park and Oaktree Industrial Park				
TRM OBJ 7	To support the development of Trim's tourism product as a key focus for enterprise and employment generation.				
TRM OBJ 8	To facilitate the improvement of visitor centre facilities in Trim having regard to the provisions of the Boyne Valley Tourism Strategy 2016-2020 or any updates thereof.				
TRM OBJ 9	To support the reuse of the former Town Hall on Castle Street as a visitor centre for Trim Castle.				
TRM OBJ 10	To support and encourage the redevelopment of the Trim Library and St. Patrick's former Chapel for the provision of cultural facilities.				
TRM OBJ 11	To work in partnership with key stakeholders to promote Trim as a centre for cultural heritage education and learning through activities such as community excavation and field/summer schools, for example Blackfriary Archaeology Site.				
TRM OBJ 12	To support and promote existing festivals and events to increase the cultural, heritage and lifestyle profile of Trim, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.				
TRM OBJ 13	To prioritise the delivery of the Boyne Greenway and plan for associated amenities and connections to the urban form. The provision of the Boyne Greenway will be subject to the outcome of the Appropriate Assessment process.				
TRM OBJ 14	<p>Pending a review of the delivery of the full distributor road network (the commencement of which will begin within one year of the adoption of the Plan) to preserve and (where indicated to construct subject to routing, environmental assessment and appropriate assessment) secure from further development a corridor for the provision of distributor link roads which includes the following routes:</p> <p>RT 1: Construction of the local distributor road link between the Dublin Road at Effernock and the Navan Road at the Motor Park, including a new bridge over the Boyne River subject to Appropriate Assessment and consultation and requirements of National Parks and Wildlife Services and Inland Fisheries Ireland.</p> <p>RT 2: A local distributor road link connecting the Athboy Road to the local distributor road west of the Town Centre Expansion area, including a new bridge over the Boyne (long term objective) subject to Appropriate Assessment and consultation and requirements of National Parks and Wildlife Services and Inland Fisheries Ireland.</p> <p>RT 3: Construction of the local distributor road link west of the C1 mixed use lands connecting to the Kinnegad Road. This link road shall be provided and funded in tandem with the development immediately to the east, or alternatively, where it is demonstrated by developer(s) through appropriate transport assessments / studies that sufficient road access, cycle and pedestrian network infrastructure can be provided to service all lands within the Masterplan area and therefore the proposed link road may not be required. The onus is on developer(s) to demonstrate the above.</p> <p>RT 4: Construction of the local distributor road link between the Kinnegad Road and the Longwood Road. This shall be provided as part of the Master Plan for these lands.</p> <p>RT 5: Construction of local distributor road link between the Longwood Road and the Summerhill Road. This shall be provided in tandem with the industrial lands immediately to the north. Development of these road projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Sites, either alone or in-combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless an alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is(are) unaffected.</p>				
TRM OBJ 15	To carry out public realm improvements throughout the town and along Market Street and at the junction of Watergate Street.				
TRM OBJ 16	To support the development of a primary and secondary school in Trim in a campus style development on a site 15 acres in area to meet the educational needs of the residents of the town and its catchment.				
Commentary on Assessment					
<p>The Chapter sets out the policies and objectives in relation to the sustainable development of Trim.</p> <p>The majority of the policies and objectives have potentially positive or neutral environmental effects however, the assessment also highlights some potentially negative and some potentially uncertain environmental effects in relation to the provisions for development and associated services and infrastructure primarily in relation to biodiversity, soil, water, air and noise, climate change, cultural heritage and landscape.</p> <p>The SEA process has been undertaken alongside the preparation of the Plan and has integrated changes to the Plan through an iterative process. Some of these measures are reproduced under Chapter 9 Mitigation Measures of this report. This helps Meath County Council ensure that in combination with other plans, programmes, etc., that:</p>					

Policy / Objective	Description	Potential Positive Impact	Potential Negative Impact	Uncertain Impact	Neutral or No Relationship
	<ul style="list-style-type: none"> ▪ potential significant adverse / uncertain effects of implementing the Plan are avoided, reduced or offset; and ▪ beneficial environmental effects of implementing the Plan are maximised. <p>Mitigation for potentially negative and uncertain environmental aspects of policies and objectives is set out in Chapter 9 of the Environmental Report.</p>				

8.3 Draft Plan

The Draft Plan was accompanied by the SEA Environmental Report, which assessed reasonable alternatives for the Plan; assessed the environmental impact of the Plan; and provided mitigation and a structure for proposed monitoring of the Plan. A copy of the SEA of the policies and objectives of the Draft Plan is included in Table 1 of Appendix A8.1 of this Environmental Report. Some 2542 submissions were received during the Draft Plan consultation period, with three submissions subsequently withdrawn. This stage was subject to 299 Notices of Motion. The extent and detail of the submissions and observations received highlighted the significant level of public interest in the plan-making and assessment process.

8.4 Proposed Material (and Non-Material) Amendments Assessment

Proposed Amendments (material and non-material) to the Meath County Development 2021-2027 was screened for the requirement of Strategic Environmental Assessment (SEA). The assessment was prepared in accordance with Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment and its transposition into Irish legislation (i.e. S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) and Article 13 and 13(G) of the Planning and Development Regulations 2001-2021.

Screening of the Material Amendments was part of the ongoing SEA process that was undertaken alongside the preparation of the Meath County Development Plan 2021-2027.

Following consideration of 308 no. submissions received during the public consultation process and during consultation with the Elected Members of the Council, 276 no. Proposed Amendments (material and non-material) were proposed to the Plan. The majority of amendments were texted-based changes relating to the clarification of text. However, the amendments also included new policies and / or objectives and changes to other policies and / or objectives¹¹⁷.

All Proposed Amendments were assessed for likely environmental impact and the findings were recorded in the Proposed Material Amendments document prepared by Meath County Council.

Screening for SEA identified that the existing protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (Refer

¹¹⁷ Refer to the Proposed Material Amendments document prepared by Meath County Council.

to Table 9.1 of Chapter 9) for the majority of 276 no. Proposed Amendments (material and non-material).

Screening for SEA identified the potential for likely environmental effects for the following 32 no. Proposed Material Amendments:

- Amendments No. 86, No. 108, No. 109, and No. 120 of chapters of the Plan;
- Amendments No. 186 (Navan); No. 192 (Navan) in Settlement Tiers 1 & 2;
- Amendments No. 204 & No. 205 (Dunboyne / Clonee / Pace); No. 221, No. 224, and No. 227 (Kells); No. 233, No. 236 and No. 238 (Trim); No. 239 (Dunshaughlin); No. 243, No. 244, No. 245, No. 246 and No. 250 (East Meath); No. 254 (Ratoath); No. 264 (Enfield); No. 269 (Kilcock); and No. 270 (Duleek) in Settlement Tiers 3 & 4; and
- Amendments No. 275 (Athboy); No. 284 (Gormanston); No. 291 (Moynalty); No. 292 (Clonard); No. 295 (Julianstown); No. 303 (Slane); and No. 305 and No. 306 (Summerhill) in Settlement Tiers 5 & 6.

The Strategic Environmental Assessment (SEA) of the 32 no. relevant Proposed Material Amendments is set out in Table 8.4, while the full screening of all amendments (material and non-material) is provided in Table 1 of Appendix A8.2 of the SEA.

Having incorporated the recommended mitigation measures, it is concluded that the Proposed Material Amendments to the Meath Draft County Development Plan 2021-2027 were not foreseen to give rise to any significant environmental effects, alone or in combination with other plans or projects.

8.5 Proposed Modifications to Material Amendments

Submissions made during the public consultation phase for the proposed material amendments were considered by the Chief Executive (CE) and any modifications to the material amendments were screened for SEA.

The Chief Executives Report took into consideration the submissions on the material amendments, outcome of the SEA Screening of the material amendments and SEA Screening of minor alterations to the material amendments. Recommendations were made to the Elected Members to:

- make modifications to some of the material amendments; and to either
- adopt the material amendments, with or without minor alterations; or
- reject the material amendments, with or without minor alterations.

The assessment of modifications to material amendments is provided in Table 2 of Appendix A8.2 of the SEA.

8.6 Adoption of the Meath County Development Plan 2021-2027

Further modifications on the Proposed Material Amendments to the Draft Plan were proposed by the Elected Representatives and these were screened for SEA. The new Plan was adopted by the Elected Representatives on the 20 September 2021.

The Meath County Development Plan 2021-2027 was adopted on the 20 September and is effective from the 3 November 2021.

The Plan as adopted includes nine proposed material amendments, which the Office of the Planning Regulator (OPR) and the Chief Executive of Meath County Council had recommended not including in the Plan. It is noted that the OPR has written to the Minister for Local Government and Planning (2 November 2021) seeking a direction to omit the following Material Amendment zonings from the adopted Plan, three of which the SEA Screening had also recommended not including in the Plan:

- Athboy MA 03;
- Moynalty M1 01;
- Slane MA 04;
- Ashbourne MA08; and
- East Meath MA05.

The draft Direction is also seeking to amend four (4) Material Amendment zonings to exclude part of the lands which are located within flood zones. The SEA Screening also recommended same for:

- Dunshaughlin MA02 (amend zoning objective to rezone flood zone to RA Rural rea);
- Summerhill MA02(amend zoning objective to rezone flood zone to RA Rural area);
- Trim MA06(amend zoning objective to rezone flood zone to RA Rural area); and
- Ratoath MA03 (amend zoning objective to rezone flood zone to F1 Open Space).

Table 8.4: Strategic Environmental Assessment (SEA) of relevant Proposed Material Amendments

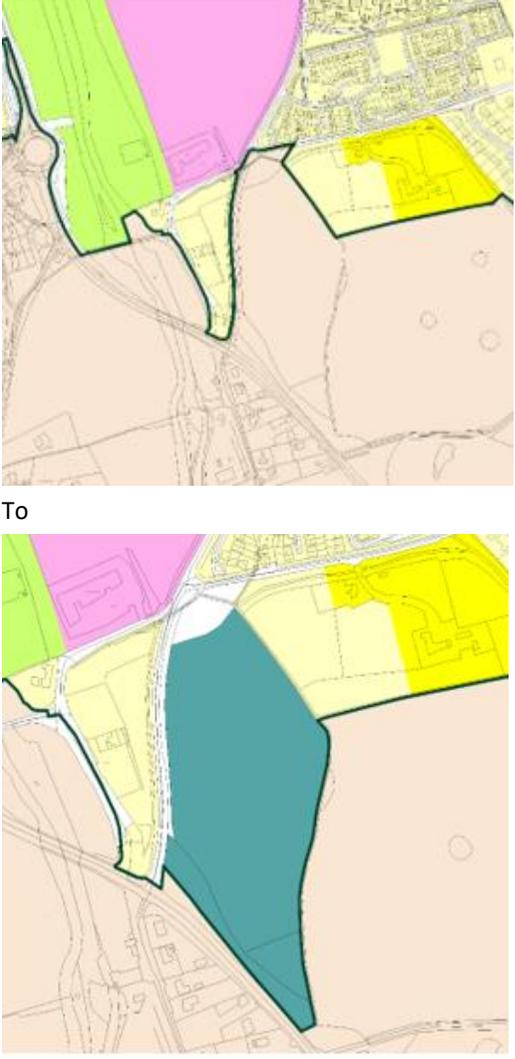
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
85	<p>Proposal to retain simplified version of Chapter 9 of Plan rejected on foot of NOM 50.</p> <p>Revised proposal by Elected Members to retain the existing Rural Development Chapter of the 2013-2019 CDP but include the Rural Nodes proposed as per Section 9.5.4 in Appendix 11, and in the Book of Maps in the Draft Meath County Plan 2021-2027. This will replace Section 10.6 on Graigs of Appendix 12. Refer to Appendix 11 (Draft Rural Chapter) and Appendix 12 (Current Chapter 10 – Rural Development).</p> <p>The Node map for Yellow Furze did not go on public display as part of the Plan and will now be placed on public display as a material amendment (see appendix 13).</p> <p>Maps to be included associated with the existing CDP Chapter 10 Rural Development</p> <p>Maps to be included as part of the material alterations</p> <ul style="list-style-type: none"> • Rural Area Types Development Pressure 10.1 • Tree Preservation Order's (TPO) 10.2 • GSI Aggregates Potential Map 10.3 • GSI Granular Aggregates Potential Map 10.4 • Gaeltacht Areas Rathcairn & Gibbstown 10.5 • Management of Future Access to Strategic Corridors 10.6 <p>Above maps are Available via following link; https://countydevelopmentplan.meath.ie/adoptedplan/</p> <p>(Retain Map 9.3.1 Notable Trees and Woodlands from the Plan as this map is linked to Chapter 8 Cultural & Natural Heritage Strategy' (This map has been amended as per NOM 36)</p>	<p>The amendment is contrary to the provisions of the Project Ireland 2040 National Planning Framework (NPF). National Policy Objective (NPO) 19 seeks to facilitate the provision of single housing in the countryside only where it is based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.</p> <p>Regional Policy Objectives (RPOs) for Rural Areas in the Eastern & Midlands Regional Spatial & Economic Strategy 2019-2031 (RESES) include RPO 4.77 and RPO 4.78 support local authority development plans prioritising the regeneration of rural towns, villages and rural settlements. Policy RPO 4.80 reiterates NPO 19 where it states that, in Rural Areas Under Strong Urban Influence and Stronger Rural Areas, local authorities shall manage urban generated growth by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements.</p> <p>The amendment would lead to non-sustainable development and negative environmental impacts through :</p> <ul style="list-style-type: none"> • creation of demands for the subsequent provision of public infrastructure on a dispersed pattern (i.e. roads and services); • higher energy consumption and transportation costs arising from increased car-based commuting; 	<p>Remove proposed amendment and retain Rural Development Strategy of Plan.</p>

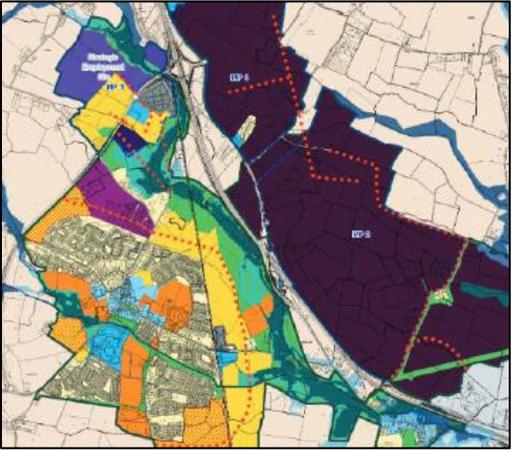
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	<p>● Map 9.3.1 Notable Trees and Woodlands Maps to be removed (superceded) consequent to the members decision to retain the existing Chapter 10 (with exception of the Graig Policy) Maps ● Map no. 9.1 Rural Area Types Development Pressure ● Map 9.2 Management of Future Access to Strategic Corridors ● Map 9.3 Tree Preservation Orders ● Map 9.4 Gaeltacht Areas Strategic Objectives - RUR DEV SO 1 to RUR DEV SO 10 Strategic Policies - RUR DEV SP 1, RUR DEV SP 2 Policies - RD POL 1 to RD POL 53 Objectives - RD OBJ 1 to RD OBJ 21</p>	<ul style="list-style-type: none"> ● over concentration of septic tanks in areas leading to potential ground water issues; ● potential contamination of local water supplies and a reduction in water quality; ● potential erosion of landscape character, and depletion of high-quality landscapes; and harmful effects on the tourism sector; ● loss of agricultural land; and ● loss or negation of investment in small towns and rural settlements, leading to dereliction and vacancy. <p>Therefore the amendment would lead to negative environmental across environmental factors, including biodiversity, land and soils, water, climate/climate change, material assets and transport, heritage and landscape.</p>	
108	<p>Include new Policy: ED POL XX To support sustainable game and coarse angling throughout the Boyne Valley in County Meath in line with normal planning considerations so as to enhance and support angling tourism in addition to protecting and raising awareness of aquatic based species and habitat improvement.</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape. Screened in for Appropriate Assessment.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1). Refer also to Table 3.1 for Appropriate Assessment.</p>
109	<p>Include new Policy: ED POL XX To support and protect the role of Drogheda Port as a port of regional significance, including facilitating the relocation of Drogheda Port subject to a feasibility study and appropriate coastal zone management, as well as supporting the future development of the Port</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1).</p>

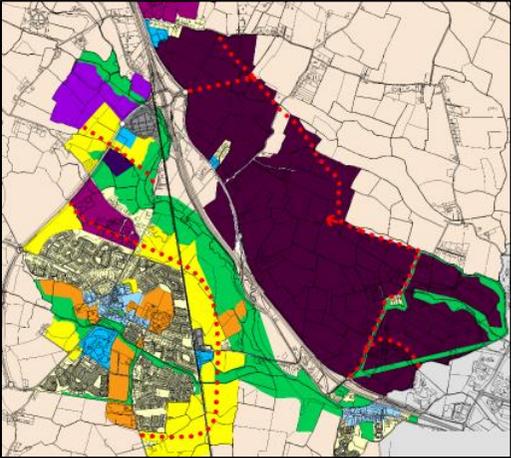
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	Access Northern Cross Route (PANCR), in line with RPO 4.12.		
120	<p>Amend the following text in the Slane Written Statement -</p> <p>To support and facilitate the delivery of an N2 Bypass to the east of for Slane Village which is considered to comprise important infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process.</p> <p>To support and facilitate the delivery of the bypassing of Slane to the east of the Village, which is considered to comprise essential infrastructural development and to construct same subject to obtaining the relevant development consents required to reserve and protect the established route option corridors from development which would interfere with the provision of the project.</p>	Potential negative environmental effects.	This project is subject to standalone Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) at pre-planning stage.
186	It is recommended that the A2 Phase 2 zoning is extended northwards to the existing natural buffer and also eastwards to where it meets with the A1 Existing Residential zoning. This will provide for the more coherent future development of this area and will ensure that the zoning at this location follows the existing natural field boundaries which will allow for the retaining of the existing hedgerow boundaries and tree planting.	<p>Change to A2 Phase 2 zoning: No likely significant negative environment effects.</p> <p>Change to E2 zoning: Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	Extent of Flood Zone A to be zoned to F1 Open Space.

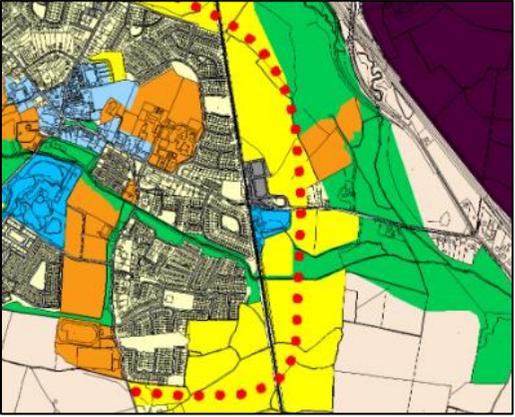
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	<p>In addition to the above, it is recommended that the lands between the existing E2 zoning and the railway line to the west should be zoned for E2 General Enterprise & Employment purposes.</p> <p>Change from</p>  <p>To</p>  <p>And from:</p>		

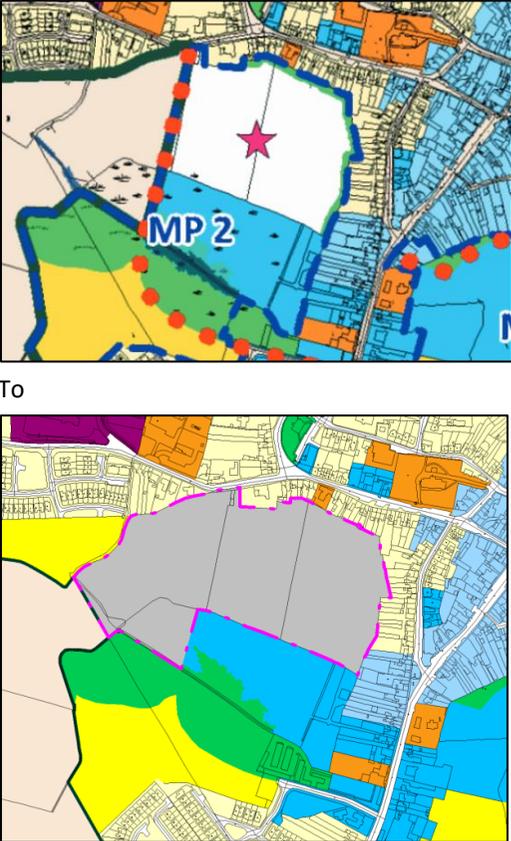
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
192	<p>It is recommended to include the lands within the development boundary of the town and zone for D1 Tourism purposes.</p> <p>Change from:</p>	<p>SFRA assessment is noted.</p> <p>Lands form part of demesne of Kilcarn House Lower and Kilcarn Lodge (severed by Metges Road). Likely significant negative environmental effects identified as a result of potential impacts on surface water / flooding (refer to SFRA Assessment); and on mature demesne tree belt and historic boundary wall and entrance gates off R147.</p>	<p>Provide objective to ensure that area within Flood Zone B is used for open space only and that historic treebelt, boundary wall and entrance off R147 is retained and protected.</p>

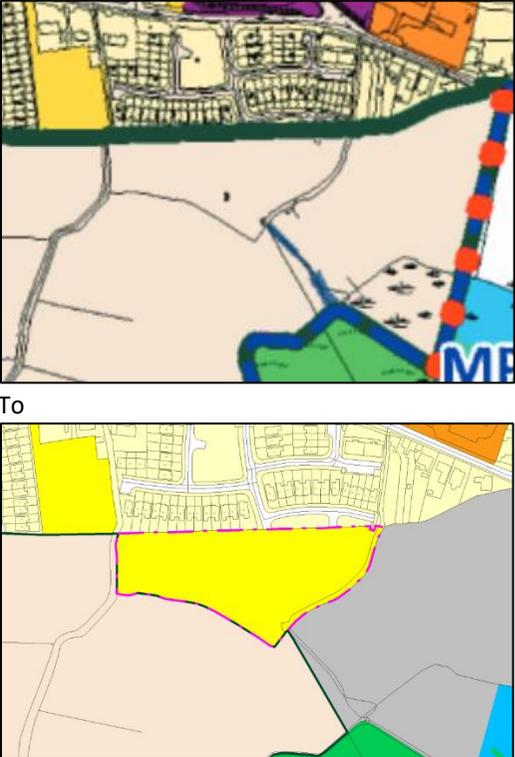
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>The image displays two maps of a specific geographic area, illustrating a proposed amendment. The top map shows a pink-shaded area and a yellow-shaded area. The bottom map, labeled 'To', shows the same area with a teal-shaded area added, indicating a change in the proposed amendment.</p>		

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
204	<p>It is recommended Land Use Zoning map is amended to correctly show the indicative road routes through MP2 and MP3 on the Dunboyne-Clonee-Pace Land Use Zoning Map.</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.</p>	<p>Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OPW will be required for all watercourse crossings.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
205	<p>It is recommended that the indicative road layout is updated to the alignment permitted as per planning reference no. RA/180561</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.</p>	<p>Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OPW will be required for all watercourse crossings.</p>

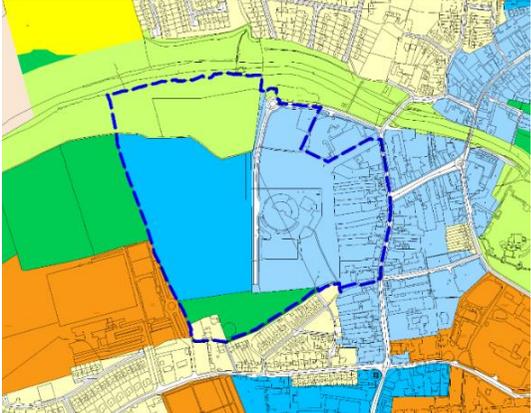
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
221	<p>Amended to include the following objective on Retail to be inserted into the Kells Written Statement:</p> <p>Meath County Council, together with the promoter of the project, will undertake a detailed evidence based assessment for a retail outlet in Kells, on a zoned site within or immediately adjacent the town centre that can generate commercial synergies with the established town centre, having regard to the provisions of the Retail Planning Guidelines 2012 and all relevant national and regional guidance and policy documents. The outcome of the assessments will be incorporated in the Draft Kells LAP, or a variation of the County Development Plan, as may be appropriate.</p>	<p>Likely significant environmental effects, however, any development remains subject to incorporation via a local area plan or variation of the development plan which will be subject to screening for SEA and AA.</p>	<p>Any development proposals shall be subject to adoption via a local area plan, variation of a local area plan or variation of the county development plan and as such will be subject to screening for SEA and AA.</p>
224	<p>To amend the zoning of the Star Objective lands (The Frontlands) to White Land.</p> <p>Change from:</p>	<p>Likely significant environmental effects on surface water / flooding (refer to SFRA assessment).</p>	<p>Flood Zone A / B along watercourse will be used for open space / no development proposals only.</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA</p>

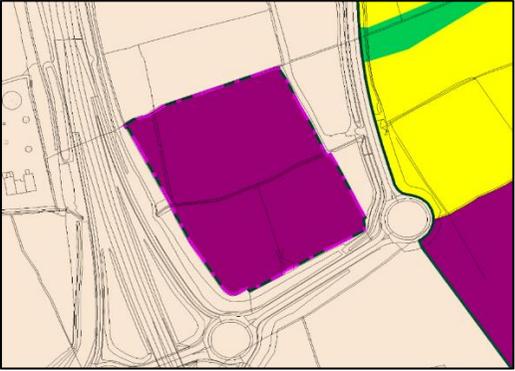
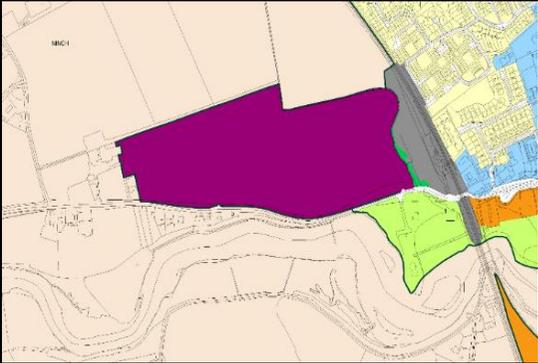
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
227	<p>Sought the rezoning of lands from R/A Rural Area in the draft CDP to A2 New Residential Change from:</p>	<p>The change in zoning extends to the site of St. Colmcille’s Well and adjoins the historic walk to the well. Amendment will result in likely significant negative environmental effects on surface / ground water feature / site of cultural heritage and local landscape importance.</p>	<p>Remove zoning entirely or provide for minimum 20m set back from nearest boundary of walk and well feature. Any proposed development must demonstrate no negative effects on local hydrology, hydrogeology or on access to or setting of well feature.</p>

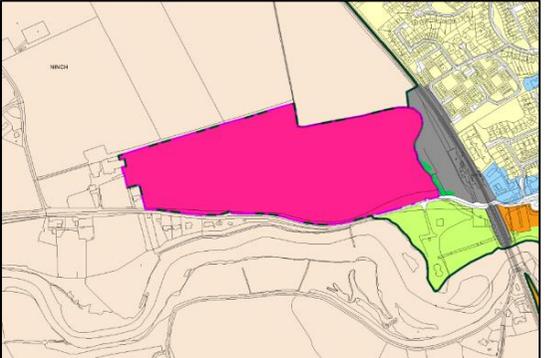
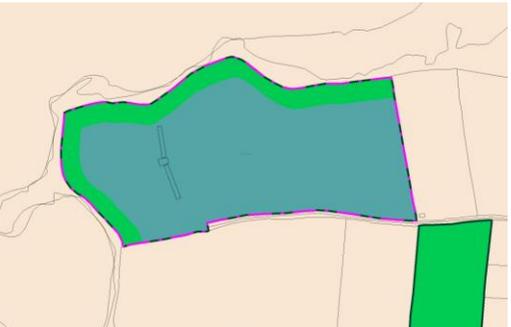
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
233	<p>Amend the zoning of the B1 Town Centre to C1 Mixed Use in Trim from:</p>	<p>Potential environmental effects identified on Natura Sites (refer to AA Assessment in Table 3.1).</p>	<p>Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area.</p>

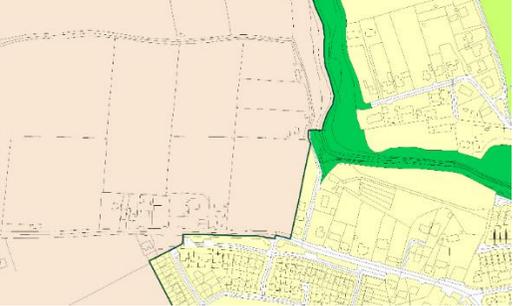
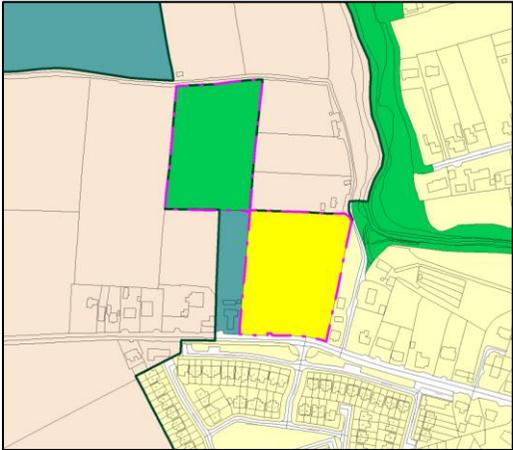
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
236	<p>Rezone tourism lands with old mill to split zoning between community and tourism. Change from:</p>	<p>Change to Tourism Zoning: Likely significant negative environmental effects identified as a result of tourism zoning on biodiversity, surface water / flooding, cultural heritage, and landscape.</p>	<p>Any new building proposals will be set back a minimum 25m from extent of flood zone. Development proposals will avoid negative impact on Knightsbrook River, former Mill buildings and Mill Race, and associated biodiversity corridor on eastern boundary of zoning and will be subject to Site Specific Flood</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			<p>Risk Assessment, Ecological Impact Assessment, Landscape and Visual Impact Assessment and Heritage Impact Assessment.</p>
238	<p>Development of a Masterplan for the OPW building lands in Trim</p>	<p>Potential environmental effects identified on Natura Sites (refer to AA Assessment in Table 3.1).</p>	<p>Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area. Development remains subject to a masterplan, which will be subject to screening for SEA and AA.</p>

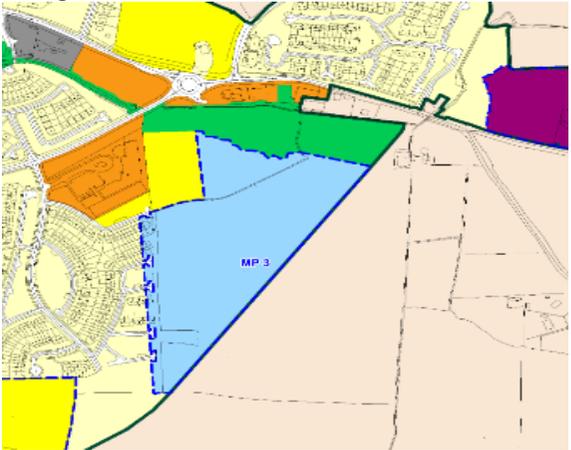
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
239	<p>Proposing that lands at "The Knocks" adjoining the development boundary of Dunshaughlin, and to the immediate east of junction 6 on the M3 Motorway which are currently unzoned, be zoned as E2 lands to facilitate the provision of an offline motorway service area, in accordance with the spatial Planning and National Roads Guidelines for Planning Authorities.</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on strategic road infrastructure as a result of poor access, and on surface water / flooding (refer to SFRA Assessment).</p>	<p>Remove zoning.</p>

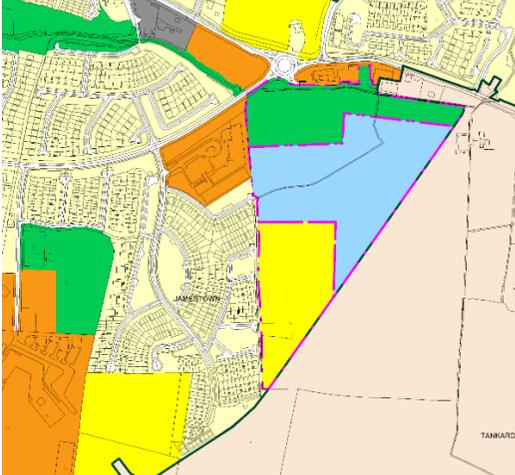
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
243	<p>Amend E1 Strategic Employment Site to a dual E1/E2 Strategic Employment Site. Change from:</p>  <p>To</p>	Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).	Rezone lands within Flood Zone A/B to open space and ensure 10m distance from watercourse as per INF POL 22. Alternatively development proposals will be required to apply and pass the Justification Test.

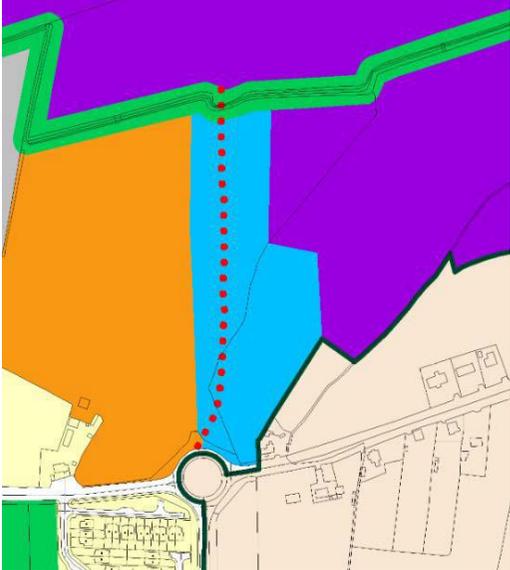
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
244	<p>It is recommended that the zoning of the subject lands is amended from R/A to D1 Tourism.</p> <p>Change from:</p>  <p>To</p> 	<p>Former golf driving range / facility. Likely significant negative environmental effects on biodiversity, surface water / flooding (refer to SFRA Assessment).</p>	<p>No development within open space zoned lands. Proposed development to be limited to water compatible uses.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
245	<p>To zone the front field for A2 New Residential, the rear field for F1 Open space and retain the D1 Tourism zoning on the café/gift shop lands. Change from:</p>  <p>To</p> 	Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).	Remove A2 zoning change.
246	<p>It is recommended that the A2 New Residential zoning is extended to include this small section of land to the northwest. Change from:</p>	Lands form part of former demesne of Bettystown House and include extensive tree planting. Historic water feature to north. Likely significant negative environmental effects identified as a result of potential impacts on mature tree and other planting.	Provide objective to ensure that area of mature tree planting is retained and protected and that development does not adversely impact historic waterbody on adjoining lands.

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
250	<ol style="list-style-type: none"> 1. Add objective to the East Meath written statement as follows: ‘To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA’. 2. The Chief Executive supports the development of a new road bridge over the Boyne to connect the Dublin Road traffic South of Colpe Cross to the North of 	<p>Likely significant negative environmental effects on biodiversity, cultural heritage, landscape. Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Development of any resulting projects shall be subject to requirement for screening for requirement for EIA and AA. Where not required development proposals shall include Ecological Impact Assessment and Cultural Heritage Impact Assessment, as appropriate.</p>

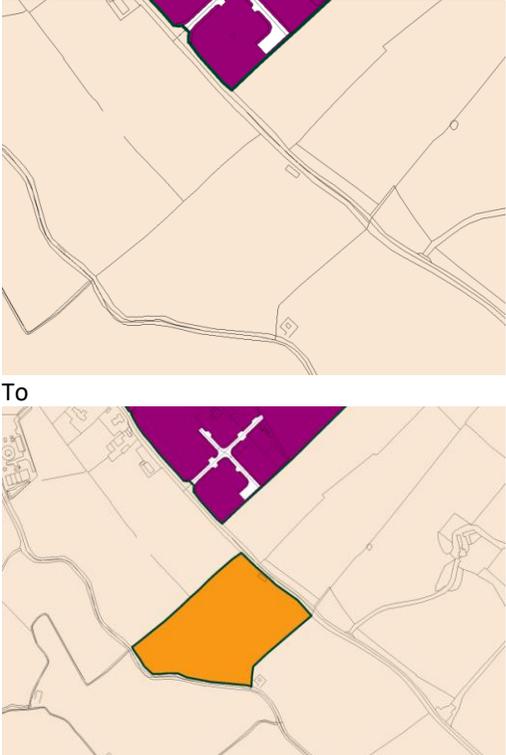
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	<p>Drogheda. As noted, this must be carried out in agreement with Louth County Council.</p> <p>An indicative location will be identified in Map 35(a) of the Plan book of maps. This location has been historically identified as the optimal location but will be assessed in greater detail as part of the preparation of a Transport Study and Joint Urban Area Plan for Drogheda.</p>		
254	<p>The intention of this submission is to relocate the residentially zoned lands in order to provide a playing pitch beside St. Paul’s Primary School. It is requested to relocate the A2 zoning to the south and reduce the area of F1 Open Space zoning to the north.</p> <p>Change from:</p>  <p>To</p>	<p>Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>Flood Zone A/B within B1 zoning (Site 1) to be zoned as Open Space.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
264	<p>Propose that a minor amendment to the land use zoning map for Enfield to accurately reflect the approved road alignment. Change from:</p>	<p>Potential significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).</p>	<p>If proposed road alignment crosses the watercourse a flood risk Justification Test will be required.</p>

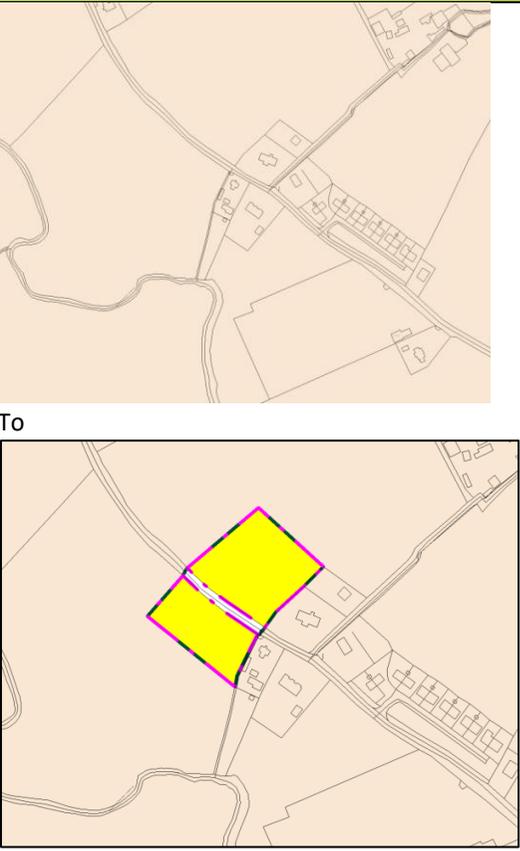
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		

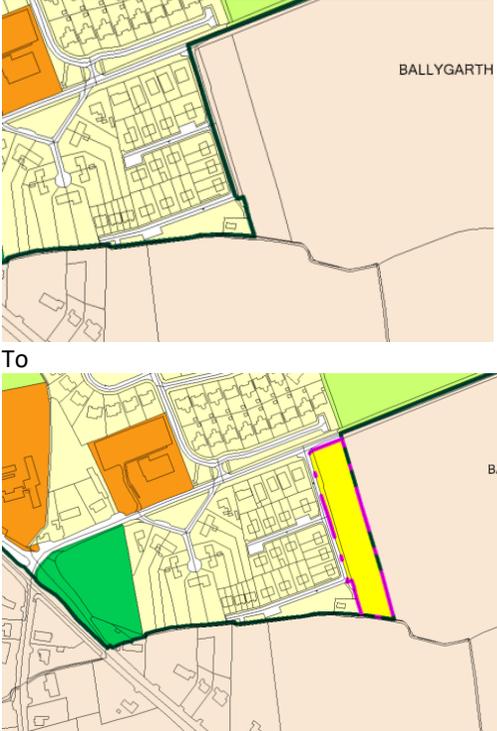
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
			
269	Insert new objective To examine the feasibility of a new road which will connect the lands at Newtownmoyaghy with the L6219/L2211.	Potential significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).	Any proposed river crossings will require application of the flood risk Justification Test.
270	Rezone part of the F1 open space to E2 zoning as per below. A 10-15m buffer strip will be required between the zoned lands and boundary to the east with the residential properties. Change from:	Potential significant negative environmental effects on existing residential amenity / watercourse.	Maintain minimum 20m boundary between E2 zoning and watercourse / site boundary.

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
275	<p>To maintain the G1 Community Zoning on the lands to the south of Athboy as per existing 2013-2019 CDP. Change from:</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape. Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Retain Plan zoning. Alternatively provide for minimum 25m setback buffer / open space between SAC / SPA boundary and zoning change. Open space uses only within Flood Zone A/B.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
284	<p>Rezone parcel of land from R/A to D1 to provide for a recreational car park. Change from:</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape. Refer also to Appropriate Assessment in Table 3.1.</p>	<p>Consider removal of zoning change due to proximity to watercourse and potential impact on riparian connectivity and for passage of otter. Otherwise provide for minimum 10m setback from nearest bank edge of river to development for continuity of riparian corridor. Any car park will require an appropriately detailed flood risk assessment in accordance with approved plan policies and objectives.</p>

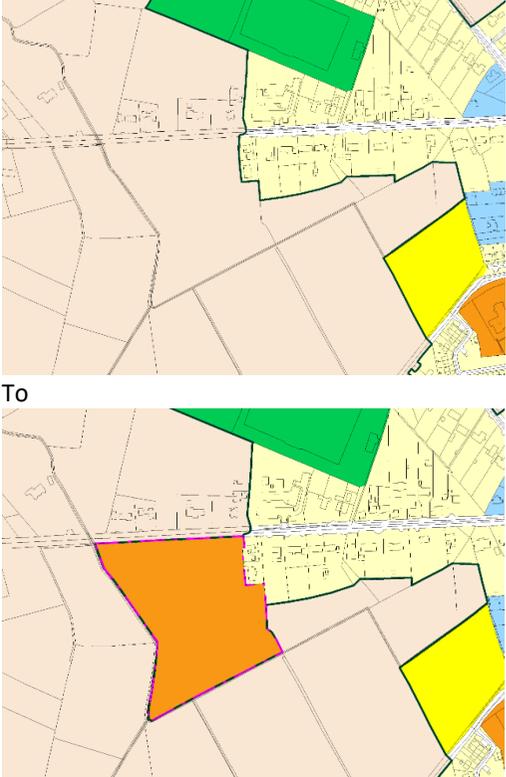
Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
291	<p>To zone these two subject sites A2 New Residential which are currently designated Residential Phase 2 (post 2019) in the Meath County Development Plan 2013-2019. Change from:</p>	<p>Zoning is in rural setting outside of and at distance from Moynalty with no footpath to village and would be contrary to sequential approach. Zoning would lead to unnecessary residential development in rural setting with potential negative environmental effects on landscape and material assets, and loss of habitat.</p>	<p>Retain Plan zoning.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
295	<p>It is proposed to amend the land use zoning objective of the subject site from RA Rural Area to A2 New Residential Change from:</p>	<p>Potential negative environmental effects on landscape.</p>	<p>Tree-lined hedgerow on eastern boundary of lands and hedgerow / watercourse on southern boundary of lands will be retained with minimum 15m setback from centre-line of hedgerow / nearest bank of watercourse.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>The image contains two maps of a residential area. The top map shows a parcel outlined in green, with the label 'BALLYGARTH' to its right. The bottom map, labeled 'To', shows the same area with the parcel re-zoned to yellow and pink, and a new green area added to the west. The label 'BA' is visible to the right of the bottom map.</p>		
303	<p>To rezone parcel of land to the east of The Mill House from H1 to D1. Change from:</p>	<p>Amendment is located with River Boyne and River Blackwater SAC to either side and adjacent to River Boyne and River Blackwater SPA and Boyne Woods proposed NHA. This area is very vulnerable to development. Potential negative environmental effects on biodiversity, surface water, and landscape (refer to SFRA assessments). Refer also to Appropriate Assessment in Table 3.1</p>	<p>Retain Plan zoning.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
305	<p>It is recommended that the subject lands are rezoned from Rural Area to G1 Community infrastructure. Change from:</p>	<p>Zoning change is within former lands of Summerhill Demesne in area with historic boundary wall, watercourse and landscape structure. Zoning does not relate to natural boundaries. Likely significant negative environmental effects on cultural heritage, landscape.</p>	<p>Retain Plan zoning.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>To</p>		
306	<p>It is proposed to amend the Land Use Zoning objective from the Rural Area RA to G1 Community Infrastructure. Change from:</p>	<p>Potential negative environmental effects on surface water (refer to SRFA assessments).</p>	<p>Apply open space zoning to Flood Zone A. Provide for minimum 15m development setback from nearest bank of Knightsbrook River and retain existing water pump on R156.</p>

Amendment No.	Proposed Amendment	Strategic Environmental Assessment (SEA)	SEA Mitigation / Recommendation
	 <p>The image contains two maps of a land parcel. The top map shows a green area at the top and a yellow area at the bottom right. The bottom map, labeled 'To', shows the same green and yellow areas, but with a large orange area added to the left and bottom of the green area, indicating a proposed change in land use or zoning.</p>		

8.7 Interrelationship between Environmental Factors

The SEA Environmental Report includes information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Table 8.5 below identifies where there are significant interrelationships between the environmental factors. The implementation of the Plan will not affect the interrelationships between these components.

Table 8.5: Interrelationship between Environmental Factors

Component	Biodiversity	Population & Human Health	Soils & Geology	Water Quality	Air, Noise & Climate	Cultural Heritage	Landscape & Visual	Material Assets
Biodiversity		Yes	Yes	Yes	Yes	No	Yes	Yes
Population & Human Health			Yes	Yes	Yes	No	Yes	Yes
Land, Soils & Geology				Yes	No	No	Yes	Yes
Water Quality					Yes	Yes	Yes	Yes
Air, Noise & Climate						Yes	Yes	Yes
Cultural Heritage							Yes	Yes
Landscape & Visual								Yes
Material Assets								

8.8 Cumulative Impacts

The environment is both complex and dynamic and the various elements of the environment interact in an equally complex and dynamic manner. The permutations can be numerous, however, at a basic level the principal interactions can be either qualified or quantified in most instances.

As noted in the EPA publication, *'Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment'*, in Ireland, "key cumulative effects - where environmental receptors are at, or near, their thresholds or their capacity to assimilate more change - include climate change; water management, including flood risk management; air quality; and biodiversity, including peatlands and wetlands. Land-use change over time is irrevocably changing Ireland's landscape". There may also be more locally significant cumulative effects; for example, loss of tranquillity and amenity affecting people's health and wellbeing.

There are two types of potential cumulative effects that have been considered:

- **Potential intra-Plan cumulative effects** - these arise from the interactions between different types of potential environmental effects resulting from a plan, programme, etc. Refer to Section 8.6.
- **Potential inter-Plan cumulative effects** - these arise when the effects of the implementation of one plan occur in combination with those of other plans, programmes, developments, etc.

Potential inter-Plan cumulative effects: Other policies, plans and programmes that have been considered by the assessment of effects include those which are detailed in Chapters 4 and 5 of this report. Plans and programmes from various sectors will interact with the Plan, including those relating to land-use planning. These plans and programmes are subject to their own environmental assessment requirements as relevant. However, examples include:

- Project Ireland 2040 - National Planning Framework.
- Project Ireland 2040 - National Development Plan 2018-2027.
- Regional Spatial and Economic Strategy for the Eastern and Midland Region.
- Louth County Council, Monaghan County Council, Cavan County Council, Westmeath County Council, Offaly County Council, Kildare County Council, Fingal County Council County Development Plans.
- Local Area Plans within the county and adjoining the county.

- Local Economic and Community Plan 2016-2021, and the Local Economic and Community Plans of adjoining authorities.
- Eastern-Midlands Region Waste Management Plan 2015-2021.
- National River Basin Management Plan (2018-2021).
- Groundwater Pollution Reduction Programmes.
- Surface Water Pollution Reduction Programmes.
- Catchment Flood Risk Management Plans.
- Climate Action Plan 2019.
- Climate Change Adaptation Strategy.
- Climate policy, plans and programmes (e.g. the National Policy Position on Climate Action and Low Carbon Development, Low Carbon Development Act 2015 and White Paper Ireland's Transition to a Low Carbon Energy Future 2015, the National Adaptation Framework 2018 and the Meath Climate Action Strategy 2019-2024).
- Water services, waste management, transport and energy infrastructure plans (e.g. Irish Water's Water Services Strategic Plan / Capital Investment Programme, Eastern Regional Waste Management Plan).
- Energy policy, plans and programmes (e.g. Grid25 and associated Implementation Programme, Ireland's National Renewable Energy Action Plan 2010, Strategy for Renewable Energy 2012-2020, Offshore Renewable Energy Development Plan, National Energy and Climate Plan 2021-2030 and the Renewable Electricity Policy and Development Framework).

Potential cumulative / in-combination effects include:

- A potential cumulative effect on surface water and groundwater status due to new developments, housing, agricultural and forestry.
- A potential cumulative effect on habitat loss / damage arising from new development / infrastructure.
- A potential cumulative effect on flood risk by, due to development of sites or obstruction of flood paths / plain.
- A potential cumulative effect on enhancing ecological connectivity, contributing towards sustainable mobility, arising from linear developments, such as those relating to Green Infrastructure.

- A contribution towards greenhouse gas and other emissions to air (from transport) (in combination with plans and programmes from all sectors, including transport) as a result of facilitating development which must be accompanied by road capacity.
- A need for water and wastewater treatment capacity arising from new developments and the associated potential adverse effects.
- A positive contribution towards reductions in travel related greenhouse gas and other emissions to air, as a result of facilitating, sustainable compact growth and sustainable transport mobility shift.
- In combination with plans / programmes from all sectors potential adverse effects on all environmental components arising from all development (e.g. residential, infrastructural). However, these plans / programmes are required to comply with environmental legislation and undergo SEA and AA as relevant comply with environmental legislation while projects are subject to EIA and AA, as relevant.

These environmental effect have the potential, (if unmitigated), to result in an environmental change within Meath, but also beyond. However, many of the issues covered by the Plan provisions are regional issues which are considered by the Regional Assembly, Eastern and Midlands RSES and by the numerous planning authorities across the region.

8.9 Appropriate Assessment

Stage 2 Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) have been undertaken alongside the preparation of the Plan and the SEA.

Under the EU Habitats Directive (Directive 1992/43/EEC), the requirement for AA is provided. A Natura Impact Report (NIR) has been prepared in accordance with the provisions of Part XAB of the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Council Directive 1992/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

The NIR assesses the effects of the Plan on European sites designated for certain habitats and species. The conclusion of the NIR is

“The assessment identified that the majority of the CDP (e.g. policies and land use zonings) did not give rise to likely significant effects on European sites, and that where likely significant effects were identified these could be mitigated. All actions arising from the CDP shall be

required to conform to the mitigation measures contained within this NIR. In addition, all lower level plans and projects arising from the implementation of the CDP will themselves be subject to the requirements of the Habitats Directive, as transposed into Irish law, when details become known.

This Natura Impact Report recorded the decisions that were taken during the preparation of the CDP. It determined that, assuming the successful implementation of the policies/objectives in the Written Statement, compliance with the Settlement Written Statement and Maps and application of the mitigation measures provided in Appendix C to E (from draft CDP through to minor alterations to material amendments stages), there would be no adverse effects on integrity of European Sites in isolation or in combination with other Plans and Projects acting in the same area.”

8.10 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the Plan, the SEA and the NIR.

The SFRA is required by ‘*The Planning System and Flood Risk Management Guidelines for Planning Authorities*’ (2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The recommendations from the SFRA have been integrated into the Plan.

8.11 Climate Change and Adaptation

Climate change is one of the cross-cutting themes of the Plan. Chapter 10 of the Plan outlines the approach to climate change adaptation and greenhouse gas mitigation, and examines how mitigation and adaptation strategies have been integrated into the main body of the Plan. This is to ensure that the climate change strategy has been developed collaboratively and is fully integrated and consistent with the Policies and Objectives of the Plan.

The Chapter outlines how aspects of Climate Change Mitigation has been addressed under all areas of the Plan, including Transport; Agriculture and Land Use; Residential; Industry and Services; and Energy. The Chapter goes on to address how Climate Change Adaptation has also been integrated under Transport; Energy and Waste Infrastructure; Water Resource Management; Built Environment: Residential, Business and Industry and Services; Agriculture; Ecosystems and Biodiversity; and Heritage and Tourism.

8.12 Overall Evaluation

Meath County Council has prepared the Meath County Development Plan 2021-2027 and has integrated recommendations arising from the SEA, AA and SFRA processes into the Plan. Section 8.2 and Tables 8.2 and 8.3 provides a detailed overall evaluation of the environmental effects arising from the Plan. The effects take account of potential in-combination / cumulative effects arising from implementation of the Plan. Potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Plan are detailed, as are appropriate and detailed mitigation measures (refer Chapter 9). Taking into account, inter alia, the detailed mitigation which has been integrated into the Plan (including that which is identified at Chapter 9), it has been determined that significant residual adverse environmental effects will not occur. Requirements for monitoring of potential environmental impacts during the implementation of the Plan are set out in Chapter 10 (Monitoring) of this report.

9 Mitigation Measures

9.1 Introduction

The quality of the environment within the Plan area is an important issue for consideration by Meath County Council (MCC). To achieve a sustainable society it must be protected, preserved and enhanced where necessary. Meath contains a rich and varied landscape of international repute, as well as a wealth of natural and man-made heritage assets. These form the basis for a high level of amenity and tourism potential in the area. This has been recognised throughout the SEA and Plan process and the Plan is framed within ideals of sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage.

Article 5 of the *SEA Directive* requires that mitigation measures be proposed for all *significant adverse effects* on the environment as a result of the implementation of the Plan. The SEA is an iterative process prepared in tandem with the formulation of policies and objectives of the Plan. While not always possible to achieve, it is the aim of the process to ensure that sensitive environmental receptors are given adequate and appropriate consideration throughout.

Environmental considerations have informed the preparation of the Plan and therefore, the objectives of the Plan have been framed to avoid potential adverse impacts, wherever possible. A key aspect of the SEA has been the identification of uncertain or potential negative effects of the Plan (as presented in Chapter 8 (Strategic Environmental Assessment) of this Report). Uncertain and potentially negative environmental effects are associated with development (residential areas, industry, amenity, recreation, etc.) provision of infrastructure (wastewater, water, utilities, etc.), transport (roads, rail, greenways, etc.) and other land uses (renewable energy, flood protection, etc.). Once identified, the mitigation stage identified, amended and / or included protective objectives as required to avoid or mitigate these uncertain or potential negative effects. The mitigation process which is set out in Table 9.1 will ensure that implementation of the Plan will have a neutral to positive impact on the environment as a whole.

In addition, within the Plan there are numerous references to the requirement for an AA where a proposal for development may impact on the integrity or long-term conservation status of a protected Natura 2000 site. This has been discussed throughout Chapter 8 (Strategic Environmental Assessment) of this SEA Report and is thus not repeated at each occurrence in the following sections.

9.2 Development Management

MCC in its role as Planning Authority is responsible for the management of development within its functional area. The planning process is the principal mechanism available to the Local Authority to control development, and ultimately, to prevent adverse environment impacts.

Any application for planning permission for a new development, extension to existing development or intensification or change of use will be assessed in terms of its potential impact on existing adjacent developments, existing land uses and / or the surrounding environment / landscape. MCC will operate the statutory planning system in a balanced and fair manner, ensuring that the policies and objectives presented within the Plan are fully adhered to.

Proposals for development contravening the Plan will not proceed outside of the material contravention process.

9.3 Zoning

The Plan is the '*parent*' document guiding development within the County and informing the direction and content of lower level plans. Thus the environmental protection policies and objectives will apply in a 'trickle down' manner to those lower level Plans.

The Plan acknowledges that at a countywide level, there are generally adequate lands, if released and serviced, to cater for the projected growth in households and population for the Plan period. In order to ensure towns and villages grow at a suitable and sustainable scale, appropriate to their position in the settlement hierarchy, measures must be put in place to ensure that the quantum and scale of residential development that will take place in urban centres complies with the Plan.

The Plan identifies the quantum of land required for zoning in order to accommodate the predicted increase in population up to 2026 (and on to 2031) as outlined in the NPF and RSES. The zoned land requirements have been based on land use zoning objectives that relate solely to residential use and on mixed use zoning objectives, which permit residential use.

In order to ensure that growth occurs in line with the household allocations it will be necessary for the Planning Authority to monitor development management decisions on a countywide basis and this will be incorporated into the ongoing management functions of the planning department. It will also be included in the progress report to be prepared two years after the adoption of the Development Plan.

9.4 Enforcement

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

The Department of Environment, Community and Local Government (DECLG) has published the Water Services (Amendment) Act 2012 to regulate wastewater discharges from all homes that are not connected to the public sewerage network. It provides for registration and inspection arrangements for on-site septic tank systems or domestic wastewater treatment systems. The Local Authorities are required to establish and maintain a registration system for same.

The Planning and Development Act 2000 (as amended) gives power to the Council to take enforcement action where development proceeds without the necessary consent from the Local Authority, or if conditions attached to a grant of permission are not complied with and when other breaches of planning control have occurred. The Council will take enforcement action whenever it is expedient to do so, having regard to the provisions of the Planning and Development Act 2000 (as amended), and associated guidelines.

9.5 Cooperation with Other Authorities

The Council will continue to liaise with state agencies / departments whose remit is the protection of the environment or aspects thereof. To this end the Local Authority will continue to work closely with the EPA, The NPWS, the relevant Fisheries Board, surrounding local authorities and others with responsibilities for the various aspects of the environment.

To this end the Council will continue to work with and assist the EPA in carrying out its functions within the Plan area. The Environment Section within MCC monitors and controls industries and waste activities that fall outside the EPA's remit and provide an array of essential environmental services, including:

- water pollution monitoring and control;
- air pollution monitoring and control;
- waste management plan implementation;
- waste management permitting and enforcement;

- control of hazardous waste movements;
- pollution incident response;
- environmental awareness and education;
- burial grounds; and
- animal control, litter control and tidy towns.

These activities will continue throughout the lifetime of this Development Plan and key indicators will be monitored on an ongoing basis.

9.6 Environmental Awareness

There are obvious environmental benefits in creating an awareness of the environment generally and the contributions individuals, as well as sectors / industries, can make to its enhancement. MCC will be proactive in promoting environmental issues and sustainable practices in the various sectors that have potential to cause deterioration in the quality of the natural or built resources within County Meath.

9.7 Green Infrastructure

Green infrastructure refers to strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. It can include parks, open spaces, rivers, farmland, playing fields, woodlands allotments and private gardens that surround and intersperse our towns and villages. Green infrastructure should be provided as an integral part of sustainable development alongside other infrastructure such as utilities and transport networks if the maximum benefit from natural assets is to be obtained. In this regard MCC has commenced the preparation of a Green Infrastructure Strategy for the county and in so doing recognises its economic, social, environmental and physical value to people of the county.

9.8 Mitigation Measures - Specific Environmental Topics

9.8.1 Biodiversity (Natural Heritage)

9.8.1.1 Designated Areas

Biodiversity (natural heritage) is of central importance to County Meath and in accordance with Article 6(3) of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) an AA of the effect of the Plan on Natura 2000 sites has been undertaken.

MCC will be proactive in the protection of such sites designated in National and European legislation, and in other relevant International Conventions, Agreements and Processes. MCC will work with the relevant statutory authorities, such as the NPWS to identify, protect and conserve vulnerable, rare and threatened species of wild fauna and flora and their habitats.

Any proposed development not directly connected with or necessary to the management of the Natura 2000 sites and likely to have a significant effect in a Natura 2000 site(s) either individually or in-combination with other plans or projects will require proponents to conduct an AA in accordance with Article 6(3) and 6(4) of the Habitats Directive (Council Directive 92/43/EEC), regarding the potential impact that the proposed development may have on the conservation status of the site. Proposed developments within these areas will be referred to the Department of Culture, Heritage and the Gaeltacht (DCHG) for review.

If the AA concludes that the project will have a negative impact on the site, it may only proceed, and be carried out, for imperative reasons of overriding public interest (IROPI) as outlined in the Directive and the Member State concerned shall take all necessary compensatory measures to ensure that the overall coherence of the Natura 2000 site is protected. The European Commission must be informed where this occurs.

The AA has issued a list of general biodiversity mitigation measures that apply to the different habitat types in the Plan area.

9.8.1.2 General Mitigation Measures

- An AA will be required of any proposed developments likely to have an impact on the Natura 2000 site network.
- The AA and mitigation will ensure that proposed developments will not have an impact and take full account of the habitats and species, water quality, ecology, risk of disturbance and flood risk areas.
- Shall provide for appropriate site-specific 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 important where feasible to ensure the provision and maintenance of appropriate ecological buffer zones and protect the integrity of the site.

In addition to the above MCC has put in place policies that seek to:

- avoid significant impact on plant animal or bird species protected by law;
- conserve the ecological, archaeological cultural and educational significance of designated peatlands;
- have regard to the geological and geomorphological heritage values of identified geological sites;
- promote the best practice in the control of invasive species; and
- raise public awareness and understanding and to increase public participation in the County's biodiversity and natural heritage.

9.8.2 Woodlands, Hedgerows and Trees

Woodlands and individual trees contribute positively to the biodiversity, landscape character and scenic quality of County Meath. However, with only 3% woodland cover, County Meath is one of the least wooded counties in the country. Woodlands tend to be small and highly fragmented for the most part and improving the connectivity of these woodlands, as well as that of woodlands along other river corridors, through new woodland planting would be likely to yield significant biodiversity benefits at local and county levels.

MCC will encourage and promote the retention of woodlands, hedgerows and trees, together with stone walls or other distinctive boundaries. Replacement with the same type of boundary is required where impact is unavoidable. In addition MCC will promote the preservation and enhancement of native and semi-native woodlands, trees and groups of trees and the use of native species in new plantings.

There will be a presumption against removal of significant hedgerows during the course of developments. Under the Wildlife (Amendment) Act 2000 the cutting of hedges (and uncultivated vegetation) during the bird-nesting season (March 1 to September 1) is prohibited, except in certain legally defined circumstances.

9.8.3 Soil and Geology

The soil and geological environment plays a significant role in land uses, and its appropriateness for differing activities is not solely confined to agricultural practices. Land use change will have a significant local impact and the Plan outlines the need to reduce the existing level of zoned land for residential purposes. Furthermore, the Plan emphasises the desire to develop brownfield sites in advance of greenfield sites. This will have a positive outcome on land use and the soil environment.

As stated in Section 5.4 above, MCC will have regard to the geological and geomorphological heritage values of identified geological sites in the County and avoid inappropriate development through consultation with Geological Survey Ireland (GSI).

9.8.4 Water

The water environment is sensitive to most forms of development. It can be affected both directly, for example through river engineering works and water extraction for consumption, and indirectly, for example through pollution from surface water run-off, and agricultural and industrial processes. MCC is responsible for the protection of all waters in the County and the planning system has a major role to play in ensuring the protection, maintenance and improvement of water quality through the location and management of development.

The Council is currently implementing the RBMP 2018-2021 and associated programme of measures as detailed within the RBMP. To date, MCC has successfully adhered to the programme as defined by the EU. MCC is committed to reaching the necessary water quality standards as required under the WFD.

Importantly under Section 34(2)(a) of the Planning and Development Act 2000 (as amended), when making its decision in relation to an application, Planning Authorities are restricted to considering the proper planning and sustainable development of the area, regard being had to the provisions of the Development Plan as well as other provisions. These other provisions include, where relevant, the policy of the Government, the Minister for the Environment, Heritage and Local Government, or any other Minister of the Government, etc.

The assessment of site conditions is critical to ensuring that new development does not adversely affect water quality generally and groundwater quality specifically. The Planning Authority uses a standard site characterisation form along the lines of the model included at Annex C in the EPA '*Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (P.E. <10)*'¹¹⁸, and insist upon the use of such qualified personnel in carrying out site assessments.

¹¹⁸ EPA (2009). Available at:

<https://www.epa.ie/pubs/advice/water/wastewater/code%20of%20practice%20for%20single%20houses/Code%20of%20Practice%20Introduction%202010.pdf>

9.8.4.1 Surface Waters

A total of 25 no. rivers are sampled by MCC for the purposes of monitoring under the WFD. As outlined in Section 5.5.4.1, 81% of the monitored river waterbodies in County Meath are less than 'good', and so currently failing the WFD objectives.

Further work is required if the objectives of the WFD are to be achieved within the given timeframes. However, the Plan provides a specific policy framework in relation to the implementation of measures contained within the RBMP and as part of the monitoring process the review of the Plan two years after implementation will assess the number of recommendations achieved.

9.8.4.2 Groundwater

As outlined in Section 5.5.5.1 above the WFD Groundwater Quality Status between 2013 and 2018 was generally 'good'¹¹⁹, across the 46 no. ground waterbodies in County Meath. All ground waterbodies of 'good' status are to be protected. Groundwater may be also subject to hydrological pressures and a balance between groundwater abstraction and recharge must be achieved.

It will be the policy of the Council when assessing development proposals to have regard to any significant negative impact caused on groundwater resources within the Plan area, having regard to the EPA guidelines applicable at the time. MCC will use statutory powers under relevant Planning and Environmental legislation to protect groundwater, including Environmental Impact Assessment (EIA), Integrated Pollution Control and / or Water Pollution legislation in balancing the need to protect the environment with the need for development.

Specifically in relation to the protection of water resources in the Plan area, the following will be undertaken:

- It will be Council policy not to allow any development that would have an unacceptable impact on the water resource of the area, including surface water, groundwater quality and quantity, river corridors and associated wetlands.
- MCC will protect and enhance surface water and groundwater resources which are essential as part of an integrated approach to the management of water resources, necessary to ensure the highest water quality into the future, as set out in the WFD (Directive 2000/60/EC establishing a framework for Community action in the field of water policy).

¹¹⁹ Catchments.ie, EPA (2019): <https://www.catchments.ie/maps/> (2013-2018)

- It will be Council policy to promote the implementation of Water Quality Management Plans for ground, surface, coastal, and estuarine waters in the plan area as part of the implementation of the WFD (European Communities (Water Policy) Regulations 2003).

9.8.4.3 Flooding and Flood Risk

The OPW is responsible for overall implementation of the Floods Directive. The *'Planning System and Flood Risk Management - Guidelines for Planning Authorities'* aim to ensure a rigorous assessment of flood risk at all levels to provide a consistency of approach throughout the country. Development at all levels will be required to comply with the recommendations of these Guidelines. In achieving the aims and objectives of the Guidelines, Planning Authorities must:

- Ensure that development is not permitted in areas of flood risk, particularly floodplains and coastal areas subject to flooding, except where there are no suitable alternative sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.
- Adopt a sequential approach to spatial planning which aims to avoid flood risk, where possible, substitute less vulnerable uses where avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible.
- A precautionary approach should also be applied to flood risk management to reflect uncertainties in flooding datasets and risk assessment techniques and the ability to predict the future climate, the performance of existing flood defences and the extent of future coastal erosion.
- A series of urban detail maps showing lands subject to flood risk is included in the Plan in Appendix 6 and said maps will inform the Local Area Plan review process in due course.

MCC will assess planning applications for development in accordance with the provisions of these Guidelines. It will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission may be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.

The Greater Dublin Strategic Drainage Study (GDSDS) documents focused on the design approach and criteria for new drainage with the objective of ensuring that any future development did not continue the trend towards increasing flooding and the pollution of rivers. Proposals for significant

or large scale development within zoned and serviced areas will be required to apply the principles of the SuDS strategy, including:

- The installation of rainwater retention tanks.
- The use of porous paving to filter water to permeable layers of ground underneath, which will reduce / eliminate the need for piped solutions and also remove pollutants from the water.
- Infiltration trenches / basins to dissipate rainfall into the ground located in landscaped areas.
- Basins / ponds / wetlands to store water temporarily and release the water gradually.

9.8.4.4 Coastal Waters

Section 5.5.6 above outlines the importance of coastal waters for tourism, bathing and supporting marine wildlife. The coastal zone of Meath contains important resources that provide economic, recreational, aesthetic and conservation benefits.

Since 2011, MCC has adopted pollution reduction plans for the purposes of protecting the quality of our shellfish waters, particularly with the view to establishing the potential risk of microbial contamination to the quality of Shellfish Waters from both on site WWT systems and agricultural sources.

9.8.5 Air Quality

Fossil fuels, which affect air quality and contribute to the greenhouse effect, are used in transport and general energy consumption. While considerable advances have been made in engine design and fuel efficiency, MCC will seek to ensure that all potential development will clearly demonstrate that traffic management is a key consideration. This relates particularly to proposed large scale residential, industrial or commercial development.

While public transport is strongly supported by MCC this is not always a viable option for people to access work, education or other facilities. However MCC will require developers to give consideration to the transport implications of any proposed development which the Council as Planning Authority must adjudicate on.

It is the policy of MCC to seek to preserve and maintain air and noise quality in the County in accordance with good practice and relevant legislation and to update Noise Mapping in accordance with revised or updated thresholds for such mapping.

9.8.6 Material Assets

9.8.6.1 Water Supply

Water supply and wastewater services and disposal are critical infrastructural requirements for any development, in particular those of an urban nature. The provision of such services should complement and facilitate the sustainable development of the County in line with the Council's adopted settlement, economic and core strategies.

The delivery of supporting services for development, particularly water services, is critical. MCC has sought to direct growth towards centres where capacity is available and will work with Irish Water to ensure the expansion of services necessary to support the development strategy in this Plan, in accordance with the sustainable management of water resources.

9.8.6.2 Wastewater Treatment

Wastewater treatment is essential to ensure public health and to ensure that the quality of receiving waters, either ground or surface, are not diminished by the discharge. MCC is working with Irish Water to:

- Advance the wastewater collection and treatment infrastructural requirements of the County and to improve these services to serve planned levels of growth.
- 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.
- Work with other local authorities within the Greater Dublin Area to ensure optimum allocation of sanitary and other services for priority investments.

9.8.6.3 Waste Management

MCC will seek to implement the provisions of the Eastern-Midlands Region Waste Management Plan 2015-2021, as outlined in Section 5.7.4 above. MCC will continue to promote effective waste management through the avoidance and / or reduction of waste within the Plan area. The main strategies that will be implemented include:

- Waste prevention and minimisation will be a priority and there will be increased focus on the schools, community and business sectors to reduce waste generation.
- The region will deliver an effective system meeting the polluter pays principle that meets high standards of environmental performance and all legislative obligations.

- The region will strive to give access to waste management services across the region, particularly in rural areas.
- The region will strive to improve collection coverage and participation for households and businesses, reducing uncollected waste.
- The region will continue to improve the infrastructure for recycling and recovery of waste.
- The region will maximise positive input of the private sector to help meet plan objectives.
- The North East Local Authorities will if necessary and / or appropriate for environmental or other reasons, direct that certain waste streams must be delivered to a certain tier in the waste hierarchy (e.g. reuse, recycling, biological treatment, energy recovery). This will be achieved by means of the Waste Collection Permit system or other appropriate regulatory or enforcement measures.

9.8.6.4 Transport

An efficient transport / access network is essential to the economic performance of the County. It is essential that the road and rail networks in the area are maximised in order to strengthen accessibility both within the Plan area and between the Plan area and the wider region. Strengthening economic activity is of the utmost importance and needs to be supported by a good quality road network.

The Council is committed to the promotion of sustainable means of travel including public transport, walking and cycling, and the encouragement of modal change from private car, where possible. The Council is also committed to reducing the level of commuting in the first instance by promoting the creation of additional jobs within the county for the resident population.

It is a strategic aim of the Plan to co-ordinate transport and land use planning. This places a requirement on both the transport strategy and settlement strategy to be consistent, not only with each other, but with national policy and guidance as per the National Spatial Strategy (NSS), the Smarter Travel policy and the National Transport Authority (NTA's) Transport Strategy. The following mitigation measures are also proposed:

Transportation General

- MCC will safeguard route corridors as detailed in the Plan, in order to facilitate their delivery in the interests of the long-term sustainable development of the area.
- MCC will implement traffic calming measures, where appropriate, in residential areas, within defined settlement boundaries.

- MCC will during the design and improvement of roads have a primary consideration for the safety of road users, including motorists, cyclists and pedestrians.
- MCC will promote walking as a viable alternative to the car for local, short distance trips through well managed footpaths, clear signage and where appropriate, well maintained crossings.

Roads

- MCC will seek to promote **road** and **traffic safety** and to improve existing roads where necessary.
- MCC will continue to work closely with the NTA and other local authorities as appropriate in the delivery of **road improvements**, new roads, improved road safety and better road and transport management.

Public Transport

- MCC will support the improvement of existing **rail** transport infrastructure and promote, facilitate and advance the development of Phase II of the Navan railway line project.
- MCC will work in partnership with **public transport providers** to facilitate the provision of other, more modest, improvements to the public transport system such as the provision of bus lanes, bus bays, shelters and other facilities.
- MCC will seek to secure contributions from developers towards the capital costs of providing and / or upgrading of strategic public transport **infrastructure services**.
- MCC will seek to ensure that new developments higher level settlements are laid out in a manner that facilitates the provision of **local bus services**.

Walking & Cycling

- MCC will co-operate with the NTA on the development of a **cycle network** and promote, enhance and provide for the development of safe and efficient cycling and walking facilities in the county.
- MCC will seek to prioritise the movement of **pedestrians** and **cyclists** in proximity to public transport nodes, to improve facilities for people with special needs and to require that applications for major developments demonstrate proposals to address accessibility for pedestrians and cyclists.

9.8.7 Cultural Heritage

The safe-guarding of the cultural heritage of Meath is a priority for MCC and it is the intention of the Council to actively support the protection, conservation and enhancement of the cultural heritage to benefit the people of Meath and in order to target cultural tourism as a major economic driver in the county.

The following measures are divided by category and the breadth of measures proposed is reflective of the importance that cultural heritage plays in our modern society.

9.8.7.1 General

- MCC will promote the protection and conservation of **heritage sites, artefacts and monuments**, including underwater archaeology and archaeological landscapes.
- The Council will ensure that development in the vicinity of a **recorded monument** is sensitively sited and designed and that it does not significantly detract from the monument.
- Any proposed development which may impact on the integrity of any monuments, sites, objects or areas of **archaeological, cultural, architectural, historical or heritage** importance under the protection of MCC and / or the DCHG shall be referred to the relevant section of the department for their observation and / or comment prior to a determination of permission.
- In securing the preservation of the **archaeological heritage**, the Planning Authority will have regard to the recommendations of the DCHG, both in respect of whether or not to grant Planning Permission and in respect of the conditions to which permission would, if granted, be subject.

Where necessary, MCC may impose, through the development management process, conditions to ensure that adequate measures are taken to identify and mitigate the archaeological impacts of any development, including where required, the completion of a licensed excavation.

- In addition to the above general measures, MCC has also included positive objectives or policies:
- To encourage the protection, promotion and enhancement of heritage gardens and parks in the county.
- To encourage the retention, sympathetic maintenance and appropriate re-use of the vernacular heritage of Meath and to ensure that new build and extensions adjoining such

heritage buildings are of an appropriate design and do not detract from the buildings character.

9.8.7.2 Archaeology

- There is a rich cultural heritage within County Meath. The council seeks 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
- The Council also seeks to ensure that features of Meath's natural heritage and green infrastructure that provide ecosystem services are protected; that biodiversity is conserved and where possible enhanced, and; that the character of landscapes are maintained and enriched, and that tourist and recreational uses are facilitated in a sensitive manner
- The Council will seek to safeguard archaeological sites of value and monuments as listed in the Record of Monuments and Places. In assessing proposals for development the Council will have due regard to national policies, guidelines and comments of Department of Culture, Heritage and the Gaeltacht in respect of the preservation of all sites of archaeological value. The Council will seek to ensure that all archaeological monuments in the Plan area will be recorded, surveyed and conserved so that any future development schemes will be designed to minimise their impact upon the archaeological heritage of the area.
- The Council will require that any new development proposals have regard to the archaeological survey and the Record of Monuments and Places published by the National Monuments Service.
- Where significant archaeological remains are found through excavation, the Council will require a plan for their recording and conservation (either in-situ or ex-situ).
- The Council will have regard to the recommendations of the Department of Culture, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to be attached to such permission.

Brú na Bóinne UNESCO World Heritage Site

MCC is committed to the protection and conservation of the Brú na Bóinne UNESCO World Heritage Site. This protection will also underpin the tourism aspects of the wider Boyne Valley region as a generator of local employment. The protection, conservation and preservation of Brú na Bóinne is provided by a range of international guidelines, national legislation, statutory and non-statutory guidance:

- EU Directives, UNESCO Operational Guidelines, and International Charters, in particular – Convention Concerning the Protection of the World Cultural and Natural Heritage (The World Heritage Convention 1972), and the European Landscape Convention 2000.
- The National Monuments Acts 1930 - 2004 which protect the recorded monuments, and areas of archaeological potential.
- EU Habitats and Birds Directive and The Wildlife Acts 1976 - 2000.
- The Planning and Development Act 2000 (as amended) and Regulations, National and Regional Planning guidelines, and the provisions of this Development Plan.
- ICOMOS charters and guidelines, in particular - *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. 2011.
- UNESCO World Heritage Site Brú na Bóinne Management Plan (2002).

MCC has included policies to facilitate co-operation with relevant agencies / organisations and the public to promote, understand, conserve and sustainably managed Brú na Bóinne World Heritage Site. In this regard all planning applications within the World Heritage Site shall be referred to Department of Culture, Heritage and the Gaeltacht for comment and shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, and elsewhere in the Plan.

9.8.7.3 Architectural Heritage - Protected Structures

As part of the Plan, MCC has prepared a record of Protected Structures based on the recommendations of the NIAH for County Meath. The Council will insist on the protection of structures included in the Record of Protected Structures generally and in particular by:

- Controlling development which would alter the character of protected structures and proposed protected structures.
- Require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2004).
- Operate a flexible change of use policy through the development management process to ensure preservation through inter alia change of use where appropriate.
- Monitoring the condition of protected structures and proposed protected structures to identify those endangered by neglect, vandalism or unauthorized development and taking appropriate action.
- Promote the preservation and protection of the architectural heritage of Meath.

9.8.7.4 Architectural Conservation Areas (ACAs)

- Proposals for developments of a modern design within an ACA will be considered on a case-by-case basis and only designs of the highest quality will be accepted.
- Development proposals for sites immediately adjacent to ACAs will only be acceptable when it can be clearly demonstrated that the development will not adversely affect the character or integrity or setting of the area.
- Proposals for the demolition of a structure that positively contributes to the character of an ACA, will not be acceptable except in exceptional circumstances.
- Artificial or inappropriate materials will not normally be permitted for use on traditional buildings within an ACA.
- The refurbishment and re-use of derelict and under used buildings and sites within ACAs will be encouraged.

9.8.8 Landscape and Visual

The purpose of strategic landscape mitigation measures are to ensure that adverse visual impacts of any proposed development are mitigated against and that a better fit of development is achieved within the landscape. For any development of significant scale, visual impacts are inevitable. However with high quality building and landscape design, these impacts can be minimised.

It is the policy of MCC to protect the landscape character, quality and local distinctiveness of the county. The Meath Landscape Character Assessment (LCA) provides for a detailed understanding of the landscapes of County Meath and provides guidance for the protection of visually sensitive areas, landscapes of intrinsic value and those unique to the County in general. In addition, the assessment sets out guidance and recommendations to assist the development of related planning policies, development of strategies and development management in County Meath.

It is the policy of MCC to protect the archaeological heritage, rural character, setting and amenity of particular areas of the County. In this regard it is an objective of the Council to progress the national pilot study towards the designation of a Landscape Conservation Area for the Tara / Skyrne Landscape in conjunction with the Heritage Council and the DCHLG. MCC will further explore the designation of a Landscape Conservation Area for the Loughcrew and Slieve na Callaigh Hills. MCC will also preserve views and prospects that are of great natural beauty.

In addition to the above, MCC will implement the following measures in order to protect the landscape and visual quality of County Meath:

- To support and implement the provisions of the National Landscape Strategy.
- To seek to preserve the uniqueness of the Meath's landscape character and to maintain the visual integrity of areas of exceptional value and high sensitivity.
- The Meath Landscape Character Assessment identifies areas of the County that are sensitive to wind energy developments. All applications for wind energy developments with Natura 2000 sites will require an Appropriate Assessment.
- The Council is committed to assessing the existing public open spaces in the settlements of the plan area. Any deficiencies in public open space and areas where this deficiency may be addressed, will be identified at the Plan stage and provision facilitated through the zoning and development management process.
- Developers of residential schemes may be required, as a condition on any grant of Planning Permission, to locate open spaces in such a way as to provide links to or consolidation of, areas of public open space within a settlement. This requirement may be over and above the minimum required open space provision as set out in the Plan.

The mitigation process which is set out in Table 9.1 will ensure that implementation of the Plan will have a neutral to positive impact on the environment as a whole.

Table 9.1: Mitigation Measures - List of Protective Policies and Objectives in the Plan

Protective Policies / Objectives from the Meath County Development Plan 2021-2027	
Biodiversity (Flora and Fauna) (B)	
SOCPOL39	To protect the integrity of Natura 2000 sites during the identification of suitable sites for recreation, in particular in terms of their design and use.
HERPOL27	To protect, conserve and enhance the County's biodiversity where appropriate.
HERPOL29	To raise public awareness and understanding of the County's natural heritage and biodiversity .
HEROBJ32	To actively support the implementation of the All Ireland Pollinator Plan 2021-2025 and any revisions thereof.
HEROBJ33	To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives.
HEROBJ34	To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas and proposed Natural Heritage Areas as identified by the Minister for the Department of Culture, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan in accordance with the provisions of the Habitats and Birds Directives and to permit development in or affecting same only in accordance with the provisions of those Directives as transposed into Irish Law.
HERPOL35	To ensure, where appropriate, the protection and conservation of areas , sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.
HERPOL43	To promote best practice in the control of invasive species in the carrying out its functions in association with relevant authorities including TII and the Department of Transport, Tourism and Sport.
Population and Human Health (PHH)	
CSOBJ2	To ensure that sufficient zoned lands are available to satisfy the housing requirements of the County in designated settlements over the lifetime of the Plan.
CSOBJ14	To support the economic growth of Meath as set out in the Regional Spatial and Economic Strategy and the Economic Development Strategy for County Meath 2014-2022.
SHPOL1	To ensure that all settlements , in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.
SOCPOL31	To support the implementation of the Healthy Meath Strategy 2019-2021 in consultation with the relevant agencies and authorities.
SOCPOL2	To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County's population in conjunction with other statutory, voluntary, private sector and community groups.
MDV/POL1	To support and facilitate the integration of land use with transportation infrastructure , through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMV/ARSES 2019-2031.
INFPOL8	To continue to work with Irish Water to ensure the protection of public health through the ongoing provision of high-quality drinking water in compliance with drinking water standards.
INFOBJ59	To seek to ensure, in cooperation with relevant authorities, that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies to protect human health and the natural environment.
Soil and Geology (SG)	
EDPOL19	To support and facilitate sustainable agriculture, agri-food, horticulture, forestry, renewable energy and other rural enterprises at suitable locations in the County.
RDPOL15	To encourage sustainable forestry development , which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.
RDPOL12	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.
RDPOL27	To ensure that development for aggregates / mineral extraction , processing and associated processes does not significantly impact in the following areas: <ul style="list-style-type: none"> i. Existing & Proposed Special Areas of Conservation (SACs); ii. Special Protection Areas (SPAs); iii. Natural Heritage Areas and Proposed Natural Heritage Areas; iv. Other areas of importance for the conservation of flora and fauna; v. Areas of significant archaeological potential; vi. In the vicinity of a recorded monument, and; Sensitive landscapes. vii. World Heritage Sites.
HERPOL46	To maintain the geological and geomorphological heritage values of County Geological Sites listed in Table 8.7 and, through consultation with the Geological Survey of Ireland, protect them from inappropriate development.
CSOBJ4	To achieve more compact growth by promoting the development of infill and brownfield/regeneration sites and the redevelopment of underutilised land within and close to the existing built-up footprint of existing settlements in preference to edge of centre locations.
Water (W)	

Protective Policies / Objectives from the Meath County Development Plan 2021-2027	
INFOBJ29	To strive to achieve 'good status' in all water bodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.
INFPOL7	To continue to support Irish Water's Water Conservation Programme .
INFPOL30	To implement the policies and objectives as set out within the National Marine Planning Framework to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.
INFOBJ7	To promote the sustainable use of water and water conservation in existing and new development within the County and encourage demand management measures among all water users.
INFOBJ19	To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.
INFOBJ8	To protect both ground and surface water resources and work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.
INFOBJ22	To ensure flood relief measures are suitably designed to protect the conservation objectives of Natura 2000 sites, and to avoid direct or indirect impacts upon qualifying interests or Natura 2000 sites.
INFOBJ23	To protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as "green infrastructure" which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river/stream catchments.
Air Quality and Noise (AN)	
INFOBJ71	To continue to monitor air and noise quality results submitted from selected locations throughout the County in co-operation with the Health Service Executive and the Environmental Protection Agency.
INFOBJ72	To support the collation of air quality and greenhouse gas monitoring data in support of a regional air quality and greenhouse gas emission inventory.
INFOBJ73	To support and facilitate the preparation of strategic noise maps and action plans, in conjunction with EMRA, that support proactive measures to avoid, mitigate and minimise noise, in all instances where it is likely to have adverse impacts.
MDVOBJ56	To avoid locating residential development and other noise sensitive land uses in areas likely to be affected by inappropriate levels of noise.
Climate Change (CC)	
CSOBJ13	Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.
INFPOL36	To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.
INFOBJ40	To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.
INFOBJ46	To support the implementation of the actions of the Meath Climate Action Strategy 2019-2024 and review and update the Energy Management Action Plan 2011-2012, "Think Globally Act Locally".
HEROBJ44	To maintain and enhance our natural coastal defences to increase resilience to climate change.
INFPOL35	To seek a reduction in greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.
INFOBJ41	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.
INFPOL20	To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management - Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.
INFPOL25	To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) and the Eastern Catchment Flood Risk Assessment and Management Study (CFRAMS).
Material Assets (MA)	
INFPOL1	To liaise and work in conjunction with Irish Water in the development and upgrade of water supply systems to ensure that the County has an adequate, sustainable and economic supply of suitable quality piped water for all users.
INFPOL5	To require that in the case of all developments where public water mains are available or likely to be available and have sufficient capacity, that such development shall connect to them.
INFPOL8	To continue to work with Irish Water to ensure the protection of public health through the ongoing provision of high-quality drinking water in compliance with drinking water standards.
INFOBJ11	To ensure that all development shall connect to the public foul sewer network where available within the County.
INFPOL61	To facilitate the implementation of National Waste Legislation, National and Regional Waste Management Policy and the circular economy.
INFOBJ39	To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.
MDVOBJ39	To facilitate the delivery of all of the roads projects outlined in the National Development Plan 2018-2027 and National Transport Authority's Transport Strategy for the GDA 2016-2035, in conjunction with the NTA, TII, Department of Transport and other stakeholders. Development of these road projects will be subject to the outcome of the Appropriate Assessment process.
MDVPOL32	To ensure the protection of the existing roads infrastructure while improving the capacity and safety of the road network to meet future demands.

Protective Policies / Objectives from the Meath County Development Plan 2021-2027	
DVMOBJ83	To encourage the location of telecommunications structures at appropriate location within the County, subject to environmental considerations.
Cultural Heritage (CH)	
HERPOL1	To protect sites, monuments, places, areas or objects of the following categories: <ul style="list-style-type: none"> • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; • National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.
HERPOL2	To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).
HERPOL6	To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change.
HEROBJ2	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting.
HERPOL14	To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures.
HERPOL16	To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.
HERPOL19	To protect the character of Architectural Conservation Areas in Meath.
HERPOL26	To encourage the protection and enhancement of heritage gardens and demesne landscapes, and to support, in consultation with the owners, the provision of public access to these sites as appropriate.
Landscape and Visual (LV)	
HEROBJ48	To support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015-2025 and any revisions thereof.
HERPOL52	To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design.
HEROBJ56	To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.6 and to protect these views from inappropriate development which would interfere unduly with the character and visual amenity of the landscape.
HERPOL37	To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stonewall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.
INFOBJ33	To protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of coastal roads. New development, wherever possible, shall be accommodated within existing developed areas.
RDPOL24	To seek to ensure that the extraction of minerals and aggregates minimise the detracting from the visual quality of the landscape and do not adversely affect the environment or adjoining existing land uses.



10 Monitoring Programme

10.1 Introduction

The Planning and Development Act 2000 (as amended) requires that the Chief Executive of the local authority prepares a progress report on the implementation of the Plan. Given the environment is a significant consideration then the progress report will include the key findings of the environmental monitoring programme as outlined in this chapter of the SEA Environmental Report.

Monitoring of the Plan and its implications on the environment is paramount to ensure that the environment is not adversely affected through the implementation of the Plan. In accordance with Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”* Departmental Guidelines on SEA¹²⁰ recommends that monitoring does not necessarily require new research activity, but that existing sources of information can be used and the task of data collection can be shared.

While considerable environmental data is directly available to the Council such as water quality, recycling rates *etc.*, other sources of information will be accessed to provide a comprehensive view of the impact of the implementation of the Plan. In this regard the Local Authority will work with other agencies with environmental mandates to gather data for the purposes of monitoring the Plan. Therefore, while monitoring specific elements of the environment is not strictly the preserve of the Council, MCC will continue to liaise and work with the EPA, the NPWS, IFI as well as others in the pursuit of environmental conservation and protection through existing environmental monitoring procedures.

10.2 Monitoring Indicators and Targets

It is proposed to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. The indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. A list of environmental

¹²⁰ Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities, 2004.

indicators and targets is provided in Table 10.1. The indicators and targets are based on the SEOs presented in Chapter 6 (SEA Objectives) have been derived from knowledge of the existing environmental issues within the Plan area and also from legislation, guidelines and higher level Plans.

Furthermore it is proposed to use a Geographical Information System (GIS) based monitoring system to monitor and assess the implementation of the Plan. This GIS based system will attempt to overcome any limitations in spatial analysis, to achieve an improved and better informed decision-making process, and provide data for future Development Plan reviews and the associated SEA process requirements.

Environmental indicator assessment during monitoring can show *positive / neutral impacts* or negative impacts on the environment. Where an indicator value highlights a *positive / neutral impact* on the environment, it is likely that the policies and objectives of the Plan are well defined with regard to the environment. Conversely where the objectives of the Plan have a negative impact on the environment, it may be necessary to review the objectives of the Plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a variation may be considered during the lifetime of the Plan.

Table 10.1: Environmental Monitoring Programme

Objective	Indicators	Targets	Data Sources, Responsibility and Frequency
Biodiversity (Flora & Fauna) (B)			
Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.	<ul style="list-style-type: none"> Condition of European Sites Changes in number and extent of Protected Sites. Number of sites containing rare or threatened species. Number of rare or threatened species. Incidences of major fish kills. Achievement of the Objectives of Biodiversity Plans. Net area of new green infrastructure established. Invasive species control. 	<ul style="list-style-type: none"> That biodiversity is integrated into all decision-making across the Plan. Submission of Screening Report or Natura Impact Statement for proposed developments with planning applications in / and / or near European Sites. No loss of protected habitats and species during the lifetime of the Plan. Prevent the introduction or spread of invasive or alien species. 	<ul style="list-style-type: none"> Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (2 years). Department of Culture, Heritage and the Gaeltacht National Monitoring Report for the Birds Directive under Article 12 (2 years). MCC monitoring of preparation of local land use plans (2 years). MCC monitoring of likely significant environmental effects of grants of permission (2 years). Consultations with the NPWS (2 years). Consultation with Inland Fisheries (every 2 years)
Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.			
Enhance biodiversity in line with the National Biodiversity Strategy and its targets.			
Population and Human Health (PHH)			
Provide high quality residential, community, working and recreational environments with access to sustainable transport options.	<ul style="list-style-type: none"> Increase in new public open space / sport facilities Number of mobility statements submitted with applications. Changes in modal shift to public transport. Changes in air quality monitoring. Changes in water quality. 	<ul style="list-style-type: none"> Increase in the number of green spaces and amenities available to the public. Improved trends in quality of life related to these matters. No significant deterioration in human health as a result of environmental factors. Increase the number of active travel routes available to the population. 	<ul style="list-style-type: none"> MCC review of progress on implementing Plan objectives (every 2 years). Consultations with the Health Service Executive (every 2 years). Consultations with the EPA (every 2 years). Consultations with Department of Transport & Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (every 2 years). CSO data (as updated). MCC monitoring of preparation of local land use plans (8 years).
Protect human health and well-being from environment-related pressures.			
Soils and Geology (SG)			
Safeguard sensitive soil, resources and geological heritage sites.	<ul style="list-style-type: none"> Rates of re-use / recycling of construction waste. Number / severity of recorded soil-based pollution incidences. Area of land lost through greenfield development. 	<ul style="list-style-type: none"> Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Achieve target for growth on infill as per NPF. Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. 	<ul style="list-style-type: none"> Consultations with the Environmental Protection Agency (EPA). MCC monitoring of likely significant environmental effects of grants of permission (every 2 years). Consultations with Department of Environment, Climate and Communications (every 2 years).
Promote the sustainable use of infill and brownfield sites over the use of greenfield within the County.			
Water Quality (W)			
Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater in compliance with the requirements of the WFD objectives and measures.	<ul style="list-style-type: none"> Achievement of the objectives of the River Basin Management Plans. Percentage increase in the overall quality of surface waters. Amount of new developments within flood plains. Annual costs of damage related to flood events. Compliance with discharge parameters. 	<ul style="list-style-type: none"> Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. Encourage future population growth in areas served by Urban WWTP and public water supplies. All waters within the plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027. 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance (as updated). EPA Remedial action list (as updated). Consultations with Department of Environment, Climate and Communications (every 2 years). MCC monitoring of likely significant environmental effects of grants of permission (every two years).
Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.			

Objective	Indicators	Targets	Data Sources, Responsibility and Frequency
Air Quality and Noise (AN)			
To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture.	<ul style="list-style-type: none"> Traffic, Transport and Vehicular survey data. Measurable reductions in concentrations of air pollutants. Compliance with national air quality standards. Measures take to improve air quality / noise reduction. 	<ul style="list-style-type: none"> Provide for increased use of public transport. Increase number of cycle lanes and pedestrian routes in the plan area. Improve ambient air quality trends, particularly in relation to transport-related emissions of NO_x and particulate matter through reduction of private vehicle usage. An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means. 	<ul style="list-style-type: none"> CSO data (as updated). Data from the National Travel Survey (as updated). EPA Air Quality Monitoring (as updated). Consultations with Department of Transport & Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (every 2 years). Consultations with Department of Environment, Climate and Communications (every 2 years). MCC monitoring of likely significant environmental effects of grants of permission (every 2 years).
Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.			
Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.			
Climate Change (CC)			
Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	<ul style="list-style-type: none"> Rates of energy / renewable energy consumption. Reduction in GHG emissions. Percentage of new housing developments within specified distance to transport hubs. Increase in renewable energy developments – both strategic and micro-production. 	<ul style="list-style-type: none"> Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. Increase in the proportion of people resident in the County reporting regular cycling / walking to school and work above 2016 CSO figures. Increase in modal shift from private fossil fuel-based car to public transport compared to 2016 levels. Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating. 	<ul style="list-style-type: none"> EPA Annual National Greenhouse Gas Emissions Inventory reporting (every 2 years). Consultations with Climate Action Regional Office (every 2 years). Consultations with Department of Environment, Climate and Communications (every 2 years). CSO data Consultations (as available). MCC monitoring of likely significant environmental effects of grants of permission (every 2 years).
Integrate sustainable design solutions into the County's infrastructure (e.g. energy efficient buildings; green infrastructure).			
Cultural Heritage (CH)			
Protect places, features, buildings and landscapes of cultural, archaeological and/or architectural heritage from impact as a result of development.	<ul style="list-style-type: none"> Number of recorded features lost. Condition of ACAs. Number of protected structures impacted by new development. Number of additions and deletions to the RPS. 	<ul style="list-style-type: none"> No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. To increase the number of uninhabited and derelict structures that are restored. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (every 2 years). Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (every 2 years).
Landscape & Visual (LV)			
Protect and maintain the special qualities of the landscape character, especially with regard to areas of high landscape sensitivity and value.	<ul style="list-style-type: none"> Number of developments permitted within landscapes of exceptional value and high sensitivity as per the LCA. Number of views or prospects impacted by new development. Number of recommendations of LCA for County Meath implemented. 	<ul style="list-style-type: none"> Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the Plan. Ensure that proposed development does not detract from the visual amenity of protected views. Implement in full the recommendations of the Landscape Character Assessment for Meath. 	<ul style="list-style-type: none"> MCC monitoring of likely significant environmental effects of grants of permission (every 2 years).
Material Assets (MA)			



Objective	Indicators	Targets	Data Sources, Responsibility and Frequency
<p>Make best use of existing infrastructure, promote the sustainable development of new infrastructure and protect existing assets, to meet the needs of the county and South Dublin's population.</p>	<ul style="list-style-type: none"> ▪ Tonnage of waste produced and recycled. ▪ Range and extent of recycling facilities and services. ▪ Total area of prime agricultural land developed as per the Development Plan process. ▪ Ratio of brownfield site development to greenfield sites. ▪ Percentage of unaccounted water loss. ▪ Compliance with discharge limits. 	<ul style="list-style-type: none"> ▪ Reduction in the quantities of waste sent to landfill. ▪ Increase in the quantities of waste sent for recycling. ▪ Compliance with Regional Waste Management Plan. ▪ Improvements to existing water and wastewater infrastructure. ▪ An increase in provision of cycle lanes and pedestrian routes. ▪ Increase re-use of brownfield sites for development in preference to greenfield sites. 	<ul style="list-style-type: none"> ▪ MCC monitoring of likely significant environmental effects of grants of permission (every 2 years). ▪ CSO data (as updated). ▪ Consultations with Irish Water. ▪ Department of Housing, Planning and Local Government in conjunction with regional local authorities (every 2 years). ▪ Consultations with Regional Waste Authority (every 2 years). Consultations with Department of Environment, Climate and Communications (every 2 years). ▪ MCC monitoring of likely significant environmental effects of grants of permission (every 2 years).



11 Conclusion

The Development Plan 2021-2027 for County Meath, with its policies and supporting objectives are key to the future sustainable development of the County. The Plan aims to balance the needs of the future population with the preservation and conservation of environment. The Plan has a strong focus towards sustainability.

The SEA process has been carried out in conjunction with the Appropriate Assessment (AA) of the Plan and the preparation of the Plan itself. This allows for an early indication of the potential environmental effects likely to occur as a result of the implementation of the Plan. As a result changes or alterations to the Plan are made throughout the course of its preparation. Through this process of assessment and re-assessment, it was identified that particular objectives or policies could potentially have a negative environmental impact on particular environmental receptors or on a number of them simultaneously. The benefit therefore of preparing the Plan, the AA, and the Environment Report ensures that these issues are highlighted at an early stage in the process. This allows the potential negative impacts of the Plan to be addressed early on and effectively eliminated and for drafting and inclusion of objectives and policies that are specific to the protection of the environment.

The chosen development strategy as set out in the Plan and summarised in the Non-Technical Summary (Volume 1 of the SEA), has been assessed in terms of its overall sustainability and its potential to impact on the environment. The policies / objectives contained within the Plan were assessed against the SEOs and indicate that the full implementation of the Plan will not result in a significant negative or adverse impact on the environmental resources within the County. Where potential for negative impacts on the environment was identified, mitigation as well as enhancement measures have been proposed. It has been shown in this report that the policies and objectives of the Plan are generally consistent with this summary and as a result the Plan will have a neutral to positive impact on the environment as a whole.

In addition the AA of the Meath Plan was prepared to give information on and assess the potential of the Plan to impact on sites of European-scale ecological importance. The AA has concluded that assuming the successful implementation of the policies and objectives of the Plan in its current state, there will be no likely significant effects on Natura 2000 sites in County Meath and its environs, either by the Plan in isolation or in combination with other Plans and Projects pertaining to the area.

Finally at the outset of the assessment process, a number of environmental issues were identified. While these are and remain the key environmental challenges facing the Council over the lifetime of the Plan, they also have complex interrelationships with other environmental receptors. Therefore, the imperative is to promote a holistic, all-inclusive response towards the protection of the natural assets within the Plan area. For example groundwater for human consumption can be improved if restrictions on inappropriate land uses and surface based activities are applied. Subsequently, efforts made to improve water quality also have beneficial impacts on soil quality, habitat conservation, landscape and visual quality etc. The potential synergies at play, if appropriately addressed, will lead to an improvement in the quality of life for the residents of the plan area.

In summary, the assessment of the Plan has concluded that its policies and objectives are acceptable and represent a balanced and fair approach to the sustainable development of the County. Monitoring of the Plan throughout its lifetime will ensure that any potential adverse environmental impacts, unforeseen at this stage will be identified early, so as to prevent any deterioration of the environment. The Plan, as currently presented, balances growth with environmental protection and can deliver a sustainable future for the inhabitants of the area.

APPENDIX A8.1 Table 1
Screening of Draft Meath County Development Plan

Appendix A8.1 Table 1: Draft Meath County Development Plan - Written Statement Assessment

Policy / Objective			Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objective	SH OBJ 28	To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the 'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority).			0	+	+	0	0	0	0	0	0	0	0
	SH OBJ 29	To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the 'Community Building Strategy' (Chapter 7).			0	+	0	0	0	0	0	0	0	0	0
Economy and Employment - 4															
Policy - Vision	ED POL 1	To facilitate and support the continued growth of the economy in the County in a sustainable manner and in accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).			0	+	0	0	0	0	0	0	0	0	0
Policy - Development Plan Economic & Employment Strategy	ED POL 2	To support and facilitate the economic development of the county in accordance with the Economic Strategy 2014-2022 or its replacement. There will be a general presumption against development that would prejudice the implementation of the Economic Strategy.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 3	To encourage the provision of 'live work' communities, in which employment, residency and sustainable transport facilities are located in close proximity to each other, to reduce long distance commuter trends and congestion.			0	+	+	0	0	+	+	0	0	0	0
	ED POL 4	To identify and promote a range of locations within the County for different types of enterprise activity including international business and technology parks, small and medium enterprises (SME) and micro enterprise centres.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 5	To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 6	To ensure that people intensive developments are located close to strategic public transport networks.			0	+	0	0	0	?	?	?	0	0	0
	ED POL 7	To support start-up businesses and small scale industrial enterprises throughout the County			0	+	0	0	0	0	0	0	0	0	0
	ED POL 8	To encourage and facilitate small indigenous industries, at appropriate locations with good communication infrastructure, in recognition of their increasing importance in providing local employment and helping to stimulate economic activity within small communities.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 9	To support the use of town centre locations for new service focused enterprises.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 10	To ensure that zoning for employment uses will be carried out in a manner which protects investment in the national road network, in accordance with Chapter 2 of the DECLG guidelines on 'Spatial Planning and National Roads.			0	+	0	0	0	0	0	0	0	0	0
	ED POL 11	To require that all new developments with over 100 employees shall have a mobility management Plan, (Refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives).			0	+	0	0	0	+	+	+	0	0	0
	ED POL 12	To support appropriately considered events on the County's beaches which do not impact on sensitive coastal environments (e.g. dune systems, coastal wetlands and estuaries) and are compliant with the requirements of the Habitats Directive and other environmental considerations.			?	+	0	?	?	?	?	?	?	?	?
Objectives - Economic Areas - Metropolitan Area: Dunbooyne	ED OBJ 1	To address the rate of out bound commuting, the highest of any County in the State, with the provision of 'live work' communities in strategic settlements served by sustainable transport, thereby improving quality of life, encouraging volunteerism and community engagement.			0	+	+	0	0	+	+	0	0	0	0
	ED OBJ 2	To continue to promote Meath as a strategically located economic and employment hub within the Greater Dublin Area.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 3	To continue to work with key state agencies and other stakeholders to develop opportunities for employment creation in the county.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 4	To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the County that function as outreach hubs for city-based employers and promote flexible working arrangements.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 5	To work with Irish Water and other infrastructure providers, to support the provision of services and facilities to accommodate the future economic growth of the County and to seek to reserve infrastructure capacity for employment generating uses.			0	+	0	+	+	0	0	0	+	0	0
	ED OBJ 6	To acquire suitable land (subject to the availability of funding), including where appropriate, disused sites in State ownership, for creative and innovative entrepreneurial initiatives and the provision of clustered incubator units.			?	+	0	?	?	0	0	0	0	?	?
Objectives - Economic Areas - Metropolitan Area: Dunbooyne	ED OBJ 7	To promote an educational partnership with accessible third level institutions such as NUI Maynooth, UCD, Trinity, Blanchardstown DIT and Dunbooyne College of Further Education and existing and future businesses and the Council. To promote Dunbooyne as an employment base with direct access to a pool of skilled graduates and encourage the location of start up businesses in the area.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 8	Encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other.			?	+	0	?	?	0	0	0	0	0	0
	ED OBJ 9	To encourage the development of synergies between Dunbooyne North and Maynooth Environs in relation to complementary Life Science / SMART Park campuses in partnership and collaboration with established third level institutions.			0	+	0	0	0	0	0	0	0	0	0
Objectives - Economic Areas: Maynooth	ED OBJ 10	In accordance with RPO 4.33 of the Regional Spatial and Economic Strategy, to support the continued development of Maynooth, co-ordinated with the delivery of strategic infrastructure including pedestrian and cycle linkages within the town and to the Royal Canal Greenway, DART expansion and road linkages forming part of the Maynooth Outer Orbital Route in a manner which supports future development and population growth and builds on synergies with Maynooth University promoting a knowledge-based economy.			0	+	+	0	0	0	0	0	0	0	0
	ED OBJ 11	To further key linkages and partnerships with Maynooth University including the branding of the area as a centre of excellence in the knowledge based economy.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 12	To work with Kildare County Council to further develop the area as an attractor for Life Sciences, High Tech, Bio Tech, ICT, Research & Development employment. The council in conjunction with Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 13	To promote the development of high quality tourism, leisure and complementary activities that can build on and complement the existing attractions in the area which include Carton House and Demense, the town of Maynooth and Maynooth University to provide a destination venue of national significance.			0	+	0	0	0	0	0	0	0	0	0
ED OBJ 14	It is a priority for the Council to deliver on the significant potential of the lands in the Maynooth Environs, a designated strategic employment site to create a unique employment hub centred on a high tech/bio tech campus within the lands, supported by a 'live work' community with a mixture of employment, residential, community and tourism uses to be progressed following the preparation of Master Plans. Said Master Plans shall be agreed in writing with the Executive of Meath County Council in advance of the lodgement any planning application. This area can accommodate increased building height which shall be addressed as part of the Master Plans. (Please refer to Volume Maynooth Environs Written Statement for detailed requirements in respect of the Master Plan).			?	+	0	?	?	?	?	0	0	?	?	
Growth	ED OBJ 15	To develop in conjunction with Louth County Council and other stakeholders a strategy for the expansion and economic development of Drogheda as part of a joint vision and Urban Plan for Drogheda.			0	+	0	0	0	0	0	0	0	0	0
	ED OBJ 16	To continue to support and promote the inherent economic potential of the M1 corridor, building upon existing strengths. There will be a focus on developing the corridor as a distinct spatial area with international visibility.			?	+	0	?	?	?	?	?	0	0	?

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Retail: Shop Fronts	ED POL 26	To support the racecourses and associated facilities at Fairyhouse, Navan, Bellewstown and race event at Laytown to ensure that these centres remain viable for long-term development for employment and economic activity.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 27	To implement the Meath County Retail Strategy 2020-2026.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 28	To have regard to the policies and objectives of the Retail Strategy for the Greater Dublin Area 2008-2016 and any replacement document.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 29	To promote and encourage Navan to sustain its competitiveness and importance as a Level 2 County Town Centre in the Eastern and Midland Region.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 30	To support the vitality and viability of existing designated centres and to work in conjunction with Retail Excellence Ireland, DJEI and all relevant stakeholders to facilitate a competitive and healthy environment for the retailing industry into the future.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 31	To ensure that future growth in retail floorspace responds to the identified retail settlement hierarchy.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 32	To support the development of Core Retail Areas in each of the retail settlement areas as identified within the County Meath Retail Strategy and reinforce the role and function of the Core Retail Areas.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 33	To adhere to the Sequential Approach principle in the consideration of retail applications located outside of core retail areas.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 34	To facilitate the development of key opportunity sites as identified in all existing retail centres by the County Meath Retail Strategy 2020-2026.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 35	To promote the reuse or reactivation of vacant and under-utilised properties / shop units in order to assist within the regeneration of streets and settlements in the County.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 36	To encourage a healthy diversity of retail types and scales, as well as uses that are complementary to retail, in particular leisure uses, within all Core Retail Areas.	0	0	0	0	0	0	0	0	0	0	0
	ED POL 37	To facilitate LEO in supporting all existing retail business with an on-street presence in all Core Retail Areas to establish an online sales platform.	0	0	0	0	0	0	0	0	0	0	0
	Retail: Shop Fronts	ED OBJ 71	To continue to implement and facilitate environmental, amenity and recreational improvements to the public realm, including the restriction where appropriate of vehicle use in all existing Core Retail Areas.	0	+	+	0	0	+	+	0	0	0
ED OBJ 72		To promote and facilitate on-street activities including festivals, events, street markets and farmers / country markets in all existing retail centres.	0	0	0	0	0	0	0	0	0	0	0
Tourism	ED POL 38	To co-operate with Fáilte Ireland, Tourism Ireland, Boyne Valley Tourism, Louth County Council, and any other relevant bodies in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.	0	0	0	0	0	0	0	0	0	+	0
Policy - Tourist Infrastructure	ED POL 39	To facilitate the development of tourism infrastructure such as accommodation, restaurants, car and coach parking and toilet facilities in the designated hubs throughout the County.	?	0	0	?	?	?	?	0	0	0	?
	ED POL 40	To promote the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).	+	+	0	+	+	0	0	+	0	+	+
	ED POL 41	To support the development of new tourist facilities or upgrading/ extension of existing tourist facilities at tourist sites within the County such as the Hill of Tara, Loughcrew and Trim Castle in accordance with proper planning and sustainable development principles. These facilities should avail of shared infrastructure and services where possible, and will be designed to the highest architectural and design standards.	0	+	0	0	0	0	0	0	+	+	+
	ED POL 42	To encourage new and high quality investment in the tourism industry in the County with specific reference to leisure activities (including walking, cycling, angling, equestrian and family focused activities) and accommodation in terms of choice, location and quality of product.	?	+	+	?	?	0	0	0	0	0	0
	ED POL 43	To work with all relevant stakeholders and Fáilte Ireland to facilitate the erection of standardised signage for tourism facilities and tourist attractions as part of National and Regional initiatives.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 44	To encourage the clustering of tourism products and services within identified hubs and nodes to facilitate the sharing of infrastructure and services where possible, to increase linkages within and reduce leakage from the local economy.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 45	To support the use of the Kells Court House building for tourism and arts related activities.	0	+	0	0	0	0	0	0	0	+	0
	ED POL 46	To encourage and support the development of the Boyne Valley Food Series, Kells Cultural Quarter and Kells Arts Collective.	0	+	0	0	0	0	0	0	0	+	0
	ED POL 47	To encourage and support the development of the former Town Hall to use as a Visitors Centre for Trim Castle.	0	+	0	0	0	0	0	0	0	+	0
ED POL 48	To support and seek to secure additional funding for the restoration of the Former St Patrick's Classical School for use as a County Archive, genealogy research centre and performance and study space.	0	+	0	0	0	0	0	0	0	+	0	
Tourist Infrastructure	ED OBJ 73	To support the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).	?	+	0	?	?	?	?	0	0	+	?
Agri-Food	ED POL 49	To facilitate and support the development of the Boyne Valley Food Series and associated development in the county at appropriate locations and to encourage co-location of enterprises at suitable sites.	?	+	0	?	?	?	?	0	?	+	?
Festivals / Events	ED POL 50	To support and promote existing festivals and sporting events to increase the cultural, heritage and lifestyle profile of the county, and where appropriate to promote and facilitate the development of new events and venues to host these events.	?	+	0	?	?	?	?	0	0	+	0
Festivals / Events	ED OBJ 74	To support and promote existing festivals and sporting events to increase the cultural, heritage and lifestyle profile of the County, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.	?	+	0	?	?	?	?	0	0	+	0
Integrated Rural Tourism Complexes	ED POL 51	To enable, facilitate and encourage the growth and sustainability of the tourism sector through the provision of tourism enterprise developments in rural areas including open farm and integrated rural developments subject to the provision of adequate infrastructure and compliance with normal planning considerations. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).	+	+	0	+	+	0	0	0	0	0	0
	ED POL 52	To promote Tayto Park in Curraghera as a flagship family visitor attraction in the County, subject to the normal development management standards. The Council will support and encourage further appropriate sustainable development of the integrated tourism product at Tayto Park subject to the provision or upgrade of the requisite physical infrastructure.	?	+	0	?	?	?	?	0	0	0	?
	ED POL 53	To promote Slane Castle as a multi experience tourism destination and attraction in the County, subject to the normal development management standards. The Council will support and encourage further appropriate development of the integrated tourism product at Slane Castle subject to the provision or upgrade of the requisite physical infrastructure and the protection of the integrity of the projected structure and its surrounds, including the River Boyne and River Blackwater SAC and SPA.	?	+	0	?	?	?	?	0	0	+	?
	ED POL 54	To promote Causey Farm as a rural multi-experience tourism attraction in the County. The Council will support further appropriate development at Causey Farm subject to the provision of adequate infrastructure and compliance with normal planning considerations.	?	+	0	?	?	?	?	0	0	+	?
	ED POL 55	To promote the Irish Military War Museum as a rural multi-experience tourism attraction in the County. The Council will support further appropriate development at the Irish Military War Museum, subject to the provision of adequate infrastructure and compliance with normal planning considerations.	?	+	0	?	?	?	?	0	0	+	?

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Culture & Heritage	ED POL 56	To support the development and improvement of tourist facilities at historical sites in the County only in instances where the development does not damage the resource or prejudice its future tourist value in any way, particularly in and proximate to the Brú na Bóinne and Hill of Tara areas.	?	+	0	?	?	?	?	0	0	+	?
Walking and Cycling Routes	ED POL 57	To work with the National Transport Authority (in conjunction with relevant objectives in the Movement Chapter of this Development Plan), Boyne Valley Tourism, Fáilte Ireland, Waterways Ireland and all stakeholders to develop a co-ordinated approach to the selection, delivery and servicing of future greenways, blueways, trails and routes throughout the county.	0	+	+	0	0	?	?	0	0	+	0
	ED POL 58	To support developments which will enable and encourage countryside recreation and an increased appreciation of the natural environment, through facilitating the development of community walks, off road trails / rural trail developments, parks and other outdoor amenities and recreational infrastructure. All proposals will require screening to determine if a full Appropriate Assessment of the likely significant effects on Natura 2000 sites, is required.	?	+	+	?	?	?	?	0	0	+	?
	ED POL 59	To encourage and support sensitive development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism subject to normal planning and nature conservation considerations.	?	+	0	?	?	?	?	?	0	0	+
Objective - Walking and Cycling Routes	ED OBJ 75	a) To promote and develop the upgrade of the towpaths along the Ramparts at Navan to Stackallen. b) To deliver the Boyne Greenway from Oldbridge to Navan via Slane in conjunction with the NTA, Fáilte Ireland and all relevant stakeholders and subject to obtaining all relevant assessments and consents. c) To deliver the Royal Canal Greenway as part of the Dublin to Galway Greenway project in co-operation with Waterways Ireland, and neighbouring Local Authorities and all relevant stakeholders, and subject to obtaining all relevant assessments and consents. d) To deliver the Lakelands Greenway (Navan-Kingscourt-Monaghan) in co-operation with Irish Rail and neighbouring Local Authorities and subject to obtaining all relevant assessments and consents The delivery of these Greenways and the upgrade of these will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European Sites are identified, alternative locations and/or designs will be developed to ensure that the upgrades will not adversely affect the integrity of any European Sites, either alone or in-combination with any other plans or projects. Considering the general location provided for these upgrades, and the ecological information and assessment required to be carried out to inform their design, it is reasonable to assume that at the detailed design stage any potential for a project element to impact on the European Site could, and will, be resolved through the exploration of alternative locations or designs. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European site, the project will not be progressed unless an alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	?	0	+	0	?	0	0	0	0	0	0
	ED OBJ 76	To explore the provision of sustainable medium and long distance walking routes.	0	+	+	0	0	0	0	0	0	0	0
	ED OBJ 77	To explore the feasibility of developing the Turas Columbanus walking trail in conjunction with all relevant stakeholders and neighbouring Local Authorities and subject to obtaining all relevant assessments and consents.	0	+	+	0	0	0	0	0	0	0	0
Accommodation	ED POL 60	To facilitate the development of a variety of quality tourist accommodation types, at suitable locations, throughout the County.	?	+	0	?	?	?	?	?	0	?	?
	ED POL 61	To positively consider the development of new hotels in existing settlements, with particular preference for locations in larger settlements such as Navan. In rural locations (i.e. villages / rural nodes), it must be demonstrated that: (i) the area proposed to be served by the new development has high visitor nos associated with an existing attraction / facility; (ii) a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and (iii) The distance of the location from a significant settlement is such that visitors to the area/attraction are unlikely to avail of existing hotel facilities.	?	+	0	?	?	?	?	?	0	?	?
	ED POL 62	To positively consider the development of a new hotel at an appropriate location in Navan, subject to the provision of required infrastructure and compliance with Development Management Standards.	?	+	0	?	?	?	?	?	0	?	?
	ED POL 63	To encourage touring / holiday vehicles, caravan and camping sites to locate adjacent to or within existing settlements or established tourism facilities, having due regard to surrounding land uses and proper planning and development of the area.	?	+	0	0	0	?	?	?	0	0	0
	ED POL 64	To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs) and Guesthouses, to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs / guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc.) will be applied.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 65	To facilitate, where appropriate, the conversion of former demesnes or estates dwellings and their outbuildings into tourism facilities subject to good planning and architectural conservation practice. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5)	0	+	0	0	0	0	0	0	0	+	0
	ED POL 66	To ensure that the provision any accommodation (ED POL 65 refers), shall not be occupied as permanent place of residence. This accommodation type will in any event only be considered favourably in the case of refurbishment and adaptation of a Protected Structure or group of structures within attendant grounds for tourism use.	0	+	0	0	0	0	0	0	0	+	0
	ED POL 67	To encourage proposals to reinstate, conserve and / or replace existing ruinous or disused dwellings for holiday home purposes subject to normal planning considerations relating to design, safe access and provision of any necessary wastewater disposal facilities.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 68	To require new holiday home / self-catering developments to locate within either established settlements or at established tourism / recreation facilities, other than those developments involving the renovation / conversion of existing buildings.	0	+	0	0	0	0	0	0	0	0	0
	ED POL 69	Holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.	0	+	0	0	0	0	0	0	0	0	0
ED POL 70	To facilitate the development of hostels along established walking / hiking routes and adjacent to existing tourism / recreation facilities, subject to normal planning criteria.	0	+	0	0	0	0	0	0	0	0	0	
Town and Village Enhancements	ED POL 71	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.	0	+	0	0	0	0	0	0	0	0	
Movement - 5													
Movement	MOV POL 1	To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport.	?	+	?	?	?	?	?	?	+	?	?
	MOV POL 2	To carry out strategic studies to identify and set out the delivery mechanisms for the necessary transport infrastructure to implement the Economic Development Strategy for County Meath.	0	+	0	0	0	0	0	0	+	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policies - Movement	MOV POL 3	To promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County.	?	+	0	?	?	+	+	+	+	?	?
	MOV POL 4	To promote higher residential development densities in settlement centres along public transport corridors, that are not located in areas sensitive to flooding, or will increase temperatures of urban areas.	?	+	0	?	?	?	?	?	+	?	?
Movement	MOV OBJ 1	To prepare and commence implementation of, Local Transport Plans (LTP), in conjunction with the NTA and relevant stakeholders, Drogheda (in conjunction with Louth County Council as part of the Joint Urban Plan), Ashbourne, Navan, Ratoath, other settlements where appropriate.	?	+	0	?	?	?	?	?	+	?	?
Policies - Rail	MOV POL 5	To actively pursue in conjunction with Irish Rail the implementation of the extension of the Dunbooyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES.	?	+	0	?	?	?	?	?	+	?	?
	MOV POL 6	To promote, facilitate and advance the delivery of Phase II of the Navan railway line project and associated rail services in cooperation with other relevant agencies.	?	+	0	?	?	?	?	?	+	?	?
	MOV POL 7	To support the Dart expansion Programme including new infrastructure and electrification of existing lines, including provision of electrified services to Drogheda, Maynooth and M3 Parkway on the Maynooth / Sligo Line and on the Dublin-Belfast/Northern Rail Line.	?	+	0	?	?	?	?	?	+	?	?
Objectives - Rail	MOV OBJ 2	To improve, in conjunction with the NTA and Irish Rail, facilities at existing stations.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 3	(a) To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 5.1 in Volume 4, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility. (b) To explore in conjunction with Irish Rail and other stakeholders the feasibility of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 4	To facilitate and encourage the upgrading of existing railway stations, and protect, as required, lands necessary for the upgrading of existing railway lines or stations or the provision of new railway stations throughout the County.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 5	To facilitate the provision of a train station at Bettystown (in addition to the existing station at Laytown) as part of the DART expansion works to Drogheda through the planned electrification of the Northern rail line by Irish Rail.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 6	To encourage, support and work in conjunction with Irish Rail to review the operation of the Short Hop Zone (SHZ) rail prices with an extension to stations in Laytown, Gormanston, Enfield and Drogheda.	0	+	0	0	0	0	0	0	0	0	0
	MOV OBJ 7	To support the delivery of an additional train station in the Northern Environs of Drogheda as part of the future Joint Urban Plan.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 8	To explore the feasibility of a train station in conjunction with Irish Rail and Louth County Council as part of the Joint Urban Area Plan.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 8	To cooperate with the NTA and other relevant agencies to have ongoing reviews of the network of bus routes in Meath, and to support and encourage public transport operators to provide improved bus services in, and through, the County.	0	+	+	0	0	?	?	?	+	0	0
Policy - Bus	MOV POL 9	To ensure that the design and planning of transport infrastructure and services accords with the principles of sustainable safety, in order that the widest spectrum of needs, including pedestrians, cyclists, the ageing population and those with mobility impairments are taken into account.	0	+	+	0	0	0	0	0	+	0	0
	MOV POL 10	To ensure that new developments in Regional Growth Centres, Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns are laid out so as to facilitate the provision of local bus services and the provision of Park and Ride facilities as appropriate.	0	+	0	0	0	0	0	0	+	0	0
	MOV POL 11	To facilitate in conjunction with relevant statutory agencies alternative transport modes to the private car, including enhanced delivery of public transport services along regional corridors (as defined in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035); frequent local bus services linking residential areas to District Centres and Town Centres, and which also serve shopping areas, employment areas and other activity centres, and connecting to key transport interchange points.	0	+	+	0	0	0	0	0	+	0	0
	MOV POL 12	To support the implementation of recommendations presented in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035 and any subsequent reviews thereof.	0	+	0	0	0	0	0	0	+	0	0
	MOV OBJ 9	To provide bus priority measures on existing and planned road infrastructure, where appropriate, in collaboration with the NTA, Bus Éireann and TII (where relevant).	?	+	?	?	?	?	?	?	+	?	?
Objectives - Bus	MOV OBJ 9	To identify deficits in bus infrastructure and develop a priority list as a basis to secure funding for improvement works, including the provision of bus shelters, bus stops and travel information at stops.	0	+	0	0	0	0	0	0	+	0	0
	MOV OBJ 10	To ensure that the design and planning of transport infrastructure and services accords with the principles of sustainable safety, in order that the widest spectrum of needs, including pedestrians, cyclists, the ageing population and those with mobility impairments are taken into account.	0	+	+	0	0	0	0	0	+	0	0
	MOV OBJ 11	To deliver, in conjunction with the NTA and the Department of Transport, Tourism and Sport a Public Transportation Hub in Navan to accommodate national, commuter, regional and local bus services.	0	+	0	0	0	0	0	0	+	0	0
	MOV OBJ 12	To work with the NTA and Bus Eireann to make all existing public transport services throughout the county more accessible for wheelchair users and those with disabilities.	0	+	0	0	0	0	0	0	0	0	0
	MOV OBJ 13	To work with the NTA and relevant stakeholders to provide bus services in rural communities in the County.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 13	To promote and support the provision of Park-and-Ride facilities which improve public transport accessibility without exacerbating road congestion, or which cause increased car travel distances, at appropriate locations within the County.	?	+	0	?	?	?	?	?	+	?	?
Policy - Park & Ride	MOV POL 14	To support the NTA in the extension of the bus route to the M3 Parkway Train Station in order to deliver a strategic multi modal park and ride facility at this location.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 15	To assess and determine the potential for bus-based Park and Ride facilities, in particular, close to high quality road corridors leading from settlements in the Core Area, with good bus priority to commuter destinations in the Dublin Metropolitan area.	0	+	0	0	0	0	0	0	+	0	0
Objectives - Park & Ride	MOV OBJ 16	To identify and develop suitable lands to provide for Park and Ride facilities at appropriate locations in the County.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 17	To identify and develop suitable lands to provide for additional Park and Ride facilities at appropriate location in Navan.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 18	To support the delivery of a new car parking facility at Laytown Train Station in conjunction with the NTA and Irish Rail	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 18	To support the delivery of a new car parking facility at Laytown Train Station in conjunction with the NTA and Irish Rail	?	+	0	?	?	?	?	?	+	?	?

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objectives - Objectives	MOV OBJ 19	To facilitate the provision of a new car parking facility at Enfield Train Station in conjunction with the NTA and Irish Rail.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 20	To implement suitable charging structures for Park and Ride facilities to make it more likely that those who need the service (i.e. those outside walking distance and where alternative public transport options are not available), will obtain parking. In addition, implement where appropriate, suitable measures on local roads adjacent to Park and Ride facilities to discourage commuters from parking on such roads.	0	+	0	0	0	+	+	+	+	0	0
Policy - Taxi	MOV POL 15	To support and facilitate the provision of an accessible taxi and hackney service in the County particularly in the main urban centres.	0	+	0	0	0	?	?	?	+	0	0
Objectives - Taxi	MOV OBJ 21	To provide public transport interchange facilities, including facilities for taxis, at appropriate points on the public transport network particularly in the main urban centres in cooperation with the NTA.	?	+	0	?	?	?	?	?	+	?	?
	MOV OBJ 22	To facilitate the development of properly designated taxi ranks in order to improve public transport infrastructure and services at suitable locations such as retail development and leisure facilities in conjunction with the NTA	0	+	0	0	0	?	?	?	+	0	0
Policy - Electric Veh	MOV POL 16	To support the provision of electricity charging infrastructure for electrical vehicles both on street and in new developments in accordance with car parking standards and best practice.	0	+	+	0	0	+	+	+	+	0	0
Objectives - Electric Veh	MOV OBJ 23	To facilitate the provision of electricity charging infrastructure for electric vehicles both on street and in new developments in accordance with car parking standards and best practice.	0	+	+	0	0	+	+	+	+	0	0
	MOV OBJ 24	To support liaise and collaborate with relevant agencies to support and encourage the growth of electric vehicles and EBikes with support facilities / infrastructure, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations including retrofit of charging points in existing urban centres and park and ride facilities.	0	+	+	0	0	+	+	+	+	0	0
Policy - Green Schools	MOV POL 17	To identify and seek to implement a strategic, coherent and high quality cycle and walking network across the County that is integrated with public transport and interconnected with cultural, recreational, retail, educational and employment destinations and attractions.	0	+	+	0	0	+	+	+	+	0	0
	MOV POL 18	To support the provision of a long distance inter-connecting walking / cycling route(s) between the Irish Republic and Northern Ireland.	0	+	+	0	0	+	+	+	+	0	0
	MOV POL 19	To support the NTA in the development of a strategic pedestrian network plan for the main urban centres of the County.	0	+	+	0	0	+	+	+	+	0	0
	MOV POL 20	To encourage, where appropriate, the incorporation of safe and efficient cycle ways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.	0	+	+	0	0	+	+	+	+	0	0
	MOV POL 21	To require that adequate facilities for the secure parking of bicycles be provided at convenient locations close to public transport nodes and public transport interchanges.	0	+	+	0	0	+	+	+	+	0	0
	MOV POL 22	To prioritise the safe movement of pedestrians and cyclists in proximity to public transport nodes.	0	+	+	0	0	+	+	+	+	0	0
Objectives - Green Schools	MOV OBJ 25	To implement, in conjunction with the NTA, the recommendations of the NTA strategy with regard to walking and cycling infrastructure.	0	+	+	0	0	+	+	+	+	0	0
	MOV OBJ 26	To revise road junction layouts, where appropriate, to provide dedicated pedestrian and cycling crossings, reduce pedestrian crossing distances, provide more direct pedestrian routes, and reduce the speed of turning traffic.	0	+	+	0	0	0	0	0	+	0	0
	MOV OBJ 27	To implement at appropriate locations pedestrian permeability schemes and enhancements.	0	+	+	0	0	0	0	0	+	0	0
	MOV OBJ 28	To request the submission of a quality audit pedestrian and cycling permeability plans as part of new housing developments.	0	+	+	0	0	0	0	0	+	0	0
	MOV OBJ 29	To implement at appropriate locations pedestrianisation schemes, particularly in central areas of high pedestrian footfall, such as core retail areas.	0	+	+	0	0	0	0	0	+	0	0
	MOV OBJ 30	To continue the development of a network of Greenways in the County in accordance with the Department of Transport, Tourism and Sport Strategy for Future Development of Greenways.	+	+	+	+	+	+	+	+	+	0	0
	MOV OBJ 31	To engage in the Compulsory Purchase Order process when required in order to facilitate the timely delivery of the Greenway programme within the County.	?	+	0	?	?	?	?	?	+	0	0
	MOV OBJ 32	To identify the provision of a trail head/public car park at the Hill of Down Rural Node proximate to the Greenway, to facilitate the re-opening of the rail station, subject to feasibility.	?	+	0	?	?	?	?	?	+	0	0
Objectives - Nat & Reg	MOV OBJ 33	To support and facilitate the delivery of the bypassing of Slane, which is considered to comprise essential infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	?	+	0	?	?	?	?	?	+	?	?
Policy	MOV POL 23	To support the reservation of the indicative route of the Leinster Outer Orbital Route, which is considered to comprise important infrastructural development, free of developments which could interfere with the provision of the project.	?	+	0	?	?	-	-	-	+	?	?
Objectives	MOV OBJ 34	To reserve the indicative route of the Leinster Outer Orbital Route free of developments which could interfere with the provision of the project.	?	+	0	?	?	-	-	-	+	?	?
	MOV OBJ 35	To continue to support and facilitate TII, Fingal County Council, Louth County Council and Monaghan County Council in the planning and delivery of upgrades to the N2, as appropriate.	?	+	0	?	?	-	-	-	+	?	?
Policy - Roads	MOV POL 24	To safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Governments - 'Spatial Planning and National Roads-Guidelines for Planning Authorities, 2012'.	0	+	0	0	0	-	-	-	+	0	0
	MOV POL 25	To implement the actions of the Meath Road Safety Strategy and promote road and traffic safety measures in conjunction with Government Departments, the Road Safety Authority and other agencies.	0	+	0	0	0	0	0	0	+	0	0
	MOV POL 26	To provide for and carry out improvements to sections of national, regional and county roads that are deficient in terms of alignment, structural condition or capacity, where resources permit, and to seek to maintain that standard thereafter. To ensure that, where possible, any maintenance and improvement strategies have regard to future climates.	?	+	0	?	?	?	?	?	+	?	?
	MOV POL 27	To regulate, control and improve signage throughout the County and avoid proliferation of roadside signage, especially outside the 50-60kmh speed limit areas.	0	+	0	0	0	0	0	0	+	0	0
	MOV POL 28	To promote the carrying out of Road Safety Audits on new road schemes, road and junction improvements and traffic management schemes in accordance with the TII Publication TII-GE-STY-01024 and advice contained in the DTTAS (DTO) Traffic Management Guidelines 2012.	0	+	0	0	0	0	0	0	+	0	0
	MOV POL 29	To liaise with TII and DTTAS regarding the revision of speed limits in the County.	0	+	0	0	0	0	0	0	+	0	0
	MOV POL 30	To liaise with the NTA and TII (where appropriate) on appropriate control measures within its remit, designed to better manage the demand for road space to allow the efficient movement of essential traffic.	0	+	0	0	0	0	0	0	+	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1	
	MOV POL 31	To have regard to the TII's Policy Statement on 'Service Areas on Motorways and High Quality Dual Carriageways' in the assessment of proposals for such developments.	0	+	0	0	0	0	0	0	+	0	0	
Objectives - Road	MOV OBJ 36	To facilitate the delivery of all of the roads projects outlined in the National Development Plan 2018-2027 and National Transport Authority's Transport Strategy for the GDA 2016-2035, in conjunction with the NTA, TII, Department of Transport, Tourism and Sport and other stakeholders. Development of these road projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	?	+	0	?	?	-	-	-	+	?	?	
	MOV OBJ 37	To develop an annual strategic road network plan for upgrading and required works for national, regional and strategically important local roads for the targeting of funding.	0	+	0	0	0	0	0	0	+	0	0	
	MOV OBJ 38	To develop in consultation with the TII, a programme for the upgrading, improvement and maintenance of the national road network within the County.	0	+	0	0	0	0	0	0	+	0	0	
	MOV OBJ 39	To develop and implement, in consultation with the Department of Transport, Tourism and Sport a programme for the upgrading, improvement and maintenance of the non national road network in the County.	?	+	0	?	?	?	?	?	+	0	0	
	MOV OBJ 40	To implement a programme of traffic and parking management measures in towns and villages throughout the County, as resources permit.	0	+	0	0	0	0	0	0	+	0	0	
	MOV OBJ 41	To require provision of parking standards in accordance with the standards set out in Chapter 11 Development Management for all developments.	0	+	0	0	0	0	0	0	+	0	0	
	MOV OBJ 42	To implement maintenance and improvement of roads in the County as set out in the Schedule of Municipal District Works and the Council's Annual Roadwork's Programme funded from the Council's own resources and State Agency grants.	0	+	0	0	0	0	0	0	+	0	0	
	MOV OBJ 43	To support essential public road infrastructure including, bypasses of local towns and villages and proposed national road schemes and where necessary reserve the corridors of any such proposed routes free of development, which would interfere with the provision of such proposals. Such road schemes include those specified in the non-exhaustive list in Table 5.1: Each of these projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	?	+	?	?	?	-	-	-	+	0	0	
	MOV OBJ 44	To continue to deliver targeted capacity road upgrades within the County to eliminate congestion blackspots.	?	+	0	?	?	?	?	?	+	?	?	
	MOV OBJ 45	To support the delivery of two new signalised junctions to facilitate access to Dunboyne North for all modes of transport from a high quality regional road.	?	+	0	?	?	?	?	?	+	?	?	
	MOV OBJ 46	To continue to support the delivery of key strategic roads within Dunboyne to include an eastern distributor road to facilitate rail-focused development, new bus routes and reduce traffic levels in the town.	?	+	0	?	?	-	-	-	+	?	?	
	MOV OBJ 47	To promote the delivery of key strategic roads in the Key Town of Navan to include but not limited to: 1) link road from Dublin road to Trim road, 2) distributor road from R153 at Farganstown and future bridge across the River Boyne to N51 and North Navan 3) link road from Rathaldron road to R147 inclusive of bridge across the Blackwater 4) Trim Road to N3 Kilcarn Road, 5) Commons Road to N51 Athboy Road, (6) N51 Athboy Road to Rathaldron Road. Each of these projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected. In relation to proposals involving the construction of new bridge crossings across the River Boyne and River Blackwater, where adverse effects on the integrity of the Boyne and River Blackwater SAC and SPA are identified, alternative locations and/or designs will be developed to ensure the bridge structures will not adversely affect the integrity of the European Site(s) either alone or in combination with other plans or projects. It is reasonable to assume that at the detailed design stage any potential for a project element to impact on European Sites could, and will, be resolved through the exploration of alternative locations or designs while still fulfilling their function/role in supporting the overarching vision, guiding principles and strategic objectives/aim of the CDP.	?	+	0	?	?	-	-	-	+	?	?	
	MOV OBJ 48	To work in conjunction with Kildare County Council to deliver the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council.	?	+	0	?	?	-	-	-	+	?	?	
	MOV OBJ 49	To promote the delivery of the following key strategic roads included but not limited to: Ratoath Outer Relief Road, Bryanstown Link Road (Drogheda), Navan Road – Dublin Road Link Trim, M3 Junction 6/R125 to R147 distributor road. Each of these projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	?	+	0	?	?	-	-	-	+	?	?	
	MOV OBJ 50	To prepare updated Road Safety Plans in line with the National Road Safety Strategy and in consultation with the Road Safety Authority and relevant stakeholders.	0	0	0	0	0	0	0	0	0	+	0	0
	MOV OBJ 51	To improve the visual quality of landscaping and naming of roundabouts in various locations throughout the County.	+	0	0	0	0	0	0	0	0	+	+	+
	MOV OBJ 52	To carry out a transport study for Drogheda in conjunction with Louth County Council as part of the future Joint Urban Plan.	0	+	0	0	0	0	0	0	0	+	0	0
	MOV OBJ 53	To carry out transports studies in the County and in conjunction with other Local Authorities as required.	0	+	0	0	0	0	0	0	0	+	0	0
MOV OBJ 54	To utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 (as amended) to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the county. This will be done in conjunction with adjoining Local Authorities, where appropriate.	0	0	0	0	0	0	0	0	0	0	0	0	
MOV POL 32	To ensure the protection of the existing roads infrastructure while improving the capacity and safety of the road network to meet future demands.	0	+	0	0	0	0	0	0	0	+	0	0	

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1	
Policy - Exceptional Circumstances	MOV POL 33	To avoid the creation of any additional access point from new development / intensification of traffic from existing entrance onto national roads outside the 60kph speed limit, except at the following locations: 1. N52 south of Balrath Cross to facilitate bioenergy manufacturing plant and CHP plant(Map 5.3.1); 2. Navan North (Junction 9) to Mullaghboy Roundabout on N51 (New Junction Only) (Map 5.3.2); 3. Navan South (Junction 8) to Kilcarn Roundabout on R147 (New Junction Only) (Map 5.3.3); 4. N2 at Slane in the vicinity of the existing Grasslands Fertilizers facility (Seveso Site) (Map 5.3.4); 5. N51 at Slane Distillery and Castle (Map 5.3.5); 6. N2 at Knockharley in the vicinity of existing regional landfill facility (Map 5.3.6); and 7. N2 at Rath Roundabout to junction of Curragha Road (Map 5.3.7). Each of these projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids / reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	0	+	0	0	0	?	?	?	+	0	0	
	MOV POL 34	To review, as part of the Local Area Plan process, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, 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) M3 Motorway Junction 6 (Dunshaughlin) Junction 8 Navan South Junction 9 Navan (North) N2 Rath Roundabout to Kilmoon 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.	0	+	0	?	?	?	?	?	+	?	?	
Objective - Climate Change	MOV OBJ 55	To undertake a risk assessment of County Meath transport infrastructure to identify areas at high risk of climate change impacts (e.g. flooding), over the life of the Development Plan.	0	+	0	0	0	0	0	0	+	+	0	0
	MOV OBJ 56	To ensure that any transport maintenance and improvement strategies ensure future climates are considered, to allow appropriate selection of materials and prioritisation of road for repair.	0	0	0	0	0	0	0	0	+	+	0	0
Policy - Freight	MOV POL 35	To co-operate with and support the NTA and TII (where appropriate) on measures designed to improve freight transport in and throughout the County.	0	+	0	0	0	?	?	?	+	0	0	
	MOV POL 36	To support the preparation of a regional strategy for freight transport in collaboration with the relevant transport agencies and the other Regional Assemblies.	0	+	0	0	0	?	?	?	+	0	0	
Objectives - Freight	MOV OBJ 57	To identify appropriate locations for freight intensive developments, and require the preparation of Distribution and Servicing Plans for such developments as part of the planning process.	?	+	?	?	?	?	?	?	+	?	?	
	MOV OBJ 58	To assess the potential for, and, if appropriate, introduce, HGV management measures in town centres.	0	+	+	0	0	+	+	+	+	0	0	
	MOV OBJ 59	To require the provision of HGV parking facilities at on-line motorway service areas, petrol filling stations and other appropriate locations within the County in accordance with relevant planning guidelines and government policy.	?	+	0	?	?	?	?	?	+	?	?	
Policy - Aviation	MOV POL 37	To support aviation policy as set out in ‘A National Aviation Policy for Ireland 2015’. In particular, through supporting the role of Dublin Airport as a key tourism and business gateway to the County and the wider Eastern and Midland Region.	?	+	?	?	?	?	?	?	+	?	?	
	MOV POL 38	To 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.	?	+	?	0	0	?	?	?	+	0	0	
	MOV POL 39	To implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.	0	+	+	0	0	0	0	0	+	0	0	
	MOV POL 40	To take account of the advice of the IAA with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof.	0	+	+	0	0	0	0	0	+	0	0	
	MOV POL 41	To refer all planning applications for Solar PV arrays located within a 15km radius of Dublin Airport to the IAA.	0	+	0	0	0	0	0	0	+	0	0	
Objectives - Aviation	MOV OBJ 60	1) To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 5.4.1 and 5.4.2. 2) To ensure that under no circumstances shall any dwelling be permitted within the predicted 69dB LAeq 16 hours noise contour. 3) To require that comprehensive noise insulation is installed for any house permitted. Any planning application shall be accompanied by a noise impact assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment impact report	0	+	+	0	0	0	0	0	+	0	0	
	MOV OBJ 61	To ensure that 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 is restricted.	0	+	+	0	0	0	0	0	+	0	0	
	MOV OBJ 62	To ensure that residential development in areas likely to be affected by levels of noise inappropriate to residential use is avoided.	0	+	+	0	0	0	0	0	+	0	0	
	MOV OBJ 63	1) To require that planning applications within a 15km radius of airports for Solar PV arrays shall be accompanied by a Glint and Glare Assessment. 2) These assessments shall consider potential Glint and Glare towards existing and planned aviation receptors, in particular (i) Glare towards the 2 mile (3.2) km approach path for runways and (ii) Glare towards Air traffic control towers.	0	+	+	0	0	0	0	0	+	0	0	
Infrastructure - 6														
	INF POL 1	To liaise and work in conjunction with Irish Water in the development and upgrade of water supply systems to ensure that the County has an adequate, sustainable and economic supply of suitable quality piped water for all users.	0	0	+	+	+	0	0	+	+	0	0	

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Water	INF POL 2	To utilise the existing water supply in an efficient and equitable manner and in the best interests of the proper planning and sustainable development of the County.	0	0	+	0	+	0	0	+	+	0	0
	INF POL 3	To seek to secure water resources for the County in conjunction with Irish Water from any project supplying water to the Greater Dublin Area from the River Shannon or any other water source.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 4	To liaise and work in conjunction with Irish Water during the lifetime of the Plan to seek to secure investment in the provision, extension and upgrading of the piped water distribution network across the County to serve existing and future populations and facilitate the sustainable economic growth of the County, in accordance with the requirements of the Core and Settlement Strategies.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 5	To require that in the case of all developments where public watermains are available or likely to be available and have sufficient capacity, that such development shall connect to them.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 6	To advise and assist in the upgrade /provision of group-water schemes in the County.	+	0	+	+	+	0	0	+	+	0	0
	INF POL 7	To continue to support Irish Water’s Water Conservation Programme.	+	0	+	+	+	0	0	0	+	0	0
	INF POL 8	To continue to work with Irish Water to ensure the protection of public health through the ongoing provision of high quality drinking water in compliance with drinking water standards.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 9	To consider the potential for the provision of temporary water treatment facilities for new developments but only where a permanent solution has already been identified and committed to by Irish Water but has not yet been implemented. The provision of such temporary facilities shall only be considered where the solution is environmentally sustainable and would not affect the quality status of water sources. Adequate provision shall be made by the developer for the operation and maintenance of the proposed temporary facility for the duration of its required existence and thereafter for its decommissioning and removal from site.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 10	To liaise and work in conjunction with relevant stakeholders, to ensure a co-ordinated approach to the protection and improvement of the County’s water resources.	0	0	+	0	+	0	0	0	+	0	0
	Objectives - Water	INF OBJ 1	To liaise and work in conjunction with Irish Water to promote the sustainable development of water supply and drainage infrastructure in the county and the region, in accordance with the objectives and recommendations set out in the Greater Dublin Drainage Study and Irish Water’s Water Services Strategic Plan.	0	0	+	+	+	0	0	+	+	0
INF OBJ 2		To liaise and work in conjunction with Irish Water to ensure that an adequate supply of drinking water for domestic, commercial, industrial and other uses is available for the sustainable development of the County.	0	0	+	0	+	0	0	0	+	0	0
INF OBJ 3		To liaise and work in conjunction with Irish Water during the lifetime of the Plan to develop and identify an additional sustainable water source serving the Eastern and Midlands Region while also facilitating the sustainable development of the County, in accordance with the requirements of the Core and Settlement Strategies.	0	0	+	0	+	0	0	0	+	0	0
INF OBJ 4		To liaise and work in conjunction with Irish Water in the delivery of the Capital Investment Plan 2017-2021 and any subsequent Capital Investment Plans.	0	0	+	0	+	0	0	0	+	0	0
INF OBJ 5		To liaise and work in conjunction with Irish Water to realise the Navan and Mid-Meath / East Meath Water Supply Scheme. Each of these projects will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), either alone or in combination with any other projects. If despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	+	0	+	0	+	0	0	0	+	0	0
INF POL 6		To advise and assist in the upgrade / provision of group-water schemes in the County.	+	0	+	+	+	0	0	+	+	0	0
INF OBJ 7		To promote the sustainable use of water and water conservation in existing and new development within the County and encourage demand management measures among all water users.	+	0	+	0	+	0	0	0	+	0	0
INF OBJ 8		To protect both ground and surface water resources and work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.	+	0	+	+	+	0	0	0	+	0	0
INF OBJ 9		To proactively implement the Rural Water Programme.	+	0	+	0	+	0	0	0	+	0	0
INF OBJ 10		To provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility remaining with the householder.	0	0	+	0	+	0	0	0	+	0	0
Policy - Wastewater	INF POL 11	To liaise and work in conjunction with Irish Water during the lifetime of the Plan in the provision, upgrading or extension of wastewater collection and treatment systems in the County to serve existing and planned future populations and enterprise in accordance with the requirements of the Core and Settlement Strategies.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 12	To require that in the case of all developments where the public foul sewer network is available or likely to be available and has sufficient capacity, that development shall be connected to it.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 13	To consider the potential for the provision of temporary wastewater treatment facilities for new developments but only where a permanent solution has already been identified and committed to by Irish Water but has not yet been implemented. The provision of such temporary facilities shall only be considered where the solution is environmentally sustainable and would not affect the quality status of receiving waters. Adequate provision shall be made by the developer for the operation and maintenance of the proposed temporary facility for the duration of its required existence and thereafter for its decommissioning and removal from site.	0	0	+	0	+	0	0	0	+	0	0
Objectives- Wastewater	INF OBJ 11	To ensure that all development shall connect to the public foul sewer network where available within the County subject to sufficient capacity being available in the relevant wastewater treatment plant.	+	0	+	0	+	0	0	0	+	0	0
	INF OBJ 12	The Planning Authority shall consider the provision of temporary wastewater treatment facilities for new developments only in circumstances where a permanent solution is identified and committed to by Irish Water. The temporary solution shall only be considered where it is deemed to be environmentally sustainable and would not affect the water quality status of receiving waters. Adequate provision shall be made by the developer for the operation and maintenance of the temporary facility for the duration of the operation of the required infrastructure.	0	0	+	0	+	0	0	0	+	0	0
	INF OBJ 13	To ensure that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.	0	0	+	0	+	0	0	0	+	0	0
Policy - SuDS	INF POL 14	To co-operate with the EPA and other authorities in the continued implementation of the EU Water Framework Directive.	+	0	+	+	+	0	0	0	+	0	0
	INF POL 15	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 European Communities Environment Objectives (Surface Waters) Regulations 2009 and other relevant regulations.	+	0	+	+	+	0	0	0	+	0	0
	INF POL 16	To ensure that all planning applications for new development have regard to the surface water management policies provided for in the GSDSDS.	+	0	+	0	+	0	0	0	+	0	0
	INF POL 17	To liaise and work in conjunction with Irish Water in the implementation of the Memorandum of Understanding (MOU) for surface water drainage and flood management, including the separation of foul and surface water drainage networks where feasible and undertake drainage network upgrades to help remove surface water misconnection and infiltration.	+	0	+	0	+	0	0	0	+	0	0
Policy - SuDS	INF OBJ 14	To require the use of SuDS within Local Authority Developments and other infrastructural projects in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.	0	0	+	0	+	0	0	0	+	0	0
	INF OBJ 15	To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).	0	0	+	0	+	0	0	0	+	0	0
	INF OBJ 16	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.	0	0	+	0	+	0	0	0	+	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objective	INF OBJ 17	To ensure that all new commercial developments provide on-site petrol / oil interceptors and silt traps as per Section 20 of the Greater Dublin Regional Code of Practice for Drainage Works V6.	0	0	+	+	+	0	0	0	+	0	0
	INF OBJ 18	To ensure that new developments provide for the separation of foul and surface water drainage networks within application site boundaries.	0	0	+	+	+	0	0	0	+	0	0
	INF OBJ 19	To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations.	0	0	+	+	+	0	0	0	+	0	0
Policy - Flooding	INF POL 18	To implement the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG / OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management and Development Plans, during the period of this Plan.	0	0	+	0	+	0	0	+	+	0	0
	INF POL 19	To implement the findings and recommendations of the Strategic Flood Risk Assessment prepared in conjunction with the County Development Plan review, ensuring climate change is taken into account.	0	0	+	0	+	0	0	+	+	0	0
	INF POL 20	To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG / OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change	0	0	+	0	+	0	0	+	+	0	0
	INF POL 21	To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible.	0	0	0	0	+	0	0	0	+	0	0
	INF POL 22	To retain a strip of 10 metres on either side of all channels / flood defence embankments where required, to facilitate access thereto.	0	0	+	0	+	0	0	+	+	0	0
	INF POL 23	To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the County.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 24	To ensure that flood risk management is incorporated into the preparation of Local Area Plans in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009)'	0	0	+	0	+	0	0	+	+	0	0
	INF POL 25	To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) and the Eastern Catchment Flood Risk Assessment and Management Study (CFRAMS).	0	0	+	0	+	0	0	0	+	0	0
	INF POL 26	To undertake a review of the 'Strategic Flood Risk Assessment for County Meath' in light of the completed flood mapping which has been developed as part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study.	0	0	+	0	+	0	0	0	+	0	0
	INF POL 27	To liaise with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, prior to the making of determinations / assumptions on surface water management proposals.	0	0	0	0	+	0	0	0	+	0	0
	INF POL 28	To consult with the Office of Public Works in relation to proposed developments which include the construction, replacement or alteration of a bridge or culvert and to require that the developers obtain consent from the OPW under Section 50 of the EU (Assessment and Management of Flood Risks) Regulations 2010 and Section 50 of the Arterial Drainage Act 1945, where appropriate	0	0	0	0	+	0	0	0	+	0	0
INF POL 29	To facilitate the provision of new, or the reinforcement of existing flood defences and protection measures where necessary and in particular to support the implementation of flood schemes being progressed through the planning process during the lifetime of the Plan. The provision of flood defences will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are)_unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.	+	0	+	0	+	0	0	+	+	0	0	
Objectives - Flooding	INF OBJ 20	To implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated guidelines. A site-specific Flood Risk Assessment should be submitted where appropriate.	0	0	+	0	+	0	0	+	+	0	0
	INF OBJ 21	To restrict new development within floodplains other than development which satisfies the Justification Test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).	0	0	+	0	+	0	0	+	+	0	0
	INF OBJ 22	To ensure flood relief measures are suitably designed to protect the conservation objectives of Natura 2000 sites, and to avoid direct or indirect impacts upon qualifying interests or Natura 2000 sites that would result in adverse effects on site integrity.	+	0	0	0	+	0	0	+	+	0	0
	INF OBJ 23	To protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as "green infrastructure" which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river / stream catchments	0	0	+	0	+	0	0	+	+	0	0
	INF OBJ 24	To identify existing surface water drainage systems vulnerable to flooding and develop proposals to alleviate flooding in the areas served by these systems in conjunction with the Office of Public Works. The delivery of such proposals will be subject to the outcome of the Appropriate Assessment process. If adverse effects on European Site integrity are identified, alternative locations and/designs will be developed to ensure that flood defence structures will not adversely affect the integrity of European Sites, either alone or in combination with any other plans or projects. If, despite the implementation of mitigation measures, there remains a risk that the proposals will adversely affect the integrity of the European Sites, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the European Site(s) is(are)_unaffected. It is reasonable to assume that at the detailed design stage any potential for a project to impact on European Sites could, and will, be resolved through the exploration of alternatives locations or designs while still fulfilling their function/role.	+	0	+	0	+	0	0	+	+	0	0
	INF OBJ 25	To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.	0	0	+	0	+	0	0	+	+	0	0
	INF OBJ 26	To discourage the use of hard non-porous surfacing and pavements within the boundaries of rural housing sites	0	0	0	0	+	0	0	+	+	0	0
	INF OBJ 27	To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings	+	0	+	0	0	0	0	0	+	0	+
INF OBJ 28	To ensure that proposals for the development of solar farms are not located within areas identified as being within Flood zones A or B as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).	0	0	0	0	0	0	0	+	+	0	0	
Policy - Maritime	INF POL 30	To implement the policies and objectives as set out within the National Maritime Spatial Plan to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.	+	0	0	0	+	0	0	+	0	0	0
water	INF POL 31	To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and to manage development in a manner consistent with the protection of these resources.	0	0	0	+	+	0	0	0	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Ground	INF POL 32	To ensure, through the implementation of the River Basin Management Plan(s) and the associated Programmes of Measures and any other associated legislation or revised plans with all relevant stakeholders, the protection and improvement of all drinking water, surface water and ground waters throughout the County.	0	0	0	+	+	0	0	0	0	0	0
	INF POL 33	To protect recognised salmonid water courses (in conjunction with Inland Fisheries Ireland) such as the Boyne and Blackwater catchments, which are recognised to be exceptional in supporting salmonid fish species.	+	0	0	0	+	0	0	0	0	0	0
Objectives - Groundwater	INF OBJ 29	To strive to achieve 'good status' in all waterbodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.	+	0	0	0	+	0	0	0	0	0	0
	INF OBJ 30	To ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or forms of development.	0	0	0	0	+	0	0	0	0	0	+
	INF OBJ 31	To employ soft engineering techniques as an alternative to hard coastal defence works, as appropriate.	0	0	+	0	+	0	0	0	0	0	0
	INF OBJ 32	To identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and to ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works. This will include the identification of coastal areas sensitive to climate change and consequent coastal erosion.	+	0	+	0	+	0	0	0	0	0	+
	INF OBJ 33	To protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of coastal roads. New development, wherever possible, shall be accommodated within existing developed areas.	0	0	0	0	+	0	0	0	0	0	+
	INF OBJ 34	To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and / or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.	+	0	0	0	+	0	0	0	0	0	+
	INF OBJ 35	To prohibit development along the coast outside existing urban areas where such development is not adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences.	0	0	0	0	+	0	0	0	0	0	+
	INF OBJ 36	To protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and manage development in a manner consistent with the sustainable management of these resources in conformity with the EU Environmental Objectives (Groundwater) Regulations 2010 and the second cycle National River Basin Management Plan 2018-2021, and any subsequent plan and the Groundwater Protection Scheme.	0	0	0	0	+	0	0	0	0	0	0
	INF OBJ 37	To implement the recommendations of the Meath Groundwater Protection Scheme(s).	0	0	0	0	+	0	0	0	0	0	0
	INF OBJ 38	To establish riparian corridors free from new development along all significant watercourses and streams in the County as follows: - A 10 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses in urban areas; and - A 30m wide riparian buffer strip from top of bank to either side of all watercourses is required as a minimum outside of urban areas.	+	0	0	0	+	0	0	0	0	0	+
Policy - Energy	INF POL 34	To promote sustainable energy sources, locally based renewable energy alternatives, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity, natural and built heritage, or local amenities.	+	0	+	+	+	0	0	+	+	+	+
	INF POL 35	greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.	0	0	+	0	0	0	0	+	+	0	0
	INF POL 36	To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.	0	0	+	0	0	0	0	+	0	0	0
	INF POL 37	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).	0	0	0	0	0	0	0	+	0	0	0
	INF POL 38	To encourage that new development proposals maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.	0	0	0	0	0	0	0	+	0	0	0
	INF POL 39	To encourage the attainment of high standards of energy efficiency and environmental sustainability in development, including the following: 1 - Bio-climatic site design, 2 - Water Conservation; 3 - Ventilation; 4 - Energy Efficient Strategies; 5 - Daylight Analysis; 6 - High Insulation Standards, 7 - Smart technologies, and; 8 - Renewable Energy.	+	0	0	0	+	0	0	+	0	0	0
	INF POL 40	To support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency.	0	0	0	0	0	0	0	+	0	0	0
	INF POL 41	To encourage the development of wind energy, in accordance with Government policy and having regard to the Landscape Character Assessment of the County and the Wind Energy Development Guidelines (2006) or any revisions thereof.	0	0	0	0	0	0	0	+	0	0	+
	INF POL 42	To support the identification, in conjunction with EMRA, of Strategic Energy Zones, areas suitable to accommodate large energy generating projects within the Eastern and Midlands Regional area.	0	0	0	0	0	0	0	+	0	0	0
	INF POL 43	To require that development proposals in respect of solar panel photovoltaic (PV) arrays in the vicinity of Dublin Airport shall be accompanied by a full glint and glare study to assess the potential impact upon aviation safety (Refer to Chapter 5 Movement, Section 7.11, Aviation Sector).	0	0	0	0	0	0	0	+	0	0	0
	INF POL 44	To support Sustainable Energy Communities and local community group initiatives to develop clean energy opportunities within the county.	0	0	+	0	0	0	0	+	0	0	0
INF POL 45	To support the development and implementation of a local Climate Action Strategy which should identify vulnerability climate risks, quantify emissions produced, identify costs and prioritise adaptation actions in accordance with the National Adaptation Framework.	0	0	0	0	0	0	0	+	0	0	0	
Objectives - Energy	INF OBJ 39	To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of renewable energy sources such as solar, wind, geothermal, hydro and bio-energy at suitable locations within the County where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities so as to provide for further residential and enterprise development within the county.	+	0	+	+	+	0	0	+	+	+	+
	INF OBJ 40	To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.	0	0	+	0	0	0	0	+	0	0	0
	INF OBJ 41	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.	0	0	0	0	0	0	0	+	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objectives - Energy	INF OBJ 42	To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI).	0	0	0	0	0	0	0	+	0	0	0
	INF OBJ 43	To require, where feasible and practicable, the provision of Photovoltaic solar panels in new residential developments, commercial developments, and public buildings for electricity generation / storage and / or water heating purposes so as to minimise carbon emissions and reduce dependence on imported fossil fuels and reduce energy costs.	0	0	+	0	0	0	0	+	0	0	0
	INF OBJ 44	To require, where feasible and practicable, the provision of green roof technology for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc.) to assist in flood alleviation, insulation and improved biodiversity, and to actively promote these measures where appropriate in new commercial and industrial buildings.	+	0	0	0	+	0	0	+	0	0	0
	INF OBJ 45	To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks are subject to an Appropriate Assessment Screening and those plans and projects which could, either individually or in- combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.	+	0	0	0	0	0	0	+	0	0	0
	INF OBJ 46	To support the implementation of the actions of the Meath Climate Action Strategy and review and update the Energy Management Action Plan 2011-2012, "Think Globally Act Locally".	0	0	0	0	0	0	0	+	0	0	0
	INF OBJ 47	To investigate the preparation of a Renewable Energy Strategy promoting technologies which are most viable in the County.	0	0	0	0	0	0	0	+	0	0	0
	INF OBJ 48	To support Ireland's renewable energy commitments by promoting the use of district heating systems in urban residential and enterprise developments, where such developments will not negatively impact upon the surrounding landscape, environment, biodiversity or local amenities.	+	0	0	+	+	0	0	+	+	+	+
	INF OBJ 49	To support the use of heat pumps as an alternative to gas boilers, where appropriate, for domestic and commercial development	0	0	0	0	0	0	0	+	0	0	0
Policy - Power	INF POL 46	To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects that may be brought forward during the lifetime of the plan including the delivery and integration, including linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 47	To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future business and enterprise needs of the County.	0	0	0	0	0	0	0	+	+	0	0
	INF POL 48	To ensure that energy transmission infrastructure follows best practice with regard to siting, design and least environmental impact in the interest of landscape protection.	0	0	0	0	0	0	0	+	+	0	0
	INF POL 49	To require that, in all new developments, multiple services are accommodated in shared strips underground and that access covers are shared, whenever possible.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 50	To require that the location of local energy services such as electricity, be undergrounded, where appropriate.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 51	To seek to avoid the sterilisation of lands proximate to key public transport corridors such as rail, when future energy transmission routes / pipelines are being designed and provided.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 52	To seek to generally avoid the location of overhead lines in Natura 2000 sites unless it can be proven that they will not affect the integrity of the site in view of its conservation objectives i.e. by carrying out an appropriate assessment in accordance with Article 6(3) of the E.U. Habitats Directive.	+	0	0	0	0	0	0	0	+	0	0
	INF POL 53	To ensure that development proposals, including quarrying and mining operations involving explosives, do not negatively impact on the gas network. The Council shall refer applications for developments in proximity to the natural gas network to Gas Networks Ireland and will have regard to their comments in the assessment of the application.	0	0	0	0	0	0	0	0	+	0	0
Objectives - Power	INF OBJ 50	To ensure that all plans and projects associated with the generation or supply of energy or telecommunication networks will be subject to an Appropriate Assessment Screening and that those plans or projects which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) undergo a full Appropriate Assessment.	+	0	0	0	0	0	0	0	+	0	0
	INF OBJ 51	To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.	0	0	0	0	0	0	0	+	+	0	0
Policy - Telecoms	INF POL 54	To facilitate the delivery of a high capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the County.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 55	To seek to have appropriate modern ICT, including open access fibre connections in all new developments and a multiplicity of carrier neutral ducting installed during significant public infrastructure works such as roads, rail, water and sewerage, where feasible.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 56	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, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 57	To promote best practice in siting and design in relation to the erection of communication antennae, having regard to 'Guidance on the potential location of overground telecommunications infrastructure on public roads', (Dept. of Communications, Energy & Natural Resources, 2015).	0	0	0	0	0	0	0	0	+	0	0
	INF POL 58	To encourage and facilitate pre-planning discussions with service providers and operators prior to the submission of planning applications.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 59	To encourage co-location of antennae on existing support structures and to require documentary evidence as to the non-availability of this option is proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.	0	0	0	0	0	0	0	0	+	0	0
	INF POL 60	To assess proposals for the location of telecommunication structures in sensitive landscapes in accordance with the policies set down within the Landscape Character Assessment.	0	0	0	0	0	0	0	0	+	0	+
	INF POL 61	To support the delivery and implementation of the National Broadband Plan	0	0	0	0	0	0	0	0	+	0	0
Objectives - Telecoms	INF OBJ 53	To require that open access communications cables and associated infrastructure are undergrounded urban areas with particular reference to Architectural Conservation Areas in order to protect the visual amenities of streetscapes.	0	0	0	0	0	0	0	0	+	+	+
	INF OBJ 54	To secure high quality of design of masts, towers and antennae and other such infrastructure in the interests of visual amenity and the protection of sensitive landscapes, subject to radio and engineering parameters.	0	0	0	0	0	0	0	0	+	0	+
	INF OBJ 52	To support the delivery and implementation of the National Broadband Plan	0	0	0	0	0	0	0	0	+	0	0
e	INF POL 61	To facilitate the implementation of National Waste legislation and National and Regional Waste Management Policy.	0	0	+	0	0	0	0	+	0	0	0
	INF POL 62	To encourage and support the provision of a separate collection of waste throughout the County in accordance with the requirements of the Waste Management (Household Food Waste) Regulations 2009, the Waste Framework Directive Regulations, 2011, the Waste Management (Commercial Food Waste) Regulations 2015 and other relevant legislation to meet the requirements of the Regional Waste Management Plan.	0	0	+	0	0	0	0	+	0	0	0
	INF POL 63	To encourage the development of waste infrastructure and associated developments in appropriate locations, as deemed necessary in accordance with the requirements of the current Eastern Midlands Region Waste Management Plan and the Draft Waste Facility Siting Guidelines 2016 (when finalised) or any subsequent replacement guidelines	0	0	+	0	0	0	0	+	+	0	0
	INF POL 64	To encourage and support the expansion and improvement of a three bin system (mixed dry recyclables, organic waste and residual waste) in order to increase the quantity and quality of materials collected for recycling in conjunction with relevant stakeholders	0	0	+	0	0	0	0	+	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Waste	INF POL 65	To adopt the provisions of the waste management hierarchy and implement policy in relation to the County's requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.	0	0	+	0	0	0	0	+	0	0	0
	INF POL 66	To ensure that hazardous waste is addressed through an integrated approach of prevention, collection, and recycling and encourage the development of industry-led producer responsibility schemes for key waste streams.	0	0	+	+	+	0	0	+	0	0	0
	INF POL 67	To continue to promote and encourage education and awareness on all issues associated with waste management, at school, household, enterprise and community level.	0	0	+	0	0	0	0	0	0	0	0
	INF POL 68	To promote and facilitate communities to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.	0	0	+	0	0	0	0	0	0	0	0
	INF POL 69	To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended commercial, employment, educational, recreational facilities and managed residential developments	0	0	+	0	0	0	0	0	0	0	0
	INF POL 70	To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects	0	0	+	+	+	0	0	+	0	0	0
Objective - Waste	INF OBJ 55	To facilitate the transition from a waste management economy to a green circular economy to enhance employment opportunities and increase the value recovery and recirculation of resources.	0	0	+	+	+	0	0	+	+	0	0
	INF OBJ 56	To facilitate the provision of appropriate waste recovery and disposal facilities in accordance with the principles set out in the appropriate Waste Management Plan applicable from time to time made in accordance with the Waste Management Act 1996 (as amended).	0	0	+	+	+	0	0	+	+	0	0
	INF OBJ 57	To support developments necessary to manage food waste in accordance with the requirements of the current Waste Management (Food Waste) Regulations and the regional Waste Management Plan.	0	0	+	0	0	0	0	0	+	0	0
	INF OBJ 58	To continue to expand environmental awareness initiatives designed to create increased public awareness of waste prevention, minimisation, reuse and resource efficiency.	0	0	+	0	0	0	0	0	0	0	0
	INF OBJ 59	To co-operate with the Department of Communications, Climate Action and the Environment, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage or illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including "bottle return and refund" schemes.	+	0	+	+	+	0	0	+	0	0	0
	INF OBJ 60	To seek to ensure, in cooperation with relevant authorities, that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies to protect human health and the natural environment.	+	0	+	+	+	0	0	+	0	+	+
	INF OBJ 61	To promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology including composting (anaerobic digester) plants for managing organic solid waste, at appropriate locations, with the County subject to the protection of the amenities of the surrounding environment including European Sites, and in keeping with the EU waste hierarchy.	+	0	0	0	0	0	0	0	+	0	0
	INF OBJ 62	To identify suitable sites for additional recycling centres and bring bank facilities subject to the availability of appropriate funding and infrastructure, through the public or private sector, as appropriate.	0	0	+	0	0	0	0	0	+	0	0
	INF OBJ 63	To seek the effective engagement of local communities in the County to promote their role in recycling waste and tackling the problem of illegal dumping within the County through liaison with the Environmental Awareness Officer.	0	0	+	0	0	0	0	0	0	0	0
	INF OBJ 64	To encourage community / voluntary groups to establish additional waste services or facilities (e.g. small scale facilities for recycling, reuse / repair) in their area and assist them to develop a strategy to provide such facilities for and with members of their community.	0	0	+	0	0	0	0	0	0	0	0
	INF OBJ 65	To ensure that during the assessment of planning applications through the Development Management process that provision for household waste recycling is adequately addressed in all new residential developments.	0	0	+	0	0	0	0	0	0	0	0
	INF OBJ 66	To liaise, work with and support Irish Water in the preparation of a National Sludge Management Plan and seek to implement the recommendations of that plan.	0	0	+	0	0	0	0	0	0	0	0
	INF OBJ 67	To support the development of infrastructure necessary to meet the objectives of the Meath's Sludge Management Plan having regard to the Waste Facility Siting Guidelines (when adopted).	0	0	?	0	0	0	0	?	+	?	?
	INF OBJ 68	To require developers to prepare construction and demolition waste management plans for new construction projects over certain thresholds which shall meet the relevant recycling / recovery targets for such waste in accordance with the national legislation and national and regional waste management policy.	0	0	0	0	0	0	0	+	0	0	0
	INF OBJ 69	To support the development of facilities to cater for commercial waste not provided for within the kerbside collection system such as the WEEE, C & D type waste and hazardous materials in accordance with the requirements of the Eastern Midlands Regional Waste Management Plan	0	0	0	0	0	0	0	0	+	0	0
	INF OBJ 70	To continue to reduce incidents of littering through the continued implementation and updating of the Councils Litter Management Plan.	+	0	+	+	+	0	0	0	0	0	+
	INF OBJ 71	To continue to support and work with local and Tidy Towns initiatives in the maintenance and conservation of our local urban and rural communities throughout the County.	+	0	+	+	+	0	0	0	0	0	+
	INF OBJ 72	To continue to monitor air and noise quality results submitted from selected locations throughout the County in co-operation with the Health Service Executive and the Environmental Protection Agency.	0	0	+	0	0	+	+	+	0	0	0
	INF OBJ 73	To support the collation or air quality and greenhouse gas monitoring data in support of a regional air quality and greenhouse gas emission inventory.	0	0	+	0	0	0	0	+	0	0	0
INF OBJ 74	To support and facilitate the preparation of strategic noise maps and action plans, in conjunction with EMRA, that support proactive measures to avoid, mitigate and minimise noise, in all instances where it is likely to have adverse impacts.	0	0	+	0	0	0	0	0	0	0	0	
INF OBJ 75	To require that outdoor lighting proposals minimise the harmful effects of light pollution and to ensure that new street lighting is appropriate to a particular location and that environmentally sensitive areas are protected from inappropriate forms of illumination.	+	0	+	0	0	0	0	0	0	0	0	
Community Building - 7													
	SOC POL 1	To promote and facilitate the delivery of the objectives and actions set out in the Meath Local Economic and Community Plan 2016-2021. (or any subsequent replacement).	0	+	+	0	0	0	0	?	0	0	0
	SOC POL 2	To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County's population in conjunction with other statutory, voluntary, private sector and community groups.	0	+	+	0	0	0	0	0	+	0	0
	SOC POL 3	To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout	0	+	+	0	0	0	0	0	+	0	0
	SOC POL 4	To seek to ensure the efficient and timely delivery of community facilities commensurate with the needs of the resident population and to assist in the delivery of such facilities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 5	To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for facilities including local / neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.	0	+	+	0	0	0	0	0	+	0	0

Appendix A8.1 Table 1: Draft Meath County Development Plan - Written Statement Assessment

Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Community	SOC POL 6	To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents(of all age cohorts). This should include details regarding the following essential facilities: education, childcare, health and others such as shops, banks, post offices, community meeting rooms / centres and recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups. . Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information).	0	+	+	0	0	0	0	0	+	0	0
	SOC POL 7	To promote and encourage social inclusion through universal access to services and facilities and to encourage the upgrade of community facilities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 8	To continue to provide care facilities for older people, such as own homes (designed to meet the needs of older people), sheltered housing, day-care facilities, nursing homes and specialised care units at appropriate locations throughout the County.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 9	To provide and promote adaptability and flexibility in the design of homes and community facilities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 10	To require that all residential care facilities for the elderly comply with all relevant standards set out in the 'National Quality Standards for Residential Care Settings for Older People in Ireland' published by the Health Information and Quality Authority (February 2009) or the relevant standards for any subsequent national guidelines.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 11	To support the implementation of the Meath County Age Friendly Strategy, 2017-2020 (or its replacement) in consultation with the relevant agencies and authorities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 12	To support the implementation of the Meath Joint Policing Strategy, 2015-2020 (or its replacement) in consultation with the relevant agencies and authorities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 13	Ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority) and 'Access for the Disabled' (No. 1 to 3) (National Rehabilitation Board).	0	+	+	0	0	0	0	0	0	0	0
SOC POL 14	To support the implementation of the Joint Migrant Strategy, 2019-2022 (or its replacement) in consultation with the relevant agencies and authorities.	0	+	+	0	0	0	0	0	0	0	0	
Objective - Community	SOC OBJ 1	To assist in the provision of community and resource centres and youth clubs / cafes and other facilities for younger people by the identification and reservation of suitably located sites, including sites within the landbanks of the Local Authorities and by assisting in the provision of finance, where possible.	?	+	+	?	?	0	0	?	0	?	?
	SOC OBJ 2	To promote and assist in the provision of lifetime adaptable housing units to meet the needs of all in society.	0	+	+	0	0	0	0	0	0	0	0
	SOC OBJ 3	To facilitate the development and improvement of new and existing residential and day care facilities throughout the County.	0	+	+	0	0	0	0	0	0	0	0
Policy - Education	SOC POL 15	To facilitate the development of preschool, primary, post primary, third level, outreach, research, adult and further educational facilities to meet the educational needs of the citizens of the County.	?	+	+	?	?	?	?	0	?	?	?
	SOC POL 16	To ensure the provision of preschool, primary and post primary education facilities in conjunction with the planning and development of residential areas, maximises opportunities for use of walking, cycling and use of public transport.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 17	To ensure that adequate lands and services are zoned and reserved to cater for the establishment, improvement or expansion of all educational facilities in the County. The Council also supports the concept of multi-campus educational facilities.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 18	To continue to support and promote existing schools serving communities in town and village centres.	0	+	+	0	0	0	0	0	0	0	0
	SOC POL 19	To encourage, support and develop opportunities to open up schools to wider community usage in conjunction with the Department of Education and Skills and other stakeholders.	0	+	+	0	0	0	0	0	0	0	0
Objective - Education	SOC OBJ 4	To facilitate the Department of Education and Skills, LMETB, other statutory and non-statutory agencies in the necessary provision of preschool, primary, post primary and third level educational facilities throughout the County by reserving lands for such uses.	0	+	+	0	0	0	0	0	0	0	
Policy - Childcare	SOC POL 20	To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 21	To support the provision of childcare facilities of an appropriate type and scale at the following locations: - Areas of concentrated employment and business parks; - Neighbourhood centres; - Large retail developments; - Schools or major educational facilities; - Adjacent to public transport nodes; - Villages and Rural Nodes; and - Within new and existing residential developments.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 22	To permit childcare facilities in existing residential areas provided that they do not have a significant negative impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 23	To promote childcare facilities, of appropriate size and scale, in villages and rural nodes, and/or adjacent to community and educational facilities provided: - the proposed development will not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance; - the proposed development satisfies environmental standards; - the proposed development addresses the needs of the community. Where feasible facilities will generally be required to locate within community/educational campuses, where purpose built childcare facilities are being provided.	0	+	+	0	0	0	0	0	0	0	
Policy - Healthcare	SOC POL 24	To co-operate with the Health Service Executive and other statutory and voluntary agencies and the private sector in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 25	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, older people and children	0	+	+	0	0	0	0	0	0	0	
	SOC POL 26	To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.	?	+	+	?	?	?	?	?	?	?	
	SOC POL 27	To consider change of use applications from residential to health care facilities/surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity. The full conversion of semi-detached or terraced type dwellings will not normally be permitted.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 28	To facilitate and support the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan.	0	+	+	0	0	0	0	0	0	0	
	SOC POL 29	To support and co-operate with promoters or operators of public and private health care facilities by facilitating and encouraging the provision of improved health care facilities in appropriate locations.	0	+	+	0	0	0	0	0	0	0	
SOC POL 30	To support the provision of 'one stop' primary care medical centres and GP practices at locations easily accessible to members of the wider community.	0	+	+	0	0	0	0	0	0	0		
Objective - Healthcare	SOC OBJ 5	To facilitate the Health Service Executive and the Department of Health in the provision of health centres and other health related facilities throughout the County through various initiatives including the reservation of lands for such uses.	0	+	+	0	0	0	0	0	0	0	
	SOC OBJ 6	To facilitate and support the Health Service Executive and the Department of Health in the provision of a Regional Hospital in Navan on a site identified at Nevinstown, or Balreask Old and Limekilnhill (part). The availability of adequate capacity in piped water services and roads infrastructure will be taken into account in the final site selection process as will environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).	?	+	+	?	?	0	0	?	?	0	

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Biodiversity	HER POL 27	To protect, conserve and enhance the County's biodiversity.	+	0	+	0	0	0	0	0	0	0	0
	HER POL 28	To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and / or compensation measures, as appropriate.	+	0	0	0	0	0	0	0	0	0	+
	HER POL 29	To raise public awareness and understanding of the County's natural heritage and biodiversity.	+	0	+	0	0	0	0	0	0	0	0
	HER POL 30	To promote increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives.	+	0	+	0	0	0	0	0	0	0	0
	HER POL 31	To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best practice guidelines – e.g. the preparation of an Ecological Impact Assessment (EiA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS), species surveys etc. (as appropriate).	+	0	+	0	0	0	0	0	0	0	0
Objectives - Biodiversity	HER OBJ 29	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of Ireland's National Biodiversity Action Plan 2017 - 2021 which relate to the remit and functions of Meath County Council.	+	0	+	0	0	0	0	0	0	0	0
	HER OBJ 30	To implement, in partnership with the Department of Culture, Heritage and the Gaeltacht, relevant stakeholders and the community, the objectives and actions of the County Meath Biodiversity Plan 2015-2020 and any revisions thereof.	+	0	0	0	0	0	0	0	0	0	0
	HER OBJ 31	To actively support the implementation of the All Ireland Pollinator Plan 2015-2020	+	0	0	0	0	0	0	0	0	0	0
Policy - Nature Reserve	HER POL 32	To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas or those proposed to be designated over the period of the Plan, only where an appropriate level of assessment carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife, can clearly demonstrate that it will have no diverse effect on the integrity of the site.	+	0	0	0	0	0	0	0	0	0	0
	HER POL 33	To have regard to the views and guidance of the National Parks and Wildlife Service in respect of proposed development where there is a possibility that such development may have an impact on a designated European or National site or a site proposed for such designation.	+	0	0	0	0	0	0	0	0	0	0
	HER POL 34	To undertake appropriate surveys and collect data to provide an evidence-base to assist the Council in meeting its obligations under Article 6 of the Habitats Directives (92/43/EEC) as transposed into Irish Law, subject to available resources.	+	0	0	0	0	0	0	0	0	0	0
Objectives - Nature Reserve	HER OBJ 32	To ensure an Appropriate Assessment in accordance with Article 6(3) and Article 6(4) of the Habitats Directives (92/43/EEC) and in accordance with the Department of Environment, Heritage and Local Government Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and relevant EPA and European Commission guidance documents, is carried out in respect of any plan or project not directly connected with or necessary for the management of the site but likely to have a significant effect on a Natura 2000 site(s), either individually or in-combination with other plans or projects, in view of the site's conservation objectives.	+	0	0	0	0	0	0	0	0	0	0
	HER OBJ 33	To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas as identified by the Minister for the Department of Culture, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan in accordance with the provisions of the Habitats and Birds Directives and to permit development in or affecting same only in accordance with the provisions of those Directives as transposed into Irish Law.	+	0	0	0	0	0	0	0	0	0	0
Policy	HER POL 35	To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological / networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.	+	0	0	0	0	0	0	0	0	0	0
Policy	HER POL 36	To consult with the National Parks and Wildlife Service and take account of their views and any licensing requirements, when undertaking, approving or authorising development which is likely to affect plant, animal or bird species protected by law.	+	0	0	0	0	0	0	0	0	0	0
Objective	HER OBJ 34	To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law	+	0	0	0	0	0	0	0	0	0	0
Policy - Woodlands, Hedgerows and Trees	HER POL 37	To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.	+	0	0	0	0	0	0	0	0	0	+
	HER POL 38	To promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works	+	0	0	0	0	0	0	0	0	0	+
	HER POL 39	To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.	+	0	0	0	0	0	0	0	0	0	+
	HER POL 40	To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.	+	0	0	0	0	0	0	0	0	0	+
	HER POL 41	To protect trees the subject of Tree Preservation Orders, Champion and Heritage Trees identified on the Tree Register of Ireland and Heritage Tree Database when undertaking, approving, or authorising development.	+	0	0	0	0	0	0	0	0	0	0
	HER POL 42	To protect and appropriately manage the amenity and heritage value of individual trees or groups of trees identified in Volume 2	+	0	0	0	0	0	0	0	0	0	0
Objectives	HER OBJ 35	To promote awareness, understanding and best practice in the management of the County's woodland, tree and hedgerow resource.	+	0	+	0	0	0	0	0	0	0	0
	HER OBJ 36	To continue to work in partnership with relevant stakeholders to develop and enhance Balrath Wood and to explore opportunities to develop additional sites under the Neighbour Wood Scheme.	+	0	+	0	0	0	0	0	0	0	0
	HER OBJ 37	To review the Meath Tree, Woodland and Hedgerow Survey (2011), over the life of the Development Plan, as appropriate	+	0	0	0	0	0	0	0	0	0	0
Policy	HER POL 43	To promote best practice in the control of invasive species in the carrying out its functions in association with relevant authorities including TII and the Department of Transport, Tourism and Sport.	+	0	0	0	0	0	0	0	0	0	0
	HER POL 44	To require all development proposals to address the presence or absence of invasive alien species on proposed development sites and (if necessary) require applicants to prepare and submit an Invasive Species Management Plan where such a species exists to comply with the provisions of the European Communities (Birds and Natural Habitats) Regulations 2011-2015.	+	0	0	0	0	0	0	0	0	0	0
Policy	HER POL 45	To ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, climate regulation, archaeological, cultural and educational significance.	+	0	0	0	0	0	0	0	0	+	0
Objectives - Peatlands	HER OBJ 38	To work in partnership with relevant stakeholders on a suitable peatland site(s) to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate.	+	0	0	0	0	0	0	0	0	+	0
Policy - Geological Heritage	HER POL 46	To maintain the geological and geomorphological heritage values of County Geological Sites listed in Table 8.5 and, through consultation with the Geological Survey of Ireland (GSI), protect them from inappropriate development.	+	0	0	+	0	0	0	0	0	+	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Inland Waterways	HER POL 47	To protect the ecological, recreational, educational, amenity and flood alleviation potential of navigational and non-navigational waterways within the County, towpaths and adjacent wetlands	+	0	0	0	+	0	0	0	0	+	0
Objectives	HER OBJ 39	To work in partnership with Waterways Ireland and relevant stakeholders to encourage best practice biodiversity management of canal and towpath habitats.	+	0	0	0	+	0	0	0	0	0	0
Policy - Wetlands	HER POL 48	To manage, enhance and protect the wetlands of the County having regard to the 'County Meath Wetland Survey 2010' and ensure that there is an appropriate level of assessment in relation to proposals which would involve draining, reclaiming or infilling of wetland habitats.	+	0	0	0	+	0	0	0	0	0	0
Policy - Coastal Zone	HER POL 49	To protect the character, visual, recreational, ecological and amenity value of the coast and provisions for public access, in assessing proposals for development.	+	0	+	0	+	0	0	0	0	0	+
	HER POL 50	To ensure that the County's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development.	+	0	+	0	+	0	0	0	0	0	+
Objectives - Coastal Zone	HER OBJ 40	To maintain the beaches along the coast to a high standard and develop their recreational potential as a seaside amenity, subject to appropriate environmental assessments and in co-operation with the relevant agencies, in order to bring them to a Blue Flag standard.	+	0	+	0	+	0	0	0	0	0	+
	HER OBJ 41	To undertake conservation works in accordance with best practice on the coastal dune systems subject to ecological impact assessment and Appropriate Assessment (AA), as appropriate.	+	0	0	0	+	0	0	0	0	0	+
	HER OBJ 42	To implement, in partnership, with all relevant stakeholders the <i>Laytown, Bettystown and Mornington Beach Management Plan</i> .	+	0	+	0	+	0	0	0	0	0	+
	HER OBJ 43	To maintain and enhance our natural coastal defences to increase resilience to climate change.	+	0	+	0	+	0	0	+	0	0	+
	HER OBJ 44	To investigate how the County's natural coastal defences, can be enhanced to increase climate resilience of our coastal communities.	+	0	+	0	+	0	0	+	0	0	+
Policy	HER POL 51	To preserve and protect for the common good, existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility as identified in Appendix 12I and Map 8.61-8.6.24	0	0	+	0	+	0	0	+	0	0	+
Objective s - Public Rights of Way	HER OBJ 45	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).	0	0	+	0	+	0	0	+	0	0	+
	HER OBJ 46	To seek to negotiate access to lands using permissive access agreements, where appropriate and feasible, in order to provide public access to lands for public amenity purposes.	0	0	+	0	+	0	0	+	0	0	+
Objectives	HER OBJ 47	To support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015-2025.	0	0	0	0	0	0	0	0	0	0	+
Policy - Landscape Capacity	HER POL 52	To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design	0	0	0	0	0	0	0	0	0	0	+
	HER POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.	0	0	0	0	0	0	0	0	0	+	+
Objectives - Landscape Capacity	HER OBJ 48	To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix 5 Meath Landscape Character Assessment and its recommendations.	0	0	0	0	0	0	0	0	0	+	+
	HER OBJ 49	To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity .	0	0	0	0	0	0	0	0	0	+	+
	HER OBJ 50	To review and update (if required), in the context of a regional approach to landscape assessment, the County Landscape Character Assessment following publication of statutory guidelines for Planning Authorities on local Landscape Character Assessments, as outlined in the National Landscape Strategy 2015-2025	0	0	0	0	0	0	0	0	0	0	+
Policy	HER POL 54	To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills.	0	0	0	0	0	0	0	0	0	+	+
Objectives - Landscape Conservation Areas	HER OBJ 51	To support the designation, of a Landscape Conservation Area, pursuant to Section 204 of the Planning and Development Act 2000, as amended, for the Tara Skryne Landscape, in conjunction with the relevant Government Departments and other stakeholders.	0	0	+	0	0	0	0	0	0	+	+
	HER OBJ 52	To explore, over the life of the Plan, the designation of a Landscape Conservation Area, pursuant to Section 204 of the Planning and Development Act 2000, as amended, in respect of Loughcrew and Slieve na Calliagh Hills.	0	0	+	0	0	0	0	0	0	+	+
	HER OBJ 53	To work in partnership with the Department of Culture, Heritage and the Gaeltacht, OPW, local communities and all relevant stakeholders to complete and implement the Conservation Management Plan for the State Owned Lands at Hill of Tara.	0	0	+	0	0	0	0	0	0	+	+
	HER OBJ 54	To work in partnership with the Department of Culture, Heritage and the Gaeltacht, OPW, local community and all relevant stakeholders to address visitor management issues and augment the visitor experience at the Hill of Tara.	0	0	+	0	0	0	0	0	0	+	+
Objectives Views and Prospects	HER OBJ 55	To preserve the views and prospects listed in Appendix 10 , in Volume 2 and on Map 8.4 and to protect these views from development which would interfere unduly with the character and visual amenity of the landscape.	+	0	0	0	0	0	0	0	0	0	+
Policy	HER POL 55	To recognise the economic, social, environmental and physical value of Green Infrastructure.	+	0	0	0	0	0	0	0	0	0	+
	HER POL 56	To require that all Land Use Plans protect, manage and provide where possible green infrastructure in an integrated and coherent manner.	+	0	0	0	0	0	0	0	0	0	+
Objectives - Green Infrastructure	HER OBJ 56	To develop and support the implementation of a Regional and County Green Infrastructure approach by working in partnership with the Eastern Midland Regional Authority and other key stakeholders to identify, protect, enhance and manage existing green infrastructure within the County and to provide additional Green Infrastructure, where possible.	+	0	0	0	0	0	0	0	0	0	+
	HER OBJ 57	To identify and map green infrastructure assets and sites of local biodiversity value over the lifetime of the Plan	+	0	0	0	0	0	0	0	0	0	+
	HER OBJ 58	To encourage, pursuant to Article 10 of the Habitats Directive (92/43/EEC), the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.	+	0	0	0	0	0	0	0	0	+	+
	HER OBJ 59	(a) To actively promote the conservation and protection of areas designated as NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have significant adverse effect on the NHA or pNHA; (b) To identify and afford appropriate protection to any new, proposed or modified NHAs identified during the lifetime of this Plan.	+	0	0	0	0	0	0	0	0	0	0
Rural Strategy - 9													
Policy	RUR POL 1	To support the continued vitality and viability of rural areas by promoting sustainable social and economic development.	+	+	0	+	+	+	+	0	0	0	+
	RUR OBJ 1	To recognise the strategic roles the County will play, in a regional and national context, in terms of recreation, heritage conservation, natural resources, safe guarding food production, rural employment creation, safe guarding food production, rural employment creation, and to ensure compatibility between this Plan and regional and national strategies.	0	+	0	0	0	0	0	0	0	0	0
	RUR OBJ 2	To identify and protect rural resources, such as locally and regionally important aquifers and water sources, from development which would prejudice their sustainable future usage.	+	0	0	+	+	0	0	0	+	+	+
	RUR OBJ 3	To identify and protect, known or potential aggregate resources, where feasible, from development which would prejudice their sustainable future usage.	?	+	0	?	?	?	?	?	+	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Policy - Rural Housing Policy	RUR POL 7	All Applications for rural dwellings based on established rural businesses shall include detailed documentary evidence of compliance with the rural housing policy as set out in RUR POL 14 as follows: -Documentary evidence that the rural business is planning compliant, has been established and operating for a minimum of 5 years; - Details of principal occupation and documentary evidence that principal income is derived from the business; - Completed Local Housing Needs Assessment Form -Land Registry Certificate and land holding maps of all land holdings in family ownership in County Meath; - Documentary evidence of date of acquisition/purchase of family land holding; - Details of all places of residence of the applicant over the previous 10 years; -Documentary evidence of the applicants Intrinsic Links to the area which shall include, where applicable, : Copy of applicant entry on Electoral Register, Evidence of attendance at Local School confirmed in writing by the School, Evidence of Membership of local community/sports groups; letter from a Financial Institution confirming address, Utility bills confirming address. The Planning Authority may seek additional information to that set out above if considered necessary.	0	0	0	0	0	0	0	0	0	0	0
	RUR POL 8	To require all applicants in areas Under Strong Urban Influence who are seeking to build their home on their family land holding for their own full time occupation shall be required to demonstrate that they have not been previously granted permission for a one off rural dwelling in Meath and have not sold this dwelling or site to an unrelated third party.	0	0	0	0	0	0	0	0	0	0	0
	RUR POL 9	To require all applicants in Strong Rural Areas who are seeking to build their home on their family land holding for their own full time occupation shall be required to demonstrate that they have not been previously granted permission for a one off rural dwelling in Meath and have not sold this dwelling or site to an unrelated third party in the last 10 years.	0	0	0	0	0	0	0	0	0	0	0
	RUR POL 10	To restrict residential development on a landholding, where there is a history of development through the speculative sale or development of sites, notwithstanding the applicant's compliance with the local need criteria.	0	+	+	0	0	0	0	0	0	0	0
	RUR POL 11	To recognise that exceptional health circumstances, certified by relevant documents, from a registered specialist medical practitioner and a disability , may require a person to live in a particular environment. Housing in such circumstances should be facilitated close to existing services and facilities in Rural Nodes within 12 km radius of their existing dwelling. All planning permissions for such housing shall be subject to a seven year occupancy clause. In all cases the Planning Authority reserves the right to request such additional certification considered necessary to establish the bona fides of the applicant's unambiguous compliance with the requirements of this policy.	?	0	0	?	?	0	0	0	+	0	+
	RUR POL 12	To recognise that unavoidable financial circumstances, certified by relevant documents including in all such cases a letter from the relevant financial institution confirming the requirement to sell an existing rural home, may occur. Housing in such circumstances will generally be encouraged in areas close to existing services and facilities in Rural Settlements. All planning permissions for such housing granted in rural areas shall be subject to a seven year occupancy condition. In all cases the Planning Authority reserves the right to request such additional certification considered necessary to establish the bona fides of the applicant's unambiguous compliance with the requirements of this policy.	?	0	0	?	?	0	0	0	+	0	+
	RUR POL 13	To recognise that unacceptable housing scenerios, certified by relevant documentation, may occur. This policy is applicable to persons who have grown up and spent substantial periods of their lives (10 years) living in the rural area of Meath as members of the rural community. Housing in such circumstances shall be facilitated close to existing services and facilities in Rural Settlements. All planning permissions for such housing granted in rural areas shall be subject to a seven year occupancy condition. All planning permissions for such housing shall be subject to a seven year occupancy clause. In all cases the Planning Authority reserves the right to request such additional certification considered necessary to establish the bona fides of the applicant's unambiguous compliance with the requirements of this policy.	?	+	0	?	?	0	0	0	0	0	0
	RUR POL 14	In order to satisfy the rural housing policy for a rural dwelling in Co. Meath in all areas, an applicant shall: (A) Meet one of the following categories of applicant: 1. A member of a farming family who is actively engaged in farming the family landholding. OR 2. A member of a farm family who wishes to reside on the family landholding. AND (B) Meet one of the local need criteria set out in Table1 (a) and (b) Schedule of Local Need.	0	0	0	0	0	0	0	0	0	0	0
Policy - Rural Nodes	RUR POL 15	To ensure that the provision of housing in all rural nodes shall be reserved for persons who are an intrinsic part of the rural community. In all cases applicants shall certify to the satisfaction of the Planning Authority that they have been a rural resident for a minimum of 5 years. The node shall be within 12 km of their current place of residence. Detailed documentary evidence shall be submitted to support the foregoing applications as follows: - Completed Local Housing Needs Assessment Form; - Details of all places of residence of the applicant over the previous 5 years; -Documentary evidence of the applicants Intrinsic Links to the area which shall include, where applicable, Copy of applicant entry on Electoral Register, Evidence of attendance at Local School confirmed in writing by the School, Evidence of Membership of local community / sports groups; letter from a Financial Institution confirming address, Utility bills confirming address. -Health / Financial / Unacceptable accommodation circumstances (Refer to RUR Pol 11- 13.) The Planning Authority may seek additional information to that set out above if considered necessary.	?	+	0	?	?	0	0	0	?	?	?
Objectives - Rural Nodes	RUR OBJ 14	To support Rural Nodes located across the County in offering attractive housing options to meet the needs of the established rural communities and to support existing local community facilities such as schools, post offices, recreational facilities and childcare facilities etc.	?	+	0	?	?	0	0	0	?	?	?
	RUR OBJ 15	To seek to ensure that new residential development in Rural Nodes is in accordance with 'the Meath Rural Design Guide' and is of a design and layout compatible with the character of its setting and to promote the development of central brownfield sites, if existing, as appropriate. Suburban type developments or multiple housing developments will not be permitted.	?	+	0	?	?	0	0	0	?	?	?
	RUR OBJ 16	To promote the development of central brownfield sites in rural nodes, if existing, as appropriate. Suburban type developments or multiple housing developments will not be permitted.	?	+	0	?	?	0	0	+	+	0	+
	RUR OBJ 17	All development in rural nodes should take cognisance of the prevailing scale, pattern of development and services availability.	+	+	0	+	+	0	0	+	+	0	+
	RUR OBJ 18	To promote the development of local craft / artisan facilities in Rural Nodes, of a design and layout reflective of its rural setting	0	0	0	0	0	0	0	0	0	0	0
	RUR OBJ 19	To promote the provision of childcare facilities within rural nodes to meet local demand and encourage the location of such facilities near schools where possible.	?	+	0	?	?	0	0	0	?	0	?
	RUR OBJ 20	To encourage the provision of local small scale convenience shops, exclusive of service stations, at an appropriate scale in rural nodes where there is a clear deficiency in retail provision, subject to the protection of residential amenity and the rural character of the area.	0	+	0	0	0	0	0	0	0	0	+
	RUR OBJ 21	To require the provision of high quality, durable, appropriately designed, secure boundary treatments in rural nodes reflective of the rural environment in all developments.	0	+	0	0	0	0	0	0	0	0	+
RUR OBJ 22	To promote the retention of field boundaries and mature trees and hedgerows to protect the rural character of the area.	+	0	0	+	+	0	0	+	0	0	+	

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
O	RUR OBJ 23	To ensure that proposals for infill development take account of the character of the area and where possible retain existing features such as building line, height, railings, hedgerows, trees, gateways etc.	0	0	0	0	0	0	0	0	0	0	+
	RUR OBJ 24	To require that infill proposals accord with the relevant Development Management Standards contained in this Plan and should contribute positively to the renewal of these areas and to the established character and amenities of the area.	0	0	0	0	0	0	0	0	0	0	0
	RUR OBJ 25	To promote residential use above shops and other business premises subject to compliance with the relevant Development Management Standards contained in this Plan.	0	+	0	0	0	0	0	0	0	0	0
	RUR OBJ 26	To promote the clachan tradition of clustering houses together in rural nodes while respecting the unique aspects of the node and the site itself. An overall indicative scheme layout shall be provided as part of the first planning application on the subject landholding.	0	0	0	0	0	0	0	0	0	0	0
	RUR OBJ 27	To require the provision of footpaths and public lighting as part of residential development in rural nodes, as appropriate.	?	0	0	0	0	0	0	0	0	0	0
	RUR OBJ 28	To require a minimum site area of 0.2 hectares (0.5 acres) for each residential unit in rural nodes where serviced by an individual waste water treatment plant.	0	0	0	0	0	0	0	0	0	0	0
Occupancy Conditions	RUR POL 16	To attach an occupancy condition to all rural dwellings, including those located in Rural Nodes, in Rural Area RU and Rural Node RN zones pursuant to Section 47 of the Planning and Development Act 2000, as amended, restricting the use of the dwelling to the applicant, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation.	0	0	0	0	+	0	0	0	0	0	0
Policy	RUR OBJ 29	To require that all planning applications for rural dwellings in Rural Area RA and Rural Node RN zones shall be accompanied by sufficient information prepared by a competent person as follows: -Certification that wastewater proposals are compliant with relevant National Standards; -Certification that access arrangements is compliant with relevant National Standards; -Certification that all lands necessary to achieve access arrangements in accordance with relevant National Standards are within the application red line boundary and sight distance splays are correctly illustrated in accordance with relevant National Standards; Existing trees and hedgerows are retained where possible; Landscaping scheme with a detailed schedule of planting, any tree which fails shall be replaced.	0	0	0	0	0	0	0	0	0	0	0
Policies - Agriculture	RUR POL 17	To maintain a vibrant and healthy agricultural sector based on the principles of sustainable development whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities.	0	+	0	+	+	0	0	+	0	0	0
	RUR POL 18	To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area.	0	+	0	+	+	0	0	+	0	0	0
	RUR POL 19	To protect the economic and social benefits of local country markets devoted to the sale of local agricultural and craft produce and to support their role as visitor attractions.	0	0	0	0	0	0	0	0	0	0	0
	RUR POL 20	To work with the Department of Agriculture, Teagasc and all other stakeholders to support the agricultural and agri-business sector, as appropriate, to continue participation in what is likely to be a more challenging export market post Brexit.	0	+	0	0	0	0	0	0	0	0	0
	RUR POL 21	To work with the Eastern and Midlands Regional Assembly and other relevant stakeholders in identifying areas of high value agricultural land in the County to address the need for sustainable food supplies. The consideration of future climate scenarios and water availability for agricultural purposes shall form part of this assessment.	0	+	0	0	0	0	0	0	0	0	0
	RUR POL 22	To promote and support the County's horse racing facilities which promotes the viability and attraction of these facilities to patrons, enhancing the tourism offer available.	0	+	0	0	0	0	0	0	0	0	0
	RUR POL 23	To promote and support the continued development of the equine industry in the County, including training, breeding, racing and other equine related activities.	0	+	0	0	0	0	0	0	0	0	0
	RUR POL 24	To promote the diversification of activities that relate to the equine industry in the County such as horse riding schools, horse/pony trekking tours and equestrian centres.	0	+	0	0	0	0	0	0	0	0	0
Agriculture	RUR OBJ 30	To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.	+	+	0	+	+	0	0	0	0	0	0
	RUR OBJ 31	To protect agricultural or agri-business uses from unplanned and / or incompatible urban development.	0	+	0	0	0	0	0	0	0	0	0
Agriculture	RUR POL 25	To facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside. Developments shall not be detrimental to archaeological and heritage features of importance.	+	+	0	+	+	0	0	+	0	0	+
	RUR OBJ 32	To require the provision of buildings to a design, materials specification and appearance and at locations which would be compatible with the protection of rural amenities. Particular attention will be paid to developments in sensitive landscapes as identified in the Landscape Character Assessment (Refer to Appendix 5)	0	0	0	0	0	0	0	0	0	+	+
	RUR OBJ 33	To require an effective means of farm waste management to ensure nutrient balancing between application of farm wastes to land and its balanced uptake by agricultural use of land.	+	+	0	+	+	0	0	0	0	0	+

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
	RUR POL 55	To actively promote the retention and restoration of thatched dwellings as a key component of the built heritage of the County.	0	0	0	0	0	0	0	0	0	+	0
Objective - Extensions in the Rural Area and Rural Node Zones	RUR OBJ 45	To update the survey of surviving thatched structures in the County and to promote available grant schemes to assist owners with their retention and repair.	0	0	0	0	0	0	0	0	0	+	0
	RUR OBJ 46	To carry out a survey of Land Commission dwellings over the life of the Development Plan, to acknowledge their contribution to the building stock of the County, as appropriate.	0	0	0	0	0	0	0	0	0	0	0
	RUR OBJ 47	That all applications for residential extensions in rural areas shall comply with the following criteria: <ul style="list-style-type: none"> • Be consistent with Section 5.5 of the 'Meath Rural House Design Guide' 2009 or any such replacement document. • High quality design which respects, harmonises and integrates with the existing dwelling in terms of height, scale, materials used, finishes, window proportions, etc.; • Ensure that the quantity and quality of private open space that would remain to serve the house is sufficient; • Flat roof extensions, in a contemporary design context, will be considered on their individual merits; • Impact on amenities of adjacent residents, in terms of light and privacy. Care should be taken to ensure that the extension does not overshadow windows, yards or gardens or have windows in the flank walls which would reduce a neighbour's privacy; • Extensions which break the existing front building line will not normally be acceptable. A porch extension which does not significantly break the front building line will normally be permitted; • Proposed side extensions shall retain side access to the rear of the property, where required for utility access, refuse collection etc. • Ability to provide adequate car parking within the curtilage of the dwelling house; • In all cases where diversion or construction over existing sewerage and/or water mains is required, the consent of Irish Water will be required as part of the application; • Extensions are subordinate to the existing dwelling with a presumption against the size of any extension exceeding 100% of the floor area of the existing dwelling. 	0	0	0	0	0	0	0	0	+	+	
Flat Extensions	RUR POL 56	The creation of a custom-built 'family flat' to be occupied by a member of the occupant family with a housing need is generally acceptable subject to site suitability and compliance with DM OBJ 47.	0	+	0	0	0	0	0	0	0	0	0
Objective	RUR OBJ 48	All applications for family flat development shall comply with the following criteria: <ul style="list-style-type: none"> • The flat shall form an integral part of the structure of the main house with provision for direct internal access to the remainder of the house. i.e. not detached; • The flat shall be modest in size and shall not have more than one bedroom (2 bedrooms in exceptional circumstances). • The unit shall not exceed a gross floor area of 50 square metres. The flat shall not have a separate access provided to the front elevation of the dwelling; • There shall be no permanent subdivision of the garden/private amenity space; • The flat shall remain in the same ownership as that of the existing dwelling on site. In this regard, the flat shall not be let, sold or otherwise transferred, other than as part of the overall property; • The design proposed shall enable the flat to easily fully revert to being part of the original house when no longer occupied by the family member(s); • If the site is not connected to public mains, the existing wastewater treatment system on site must be capable for any additional loading from the flat, and if not proposals should be submitted to accommodate the additional loading. 	0	+	0	0	0	0	0	0	0	0	0
Policy - Nat. Primary & Nat. Secondary Routes	RUR POL 57	To develop and maximise the opportunities of the county's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off housing development.	0	+	0	0	0	0	0	?	+	0	+
	RUR POL 58	To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document 'Spatial Planning and National Roads - Guidelines for Planning Authorities' (or any replacement document).	0	0	0	0	0	0	0	0	+	0	0
Policy - Regional and County Roads	RUR POL 59	To ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard.	0	0	+	0	0	0	0	0	+	0	0
	RUR POL 60	To identify and protect those non-national roads of regional or local importance from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and ultimately the function of the road.	0	+	0	0	0	0	0	0	+	0	0
	RUR POL 61	To restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads (see Map No. 9.2) through the creation of excessive levels of individual entrances and to secure the investment in non-national roads.	0	0	+	0	0	0	0	0	+	0	0
Roadside Boundaries	RUR POL 62	To avoid the removal of existing roadside boundaries where they are more than 3 m from the road edge (edge of carriageway), except to the extent that this is needed for a new entrance, and where required for traffic safety reasons. (Please refer to policies contained in Section 8.9.7 Woodlands, Hedgerows and Trees in this regard).	+	0	0	0	0	0	0	0	+	0	+
Roads Served by Unmanned	RUR POL 63	To refer proposals for new housing development requiring access via unmanned and unprotected level crossings to Iarnród Éireann and to carefully consider the subsequent views of Iarnród Éireann such that due and proper consideration has been made for the safety of road users and rail safety.	0	0	0	0	0	0	0	0	+	0	0
Policy - One Off Houses	RUR POL 64	To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when assessing individual planning applications for individual houses in the countryside.	0	0	0	0	0	0	0	0	+	0	0
Development Management Guidelines and Land Use Zoning Objectives - 11													
Policy	DM POL 1	To support, be proactive and implement the objectives, actions and recommendations of the Public Realm Plans as completed.	0	0	0	0	0	0	0	0	0	0	0
Objective - Public Realm	DM OBJ 1	To prepare and implement Public Realm Strategies, throughout the County where appropriate, liaising closely with residents, community and local business groups and other relevant stakeholders.	0	+	0	0	0	0	0	0	0	0	0
	DM OBJ 2	To enhance the visual amenity of existing town and village centres, minimising unnecessary clutter, and provide guidance on public realm design, including wirescape, shopfront design, street furniture and signage.	0	+	0	0	0	0	0	0	0	+	+
	DM OBJ 3	To implement the following Public Realm Strategies: Navan 2030, Ashbourne, Athboy, Laytown/Bettystown, Oldcastle, Flowerhill, Navan and County Hall/St Pat's Classic School, when complete.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 4	To prepare a Public Realm Strategy for Kells and Ratoath over the life of this Development Plan.	0	0	0	0	0	0	0	0	0	0	0
Policy	DM POL 2	Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.	0	0	0	0	0	0	0	+	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objective – Industrial	DM OBJ 120	To require that all planning applications for Industrial, Office, Warehousing and Business Park Development on sites in excess of 0.5 hectares are accompanied by a Construction Environmental Management Plan (CEMP).	0	0	+	+	+	0	0	0	+	0	0
	DM OBJ 121	To require that all new developments with over 100 employees shall have a Mobility Management Plan.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 122	To encourage the provision of supporting facilities for employees including childcare facilities, leisure uses and coffee shops in business parks.	0	+	0	0	0	0	0	0	0	0	0
	DM OBJ 123	To encourage research and development activities as an ancillary part of all new and existing business parks in the County in conjunction with 3rd level Institutions	0	+	0	0	0	0	0	0	0	0	0
Objective – Agricultural Buildings & Structures	DM OBJ 124	To require that buildings are sited appropriately in order to minimise obstruction on the landscape, having regard to the Landscape Character Assessment contained in Appendix 5.	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 125	The use of dark coloured cladding, for example dark browns, greys, greens and reds are most suitable for farm buildings, and roof areas should be darker than walls.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 126	Developments shall comply with the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations 2014, (GAP Regs 2014).	0	0	0	+	+	0	0	0	0	0	0
	DM OBJ 127	All planning applications for agricultural development shall be accompanied by comprehensive details of all land holdings and herd number(s), if applicable.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 128	All new and existing agricultural developments will be required to contain sufficient detail which demonstrates that all effluent, including yard run-off, is collected and stored within the confines of the development.	+	0	0	+	+	0	0	0	0	0	0
	DM OBJ 129	In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc.	0	0	0	0	0	0	0	0	0	0	0
Policy – Extractive Industry	DM POL 30	To require that all extract industry development complies with the requirements of Section 261 and Section 261A of the Planning and Development Act, 2000 (as amended), the Quarries and Ancillary Activities Guidelines 2004 or any updates thereof and EPA Guidelines for Environmental Management in the Extractive Industry 2006 or any updates thereof.	0	0	0	+	+	0	0	0	0	0	0
	DM POL 31	To encourage the rehabilitation of disused pits and quarries to productive agricultural use where appropriate having regard to all appropriate environmental considerations.	0	0	0	+	+	0	0	0	0	0	0
Objective – Extractive Industry	DM OBJ 130	All applications for extract industry development shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal: <ul style="list-style-type: none"> • Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 7 for further information on Water Framework Directive); • Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure for further information); • Impact on the quality of the landscape, particularly sensitive landscapes and protected views (Refer to Volume 3 Book of Maps for Views and Prospects, Appendix 5 Landscape Character Assessment, Appendix 6 Record of Protected Structures, Appendix 10 Protected Views and Prospects for further information.); • Visual impact of the development, a detailed landscape and visual assessment prepared by a suitably qualified professional; • Impact on existing local communities with regard to but not limited to: <ul style="list-style-type: none"> o Noise, vibration and subsidence; • Contents of the 'Archaeological Code of Practice (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009); • The extent of land ownership, nature of the deposits and details of any ancillary processes (such as crushing, concrete manufacture, etc.); • Proposals for surface water management and flood risk minimisation; • Transportation impacts with particular reference to details of all haul routes, Trip movements etc. ; • Effective control of emissions and dust; • Phasing programme for extraction and rehabilitation; • A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource. Details to be submitted should include plan and section drawings, detailing the following: <ul style="list-style-type: none"> o Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation), o Quality and condition of topsoil and overburden, o Rehabilitation works proposed, o Type and location of any vegetation proposed, o Proposed method of funding and delivery of restoration/reinstatement works etc. Please note that provision for sinking funds? under the control of the Council may be conditioned to ensure satisfactory reinstatement on completion of extraction, if considered appropriate. o A detailed proposal which recommends a sum of money to be paid as bond as a security for the suitable restoration of the site. The proposal shall include details as to how the bond was calculated with an associated schedule of works, materials and costings. 	+	0	0	+	+	+	+	0	0	+	+
	DM OBJ 131	Where possible, sites shall be subject to rehabilitation and landscaping programmes in tandem with the various phases of extraction. Possible uses post closure could include local recreational facilities and habitat areas, where appropriate community support exists and subject to funding.	+	+	0	0	0	0	0	0	0	0	0
Policy	DM POL 32	To require that all land reclamation developments which include the importation of any material onto site have the requisite waste authorisation is in place in accordance with the stipulations of the Waste Management Act 1996.	0	0	0	+	0	0	0	0	0	0	0
Objective – Land reclamation	DM OBJ 132	All applications for land reclamation / soil and stone recovery shall comprehensively address the following criteria as part of a pre-application discussion and/or planning application proposal: <ul style="list-style-type: none"> • Impact on groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive (Refer to chapter 7 for further information on Water Framework Directive); • Impact on Natura 2000 sites, NHAs, sites of ecological importance, geological or geomorphological heritage features; (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure for further information); • Details of the overall and annual quantities of material to be brought on to the site in tonnes having regard to Mandatory EIA Thresholds set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001-2018; • Details of the nature of material including EWC or Low codes for all waste materials proposed for acceptance at the site; • Justification for agricultural improvement and detail of proposed agricultural use; • Transportation impacts with particular reference to details of all haul routes, Load size, Trip movements ; • Details of site services including wheel wash, site office, security welfare facilities quarantine areas and weighbridges; • Phasing programme for reclamation with accurate drawings showing the development in layout and sections through the phases to completion; • Impact on existing local communities with regard to but not limited to: <ul style="list-style-type: none"> o Noise, dust, emissions 	+	0	0	+	+	0	0	0	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objective - Places of Worship	DM OBJ 143	To require that details in relation to the capacity of the facility (seating capacity), hours of operation and a traffic assessment (including details of the proposed parking provision) accompany any pre application discussion and /or planning application proposal.	0	+	0	0	0	0	0	0	0	0	0
	DM OBJ 144	To require that all planning applications for new places of worship are accompanied by a Mobility Management Plan.	0	+	0	0	0	0	0	0	0	0	0
Objective - Allotments	DM OBJ 145	All proposals for allotment development of shall be assessed against the following criteria; <ul style="list-style-type: none"> • Site location - the suitability of the site comparable to the location of the population served; sites in or at the edge of the settlements are more preferable; • The adequacy of the public road network serving the site and car parking provision; and, • The adequacy of water supplies. 	0	+	0	0	+	?	?	0	0	0	0
Policy	DM POL 37	To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint.	0	0	0	0	0	0	0	+	0	0	0
Objective – Energy Development	DM OBJ 146	In the assessment of individual energy development proposals, the Council will take the following criteria into account: <ul style="list-style-type: none"> • The proper planning and sustainable development of the area; • The environmental and social impacts of the proposed development; • Traffic impacts including details of haul routes; • Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment) ; • Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects); • Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way) ; • Connection to the National Grid (where applicable); • Mitigation features, where impacts are inevitable; • Protected of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance, proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details); • Cumulative Impact of proposal. 	+	0	0	+	+	?	?	+	+	+	+
Policy	DM POL 38	To implement Section 28 Guidelines from the Department of Housing, Planning and Local Government on Solar Farms when available.	0	0	0	0	0	0	0	0	0	0	0
Objective - Solar Energy	DM OBJ 147	To require that any pre-application discussion and/or planning application proposal for solar farm development sets out how the project complies with DM OBJ >> above.	0	0	0	0	0	0	0	+	0	0	0
	DM OBJ 148	To ensure that proposals for the development of solar farms are not located within areas identified as being within Flood zones A or B as per the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines)	0	0	0	0	+	0	0	+	0	0	0
Policy	DM POL 39	To require compliance with the Wind Energy Development Guidelines, (2006) and Circular PL20-13, and any updates thereof. Any proposal shall be supported by both a technical and an environmental statement prepared to an acceptable standard which sets out how the proposal complies with the Guidelines.	0	0	0	0	0	0	0	+	0	0	0
Objective – Wind Energy	DM OBJ 149	To require that any pre-application discussion and/or planning application proposal for wind farm development sets out how the project complies with DM OBJ 146	0	0	0	0	0	0	0	+	0	0	0
	DM OBJ 150	Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape	0	0	0	0	0	0	0	+	0	0	+
	DM OBJ 151	In general, matt finishes and neutral colours for turbines and structures are required.	0	0	0	0	0	0	0	+	0	0	+
	DM OBJ 152	The Council will support appropriate innovative designs for wind farms.	0	0	0	0	0	0	0	+	0	0	0
	DM OBJ 153	All planning applications shall be accompanied by detailed proposals for the restoration of the site after removal of the turbines and associated infrastructure including access roads. Adequate financial security will be required to ensure site restoration and removal of the wind farm.	0	0	0	0	0	0	0	0	+	0	0
Objective – Energy Networks	DM OBJ 154	In the assessment of individual proposals, the Council will take the following criteria into account: <ul style="list-style-type: none"> • The proper planning and sustainable development of the area; • The environmental and social impacts of the proposed development; • Traffic impacts including details of haul routes; • Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment) ; • Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects); • Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way) ; • The development is required in order to facilitate the provision of significant economic or social infrastructure); • Mitigation features, where impacts are inevitable; • Protection of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance, proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details); • Cumulative Impact of proposal. 	+	0	0	+	+	+	+	0	+	0	+
Policy – Telecommunications and Broadband	DM POL 40	To require compliance with the requirements of the “Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities” July 1996, except where they conflict with Circular Letter PL 07/12 which shall take precedence, and any subsequent revisions or expanded guidelines in this area.	0	0	0	0	0	0	0	0	0	0	0
Objective – Telecommunications and Broadband	DM OBJ 155	Encourage the location of telecommunications structures at appropriate locations within the County, subject to environmental considerations.	?	+	0	?	?	0	0	0	+	0	?
	DM OBJ 156	Require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.	0	0	0	0	0	0	0	0	+	0	0
	DM OBJ 157	To avoid the location of structures in sensitive landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details).	+	0	0	+	+	0	0	0	+	0	+
	DM OBJ 158	To generally discourage the use of wires or other devices affixed to the facade of buildings in town and village centres.	0	0	0	0	0	0	0	0	+	0	+
	DM OBJ 159	To encourage the development of open access networks in all developments	0	+	+	0	0	0	0	0	+	0	0
	DM OBJ 160	To seek to facilitate the development of alternative energy sources where such proposals are consistent with landscape preservation, the protection of natural habitats, the protection of visual and residential amenities and Development Plan policy and the principles of proper planning and sustainable development.	+	+	0	0	0	0	0	0	+	0	+
	DM OBJ 161	Car parking shall be provided in accordance with Table 11 and associated guidance notes.	0	+	0	0	0	?	?	0	0	0	0

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Policy / Objective	Ref No.	Description	B_1	PHH_1	PHH_2	SG_1	W_1	AN_1	AN_2	CC_1	MA_1	CH_1	LV_1
Objective – Car Parking	DM OBJ 162	The dimension of parking bays shall comply with Table 11.5.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 163	Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a contribution will be required.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 164	Loading bays shall be located and designed to prevent any obstructions to traffic circulation and to accommodate vehicular manoeuvring on site.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 165	New residential development should take account of the following regarding car parking: <ul style="list-style-type: none"> • Vehicular parking for detached and semi-detached housing should be within the curtilage of the house; • Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups overlooked by residential units; • The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; and, • Consideration needs to be given to parking for visitors and people with disabilities. • Provision of EV Charging points 	0	0	0	0	0	0	0	+	0	+	
EV Charging Points	DM OBJ 166	All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% of total space numbers.	0	0	0	0	0	0	0	0	+	0	0
	DM OBJ 167	In any car park in excess of 20 spaces where public access is available, one fully functional charging point for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.	0	0	0	0	0	0	0	0	+	0	0
Objective – Cycling Parking	DM OBJ 168	To require the provision of cycle parking facilities in accordance with Table 11.4 Cycle Parking Standards.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 169	Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 170	Secure cycle parking facilities shall be provided in new office, residential apartment development, retail and employment generating developments. Such facilities shall be within 25 metres for short-term parking, (shops) and 50 metres for long term parking (school, college, and office). The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.	0	0	0	0	0	0	0	0	+	0	0
	DM OBJ 171	In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas;	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 172	All cycle facilities in multi-storey car parks shall be at ground floor level and segregated from vehicle traffic. Cyclists shall also have designated entry and exit routes at car parks.	0	0	0	0	0	0	0	0	0	0	0
Objective	DM OBJ 173	Planning applications for significant commercial, industrial and other developments taxi services shall demonstrate the provision of adequate drop-off and set-down areas for taxi services.	0	0	0	0	0	0	0	0	0	0	0
	DM OBJ 174	To require the provision of facilities for taxis in all new supermarket and neighbourhood development proposals.	0	0	0	0	0	0	0	0	0	0	0
Policy	DM POL 41	To permit only advertisements which enhance the appearance and vitality of an area and make a positive contribution to the streetscape.	0	0	0	0	0	0	0	0	0	0	0
Objective – Advertising	DM OBJ 175	The following signage types will be discouraged: <ul style="list-style-type: none"> • Signs which advertise general products or services, • Animated, moving, flashing, rotating or sound-emitting signs, • Billboards, • Roof mounted signs or signs which project above the ridge height of the building, • Internally illuminated awnings, • Changeable message signs, • Pole mounted signs • Wall signs. • Free standing signs. 	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 176	In assessing advertising signage, the Council will consider the following criteria: <ul style="list-style-type: none"> • The size and scale of signs which should not conflict with existing structures in the vicinity. • The potential impacts on the streetscape of the proposal. • Large scale commercial advertisement structures are not acceptable on or near Protected Structures, Architectural Conservation Areas (please refer to Map 8.3, in public parks and in areas of high amenity). • Signs should not interfere with windows or other façade features or project above the skyline. 	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 177	Advertisement structures will not be permitted where they give rise to a potential traffic hazard. In general, advertisement structures will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 178	Applications for advertisement structures along national routes and along approach roads to towns and villages will generally not be permitted except for tourist attractions of national or regional importance which utilise the approved designated signage	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 179	The number of advertisement structures for any one premises shall be kept to a minimum and will generally be restricted to a maximum of two in the local area. In exceptional cases this maximum may be exceeded at the discretion of the Council.	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 180	The use of electronic variable messaging signs commonly known as “VMS signs”, shall be reserved strictly for use in roadwork activities, hazard information and or as part of an approved event traffic management plan. Advanced written consent of the Council will be required prior to installation and usage of such signage.	0	0	0	0	0	0	0	0	0	0	+
	DM OBJ 181	In urban centres where public realm strategies have been prepared the Council reserves the right to de-exempt any signage in the interests of visual amenity in these areas.	0	0	0	0	0	0	0	0	0	0	+
Objective	DM OBJ 182	Outdoor advertising hoardings shall not be permitted where it would detract from the visual quality of the setting of protected structures. In all other cases, planning applications for such development will be considered on the basis of the visual impact of the proposed advertising hoarding and the potential for a traffic hazard arising from same will be imperative. The number and scale of hoardings in the vicinity of the site will be a material consideration.	0	0	0	0	0	0	0	0	0	0	+
Policy	DM POL 42	To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone.	0	0	0	0	0	0	0	0	0	0	0
	DM POL 43	To actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 5.4.1 and 5.4.2.	0	0	+	0	0	0	0	0	0	0	0
	DM POL 44	Under no circumstances shall any dwelling be permitted within the predicted 69 dB(A)eq 16 hours noise contour. Residential development in areas likely to be affected by levels of noise inappropriate to residential use should be avoided.	0	0	+	0	0	0	0	0	0	0	0
Objective	DM OBJ 183	Development should be restricted which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport.	0	0	+	0	0	0	0	0	0	0	0
Policy – Seveso Sites	DM POL 45	To comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.	0	0	+	0	+	0	0	0	0	0	0
	DM POL 46	To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development.	0	0	+	0	+	0	0	0	0	0	0
	DM POL 47	To ensure that land use policies take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and of particular natural sensitivity or interest.	0	0	+	0	+	0	0	0	0	0	0

APPENDIX A8.2 Table 1
Screening of Amendments (Material and Non-Material)

Appendix A8.2: Screening of Material Amendments – Table 1

Note proposed text in **bold**, removed text has ~~struckthrough~~

Table 1: Assessment of Proposed Material Amendments

Amendment No.	SUBMISSION NO.	CHAPTER /SECTION	PROPOSED AMENDMENT as per CE Report	STATUS - ACCEPTED, AMENDED AS FOLLOWS:	SEA Assessment
			Key Strategic Submissions		
1	Office of Planning Regulator MH-C5-816 Observation 1	Vol.1 Section 2	Insert the following: CS OBJ XX To undertake a review during the lifetime of the Plan so as to ensure compliance with Climate Change requirements as outlined in the forthcoming Updated Development Plan Guidelines for Planning Authorities as per section 10(2)(n) of the Act.	Accepted	Provides for positive review of performance on Climate Change requirements. Commitment to be added to monitoring section of SEA Environmental Report. SEA not required.
2	Observation 2	Vol.1 Section 5	Re-ordering of Chapter 5 will take the following structure: Walking, Cycling, Rail, Bus, Park & Ride, Taxi, Electric Vehicles and Roads Infrastructure.	Accepted	Change to chapter structure. SEA not required
3	Observation 3	Vol.1 Section 5.2 Statutory Context	Amend the following: Where relevant , The manual must be implemented taken into account by all Planning Authorities when permitting or planning development.	Accepted	Provides positive clarity on intent of language. SEA not required
4	Recommendation 2	Vol.1 Section 3	Remove objective SH OBJ 22, SH OBJ 23, SH OBJ 24, SH OBJ 25, SH OBJ 26, SH OBJ 27 and insert new objective and update numbers of objective: SH OBJ XX To require that, where relevant, all new residential developments shall be in accordance with SSPR 1 to SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SPPR 1 to SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018. All new residential development should comply with the densities outlined in Chapter 11 of this plan.	Accepted	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
5	Recommendation 3	Vol.1 Section 2.8.2	Amend the following: The population projection for Meath is therefore 227,500 in 2026. The difference between the projected 2026 population for the county and the projected 2031 population is 4,000. When this growth is divided across the five-year period, it results in an annual increase of 800 people per year. This results in the population projection for Meath being 228,300 in 2027. The consequent additional population for 2027 has been directed into Navan as this reflects the County Town and Key Town status of this settlement. Changes to Table 2.11 'Core Strategy Table as follows:	Accepted – <i>'with population figures to be reviewed on the publication of the 2022 census'</i> - Recommended by Rory McEntee	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.

			<ul style="list-style-type: none"> - Accommodate additional population - Provide quantum of hectares for existing residential lands in each settlement - Provide quantum of hectares for mixed use lands in each settlement - Amend settlement hierarchy to clarify status of Duleek, Ballivor and Longwood - Amend the approach to Tier 6 settlements to provide a global figure in lieu of a figure for each tier 6 settlement. <p>The amendments to this table shall be reflected across the different sections of the development plan as required.</p> <p>Refer to Appendix 5 attached: (Table 2.11)</p>		
6		Vol.1 Section 2.10.4	<p>Amend the following:</p> <p>Table 2.11, the 'Core Strategy Table', sets out the population projections and household allocation for each settlement up to 2026 2027. This table provides details of the most recent population, population projections, the development activity in each settlement between 2016-2019, the number of unbuilt permitted units, and the household allocation for each settlement between 2020-20262027.</p>	Accepted	Provides for update on population projections. SEA not required
7		Vol.1 Section 2.10.4	<p>Insert the following:</p> <p>It is noteworthy that the yield from mixed use developments over the 2013-2019 plan period is relatively small at approximately 128 units. It is not anticipated that the quantum of lands zoned mixed use as part of the Draft Plan will lead to a significantly higher yield of housing outside of that provided for in Table 2.11. An assessment of the existing residential lands in the 2013-2019 plan period resulted in a yield from the existing residential lands of c.949 units. It is considered that the delivery of residential units on lands zoned existing residential will be low as development will be restricted to backlands and gap sites in existing residential areas. The expected number of units to be delivered has been accounted for as part of Table 2.11 and is consistent with the figures above.</p> <p>On foot of the above amended Table 2.11 and Section 2.8.2, further changes are required</p> <p>to the following sections:</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.7</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.8.1</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.8.3</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.9.5:</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.9.6:</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Section 2.10.4:</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.7</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.9</p>	Accepted	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

			<p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.10</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Table 2.12</p> <p>Vol. 1 Written Statement, Chapter 2- Core Strategy, Fig. 2.6</p> <p>Vol 2 Written Statements for Settlements, were relevant</p>		
8		Vol.1 Section 2.14.2	<p>Insert the following:</p> <p>SH OBJ XX</p> <p>To incorporate the relevant housing needs for 2027 into the Housing Strategy over the lifetime of the Development Plan.</p>	Accepted	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
9	Recommendation 5	Vol.1 Section 2.14.2	<p>Amend the following:</p> <p>CS OBJ 7</p> <p>To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026' not available for development until after 2026 not being available for residential development during the lifetime of the subject development plan and consequently planning permission for residential dwellings will not be granted on these lands by Meath County Council. in settlements where 'Post 2026' lands have been identified.</p>	Accepted	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
10		Vol.1 Section 3.7	<p>Amend the following:</p> <p>SH OBJ 4</p> <p>To operate an Order of Priority for the release and development of residential lands with any lands identified as being 'Post 2026' not available for development until after 2026 not being available for residential development during the lifetime of the subject development plan and no permission for dwellings will be granted on these lands by Meath County Council.</p>	Accepted	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
11	Recommendation 6	Vol.1 Section 2	<p>Amend Table 2.3: Settlement Hierarchy for Meath as follows:</p> <p>Clonee designated as a Rural Village as opposed to 'Towns & Villages'</p> <p>Ballivor and Longwood designated as small town as opposed to villages in Tier 5</p> <p>Duleek moves from Towns /Villages to a Self-sustaining Town</p> <p><i>Refer to Appendix 1 attached: (Table 2.3)</i></p> <p><i>Other changes addressed by Recommendation 3 above and amended Table 2.11.</i></p>	Accepted	<p>Provides for update on settlement hierarchy.</p> <p>SEA not required</p>
12		Vol.1 Section 2	<p>Amend Map 2.3 Core Strategy Map as follows:</p> <p>Amended to show the changes as per Table 2.3 detailed above</p> <ul style="list-style-type: none"> - Identification of Duleek on this map <p><i>Refer to Appendix 2 attached: (Map 2.3)</i></p>	Accepted	<p>Provides for update on settlement hierarchy.</p> <p>SEA not required</p>

13		Vol.1 Section 3	Amend Table 3.4 Meath Settlement Hierarchy as follows: Ballivor and Longwood designated as a Small Town as opposed to Village in Tier 5 Duleek moves from Towns /Villages to a Self-sustaining Town <i>Refer to Appendix 3 attached: (Table 3.4)</i>	Accepted	Provides for update on settlement hierarchy. SEA not required
14		Vol.1 Section 3	Amend Map 3.1 to reflect the changes required above i.e. changes to status of Duleek, Longwood, Ballivor and Clonee. Map 3.1 will also identify the rural nodes. Essentially this amendment will reflect the changes as per Table 2.3 detailed above as well as the inclusion of the rural nodes. <i>Refer to Appendix 4 attached: (Map 3.1)</i>	Accepted	Provides for update on settlement hierarchy. SEA not required
15		Vol.1 Section 3.4.9 and Section 3.4.10	Amend the following: Section 3.4.10 Whilst Duleek has experienced commuter-led development, employment in the town has also grown through the expansion of the Business Park. The continued expansion of the Business Park will be encouraged in order to provide a greater proportion of employment locally, consistent with its role as a small town. Section 3.4.9 Whilst Duleek has experienced commuter-led residential development, employment in the town has also grown through the expansion of the Business Park. The continued expansion of the Business Park will be encouraged in order to provide a greater proportion of employment locally, consistent with the settlements role as a self-sustaining town proximate to a regional growth centre.		Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
16	Observation 4 & 5	Vol.1 Section 3.7	Update the following: SH OBJ 11 Metropolitan Settlement sustainable development of Ashbourne To continue to support the transition of Ashbourne towards a Metropolitan Settlement by supporting its development as an enterprise and employment hub and by strengthening links and connectivity between Ashbourne and Dublin Airport and City Centre and the wider Metropolitan Area.	Accepted	Text updated SEA not required
17	Observation 6	Vol.1 Section 2.14.2	Insert the following: CS OBJ XX To implement an Active Land Management Strategy in relation to vacant land in settlements within County Meath and to maintain and update as required a Vacant Sites Register to ensure efficient and sustainable use of the County's land resources in accordance with the provisions of the Urban Regeneration and Housing Act 2015 as well as the Planning and Development Act 2000, as amended.	Accepted	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.

<p>18</p>	<p>Recommendation 12 and NOM Mike Bray and Fianna Fail</p>	<p>Vol.1 Section 5.7.1</p>	<p>Update the following:</p> <p>MOV POL 5</p> <p>To actively pursue in conjunction with Irish Rail the implementation reappraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES for the EMRA Region.</p> <p>Update the following:</p> <p>MOV POL 6</p> <p>To promote, facilitate and advance the delivery support the reappraisal of Phase II of the Navan railway line project and associated rail services in cooperation with other relevant agencies.</p>	<p>Revised as follows:</p> <p>.....The provision of a rail line from Pace (M3 Parkway) to Navan is a critical component of the Councils vision for the county while facilitating the development of Navan as a key town, as designated in the RSES.</p> <p>Strong population growth in recent years and under-investment in public transport services within the County has led to unsustainable levels of outbound commuting by way of private car usage. Recognising the unsustainability of these commuting patterns, the Council is fully committed to the advancement of a rail line which will result in significant economic stimulus, carbon emissions reductions and societal benefits for citizens of the county. When delivered, the Dunboyne/M3 Parkway-Navan Rail Line will comprise an electrified rail line, through the Dart + Programme, which will transform the county and provide sustainable links to the Greater Dublin Area.</p> <p>The delivery of Dunboyne/M3 Parkway-Navan Rail Line is supported at a regional level in the Eastern and Midlands RSES which includes an objective 'to support the delivery of a number of rail projects including the re-appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy.' The commencement of the aforementioned appraisal is now underway and the results of this will inform the mid-term review of the GDA Transport Strategy.</p> <p>The Council note that the absence of a rail service from Navan to Dublin places the town and wider county at a competitive disadvantage to the other twelve administrative capitals within the region. The delivery of this critical infrastructure will serve to strengthen the transport links in the County and will significantly improve the County's economic competitiveness, while having a meaningful improvement on the quality of life of the County's residents . It is therefore imperative that the delivery of the rail line is included in the next GDA Transport Strategy and subsequent Capital Infrastructure Programme in order to ensure investment can be secured to achieve these public transport improvements and consequent carbon emission reduction targets for the County. Though the re-appraisal will be conducted by the NTA, the Council will actively participate in this appraisal to ensure the assessment is rigorous in its consideration of all relevant matters pertaining to the County's need for a rail line.</p> <p>Considerable efforts have been undertaken in the past decade which has included the substantial completion of the Railway Order application for Dunboyne/M3 Parkway line to Navan and the preparation of the Environmental Impact Statement and Natura 2000 Appropriate Assessment in 2011. This route maintained an alignment largely in keeping with the historic Navan – Dublin rail route and was selected as the preferred option after extensive consultations were undertaken by Irish Rail with Meath County Council and all relevant stakeholders.</p>	<p>Pace to Navan rail project will be subject to screening for Environmental Impact Statement (EIA) and Appropriate Assessment (AA) and to EIA and AA if required.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
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				<p>Notwithstanding this progress, the advancement of the project has faced delays as the Transport Strategy for the GDA 2016-2035 states that ‘based on current population and employment forecasts, the level of travel demand between Navan, Dunshaughlin and various stations to the city centre is considered insufficient to justify the development of a high-capacity rail link at this time. It is intended that, as part of the next Strategy review, the likely future usage of a rail connection to Navan will be reassessed, taking into account the level of development that will have taken place over the next six years in Navan and Dunshaughlin and their environs. Pending that review, the corridor previously identified for a rail link to Navan should be protected from development intrusion’.</p> <p>Notwithstanding the re-appraisal outcome, this Plan maintains a strong policy stance to ensure that the detailed designed alignment is protected from further development, and that this protection also extends to potential stations and park and ride sites along the route. The Plan will also ensure, through the inclusion of a specific zoning objective R1 Rail Corridor which seeks ‘to provide for a strategic rail corridor and associated physical infrastructure’ that the design route of Dunboyne/M3 Parkway rail line to Navan (as confirmed by the NTA) will be not be compromised. Furthermore, this Plan advocates a rail solution that will best serve the county and would therefore support the completion of a route option study to confirm the most optimal route, once the principal of the rail line has been established. Finally, the Council will continue to be actively and strongly pursue the advancement of the rail line to appraisal and beyond, having regard to the wide-ranging long-term benefits of the project.</p> <p>MOV POL 5: To support the extension of the rail network in the County and to actively and strongly pursue a rail line from Dunboyne/M3 Parkway to Navan subject to proper planning and environmental considerations.</p> <p>MOV POL 6: To actively pursue, in conjunction with Irish Rail and the NTA, the re-appraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid-Term review of the GDA Transport Strategy in accordance with the precepts of the RSES.</p> <p>MOV POL 7: To support the reappraisal and thereafter, promote, facilitate and advance the Dunboyne /M3 Parkway line to Navan railway line project and associated rail services in cooperation with other relevant agencies</p>	
19		Vol. 1, Section 4.7.2.2	<p>Update the following: ED OBJ 24 To implement the extension support the reappraisal of the Dunboyne/M3 Parkway rail line to Navan during the Midterm review of the Regional Spatial and Economic Strategy, in accordance with Table 8.2 of the Regional Spatial and Economic Strategy.</p>	<p>Revised as follows; ED OBJ 24 To implement the extension support the reappraisal and thereafter, promote, facilitate and advance of the Dunboyne/M3 Parkway rail line to Navan during the Midterm review of the Regional Spatial and Economic Strategy, in accordance with Table 8.2 of the Regional Spatial and Economic Strategy.</p>	Text updated SEA not required

20		Vol.1 Section 5.7.1	<p>Update the following:</p> <p>MOV OBJ 3</p> <p>(a) To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map Series No. 5.1 in Volume 4, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility, prior to the reappraisal of the project as part of Mid Term Review of the GDA Transport Strategy in accordance with the precepts of the RSES.</p> <p>(b) To explore in conjunction with Irish Rail and other stakeholders the feasibility of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath. As part of the future planning of the Dunboyne/M3 Parkway line to Navan, the possibility of a spur serving Ashbourne and Ratoath should be explored subject to compliance with national policy and the Railway Order.</p>	Accepted	<p>Pace to Navan rail project will be subject to screening for Environmental Impact Statement (EIA) and Appropriate Assessment (AA) and to EIA and AA if required.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
21	Observation 8	Section 7 Section 3.7 Section 4.7.3.2	<p>Amend the following:</p> <p>ASH OBJ 15</p> <p>To support the preparation of a feasibility study exploring the potential of rail connection to Dublin by means of a spur serving Ashbourne and Ratoath from the Navan-Dublin line. As part of the future planning of the Dunboyne/M3 Parkway line to Navan, the possibility of a spur serving Ashbourne and Ratoath should be explored subject to compliance with national policy and the Railway Order.</p> <p>Delete:</p> <p>SH OBJ 12</p> <p>To support the preparation of a feasibility study exploring the potential of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath.</p> <p>ED OBJ 39</p> <p>To explore in conjunction with Irish Rail and other stakeholders the feasibility of a future rail spur off the Navan-Dublin Rail line from Dunshaughlin to serve Ashbourne and Ratoath.</p>	Accepted	<p>Pace to Navan rail project will be subject to screening for Environmental Impact Statement (EIA) and Appropriate Assessment (AA) and to EIA and AA if required.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
22	Observation 9	Vol.1 Section 2 Section 3	<p>Strengthen the following objectives:</p> <p>CS OBJ 10</p> <p>To prepare, as a priority, a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.8 of the RSES for the Eastern and Midland Region and the recommendations set out in the Report of</p>	Accepted	<p>Text updated</p> <p>SEA not required</p>

		<p>Section 2.14.2</p> <p>Vol 2. Maynooth Written Statement, Section 12</p>	<p>the Drogheda Boundary Review Committee published in February 2017.</p> <p>STH DRO OBJ 1</p> <p>To prepare, as a priority, a Joint Vision and Urban Area Plan for Drogheda in partnership with Louth County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.11 of the RSES for the Eastern and Midland Region and the recommendations set out in the Report of the Drogheda Boundary Review Committee published in February 2017.</p> <p>CS OBJ 11</p> <p>To prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region.</p> <p>MAY POL 1</p> <p>To prepare, as a priority, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan.</p>		
23	Recommendation 13		Inclusion of land use zonings for adjacent local authorities to be provided after consultation with relevant adjoining planning authorities.	Accepted	SEA not required
24	Observation 10	All Sections	<p>Change recommended to Vol 1 and Vol 2 wherever necessary;</p> <p>Bettystown – Laytown – Mornington East – Donacarney – Mornington East Meath</p>	<p>Include each of the towns named.</p> <p>Bettystown - Laytown - Mornington East -Donacarney – Mornington (East Meath)</p>	<p>Text updated</p> <p>SEA not required</p>
25	Recommendation 14		No Change Recommended.	<p>Revised as follows;</p> <p>RATH OBJ 2 (Master Plan 1)</p> <p>To support the provision of appropriate and sustainable employment, visitor and tourist facilities on lands zoned as Tourism and White Land in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands subject to the provision of necessary physical infrastructure. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposal for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements</p>	<p>Text updated</p> <p>SEA not required</p>
26	Observation 12	Vol.1 Section 11.7.2	Delete the following objectives and consolidate into a single objective as follows:	Accepted.	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See

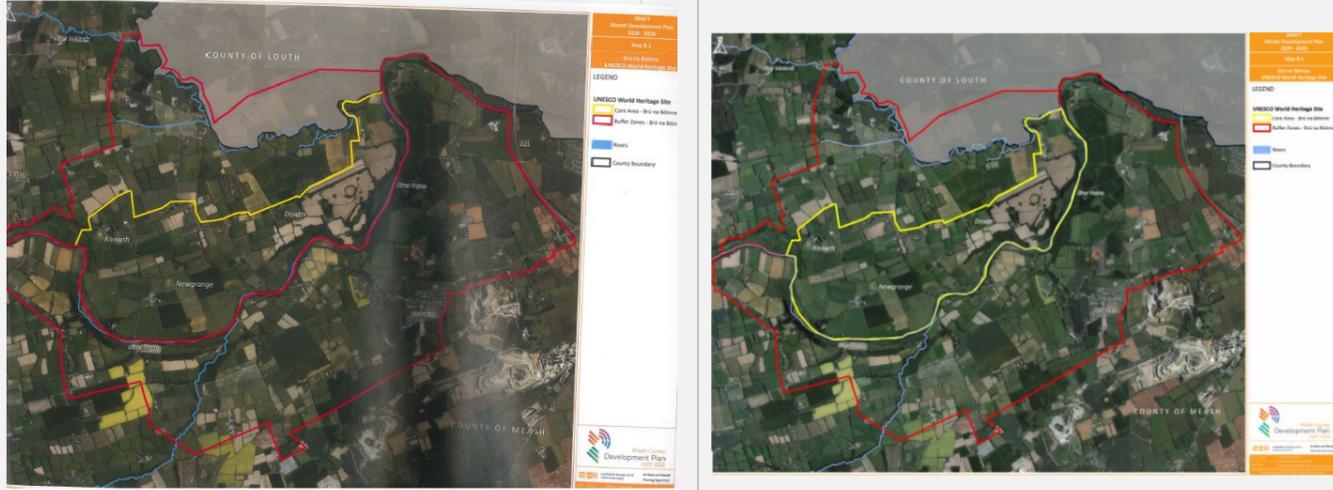
			<p>DM OBJ 12</p> <p>To encourage a minimum density of 45 units/ha in the town centre of Regional Growth Centres and Key Towns and on lands in proximity to existing and future rail stations only on lands with an A2 residential land use zoning objective or as part of a mixed use development on B1(Town Centre)/C1(Mixed Use) zoned lands. To encourage a density of up to 35 units per/ha elsewhere in these centres.</p> <p>DM OBJ 13</p> <p>To encourage a density of 25 units/ha on town centre and edge of centre sites in Self Sustaining Growth Towns and Self Sustaining Towns on lands with an A2 residential land use zoning objective and on B1 (Town Centre)/C1(Mixed Use) zoned lands as part of a mixed use development.</p> <p>DM OBJ 14</p> <p>In small towns a density of up to 25 units/ ha is generally considered appropriate only on lands with an A2 residential land use zoning objective.</p> <p>DM OBJ 15</p> <p>In rural villages and rural nodes any development should take cognisance of the prevailing scale, pattern of development and services availability.</p> <p>DM OBJ XX</p> <p>The following densities shall be encouraged when considering planning applications for residential development:</p> <ul style="list-style-type: none"> • Residential Development Beside Rail Stations: 50uph or above • Regional Growth Centres: (Navan/Drogheda) - 35-45 uph • Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells, Ratoath): greater than 35uph • Self-Sustaining Towns: 25uph - 35uph • Smaller Towns and Villages: 25uph - 35 uph • Outer locations: 15uph – 25uph <p>It should be noted that SPPR 1 of the Urban development and Building Heights Guidelines for Planning Authorities December 2018 shall be considered in the implementation of the above densities.</p>		<p>Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
<p>27</p>		<p>Vol. 2, Navan Written Statement Section 2</p>	<p>Delete the following:</p> <p>NAV OBJ 2</p> <p>To encourage a minimum density of 45 units/ha on centrally located new residential, town centre, or mixed use zoned lands and on lands in proximity to future rail stations.</p> <p>And</p> <p>DCE OBJ 2</p>	<p>Accepted</p>	<p>National guidance promotes higher density and sustainable development, including use of infrastructure and land as a material asset.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p>

			To encourage a minimum density of 45 units/ha on centrally located new residential, town centre, or mixed use zoned lands and on lands in proximity to Dunboyne Rail Station.		SEA not required.
28	Recommendation 16	Vol.1 Section 11.7.15	<p>Delete the following:</p> <p>DM OBJ 61</p> <p>Apartment development proposals shall also have regard to the following:</p> <ul style="list-style-type: none"> • A minimum of 33% of apartments in any apartment scheme shall be dual aspect; Any apartment scheme shall comply with the requirements of SPPR 4 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities or any replacement guidelines issued by the DHPLG in relation to the requirements for a percentage of apartments to be dual aspect units. • A minimum floor to ceiling height of 2.7metres in apartment units, at ground floor level; • Private amenity space shall be provided, primarily accessible from the main living area of the apartment, generally in the form of balconies/terraces. Vertical privacy screens should be provided between adjoining balconies; • Communal amenity space shall be provided suitable for passive recreation; • For apartment schemes of 10 or more, the majority of all apartments in a proposed scheme shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unity types, by a minimum of 10%. 	Accepted	
29	Eastern and Midland Regional Assembly MH-C5-60	Vol 1, Section 2.4.2.3	<p>Amend the following:</p> <p>The Gateway Region comprises the remainder of the Eastern and Midland Region beyond the Metropolitan and Core Areas. Settlements in this part of the Region are more dispersed and rural. There is a focus on Athlone and Dundalk functioning as regional drivers for the economic growth of this part of the region. Other key settlements include Longford, Mullingar, Portlaoise, Carlow/Graigecullen and Tullamore.</p> <p>This shall be reflected across the Draft Plan as and where required.</p>	Accepted	Text update. SEA not required
30		Section 2.4.2.4	<p>Change to Map 2.1 Policy Areas in the Eastern and Midland Region to include updated version produced by EMRA as follows:</p> <p><i>Refer to Appendix 6 attached: (Map 2.1)</i></p>	Accepted	Mapping update. SEA not required
31		Vol 1 and Vol 2 throughout.	<p>Update reference to towns in respect to their designation in the Settlement Hierarchy wherever necessary..</p>	Accepted	Text update. SEA not required
32		Section 4.11.1	<p>Include the following policy:</p> <p>ED POL XX</p>	Accepted	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See

			To support the implementation of the Rural Development Investment Programme and the Town and Village Renewal Scheme across the County and prepare for future funding opportunities from these initiatives or any new initiative that may replace these.		Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
33		Vol 1, Section 4.17	<i>Refer to Appendix 7 'Retail Hierarchy' attached: (Changes to Table 4.1) – Enfield changed from Level 3 to Level 4</i>	Accepted	Text update SEA not required
34		Vol. 1. Section 6	INF OBJ 73 To support the collation of air quality and greenhouse gas monitoring data in support of a regional air quality and greenhouse gas emission inventory.	Accepted	Environmental objective added SEA not required
35		Section 10.5.3	County Meath completed a Baseline Emissions Inventory in 2012 2017, that was based on 2012 data , so as to determine the major sources of emissions in the county. This generated an indicative picture of Meath's current and projected energy footprint, which equated to a total of 1,453 CO2 equivalent kilotons.	Accepted	Text update SEA not required
36		Vol 1. Section 5	MOV POL 1 To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031.	Accepted	Text update SEA not required
37		Section 2.14.2	Insert the following: CS OBJ XX To undertake, over the lifetime of the Plan, the measures outlined in Appendix 15 relating to the Implementation & Monitoring of the Plan.	Accepted	Environmental objective added SEA not required
38	Department of Culture Heritage and the Gaeltacht (MH-C5-802)	Vol. 1 Section 4.26	Amend the following: ED POL 38: To support the development of new tourist facilities or upgrading/ extension of existing tourist facilities at tourist sites within the County such as the Hill of Tara, Loughcrew and Trim Castle in conjunction with OPW and DCHG in accordance with the National Monuments Acts 1930 to 2014 and in accordance with proper planning and sustainable development principles. These facilities should avail of shared infrastructure and services where possible and will be designed to the highest architectural and design standards.	Accepted	Text update SEA not required
39		Vol. 1 Section 4.26	Include the United Nation World Tourism Organisation (UNWTO) definition of sustainable tourism as a footnote - Tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities.	Accepted	Text update SEA not required
40		Vol. 1 Section 4.27	Include the following: ED POL 44 - To encourage and support the development of the former Town Hall to use as a Visitors Centre for Trim Castle to be undertaken in conjunction with OPW and DCHG. ED POL 53 - To support the development and improvement of tourist facilities at historical sites in the County only in instances	Accepted	Text update SEA not required

			where the development does not damage the resource or prejudice its future tourist value in any way, particularly in and proximate to the Brú na Boinne and Hill of Tara areas to be undertaken in conjunction with OPW and DCHG.		
41		Section 6.14	Reference will be made to Climate Change’: Reference to Built and Archaeological Heritage Climate Change Sectoral Adaptation Plan (DCHG 2019).	Accepted	Text update SEA not required
42		Vol. 1, Section 7.7.9, pg. 255	Insert reference as footnote (SOC POL 46) -. Guidance for the Care, Conservation and Recording of Historic Graveyards (2011)	Accepted	Text update SEA not required
43		Vol.1, Section 8.6	<p>Delete HER POL 1 To protect archaeological sites, monuments, underwater archaeology and archaeological objects in their setting, which are listed on the Record of Monuments and Places for Meath. and replace with the following text:</p> <p>“To protect sites, monuments, places, areas or objects of the following categories:</p> <ul style="list-style-type: none"> • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; • National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.” 	Accepted	Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
44		Vol.1, Section 8.6	Amend as follows: HER POL 2: To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999)	Accepted	Text update SEA not required
45		section 8.14	Add the following sentence to Section 8.14 ... Wetlands range from ponds to rivers, reed beds to bogs and fens and can also include areas influenced by the marine – from coastal and estuarine salt marshes, dune slacks and saline wet meadows and lagoons. They support a variety of habitats and species,	Accepted	Text update SEA not required

			function in the protection of water quality and/or flood control, have archaeological potential, and are important carbon stores contributing to climate resilience and provide open space and recreational opportunities....		
46		Section 8.4	<p>Amend as follows:</p> <p>The State has signed and ratified a number of International and European Conventions and EU Directives and in so doing agreed to abide by the principles contained therein. These Conventions and Directives have guided the formulation of national legislation and national and regional policy to</p> <p>protect the built and natural heritage and replace with 'Ireland has ratified a number of key international conventions in the field of cultural and natural heritage. Ireland gives effect to the obligations it has so undertaken through the relevant provisions of its own domestic law, including relevant aspects of the National Monuments Acts, the Wildlife Acts and the Planning and Development Act 2000 (as amended). EU law (in particular the Birds and Natural Habitats Directives and the Environmental Impact Assessment Directive), and domestic implementing measures in that regard, is of great importance in regard to heritage protection'.</p>	Accepted	Text update SEA not required
47		Section 8.4.3	<p>Amend the following:</p> <p>The Convention provides the basic framework for policy on the protection of archaeological heritage as a source of the European collective memory. The State undertakes to seek to reconcile and combine the respective requirements of archaeology and development plans by ensuring that archaeologists participate in planning policies, development schemes, development plans, environmental impact assessments and recommendations regarding the retention of elements of the archaeological heritage in-situ and replace with "The aim of the Valletta Convention is to 'protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study' (Article 1). The provisions of the convention deal with statutory protection measures and maintenance of an inventory of the archaeological heritage, authorisation and supervision of archaeological activities, measures for the physical protection of archaeological heritage. It also provides for the consultation between archaeologists and planners in drawing up development plans and schemes. Further provisions are made for educational aspects and information exchange between states that have signed the convention."</p>	Accepted	Text update SEA not required
48		Section 8.6	<p>Amend the following:</p> <p>'Archaeology is the systematic study of past human societies...'</p> <p>HER POL 4 Replace '...by a licensed archaeologist' with the following: ...by a suitably qualified archaeologist.</p>	Accepted	Text update SEA not required
49		Section 8.4	Include the World Heritage Convention 1972 in the Statutory context	Accepted	Text update SEA not required
50		Section 8.4.2	The National Monuments Acts	Accepted	Text update

			1930 – 2004 2014		SEA not required
51		Section 8.6.2	Under the Operational Guidelines for the Implementation of the World Heritage Convention (July 2013 , 2019)	Accepted	Text update SEA not required
52		Section 8	Update Map 8.1 to show the southern extent of the core area of Brú na Bóinne World Heritage site (printed version only) 	Accepted	Mapping update SEA not required
53		Section 8.11	Amend the following: The Council will liaise with the various government and nongovernment organisations involved in an effort to secure the conservation of the peatland areas having regard to National Peatland Strategy and the National Raised Bog SACs Management Plan 2017-2022.	Accepted	Text update SEA not required
54		Section 11.3	Add 'The National Biodiversity Action Plan 2017-2021' to the policy context	Accepted	
55			Amend as follows: DM POL 11: To consider the retention of field boundaries where such boundaries are of for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.	Accepted	Text update and enhanced environmental policy SEA not required
56		Section 11.10.5 Anaerobic Digester	Include Air Pollution as a key consideration for Anaerobic Digestors.	Accepted	Text update SEA not required
57		Section 2.14	Add the following sentence to Core Strategy and SEA/AA: All subsequent land use plans arising from Meath County Development Plan 2021-2027 will be subject to full environmental assessment such as Strategic Environmental Assessment and Appropriate Assessment in compliance with existing legislation.	Accepted	Enhanced environmental text SEA not required
58	Dept. of Transport and Sport MH-C5-624	Vol. 1, Section 5.3, Pg.148	Delete the following and replace as follows: Building on Recovery: Infrastructure and Capital Investment 2016-2021 (Department of Public Expenditure and Reform) The Capital	Accepted	Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects /

			<p>Plan presents the Government's €42 billion framework for infrastructure investment in Ireland over the period 2016 to 2021. The plan is committed to the provision of high quality infrastructure. It outlines allocations for new projects across a number of key areas and funding to ensure that the present stock of national infrastructure is refreshed and maintained. In particular it mentions the commencement of the Slane By-Pass and the Laytown—Bettystown link road.</p> <p>Replace with: National Development Plan 2018-2027 (NDP) The National Development Plan 2018 - 2027 (NDP) sets out the investment priorities that will underpin the implementation of the National Planning Framework, through a total investment of approximately €116 billion. This level of capital spending will provide clarity to the construction sector, allowing the industry to provide the capacity and capability required to deliver Government's long-term investment plans. With Enhanced Regional Accessibility a National Strategic Outcome, the Plan outlines the national road network projects which will be provided with investment. This includes the N2/A5 road, serving Meath, Monaghan and Donegal and the N2 Slane Bypass.</p>		<p>mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
59		Section 5.3, Pg. 149	<p>Delate the following and replace as follows:</p> <p>Investing in our Transport Future – A Strategic investment Framework for Land Transport (Department of Transport, Tourism and Sport, 2015) This document considers the role transport should play in the future of the Irish Economy and seeks to identify a strategy for the development and management of Irelands land transport network. The framework is intended to guide key land transport investment decisions over the next number of decades. The document also provides a set of criteria against which to assess national and regional land use planning policy, including the development of a possible new spatial planning framework. It also functions as a filter for new transport investment projects prior to their appraisal for suitability for inclusion in national or regional schemes.</p> <p>Planning Land Use and Transport – Outlook 2040 Transport investment must have due regard for the Project Ireland 2040 National Strategic Outcomes, particularly those which are most relevant to the transport sector, such as enhanced regional accessibility and sustainable mobility. To ensure a consistency of approach across Government in relation to Project Ireland 2040, Planning Land Use and Transport: Outlook 2040 sets out a framework for future transport investment. This document will replace Transport Future – A Strategic Investment Framework for Land Transport (SIFLT) and will ensure a joined-up approach to planning across Government.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
60		Section 5.7.2, Pg.160	<p>Amend paragraph as follows:</p> <p>There has been an increased frequency of local bus services largely as a result of the establishment of Louth Meath Fingal Local Link. Flexibus, Meath Accessible Transport Ltd. Flexibus Louth Meath Fingal Local Link run a daily route between Trim and Navan to assist passengers who wish to access education, training or</p>	Accepted	<p>Text update</p> <p>SEA not required.</p>

			<p>employment. Regular weekly services run between a number of towns and villages while Dial-A-Ride services are available from a number of centres.</p> <p>Amend Footnote 13. Flexibus Louth Meath Fingal Local Link is one of the projects around the country, which are funded by the Department of Transport under the Rural Transport Initiative. Flexibus carried over 114,144 passengers in 2016 (figures obtained from Louth Meath Fingal Local Link Flexibus).</p>		
61	Environmental Protection Agency (MH-C5-72)	Environmental Report	Update the Environmental Report. Summary maps and tables will be included in the NTS. Comments will also be taken on board in relation to the monitoring programme, assessment of alternatives, assessment of environmental effects, mitigation measures and State of the Environment Report.	Accepted	Update of SEA Environmental Report SEA not required.
62	National Transport Authority (MH-C5-823)	Section 5.5, pg. 154	<p>Update the following:</p> <p>MOV OBJ 1: 'To prepare and commence implementation of, Local Transport Plans (LTP), in conjunction with the NTA and relevant stakeholders, for Drogheda (in conjunction with Louth County Council as part of the Joint Urban Plan), Ashbourne, Navan, Ratoath, other settlements where appropriate, having regard to the Area Based Transport Assessment Guidance Notes (2019).</p>	Accepted	Text update SEA not required.
63		Section 11.11.1	<p>Include in the following text in Table 11.4:</p> <p>Guidance Notes to include the following text:</p> <p>Residential Car Parking provision can be reduced at the discretion of the Council, where such development is proposed in areas with good access to services and strong public transport links.</p>	Accepted	Text update SEA not required.
64		Section 11.11.3 Cycling Parking	<p>Amend the following Objective:</p> <p>DM OBJ 170: Secure cycle parking facilities shall be provided in new office, residential apartment development, retail and employment generating developments. Such facilities shall be within 25 metres for short term parking, (shops) and 50 metres for long term parking (school, college, and office). The number of stands required will be a third of the number of car spaces required for the development, subject to a minimum of one stand.</p> <p>To establish and implement Cycle Parking Standards for new developments in the County.</p> <p>Amend Chapter 11, Section 11.11.3 as follows:</p> <p>DM OBJ 168: To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.6 Cycle Parking Standards.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
65		Section 5.7.3	<p>Amend the following policy:</p> <p>MOV POL 13: To promote and support the provision of Park-and-Ride facilities in the preparation of Local Transport Plans, in</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects /</p>

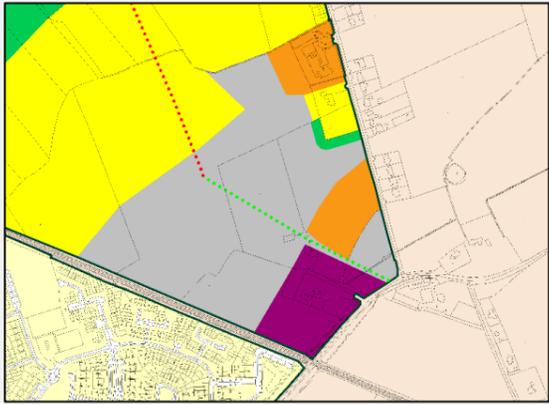
			<p>consultation with the Park & Ride Development Office, which improve public transport accessibility without exacerbating road congestion, or which cause increased car travel distances, at appropriate locations within the County.</p>		<p>mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
66		Section 5.7.2	<p>Amend the following objective:</p> <p>MOV OBJ 13: To work with the NTA and Bus Eireann to make all existing public transport services throughout the county more accessible for wheelchair users and those with disabilities—and require that proposals for new transport infrastructure are subject to an Accessibility Audit.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
67		Section 11.11.1	<p>Guidance notes as follows: Accessible car parking spaces shall generally be provided at a minimum rate of 5% of the total number of spaces, for developments requiring more than 10 car parking spaces, with the minimum provision being one space (unless the nature of the development requires otherwise). Such spaces shall be proximate to the entry points of buildings and comply with the requirements of the Building Regulations.</p>	Accepted	<p>Text update</p> <p>SEA not required.</p>
68	Transport Infrastructure Ireland MH-C5-112	Vol.1 Section 5.9.2	<p>Amend the following:</p> <p>MOV POL 24: To safeguard the capacity and safety of the National road network by applying the provisions of the Department of Environment Community and Local Governments – Spatial Planning and National Roads-Guidelines for Planning Authorities 2012. To avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed ‘exceptional circumstances’ included in MOV POL 33.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
69		Vol.1 Section 9.16	<p>Amend the following:</p> <p>RUR POL 58: To ensure that future development affecting national primary or secondary roads, shall be assessed in accordance with the guidance given in the document ‘Spatial Planning and National Roads – Guidelines for Planning Authorities’ (or any replacement document). To avoid the creation of any additional development access to national roads and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed ‘exceptional circumstances’ included in MOV POL 33.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
70		Vol.1 Section 9.19	<p>Amend the following:</p> <p>RUR POL 64: To ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the TII’s Design manual for urban Roads and Streets and Design DN-GEO-03031 Rural road link design NRA document Design Manual for Roads and Bridges (DMRB) specifically Section TD 41-42/09 when</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

			assessing individual planning applications for individual houses in the countryside.		
71		Vol.1, Section 5.9.2	Changes to Table 5.1 Proposed Road Schemes as follows: (add Virginia Bypass, M3 Junction 4 Clonee relabelled to ' N3 Clonee to M50 ') <i>Refer to Appendix 8 attached: (Table 5.1)</i>	Accepted	Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
72		Vol. 1 Section 5.8.1, Vol 2 Section 5	Amend the following objectives: MOV OBJ 29/ SLN OBJ 7: To support and facilitate the delivery of the bypassing of Slane, which is considered to comprise essential infrastructural development and to construct same subject to obtaining the relevant development consents required and to reserve and protect route option corridors from development which would interfere with the provision of the project. Development of the project will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented which avoids/ reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.	Accepted	Project will be subject to AA Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
73		Section 5.8	Amend the following objectives: MOV POL 23 – To support the reservation of the indicative route delivery of the Leinster Outer Orbital Route, which is considered to comprise important infrastructural development, and when finalised, to protect the route corridor free of developments which could interfere with the provision of the project. MOV OBJ 33 – When finalised and agreed , to reserve the route corridor the indicative route of the Leinster Outer Orbital Route free of developments which could otherwise interfere with the provision of the project. MOV OBJ 35 - To continue to support and facilitate TII, Fingal County Council, Louth County Council and Monaghan County Council in the planning and delivery of upgrades to the N2, as appropriate and to reserve route corridor free from development which would interfere with the delivery of identified schemes, when finalised.	Accepted	Projects will be subject to screening for Environmental Impact Statement (EIA) and Appropriate Assessment (AA) and to EIA and AA if required. Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
74		Vol.1, Section 5, Section 6, Section 8	Amend MOV OBJ 36, MOV OBJ 43, MOV OBJ 47, MOV OBJ 49, MOV POL 33, INF OBJ 5, INF OBJ 24, INF OBJ 29, HER POL 25 and ED OB 75 to remove the following text in the above objectives: 'Development of the project will be subject to the outcome of the Appropriate Assessment process. Where adverse effects on European site integrity are identified, alternative routes or designs will be developed to ensure that the project will not adversely affect the integrity of any European Site(s), the project will not be progressed unless and alternative solution can be implemented	Accepted	Projects will be subject to screening for Environmental Impact Statement (EIA) and Appropriate Assessment (AA) and to EIA and AA if required. Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See

			<p>which avoids/reduces the impact to a level that the integrity of the European Site(s) is (are) unaffected.'</p> <p>HER POL 32: To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process and an appropriate level of assessment has been carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife, can clearly demonstrate that it will have no adverse effect on the integrity of the site.</p> <p>HER POL 6: To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by cumulative inappropriate change and development so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change.</p> <p>HER POL 27: To protect, conserve and enhance the County's biodiversity, where appropriate.</p> <p>HER OBJ 55: To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.4 and to protect these views from inappropriate development which would interfere unduly with the character and visual amenity of the landscape.</p>		<p>Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
75		Section 5.7.2	<p>Amend the following:</p> <p>MOV OBJ 11: To require Mobility Management Plans and Traffic and Transport Assessments for proposed trip intensive developments, as appropriate. Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives.</p>	Accepted	<p>Text update SEA not required</p>
76		Section 5.9.25.9.2	<p>Amend the following:</p> <p>MOV POL 28: To promote the carrying out of Road Safety Audits and Road Safety Impact Assessments on new road schemes, road and junction improvements and traffic management schemes in accordance with the TII Publication TII-GE-STY-01024 and advice contained in the DTTAS (DTO) Traffic Management Guidelines 2012. To avoid the creation of any additional development access to national roads</p> <p>and intensification of existing access to national roads to which speed limits greater than 60kph apply, save in accordance with agreed 'exceptional circumstances'</p> <p>included in MOV POL 33.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
77		Vol. 1, Chapter 11	<p>Amend the following:</p> <p>Traffic and Transport Assessment (TTA), and Road Safety Audits (RSA) and Road Safety Impact Assessments are required to accompany planning applications for major developments with significant potential to generate traffic and or which could create have a significant hazard or safety performance impact on a major road, particularly national roads.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p>

			<p>When preparing the TTA's regard should be had to the provision of the NRA's 'Design Manual for Urban Roads and Streets Design Manual for Roads and Bridges' and the 'Traffic Management Guidelines, 2012'. Where a Transport and Traffic Assessment identifies necessary on and off-site improvements for the development to be able to proceed, the developer will be required to fund the improvements by entering into a formal agreement with the Council.</p>		<p>No likely significant negative environmental effects. SEA not required.</p>
78		Vol. 1, Section 11	<p>Amend the following: DM OBJ 177: 'Advertisement structures will not be permitted where they give rise to a potential traffic hazard. In general, In accordance with the Spatial Planning and National Roads and the Guidelines on the provision of Tourism and Leisure Signage on National Roads (2011), advertisement structures will not be permitted at roundabouts, at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.</p>	Accepted	<p>Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.</p>
79		Vol.1, Section 5.12	<p>Amend the following: MOV OBJ 62: To avoid locating ensure that residential development and other noise sensitive land uses in areas likely to be affected by inappropriate levels of noise. inappropriate to residential use is avoided.</p>	Accepted	<p>Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.</p>
80		Vol. 1, Section 5.9.2	<p>Amend the following: MOV POL 31: To have regard to the TII's Policy on Service Areas (August 2014) Statement on 'Service Areas on Motorways and High Quality Dual Carriageways' in the assessment of proposals for such developments.</p>	Accepted	<p>Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.</p>
81		Vol. 1 Section 5.11	<p>Amend the following: MOV OBJ 59: Where appropriate, to require the provision of HGV parking facilities at on-line and off-line motorway service areas, petrol filling stations and other appropriate locations within the County in accordance with relevant planning guidelines and government policy.</p>	Accepted	<p>Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.</p>
82		Vol. 1, Section 11.8.1.4	<p>Proposals for new and extended service stations will be carefully considered and will not generally be encouraged within the core retail area of urban centres or in rural areas outside of villages and rural nodes. The Council supports the development of on-line motorway service facilities in appropriate locations in accordance with the</p>	Accepted	<p>Text update Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p>

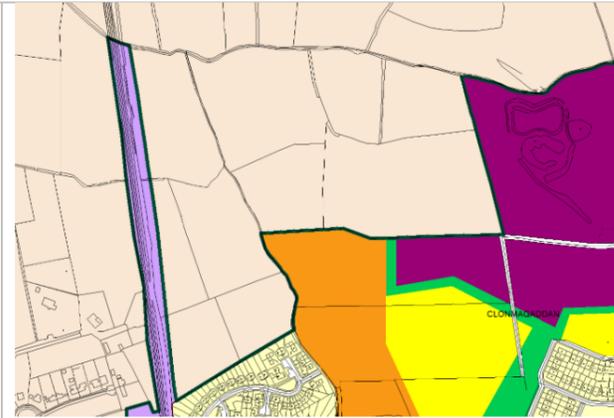
			<p>guidance set out in the Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG (2012).</p> <p>Amend DM OBJ 102 to include the following bullet point:</p> <ul style="list-style-type: none"> • the provision of HGV facilities, where appropriate. 		<p>No likely significant negative environmental effects. SEA not required.</p>
83		Section 5.9.2	<p>Include the following objective and renumber objectives as follows:</p> <p>MOV OBJ 38: The capacity and efficiency of the national road network drainage systems in County Meath will be safeguarded for national road drainage purposes, save in exceptional circumstances.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
84		Section 11.12.1	<p>Amend as follows:</p> <p>To require that any pre-application discussion and/or planning application proposal for solar farm development includes a Glint and Glare Assessment and sets out how the project complies with DM OBJ 146 above.</p>	Accepted	<p>Text update</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
85		Section 4.0	<p>Include the following objective:</p> <p>STH DRO OBJ 3: To support the preparation a Local Transport Plans for Drogheda, in conjunction with Louth County Council and in consultation with the National Transport Authority and other relevant stakeholders.</p>	Accepted	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>

AMENDMENT No.	SUBMISISON NO.	CHAPTER/SECTION	PROPOSED AMENDMENT	STATUS - ACCEPTED, AMENDED AS FOLLOWS:	SEA Assessment
South Drogheda Environs					
183	MH-C5-557 <i>Brady Hughes on behalf of Shannon Homes</i>		<ol style="list-style-type: none"> On the basis of the grant of planning permission, it is considered appropriate to amend the zoning of the permitted office development from WL to E2 General Enterprise and Employment. A section of the proposed link road (720 metres in total) was also permitted under LB/180620 and this road is currently under construction. The alignment and section permitted should be indicated on the Land Use Zoning Map and Legend as a permitted road and under construction. The zoning New school site granted (LB190739) should be amended from WL to G1 on basis of granted planning permission. Add MP boundary around these lands as per existing Drogheda LAP.  <p style="text-align: center;">Draft Land Use Zoning Map</p>	Accepted  <p style="text-align: center;">Proposed Land Use Zoning Amendment from WL to G1 and E2</p>	No likely negative significant environment effects. SEA not required.
184	MH-C5-381 <i>Brady Hughes on behalf of the Farrellys</i>		<ol style="list-style-type: none"> Remove the term ‘transitional arrangement’ from Section 2.8.1.1 page 29 from the Written Statement Volume 1 – ‘This ‘transitional arrangement’ will ensure there is sufficient land available to facilitate population growth and economic development based on its designation as a Regional Growth Centre’. MP1 boundary and label to be inserted on the Land Use Zoning Map for the subject lands as per the 2013-2019 LUZ Map Re-number all masterplans to run sequentially from the top tier settlements to the lower tier settlements. The renumbering of the Masterplan numbers is required to prevent confusion arising from a number of masterplans 	Accepted	No likely negative significant environment effects. SEA not required.

			with the same name within settlements. The old reference number and new reference number are detailed in the table. This table will be inserted into Chapter 11 of Volume 1 and will also be uploaded on the County Council website and updated accordingly. The written text within Volume 1 and Volume 2 (Settlements) and Land Use Zoning Maps will be updated accordingly to correspond with the new Masterplan numbering.		
185	MH-C5-819 <i>The Mill Enterprise Hub</i>		Add to page 101 Section 4.7.2.1 'Dublin Belfast Economic Corridor 'reference to the M1 Digital Payments Region – An M1 'Digital Payments Region' is a key part of the Government's North East Action Plan for Jobs which proposes the creation of a 'digital payments hub' along the M1 economic corridor with the potential to create hundreds of sustainable new jobs.	Accepted	No likely significant negative environment effects. SEA not required.
186	Navan <i>NOM 93 – Padraig Fitzsimons, NOM 99 - Emer Tobin.</i> <i>(MH-C5-973)</i>		It is recommended that the A2 Phase 2 zoning is extended northwards to the existing natural buffer and also eastwards to where it meets with the A1 Existing Residential zoning. This will provide for the more coherent future development of this area and will ensure that the zoning at this location follows the existing natural field boundaries which will allow for the retaining of the existing hedgerow boundaries and tree planting. In addition to the above, it is recommended that the lands between the existing E2 zoning and the railway line to the west should be zoned for E2 General Enterprise & Employment purposes.	Accepted	Change to A2 Phase 2 zoning: No likely significant negative environment effects. SEA not required. Change to A2 Phase 2 zoning: Likely significant negative environmental effects identified as a result of E2 zoning on surface water / flooding (refer to SFRA Assessment). SEA Mitigation Recommendation: Extent of Flood Zone A to be zoned to F1 Open Space.



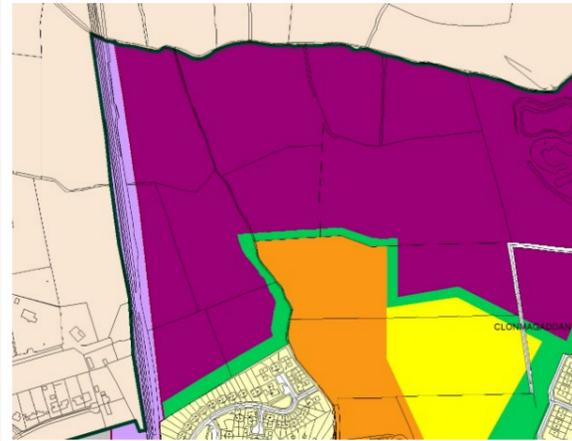
Draft Plan Zoning



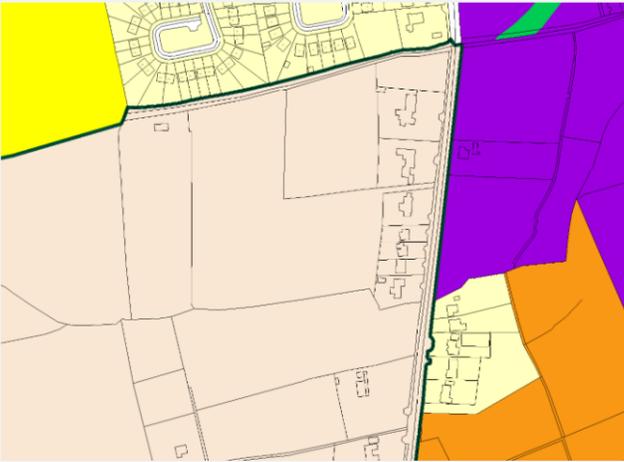
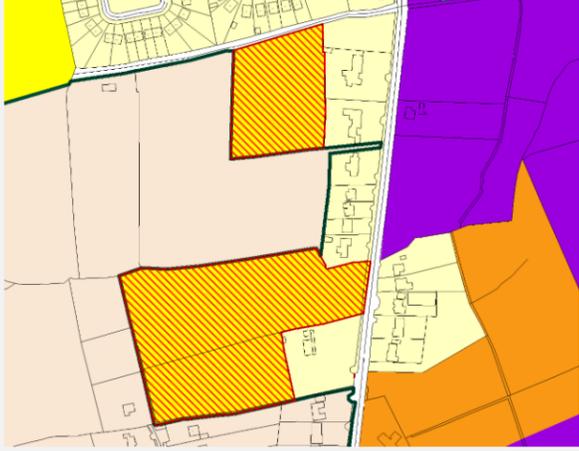
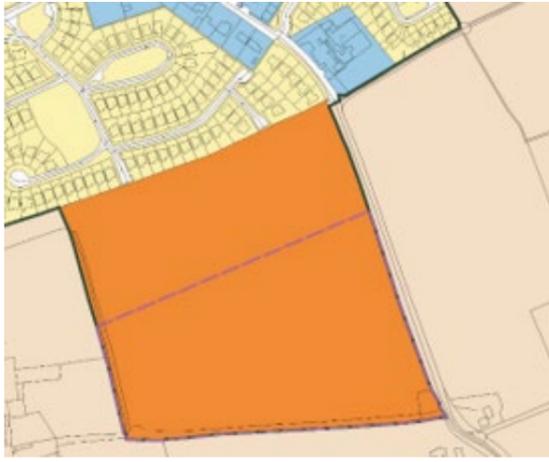
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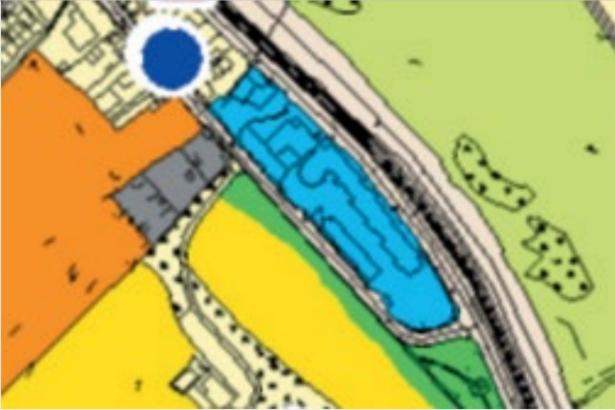
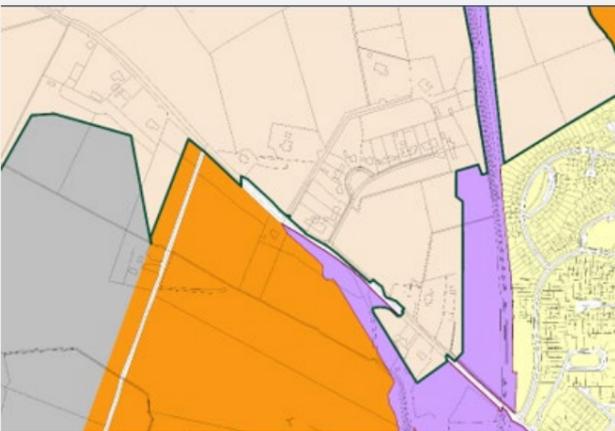
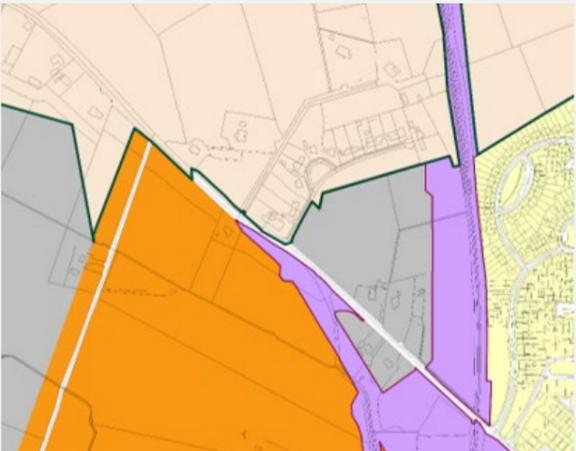


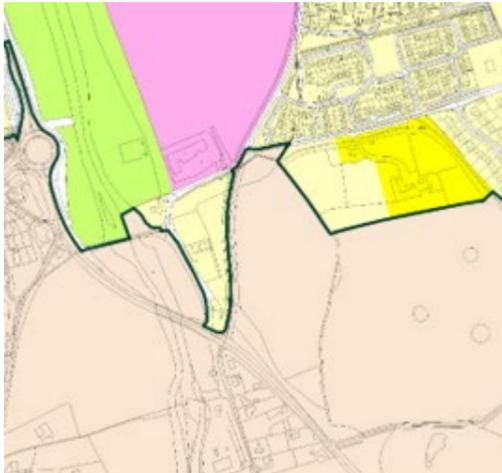
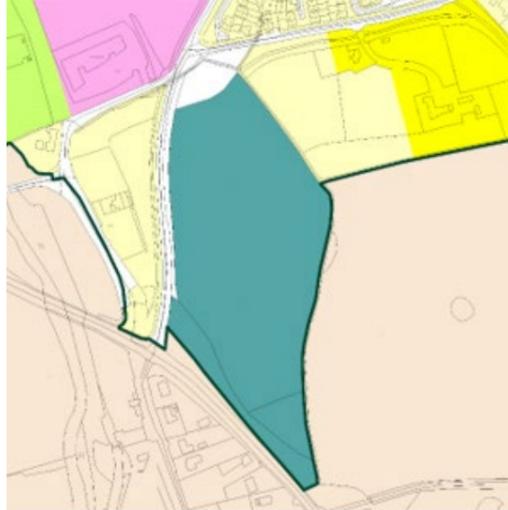
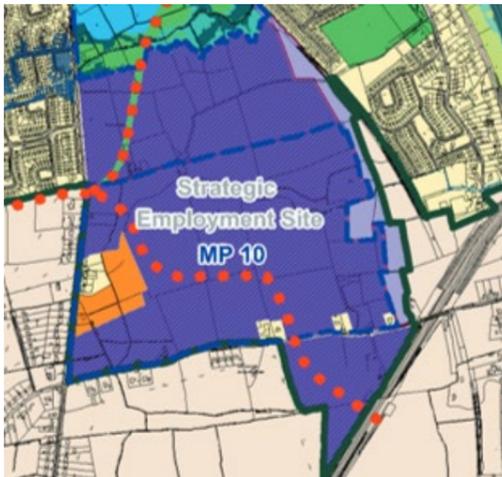
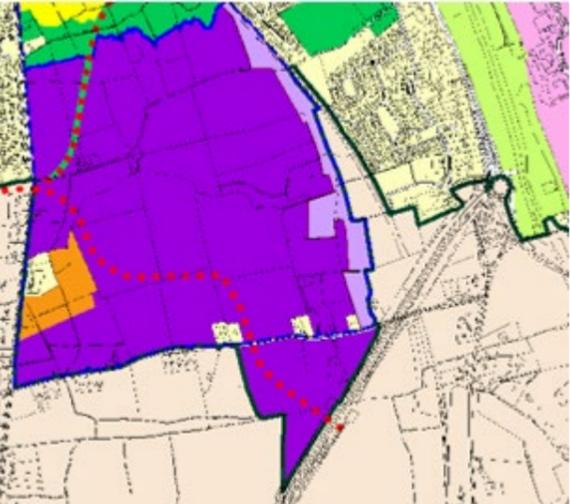
Proposed Amended Zoning from F1 Open Space to A2 (Post 2027)

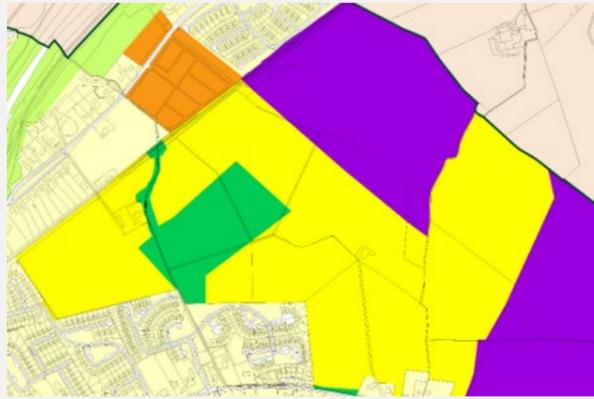
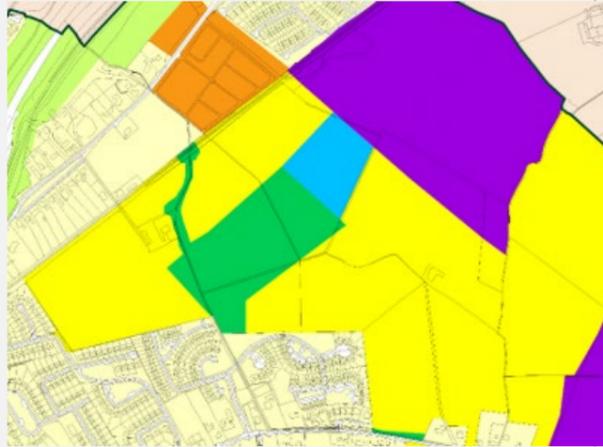


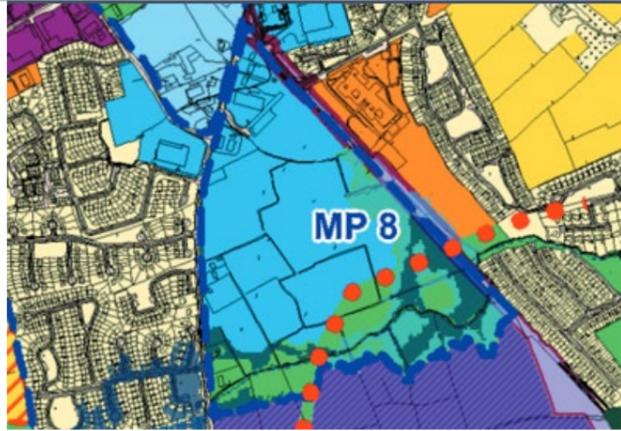
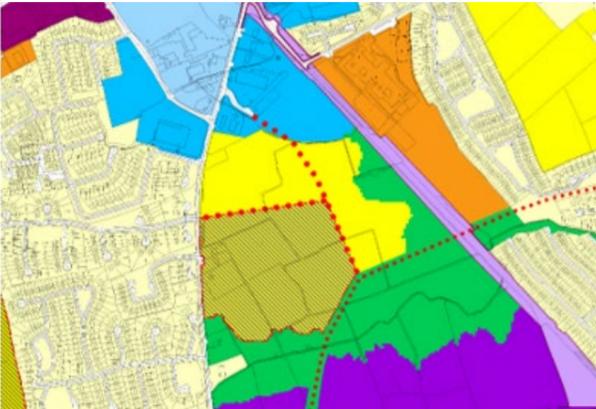
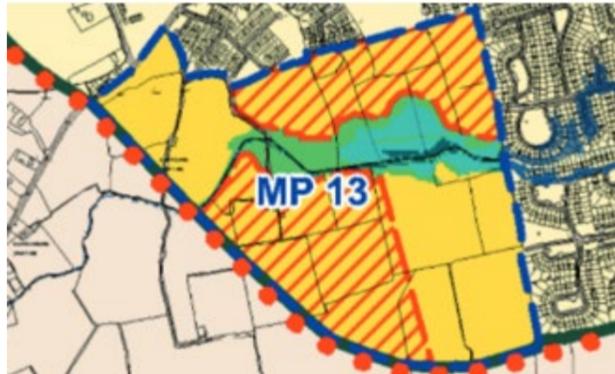
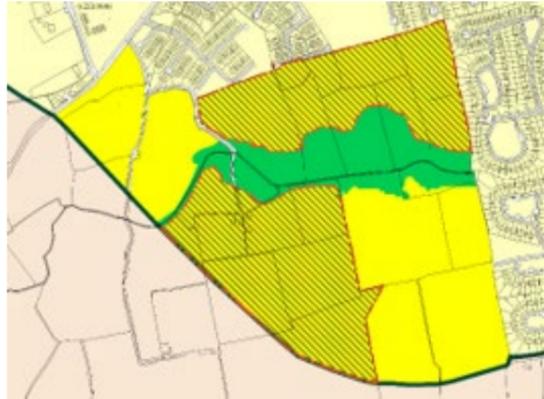
Proposed Amended Zoning from R/A to E2

<p>187</p>	<p>NOM 94 – <i>Padraig Fitzsimons</i>, NOM 98 - <i>Emer Toibin</i>, NOM 100, 102 - <i>Francis Deane & Eddie Fennessy and</i></p> <p>submission 921, 569, 697</p>		<p>It is recommended that the A2 Phase 2 zoning is extended northwards to the existing natural buffer and also eastwards to where it meets with the A1 Existing Residential zoning. This will provide for the more coherent future development of this area and will ensure that the zoning at this location follows the existing natural field boundaries which will allow for the retaining of the existing hedgerow boundaries and tree planting.</p>  <p>Land Use Zoning as per draft MCC CDP (RA Rural Area)</p>	<p>Revised as follows:</p>  <p>Proposed Zoning following Special Planning Meeting – from R/A to A2 (Post 2027) and A1 Existing Residential</p>	<p>Lands not available for development until post 2027.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>188</p>	<p>NOM 95 – <i>Tommy Reilly</i></p> <p>MH-C5-1020</p>		<p>It is recommended that the lands should be rezoned from RA Rural Area to G1 Community Infrastructure purposes and included within the town development boundary.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from R/A to G1</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>189</p>	<p>NOM 101 - <i>Tommy Reilly</i></p>		<p>It is recommended that the lands should be rezoned from C1 Mixed Use to A1 Existing Residential identified for a Gateway Building.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

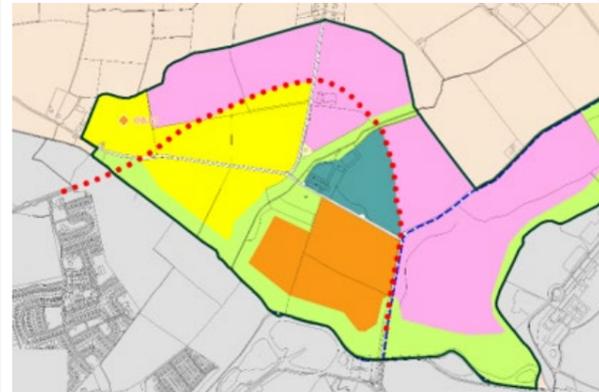
			 <p>Draft Plan Zoning</p>	 <p>Proposed Amended zoning from C1 to A1</p>	
<p>190</p>	<p>MH-C5-231 <i>Kennedy Associates Chartered Town Planners on behalf of Hunt Capital Ltd.</i></p>		<p>It is recommended that the zoning objective for the residential portion of the site is changed from the proposed C1 Mixed Use to an A2 New Residential Zoning. The C1 mixed use zoning should be retained for the mixed-use blocks adjacent to Johnstown Shopping Centre.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from C1 to A2</p>	<p>SFRA assessment is noted, however residential permission for residential development is extant on these lands. SEA not required.</p>
<p>191</p>	<p>MH-C5-232 <i>Joe Fahy Planning Consultant on behalf of Colm Lynch</i></p>		<p>It is recommended that the lands are included within the development boundary of Navan, within the MP11 boundary and zone as WL</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from R/A to WL</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.</p>

<p>192</p>	<p>MH-C5-301 <i>Ger Fahy Planning Consultant on behalf of Patricia Thorpe</i></p>		<p>It is recommended to include the lands within the development boundary of the town and zone for D1 Tourism purposes.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from R/A to D1</p>	<p>SFRA assessment is noted.</p> <p>Lands form part of demesne of Kilcarn House Lower and Kilcarn Lodge (severed by Metges Road). Likely significant negative environmental effects identified as a result of potential impacts on surface water / flooding (refer to SFRA Assessment); and on mature demesne tree belt and historic boundary wall and entrance gates off R147.</p> <p>SEA Mitigation Recommendation: Provide objective to ensure that area within Flood Zone B is used for open space only and that historic treebelt, boundary wall and entrance off R147 is retained and protected.</p>
<p>193</p>	<p>MH-C5-344 <i>Stephen Little & Associates Planning Consultant on behalf of Grandbrind Ltd.</i></p>		 <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from G1 to A1</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
<p>194</p>	<p>MH-C5-583 <i>Kiaran O'Malley & Co on behalf of Franke Harte</i></p>		<p>Include rail reservation corridor lands within MP 10 boundary as well as all the E1/E3 zoning to the north.</p> 	<p>Accepted</p> 	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>

			Draft Plan Zoning	Proposed Amended Zoning – extension to MP boundary	
195	MH-C5-632 <i>John Spain & Associates on behalf of Albert Developments</i>		<p>1. Masterplan 12 in Section 6 ‘Masterplans’ contained in the Navan Written Statement to be updated to ‘Agreed 2020’.</p> <p>2. Amend zoning from A2 New Residential to C1 Mixed Use for the section of land to the northeast of the F1 Open Space zoning as detailed in the Draft Plan Land use Zoning Map below;</p> <p>3. Insert ‘vehicular/cyclist/pedestrian access to zoned lands where appropriate’ into the ‘Open for Consideration Uses’ for F1 Open Space contained in Section 11.16.7 Land Use Zoning Categories.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from A2 to C1</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
196	MH-C5-645 <i>Declan Brassil & Company on behalf of MRP Investments & Developments Ltd</i>		<p>Amend zoning from C1 to A2 New Residential (Phase 1) and Phase 2 for the lands to the south of the filling station and the Lidl Store. The land to the southwest of the Lidl Store should be retained as a C1 zoning to allow for future expansion of Lidl or complimentary uses.</p> <p>Amend Master Plan 8 text within the Written Statement as follows;</p> <p>Master Plan 8 relates to a triangle of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Swan River. This area has been identified for mixed uses, new residential and an open space/amenity area. The design and delivery of local distributor road LDR 1(a) will be a fundamental part of any Master Plan. The Master Plan shall include details of the proposed phasing for the development of the lands which shall include the delivery of the Distributor Road.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>

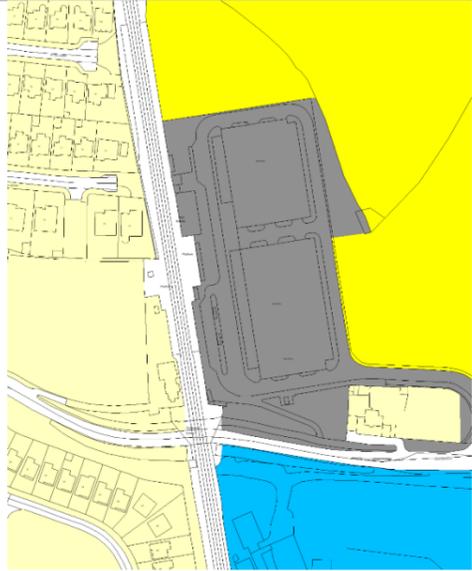
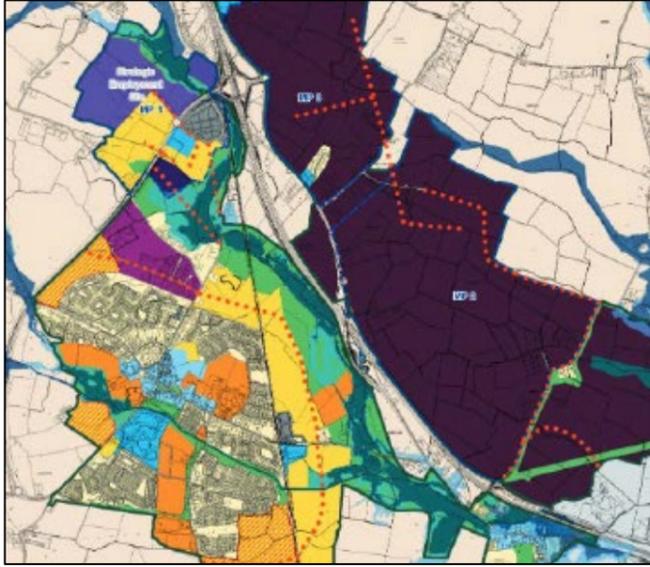
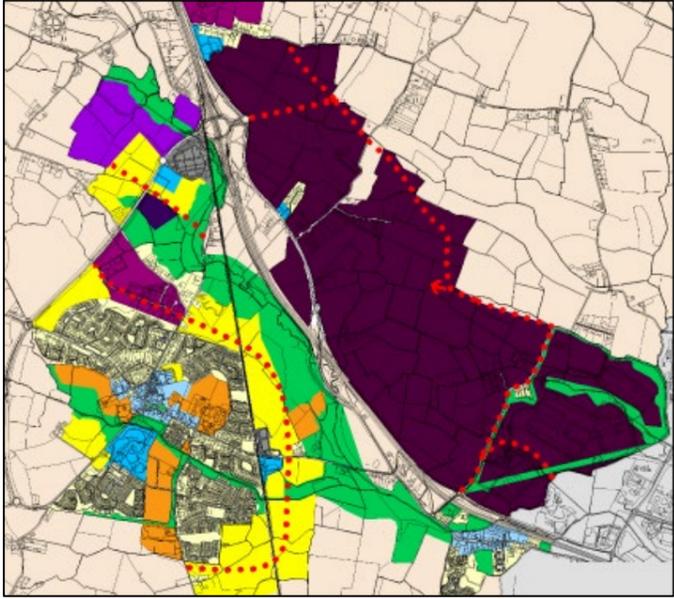
			 <p>Draft Plan Zoning</p>	 <p>Proposed Amended Zoning from C1 to A2 and A2 (Post 2027)</p>	
197	MH-C5-846 <i>Gerard Lynn</i>	<p>Owing to the existing dwelling onsite it is recommended that the zoning should be amended from F1 Open space to A1 Existing Residential.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from F1 to A1</p>	<p>No likely significant negative environmental effects. SEA not required.</p>	
198	MH-C5-904 <i>Roscoral Ltd</i>	<p>It is noted that there is a minor mapping error whereby the Residential Phase 2 zoning does not follow the field boundary. This error should be corrected.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from A2 (Post 2027) to A2</p>	<p>No likely significant negative environmental effects. SEA not required.</p>	
	Maynooth				
199	MH-C5-224		<ol style="list-style-type: none"> Relocate the MAY OBJ 3 symbol to the northwest to the centre of the A2 zoning. 	<p>Accepted</p>	<p>No likely significant negative environmental effects. SEA not required.</p>

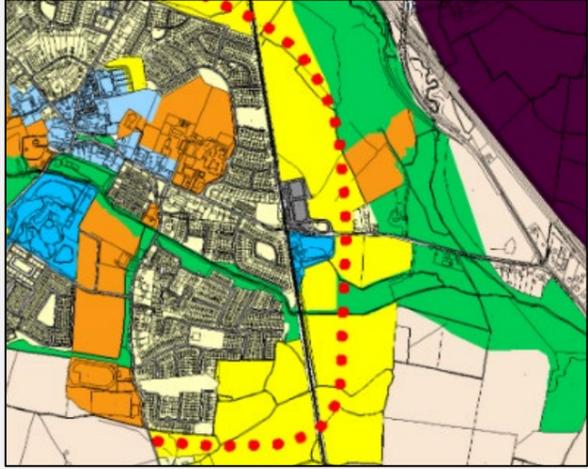
	<p>Kennedy Associates Chartered Town Planners on behalf of Sky Castle Ltd</p>		<ol style="list-style-type: none"> 2. The adjoining zonings for Maynooth within the administrative area of Kildare County Council to be shown on the Maynooth Environs Zoning Objectives Map. The route of the MOOR within the Kildare County Council administrative area along with the adjoining zonings will be detailed in the final plan maps. 3. The zoning as per the Draft Plan is correct however the indicative location of the eastern section of the MOOR is incorrect and this has been corrected as an administrative error. 4. Amend the notations on MP1 and MP2 in the Written Statement so that they match the zoning map. 	 <p>Draft Plan Zoning</p>	
<p>200</p>	<p>MH-C5-952 Kilcoon Environmental Action Association</p>		<ol style="list-style-type: none"> 1. Review of ER recommended, with update, where required. 2. Review of NIR recommended, with update, where required. 	<p>Accepted</p>	<p>No significant negative environmental effects. SEA not required.</p>

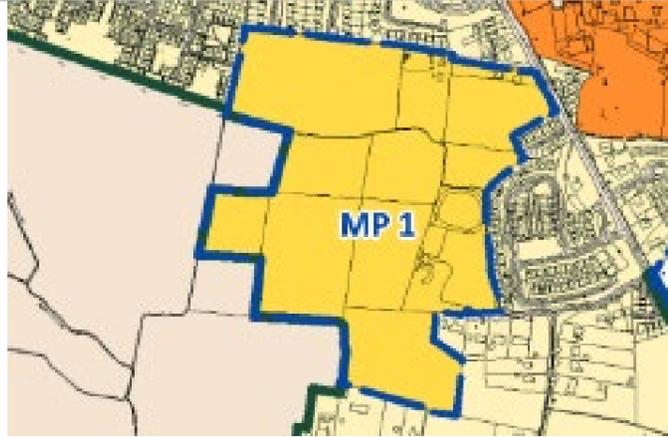
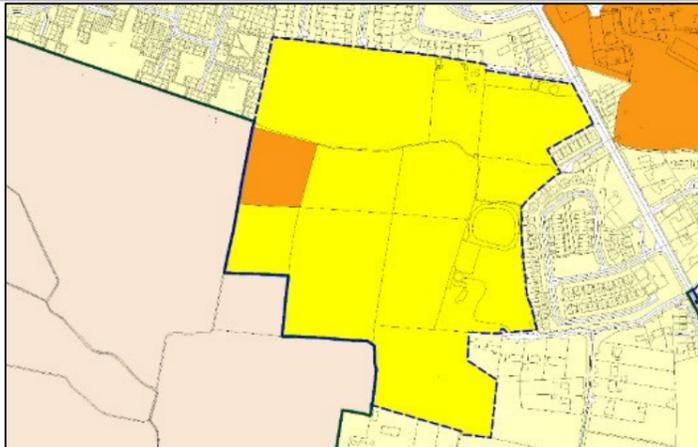
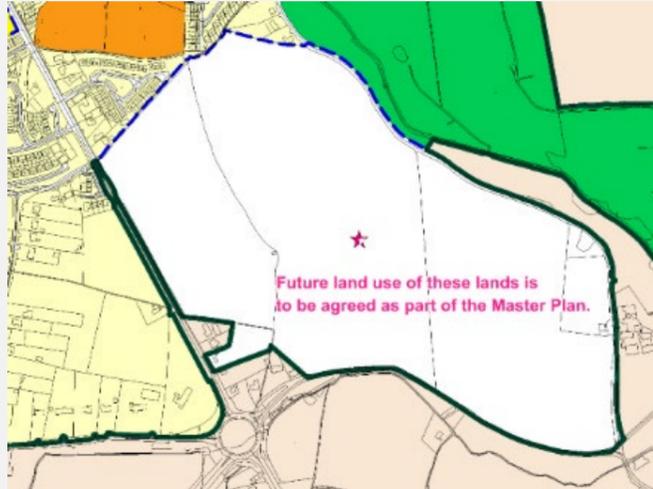
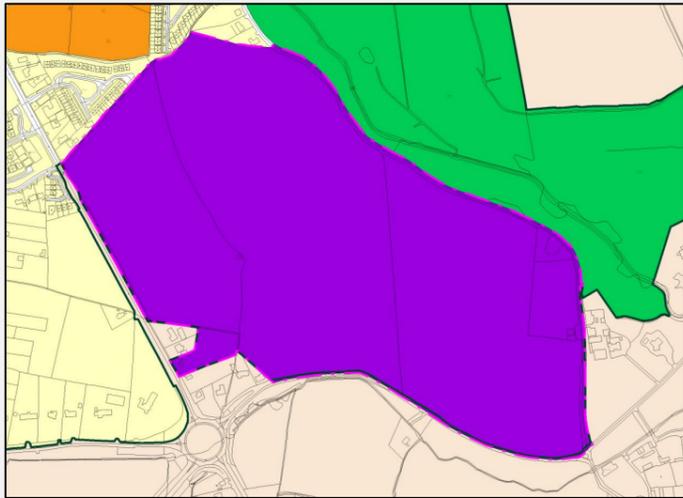


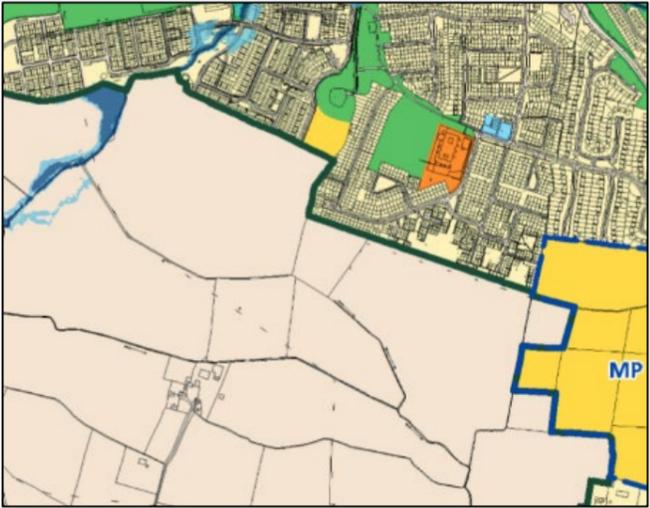
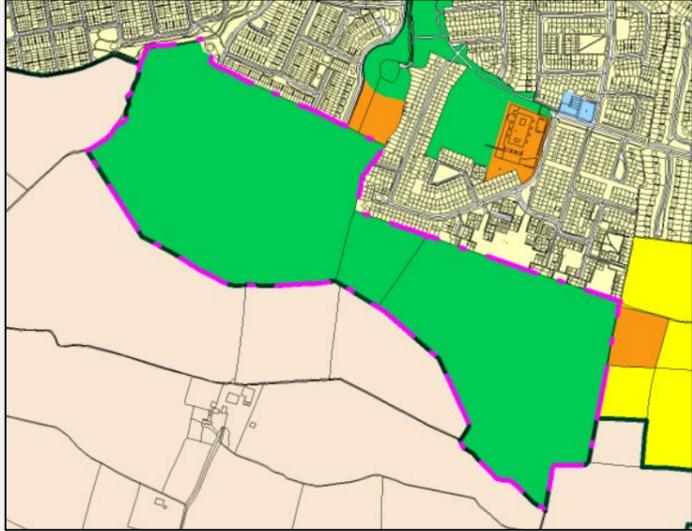
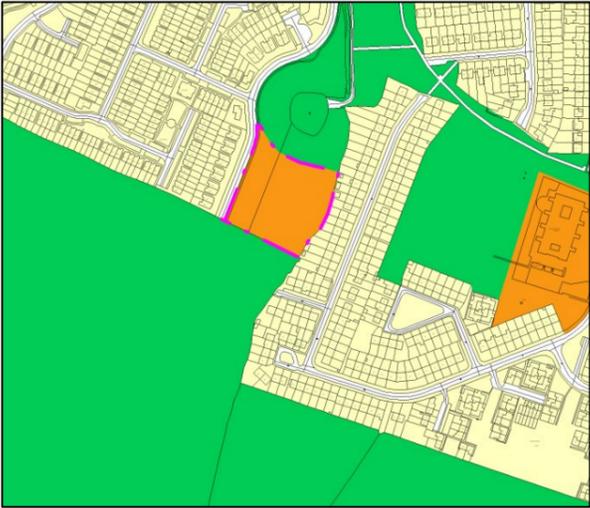
Proposed Amended Zoning showing corrections

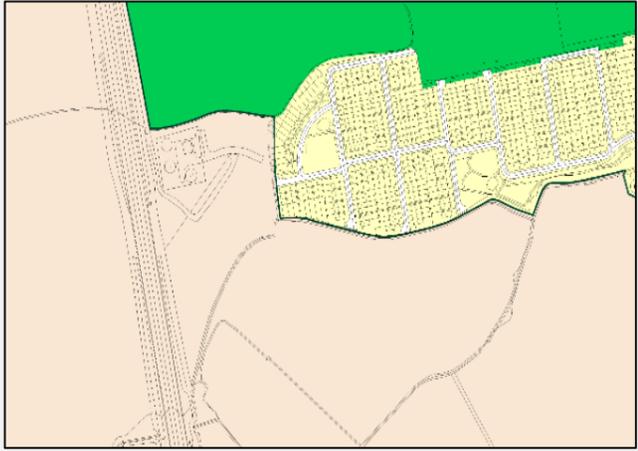
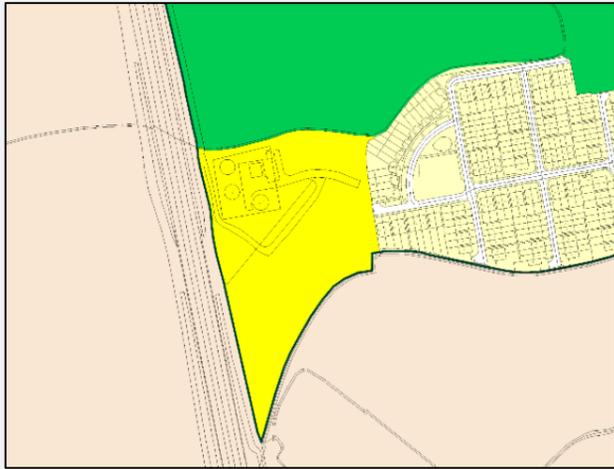
SETTLEMENTS TIER 3				
AMENDMENT NO.	SUBMISSION NOM NO.	PROPOSED AMENDMENT	STATUS - ACCEPTED/REVISED AS FOLLOWS	SEA ASSESSMENT
DUNBOYNE/CLONEE/PACE				
201	NOM 106 - Damien O'Reilly	<p>Revise the Land Use Zoning map for Dunboyne and Clonee and incorporate Bennetstown Dunboyne within the town boundary.</p>  <p>Land Use Zoning as per draft (RA Rural Area)</p>	<p>Accepted and revised as follows:</p>  <p>Amended Zoning Map – A1 and F1 zoning (F1 zoning is located in a Flood Zone)</p>	<p>Recommendation of Flood Assessment is noted.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
202	NOM 108 - Damien O'Reilly	<p>Proposed amended land use zoning map showing TU changed to A2</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

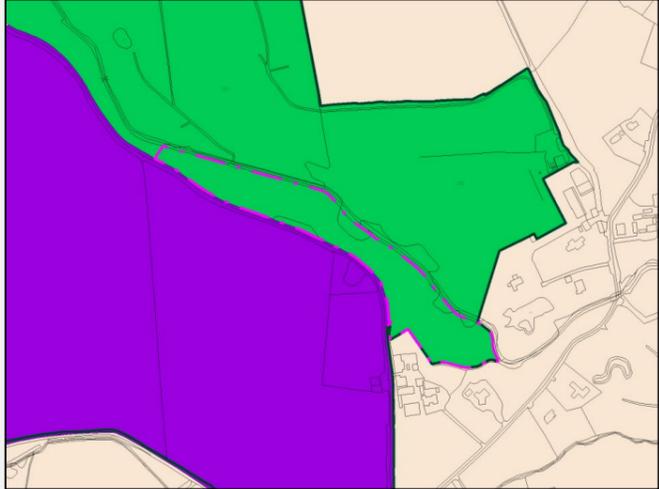
		 <p>Draft Plan zoning map</p>	 <p>Proposed amended zoning map – small change from TU to A2</p>	
203	MH-C5-129 Dunboyne Combined Residents Association	Proposed amendments to Vol 2 Dunboyne Written Statement	Amend DCE OBJ 22 as follows: To support and facilitate the delivery of transport infrastructure and measures set out in the Dunboyne and Environs Transportation Study for Dunboyne and Environs (Aecom Transport Consultants)	No likely significant negative environmental effects. SEA not required.
204	MH-C5-247 <i>Declan Brassil & Co on behalf of Hickwell Limited, Hickcastle Limited & Hub Management Company Limited By Guarantee</i> (MH-C5-1018 Lawrence Ward)	It is recommended Land Use Zoning map is amended to correctly show the indicative road routes through MP2 and MP3 on the Dunboyne-Clonee-Pace Land Use Zoning Map.  <p>Draft land use zoning map</p>	 <p>Accepted Proposed amended land use zoning map</p>	Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment. SEA Mitigation Recommendation: Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OWP will be required for all watercourse crossings.
205	MH-C5-799 <i>Declan Brassil & Co on behalf of Sean Boylan</i>	It is recommended that the indicative road layout is updated to the alignment permitted as per planning reference no. RA/180561.	Accepted	Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.

		 <p>Draft Plan Zoning</p>	 <p>Proposed Amended Zoning</p>	<p>SEA Mitigation Recommendation: Any development proposals shall be subject specific flood risk assessment and to demonstrate no impact on adjacent lands. Section 50 consent from OWP will be required for all watercourse crossings.</p>
<p>206</p>	<p>MH-C5-829 <i>Brock McClure Planning & Development Consultants on behalf of Rennar Ltd</i></p>	<p>It is recommended that CER OBJ 1 Future Gateway Building is reinstated;</p> <p>“To provide a single landmark building of significant architectural merit to replace the existing Herbal Medicine facilities in Dunboyne which could include the provision of integrated holistic medical care, research and educational facilities as part of the continued development of Dunboyne Herbs. The building shall be accommodated on lands outside the designated Flood Plain lands, identified on the land use zoning map. Any application submitted with respect to the subject lands shall be accompanied by a suitably detailed Flood Risk Assessment and Management Plan. The associated primary residence of Dunboyne Herbs shall also be provided for as part of the relocation of the business.</p> <p>Also reinstate the Future Gateway Building emblem onto the Dunboyne-Clonee-Pace Zoning Objectives Map.</p>	<p>Accepted</p>  <p>Amended Zoning – future gateway building And reinstate CER OBJ 1</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
<p><u>ASHBOURNE</u></p>				
<p>207</p>	<p>MH-C5-384 <i>Declan Brassil & Co on behalf of the Adroit Company</i></p>	<p>It is recommended that the central portion of lands is rezoned from R/A Rural Area to G1 Community Infrastructures to provide for supporting community facilities for the MP1 residential zoned lands.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>

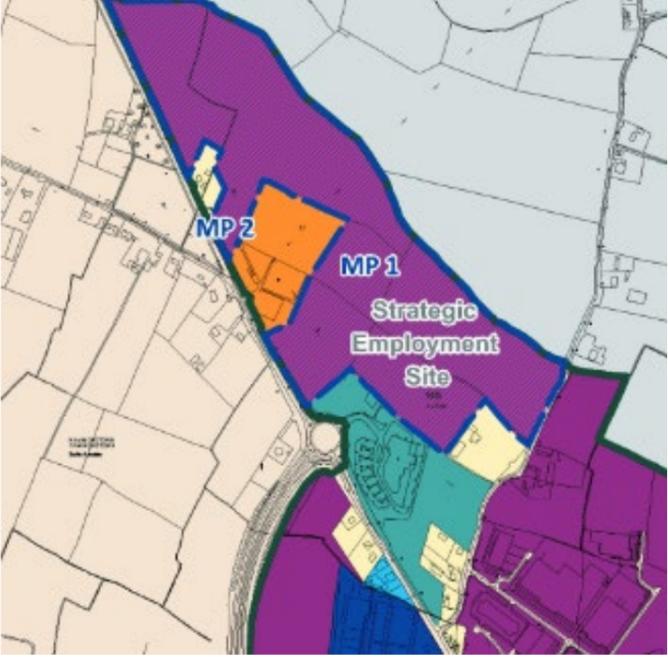
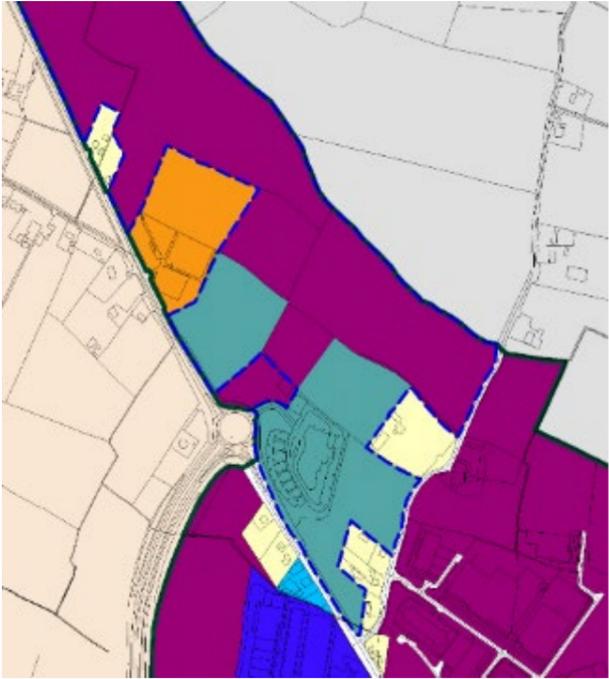
		 <p>Draft Plan Zoning</p>	 <p>Proposed Amended Zoning from RA to G1</p>	
208	MH-C5-411 <i>Hendrik W van der Kamp Town Planner on behalf of Martin Hoste Family</i>	<p>It is recommended that the subject lands should be rezoned from 'Future land use of these lands to be agreed as part of the Masterplan' to E1/E3 (Strategic Employment Site).</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning from Star Objective to E1/E3</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA.</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
209	MH-C5-611 <i>The Planning Partnership</i>	<p>Amend Policy no. SOC POL 41 as follows:</p> <p>SOC POL 41 'Identify free from development, lands that are the subject of a deed of dedication identified in a grant of planning permission as public open space, to ensure the availability of community and recreational facilities for the residents of the area.'</p>	<p>Accepted</p>	<p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

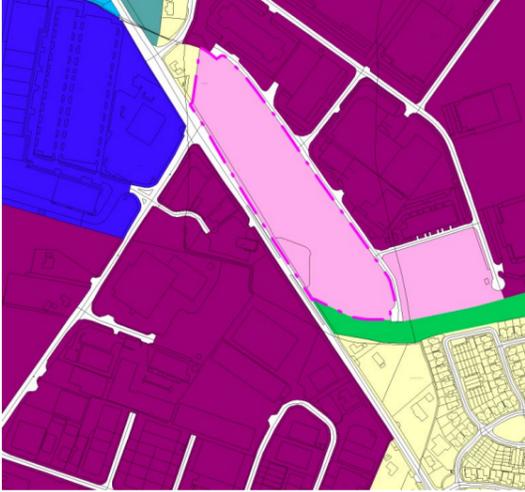
<p>210</p>	<p>NOM 111 – <i>Tobin, Tormey, Jamal Smith and O'Neill</i></p> <p>Grouped Themed Submission No. 2</p> <p>Ashbourne Public Park</p> <p>(NOM 2 from the floor Cllr Tobin)</p>	<p>To zone attached lands (33 hectares) to F1 Open space, with a view to create a public park, the Killegland Biodiversity Park.</p>  <p>Draft Plan RA zoning</p>	<p>Accepted and revised as follows:</p>  <p>Proposed amended zoning from RA to F1 Open Space</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>211</p>	<p>NOM 112 – <i>Cllrs Tobin, Tormey, Jamal Smith and O'Neill</i></p> <p>Grouped Themed Submission No. 5 Lands adjacent to Churchfield</p>	<p>To rezone this 3 acre site, that has a protected structure, the Killegland graveyard, from residential A2 to F1 open Space .</p> <p>Draft Plan zoning map</p> 	<p>Accepted and revised as follows:</p>  <p>Proposed amended zoning map – A2 changed to G1</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

<p>212</p> <p>NOM 114 – <i>Cllrs Tobin, Tormey, Jamal Smith and O’Neill</i></p> <p>MH-C5-341</p>	<p>To zone serviced lands to the west end of the current Churchfields development from R/A to A2</p>	 <p>Land Use Zoning as per draft MCC CDP (RA Rural Area)</p>	<p>Accepted and revised as follows:</p>  <p>Proposed Zoning following Special Planning Meeting (A2 New Residential)</p>	<p>Likely significant negative environmental effects on surface water / flooding as identified in SRFA assessment.</p> <p>SEA Mitigation Recommendation: Any development proposals shall be subject specific flood risk assessment. A minimum 10m no development / open space zone shall extend from the nearest bank of the watercourse.</p>
<p>213</p> <p>NOM 116 - <i>Cllr Tobin Tormey, Jamal, Smith and O’Neill</i></p> <p>MH-C5-144</p>	<p>It is recommended to rezone the lands from General Enterprise & Employment E2 to F1 Open Space.</p>	 <p>Land Use Zoning as per draft MCC CDP (E2 Enterprise & Employment)</p>	<p>Accepted as follows:</p>  <p>Proposed Zoning following Special Planning Meeting (from E2 to F1 Open Space)</p>	<p>No likely significant negative environmental effects. SEA not required.</p>

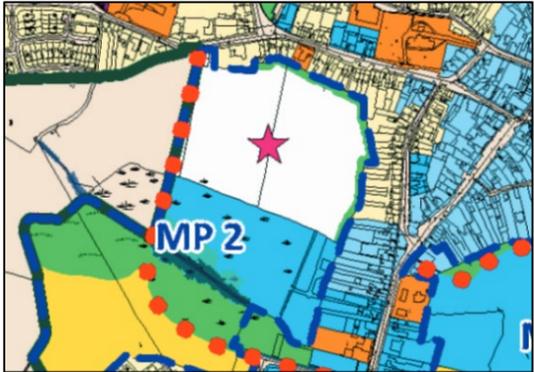
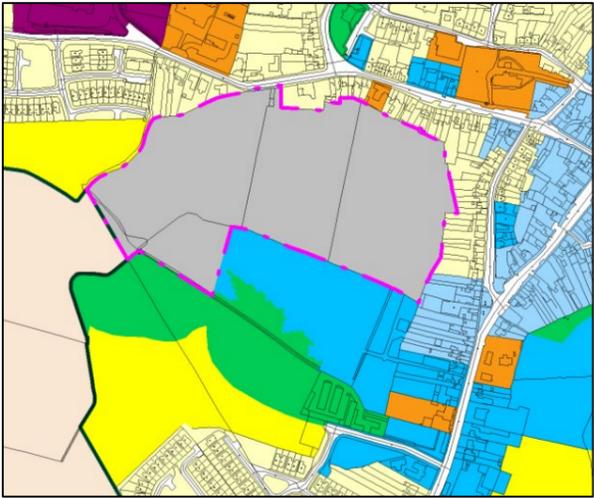
<p>214</p>	<p>NOM 121 – Alan Tobin</p>	<p>It is recommended to rezone the narrow strip of lands along the north eastern boundary of the employment lands (MP3) and to the southwest of Ashbourne Golf Club outlined below from 'RA Rural Area to H1 High Amenity</p>  <p>Land Use Zoning as per draft MCC CDP (RA Rural Area))</p>	<p>Accepted and revised as follows;</p>  <p>Proposed Zoning following Special Planning Meeting (F1 Open Space)</p>	<p>No likely significant negative environmental effects. SEA not required.</p>
<p>215</p>	<p>NOM 122 – Alan Tobin</p>	<p>It is recommended to insert an objective into the Ashbourne Written Statement</p> <p>ASH OBJ XX 'To seek to improve pedestrian and cycling infrastructure between Ratoath and Ashbourne'.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
<p>216</p>	<p>NOM 123 – Alan Tobin</p>	<p>Insert 2 arrows on the Ashbourne Map to indicate potential access on the Land use Zoning Map and also insert an objective to prevent lands from becoming landlocked;</p> <p>ASH OBJ XX "To ensure that access to all zoned lands is provided for and that no zoned lands become landlocked"</p>  <p>Draft LUZ Map</p>	<p>Accepted – Revise map and insert objective as follows:</p> <p>ASH OBJ XX "To ensure that access to all zoned lands is provided for and that no zoned lands become landlocked"</p>  <p>Amended Zoning Map showing 2 arrows</p>	<p>No likely significant negative environmental effects. SEA not required.</p>
<p>217</p>	<p>MH-C5-761</p>	<p>The following recommendations are made;</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects /</p>

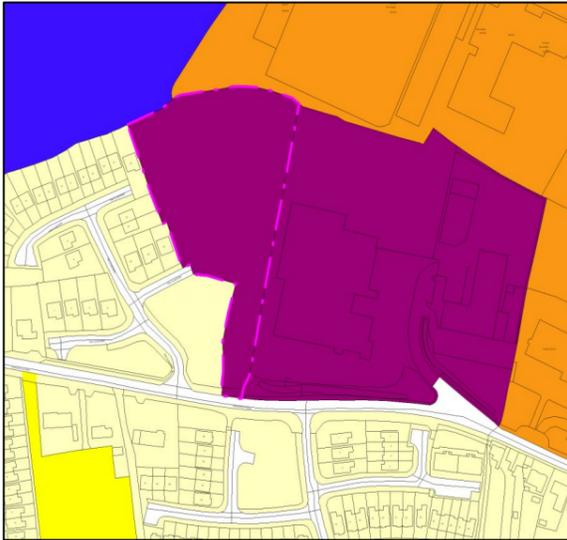
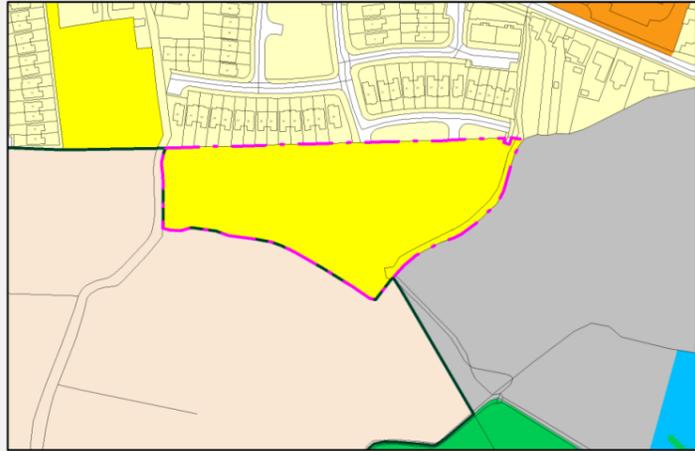
	<p><i>John Spain & Associates on behalf of Production Solutions</i></p>	<ol style="list-style-type: none"> 1. To provide for proposals such as that proposed in this submission it is recommended that 'bona fide ancillary tourism residential' and 'holiday home' should be inserted into the 'open for consideration' uses for D1 Tourism in Section 11.16.7 'Land Use Zoning Categories' in Chapter 11. 2. A section of land to the northeast and northwest of the Pillo Hotel is recommended to be rezoned from E2 General Enterprise and Employment to D1 Tourism to provide for commensurate onsite supporting residential accommodation for transient staff and tourists. 3. It is recommended that a section of the lands to the north of the Rath Roundabout be rezoned from D1 Tourism to E2 General Enterprise and Employment to facilitate employment access to the lands to the north. 4. Owing to the amended zonings an updated Masterplan will now be required and it is recommended that this is referenced in Section 6 'Masterplans' the Written Statement for MP2. 'Agreed 2013' should be replaced with 'Awaiting preparation' in the status while in the Description 'A Master Plan was prepared for these lands by the Council in 2013 which sets out a conceptual layout for the development of these lands however owing to the passage of time and amended zoning an updated Masterplan will now be required. Due to the configuration of the lands, access to the Ballymadun Employment Lands in Fingal, may be provided via the Rath roundabout and the Council will liaise with Fingal County Council in this regard'. 5. Owing to the rezoning of a quantum of the lands to Tourism purposes and the development proposals for same it is considered that a new Strategic Employment Site should be designated within Ashbourne. Please refer to submission no. MH-C5-411 in relation to the proposed new Strategic Employment Site designation to the southeast of the town. The 'Strategic Employment Site' label should be removed from the MP 1 lands in this regard. 		<p>mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
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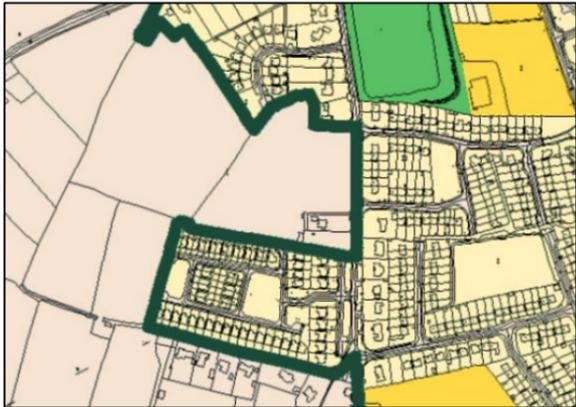
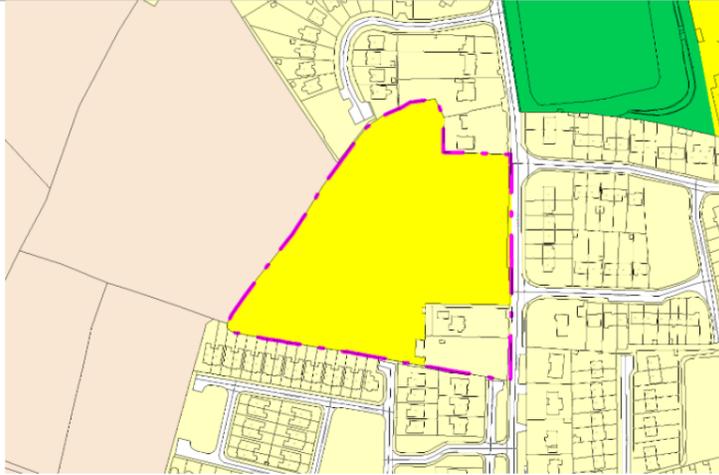
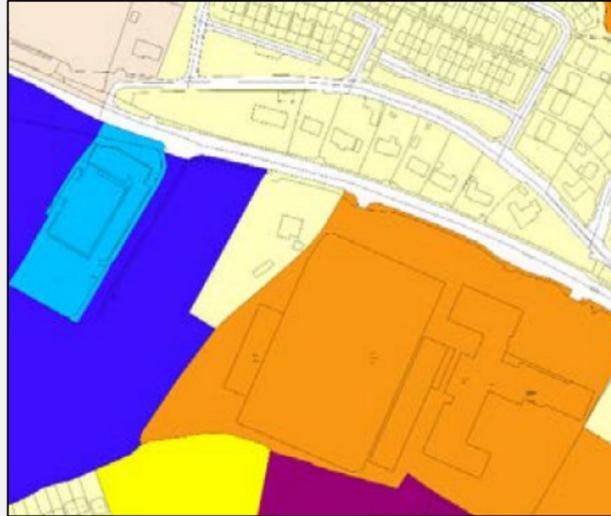
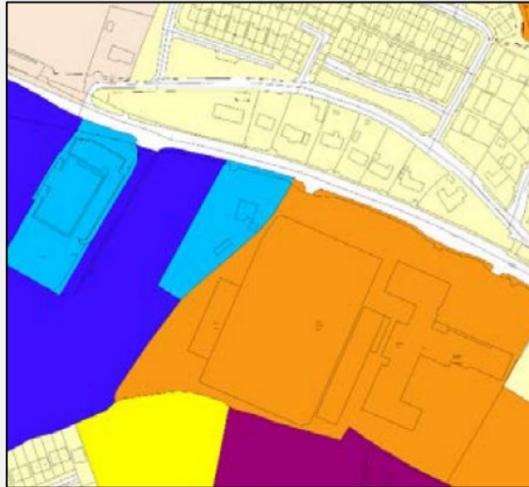
		 <p>Draft Plan Zoning</p>	 <p>Proposed Amended Zoning from E2 to D1</p>	
<p>218</p>	<p>MH-C5-834 Cllr Alan Tobin</p>	<p>It is recommended that the portion of the site to which AA/191243 relates should be rezoned from A2 New Residential to G1 Community Infrastructure – school permitted on same.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning</p>	<p>Recommendation of SFRA is noted, however, existing permission applies.</p> <p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>219</p>	<p>Floor Motion – NOM 1 Damien Reilly</p>	<p>Amend portion of land within Ashbourne Business Park from E2 General Enterprise & Employment to E1 High Technology uses</p>	<p>Accepted</p>	<p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

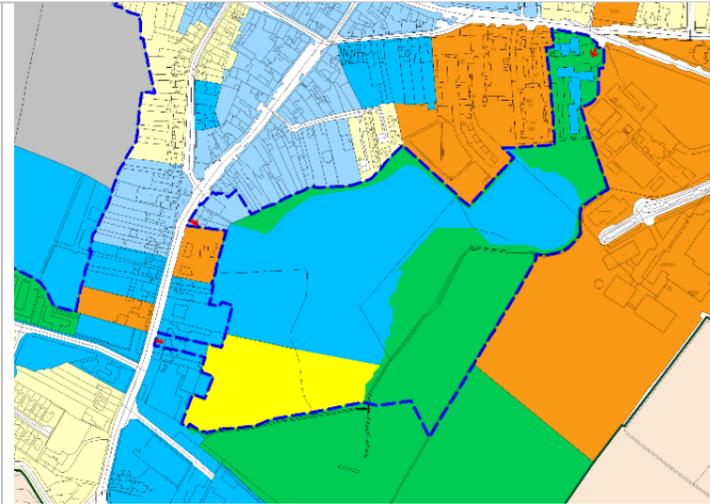
		 <p>Draft Land Use Zoning Map</p>	 <p>Proposed Amended Land Use Zoning Map</p>	
220	Floor Motion 5 Alan Tobin	<p>(Similar to NOM 1 from the floor) Amend site at Ashbourne Business Park from E2 to E1</p>  <p>Draft Plan zoning</p>	<p>Accepted</p>  <p>Proposed amended zoning from E2 to E1</p>	<p>No likely significant negative environmental effects. SEA not required.</p>
KELLS				
221	<p>NOM 126 - Sean Drew, Sarah Reilly, Eugene Cassidy, and Paul McCabe.</p> <p>(NOM 1 from the floor)</p>	<p>Insert objective in relation to retail outlet into the Kells Written Statement</p>	<p>Amended to include the following objective on Retail to be inserted into the Kells Written Statement:</p> <p>Meath County Council, together with the promoter of the project, will undertake a detailed evidence based assessment for a retail outlet in Kells, on a zoned site within or immediately adjacent the town centre that can generate commercial synergies with the established town centre, having regard to the provisions of the Retail Planning Guidelines 2012 and all relevant national and regional guidance and policy documents. The outcome of the</p>	<p>Likely significant environmental effects, however, any development remains subject to incorporation via a local area plan or variation of the development plan which will be subject to screening for SEA and AA.</p> <p>SEA Mitigation Recommendation: Any development proposals shall be subject to adoption via a local area plan, variation of a local area plan or variation of the county development plan and as such will be subject to screening for SEA and AA.</p>

			assessments will be incorporated in the Draft Kells LAP, or a variation of the County Development Plan, as may be appropriate.	
222	NOM 2 & 6 from the floor	Amend the zoning from A2 to F1  Draft Plan zoning map	Amend as follows:  Proposed amended zoning map – A2 changed to F1	No likely significant negative environmental effects. SEA not required.
223	NOM 128 - Sean Drew MH-C5-685	To designate lands from C1 to D1 tourism.  Draft Plan zoning Map	Accepted  Proposed amended zoning map – C1 changed to D1 Objective for road (MH-C5-685) revised as follows as per NOM 128 ‘KEL OBJ 17 – to promote and facilitate the delivering of a link road between the R163 and R147 at the Town parks, Zoned D1, north of the Navan Road, in conjunction with a tourism related development. The specific location of the link road will be determined as part of any future planning application’. ED OBJ XX To undertake a review of the Meath County Retail Strategy 2020-2026, over the life of the Development Plan.	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.

<p>224</p>	<p>NOM 3 – Sean Drew, Mike Bray, Paul McCabe, Eugene Cassidy</p> <p>(MH-C5-226)</p>	<p>To amend the zoning of the Star Objective lands (The Frontlands) to White Land</p>  <p>Land Use Zoning as per draft MCC CDP (Masterplan) note this was proposed to be zoned for D1 Tourism as per CE Report</p>	<p>Accepted</p>  <p>Proposed Zoning following Special Planning Meeting (WL White Lands)</p>	<p>Likely significant environmental effects on surface water / flooding (refer to SFRA assessment).</p> <p>SEA Mitigation Recommendation: Flood Zone A / B along watercourse will be used for open space / no development proposals only.</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA.</p>
<p>225</p>	<p>NOM 4 from the floor (McCabe, Drew, Bray, Cassidy)</p>	<p>This NOM seeks the rezoning of lands from A2 New Residential in the draft CDP to F1 Open Space</p>  <p>Land Use Zoning as per draft MCC CDP (A2 New Residential)</p>	<p>Accepted</p>  <p>Proposed Zoning following Special Planning Meeting (F1 Open Space)</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>226</p>	<p>NOM 5 from the Floor</p>	<p>NOM sought the rezoning of lands from A2 New Residential to E2 General Enterprise & Employment</p>	<p>Accepted as follows:</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

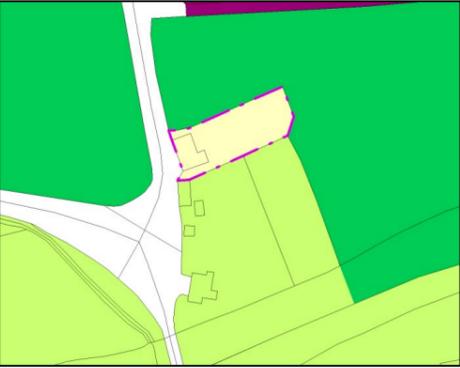
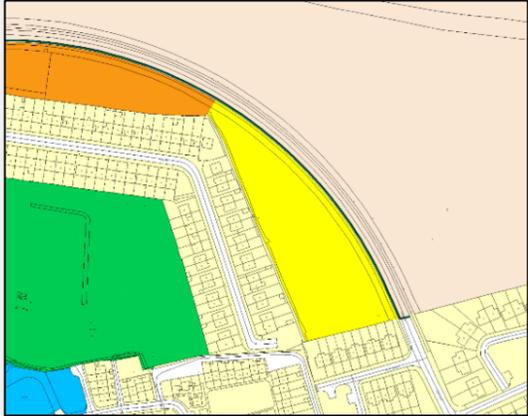
		 <p><i>Land Use Zoning as per draft MCC CDP (A2 New Residential)</i></p>	 <p>Proposed Zoning following Special Planning Meeting (E2 Enterprise & Employment)</p>	
227	NOM 7 from the Floor	<p>NOM sought the rezoning of lands from R/A Rural Area in the draft CDP to A2 New Residential</p>  <p><i>Land Use Zoning as per draft MCC CDP (RA Rural Area)</i></p>	<p>Revised as follows:</p>  <p><i>Proposed Zoning following Special Planning Meeting (A2 New Residential)</i></p>	<p>The change in zoning extends to the site of St. Colmcille’s Well and adjoins the historic walk to the well.</p> <p>Amendment will result in likely significant negative environmental effects on surface / ground water feature / site of cultural heritage and local landscape importance.</p> <p>SEA Mitigation Recommendation: Remove zoning entirely or provide for minimum 20m set back from nearest boundary of walk and well feature. Any proposed development must demonstrate no negative effects on local hydrology, hydrogeology or on access to or setting of well feature.</p>
228	NOM 9 from the floor MH-C5-523	<p>NOM sought the rezoning of lands previously from RA Rural Area in the draft CDP to A2 New Residential</p>	<p>Accepted:</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

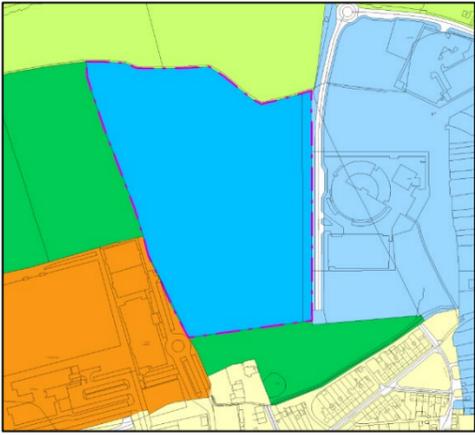
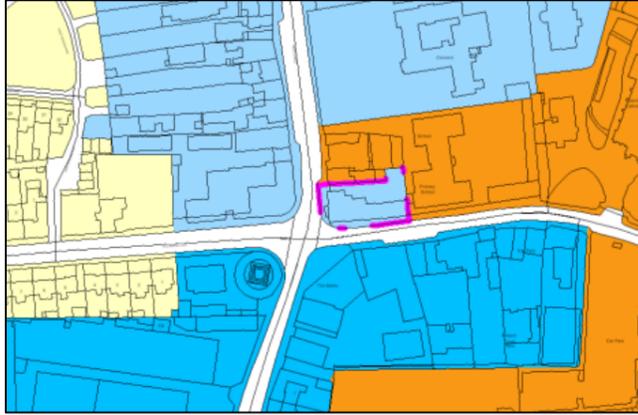
		 <p>Draft Plan Land Use Zoning (RA Rural Area)</p>	 <p>Proposed Zoning following Special Planning Meeting (A2 New Residential & A1 Existing Residential)</p>	
229	MH-C5-246 Declan Brassil & Co on behalf of Michael McKeon	<p>It is recommended that the zoning should be amended from A1 Existing Residential to C1 Mixed Use.</p>  <p>Draft LUZ Map</p>	<p>Accepted</p>  <p>Proposed amended LUZ Map</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
230	MH-C5-550 Declan Brassil & Co on behalf of Arceus Developments Ltd.	<p>Extend Masterplan boundary to include 2 new roadways onto Bective street and Headfort place – reflect applications.</p> <p>Insert arrows to demonstrate location of roadways as per item no. 1</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

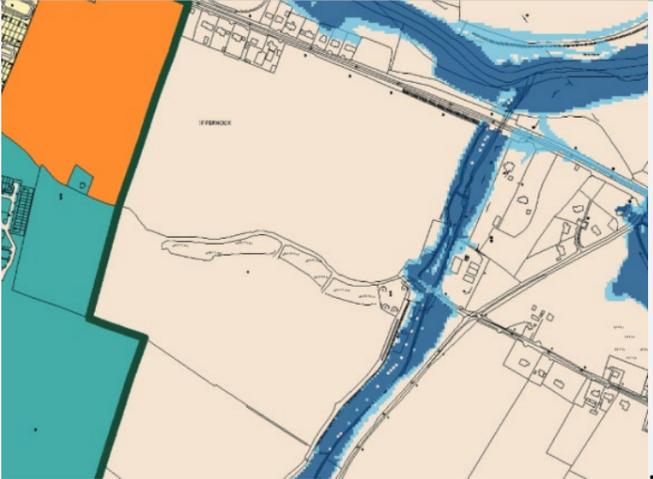
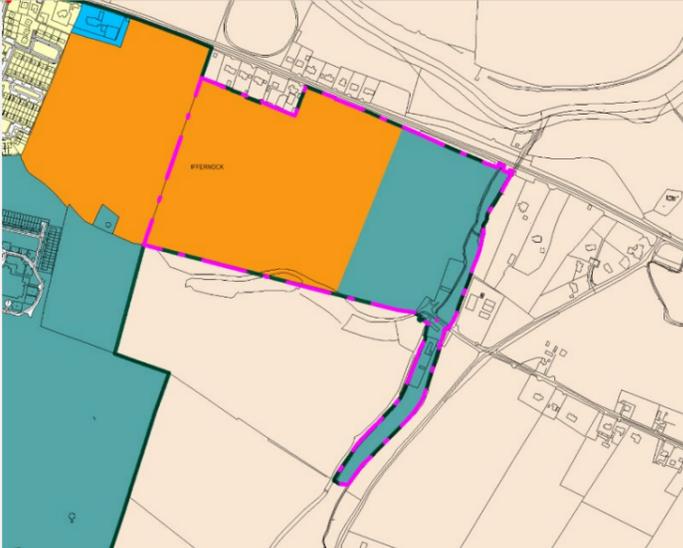
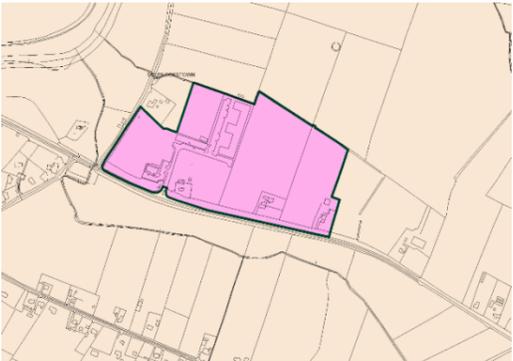
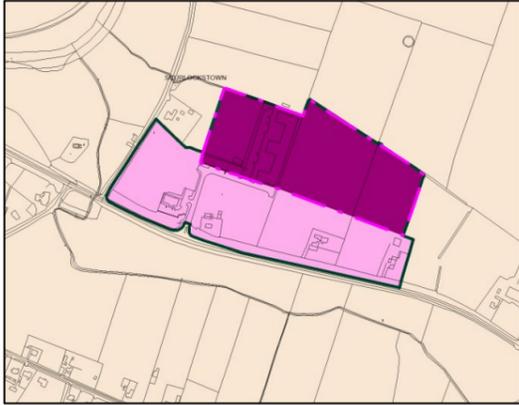


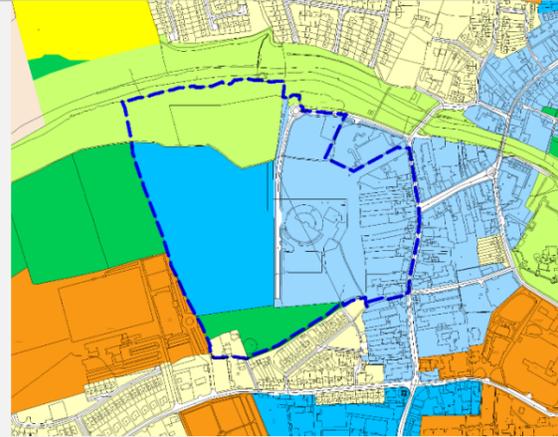
Road Entrance Locations and MP boundary

TRIM

<p>231</p>	<p>MH-C5-137 <i>Paula Lynch</i></p>	<p>It is recommended to rezone the existing residence from H1 High Amenity to A1 Existing Residential.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed Amended Zoning -A1 Existing Residential</p>	<p>No likely significant negative environmental effects. SEA not required.</p>
<p>232</p>	<p>MH-C5-368 <i>Shannon Homes Ltd.</i></p>	<p>It is recommended to amend zoning of Plot 1 from A2 New Residential to A1 Existing Residential</p> 	<p>Accepted</p> 	<p>No likely significant negative environmental effects. SEA not required.</p>

		Draft Plan Zoning	Proposed Amended Zoning - from A2 to A1	
233	MH-C5-652 <i>Tom Phillips & Associates on behalf of Leanort ULC</i>	It is recommended to amend the zoning of the B1 Town Centre to C1 Mixed Use.  Draft Plan Zoning	Accepted  Proposed amended Zoning	Potential environmental effects identified on Natura Sites (refer to AA Assessment). SEA Mitigation Recommendation: Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area.
234	MH-C5-787 <i>Cllr Ronan Moore</i>	It is proposed to amend number of educational facilities from 6 to 7 in the 'Town Context/Character'.	Accepted	No likely significant negative environmental effects. SEA not required.
235	MH-C5-872 <i>Jim Brogan on behalf of CGG Investments Limited</i>	It is recommended that the lands should be rezoned from G1 Community Infrastructure to B1 Town Centre  Draft Plan Zoning	Accepted  Proposed Amended Zoning	No likely significant negative environmental effects. SEA not required.
236	NOM 1 – Cllr Dempsey (MH-C5-124)	Rezone tourism lands with old mill to split zoning between community and tourism.	Accepted	Change to Community Zoning: Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required. Change to Tourism Zoning:

		 <p>Draft Plan Zoning</p>	 <p>Proposed amended Land Use Zoning</p>	<p>Likely significant negative environmental effects identified as a result of tourism zoning on biodiversity, surface water / flooding, cultural heritage, and landscape.</p> <p>SEA Mitigation Recommendation: Any new building proposals will be set back a minimum 25m from extent of flood zone. Development proposals will avoid negative impact on Knightsbrook River, former Mill buildings and Mill Race, and associated biodiversity corridor on eastern boundary of zoning and will be subject to Site Specific Flood Risk Assessment, Ecological Impact Assessment, Landscape and Visual Impact Assessment and Heritage Impact Assessment.</p>
<p>237</p>	<p><i>NOM 2, 3 & 5 from floor Aisling Dempsey, Noel French, Cllr Fox. (related to MH-C5-861)</i></p>	<p>Rezone Scurlogstown Employment lands to E1 to the front and E2 to the rear.</p>  <p>Draft Plan Zoning</p>	<p>Accepted</p>  <p>Proposed amended zoning</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>238</p>	<p><i>NOM 6 – Cllr Fox</i></p>	<p>Development of a Masterplan for the OPW building lands</p>	<p>Accepted</p>	<p>Potential environmental effects identified on Natura Sites (refer to AA Assessment).</p> <p>SEA Mitigation Recommendation: Provide for minimum 25m open space zoning / no development area between the boundary of the SAC and development zoning / development area.</p> <p>Development remains subject to a masterplan, which will be subject to screening for SEA and AA.</p>

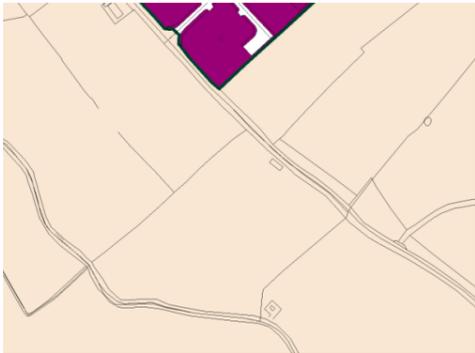
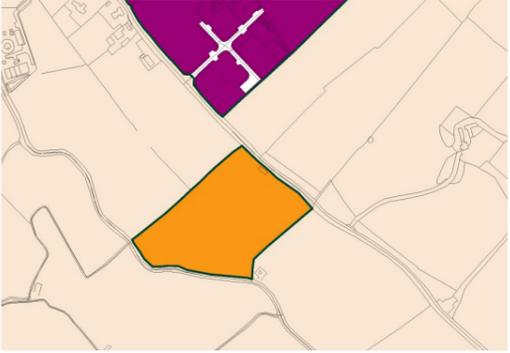
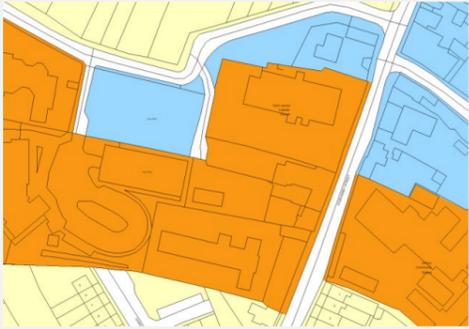


Proposed zoning map showing MP boundary

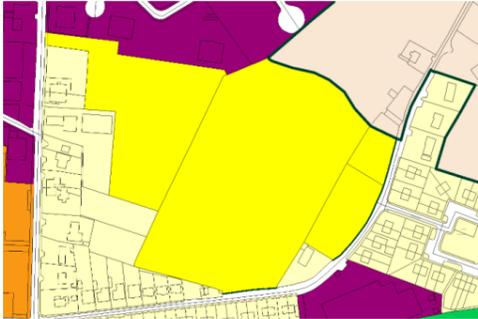
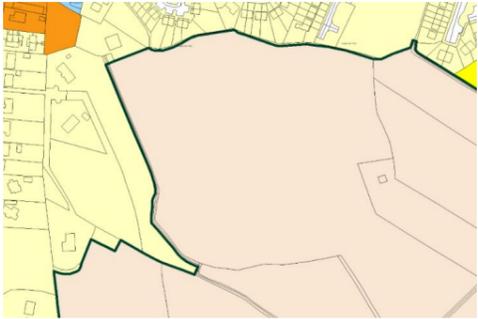
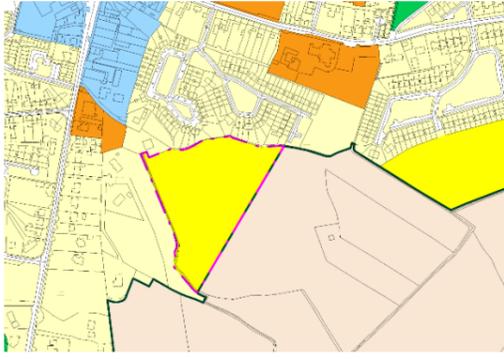
DUNSHAUGHLIN

<p>239</p> <p>NOM 131 – Gerry O’Connor</p> <p>(NOM 1 from the floor)</p> <p>MH-C5-574</p>	<p>proposing that lands at "The Knocks" adjoining the development</p>  <p>Land Use Zoning as per draft MCC CDP (RA Rural Area)</p> <p>boundary of</p> <p>Dunshaughlin, and to the immediate east of junction 6 on the M3 Motorway which are currently unzoned , be zoned as E2 lands to facilitate the provision of an offline motorway service area, in accordance with the spatial Planning and National Roads Guidelines for Planning Authorities.</p>	<p>Revised as follows:</p>  <p>Proposed Zoning following Special Planning Meeting (E2 Enterprise & Employment)</p>	<p>Likely significant negative environmental effects on strategic road infrastructure as a result of poor access, and on surface water / flooding (refer to SFRA Assessment).</p> <p>SEA Mitigation Recommendation: Remove zoning.</p>
<p>240</p> <p>MH-C5-709</p> <p>John Spain Associates on behalf of Rockture Ltd</p>	<p>It is recommended that the zoning is changed from F1 Open Space to A2 New Residential and from F1 open space to E2 General Enterprise & Employment</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

		 <p>Draft Plan Zoning</p>	 <p>Proposed Amended Zoning</p>	
241	NOM 2 from the floor (Nick Killian) MH-C5-633	<p>Insert the following objective for Lagore House into the Dunshaughlin Written Statement:</p> <p>“To support the development and conversion of Lagore House and Farm, a historic building and protected structure (MH044107) part of the local cultural heritage, for use as a hotel with associated leisure, equine and private residential facilities. The existing walled garden and other vernacular farm buildings attached to Lagore House should be retained and converted as part of the development of the site subject to good planning and architectural conservation practice”.</p>	<p>Revised to include the following objective:</p> <p>“To support the development and conversion of Lagore House and Farm, a historic building and protected structure (MH044107) part of the local cultural heritage, for use as a hotel with associated leisure and equine facilities. The existing walled garden and other vernacular farm buildings attached to Lagore House should be retained and converted as part of the development of the site subject to good planning and architectural conservation practice”.</p> <p>To be inserted into Section 4.28.3 ‘Multi Experience Attractions’ contained in Chapter 4.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
242	NOM 3 from the floor Damien O’Reilly	<p>Request to insert an objective into the Dunshaughlin Written Statement to support and encourage the development of Dunshaughlin Train Station incorporating park and ride facilities in conjunction with the with the results from the NTA’s, Greater Dublin Area Transport Strategy consultation study.</p>	<p>Accepted as follows to be inserted into Dunshaughlin WS;</p> <p>POL: To support the provision of train station and associated parking in Dunshaughlin, as part of the Phase II Dublin to Navan Rail project proposal.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

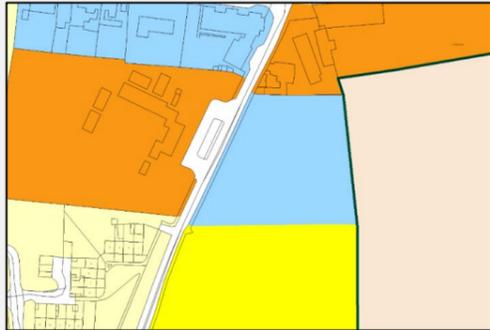
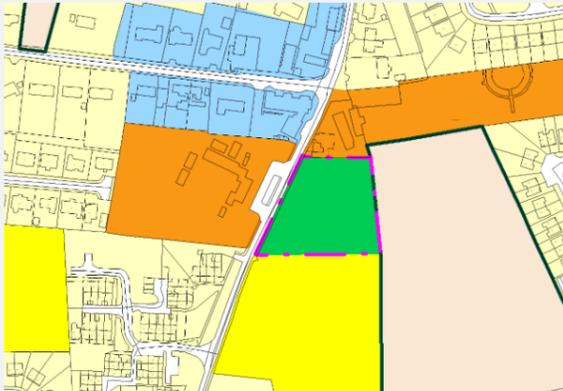
SETTLEMENTS TIER 5 & 6					
AMENDMENT NO.	SUBMISSION NOM NO.	CHAPTER /SECTION	PROPOSED AMENDMENT	STATUS – ACCEPTED/ AMENDED AS FOLLOWS:	SEA Assessment
<u>Athboy Written Statement</u>					
274	NOM 166 – <i>Mike Bray</i>		To include the following objective in the Athboy Written Statement: To work with the NTA, Bus Éireann and other relevant organisations to improve the public transport connectivity in Athboy to Dublin as well as to county and regional towns.	Accepted and revised as follows: ‘To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Athboy to the County Town and onto Regional and City Centres.	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.
275	NOM Floor – <i>David Gilroy</i> MH-C5-449		To maintain the G1 Community Zoning on the lands to the south of Athboy as per existing 2013-2019 CDP  Existing Land Use Zoning in Draft CDP	Revised to G1 – Community Infrastructure as follows;  Proposed Land Use Zoning to G1	Potential negative environmental effects on biodiversity, surface water / flooding and landscape. SEA Mitigation Recommendation: Maintain existing position. Alternatively provide for minimum 25m setback buffer / open space between SAC / SPA boundary and zoning change. Open space uses only within Flood Zone A/B.
276	NOM Floor 4 – <i>Mike Bray</i>		To rezone the old O’Growney NS building on O’Growney Street, Athboy from G1 Community Infrastructure to B1 Commercial / Town Centre.  Draft Plan zoning	Revised Land Use Zoning from Community G1 to B1 Town Centre for the former O’Growney NS site and the adjoining buildings to the north  Amended zoning	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.

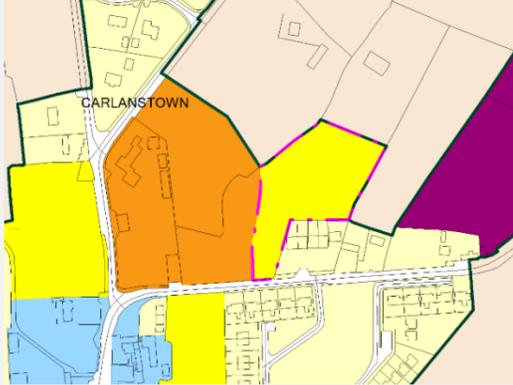
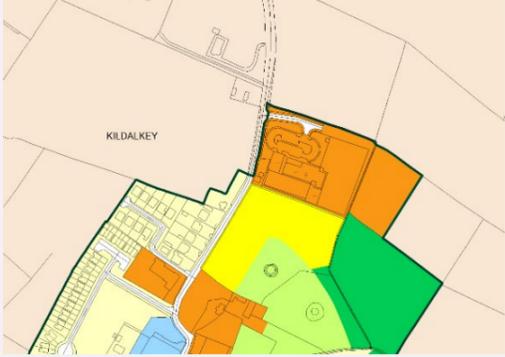
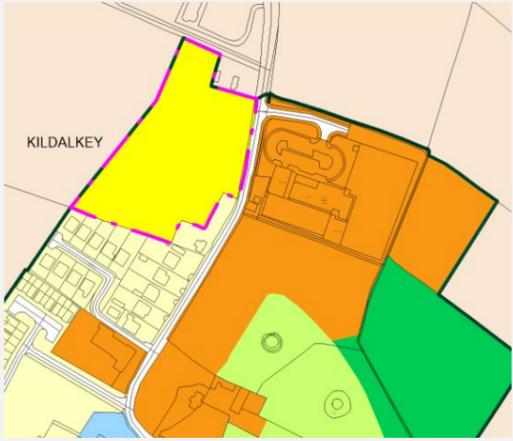
Oldcastle Written Statement

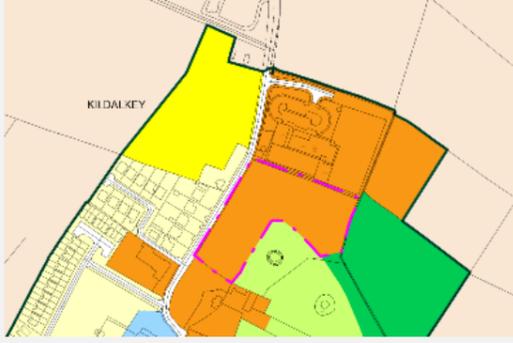
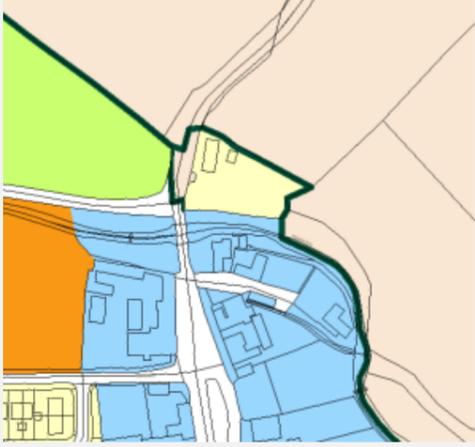
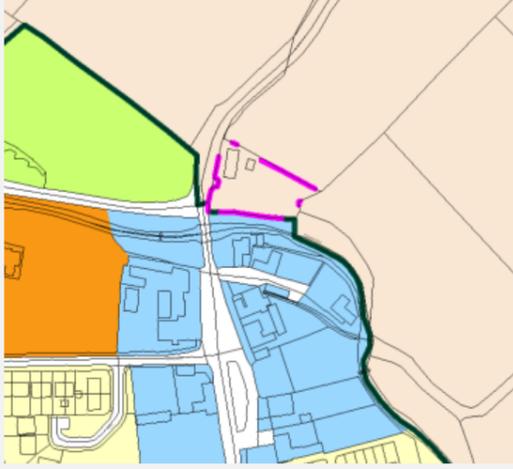
277	NOM 167 – Mike Bray		<p>To include the following objective in the Oldcastle Written Statement:</p> <p>To work with the NTA, Bus Éireann and other relevant organisations to improve the public transport connectivity in Oldcastle to Dublin as well as to county and regional towns.</p>	<p>Accepted and revised as follows:</p> <p>‘To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Oldcastle to the County Town and onto Regional and City Centres.’</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
278	<p>NOM 1 from the floor</p> <p>Cllr Sarah Reilly</p> <p>MH-C5-350</p>		<p>To cater for balanced sequential growth that the zoning of 7, of the 14 acres of A2 Residential Lands at Stoney Rd, Oldcastle be transferred to the site referenced in MH-C5-350.</p>  <p>Existing Draft Land Use Zoning</p>  <p>Existing Draft Land Use Zoning</p>	<p>Revised – 7 acres to the north rezoned from A2 to R/A and 7 acres to the south of Oldcastle rezoned from R/A to A2</p>  <p>Proposed Land Use Zoning</p>  <p>Proposed Land Use Zoning</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

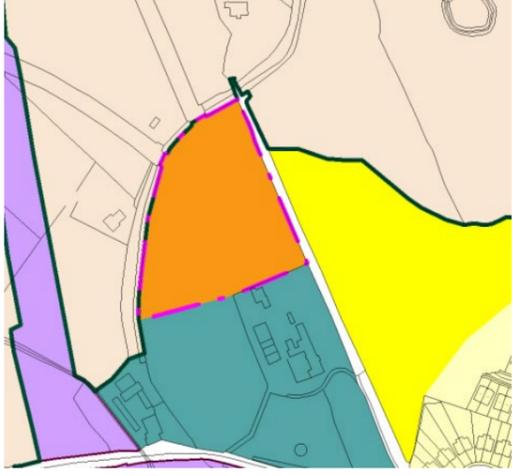
DONORE

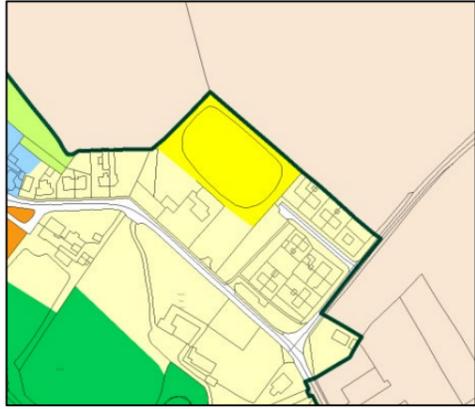
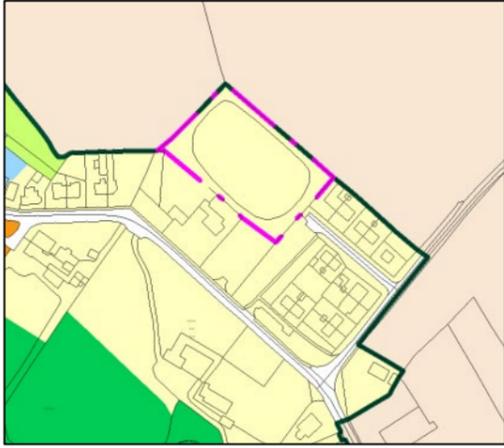
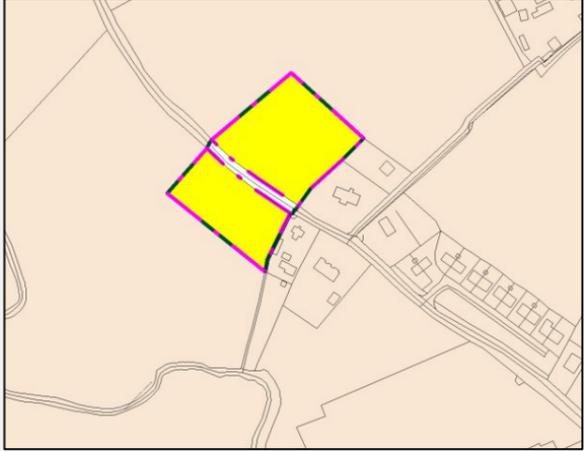
279	<p>NOM 1 from the floor</p> <p>Paddy Meade</p>		<p>Proposal to include the following objective:</p> <p><i>Amend the zoning on “Sheet No: 10(a) Land Use Zoning” – “Donore” to show a specific objective of a proposed Pedestrian Walkway connecting Donore Village to the town of Drogheda and insert this objective into the Donore statement subject to relevant environmental assessment.</i></p>	<p>Revised as follows:</p> <p>Insert objective into Written Statement for Donore;</p> <p>To support the delivery of a Pedestrian Walkway/Cycleway connecting Donore Village to the town of Drogheda subject to relevant environmental assessments.</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
280	<p>NOM 2&3 from the floor</p> <p>Paddy Meade</p>		<p>Propose to amend the zoning on “Sheet No: 10(a) Land Use Zoning” – “Donore” to show a specific objective of a proposed Pedestrian Walkway connecting Donore Village to Brú na</p>	<p>Revised as follows:</p> <p>Insert 2 objectives into Written Statement for Donore;</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p>

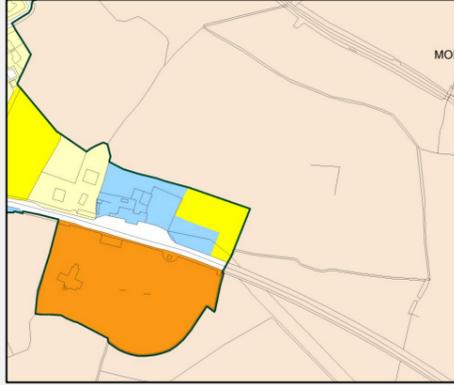
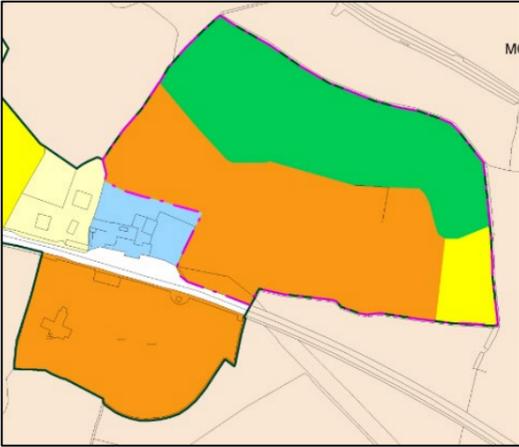
			<p>Bóinne Visitors Centre and St. Mary’s GFC football pitch and insert this objective into the Donore statement subject to relevant environmental assessment.</p> <p>Amend the zoning on “Sheet No: 10(a) Land Use Zoning” – “Donore” to show a specific objective of a proposed Pedestrian Walkway connecting Donore Village to the “Battle of Boyne” Office of Public Works site at Oldbridge House and insert this objective into the Donore statement subject to relevant environmental assessment.</p>	<p>To support the delivery of a pedestrian walkway /cycleways connecting Donore Village to Brú na Bóinne Visitors Centre and St. Mary’s GFC football pitch subject to relevant environmental assessments.’</p> <p>And</p> <p>‘To support the delivery of a proposed Pedestrian Walkway/cycleways connecting Donore Village to the “Battle of Boyne” Office of Public Works site at Oldbridge House subject to relevant environmental assessment.</p>	<p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
281	NOM 4 from floor Paddy Meade		<p>Show a specific objective of a proposed Pedestrian Walkway to connect:</p> <ul style="list-style-type: none"> •“The Grange” housing estate (South side) to the village centre •“The Grange” housing estate (South side) towards St. Mary’s Villas. •The Church of the Nativity to the southern edge of settlement. 	<p>Revised as follows:</p> <p>Insert objective into Written Statement for Donore;</p> <p>To support the delivery of a Pedestrian Walkways/cycleways to connect:</p> <ul style="list-style-type: none"> • “The Grange” housing estate (South side) to the village centre • “The Grange” housing estate (South side) towards St. Mary’s Villas. • The Church of the Nativity to the southern edge of settlement. 	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
282	NOM 5 from floor Paddy Meade		<p>Propose to change B1 Town/Village Centre to F1 Open Space.</p>  <p>Draft Plan zoning</p>	<p>Agreed to revise as follows:</p>  <p>Proposed amended zoning</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
Carlanstown					
283	Nom 1 from the floor Cllr Paul McCabe		<p>Rezone parcel of land from R/A to A2 New Residential</p>	<p>Accepted and revised as follows;</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

			 <p>Draft CDP</p>	 <p>Proposed amendment- RA to A2</p>	
<p><u>Gormanston</u></p>					
284	NOM 172 – Alan Tobin	<p>Rezoning parcel of land from R/A to D1 to provide for a recreational car park</p>  <p>Draft CDP</p>	<p>Amended to TU Transport Utilities zoning as follows;</p>  <p>Proposed Amendment from R/A to TU</p>	<p>Potential negative environmental effects on biodiversity, surface water / flooding and landscape.</p> <p>SEA Mitigation Recommendation: Consider removal of zoning change. Otherwise provide for minimum 10m setback from nearest bank edge of river to development for continuity of riparian corridor. Any car park will require an appropriately detailed flood risk assessment in accordance with approved plan policies and objectives.</p>	
<p><u>Kildalkey</u></p>					
285	<p>NOM 177 – Joe Fox</p> <p>MHC5-845</p> <p>MH-C5-920</p>	<p>That the A2 New Residential zoning be located from the church lands to the opposite side of the road and the church lands rezoned to G1</p>  <p>Draft CDP</p>	<p>Accepted as follows;</p>  <p>Proposed amendment from R/A to A2</p>	<p>Excessive G1 zoning. Potential negative environmental effects on landscape.</p> <p>SEA Mitigation Recommendation: Maintain existing position.</p>	

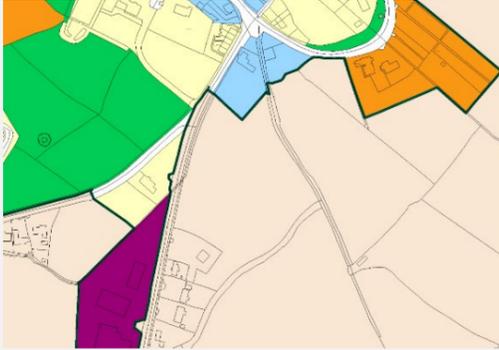
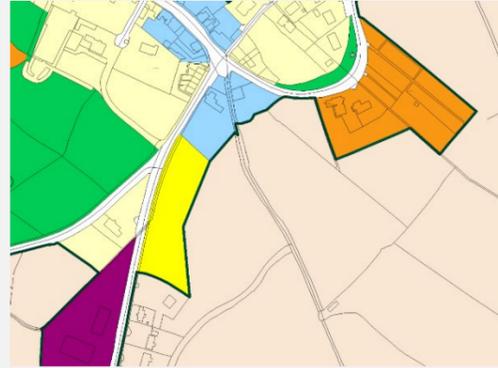
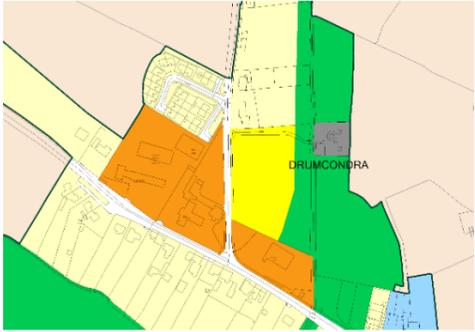
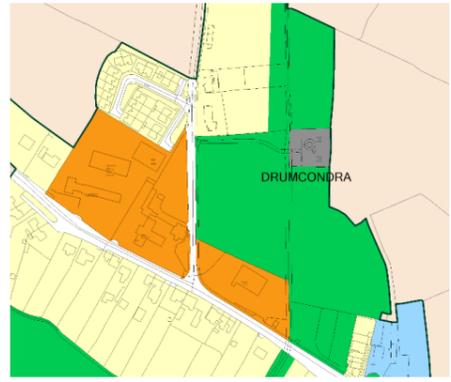
				 <p>Proposed amendment from A2 to G1</p>	
<h3><u>Kilmainhamwood</u></h3>					
286	NOM 1 from Floor Cllr Eugene Cassidy & Paul McCabe	<p>Rezone from A1 to R/A small parcel of land to the north of village</p>  <p>Draft CDP</p>	<p>Accepted</p>  <p>Proposed Amendment (Rural Area)</p>	No likely significant negative environmental effects. SEA not required.	
<h3><u>Kilmessan</u></h3>					
287	<p>NOM 179 – Gerry O'Connor</p> <p>NOM 180 – Gillian Toole</p> <p>MH-C5-759</p>	<p>Change recommended – Volume 2, Kilmessan Written Statement, Section 5.0:</p> <p>Amend KLM OBJ 2 as follows</p> <p>KLM OBJ 2</p> <p>To seek to provide open space and recreational areas for the local population, in particular a playground. This could potentially be located in existing community zoned lands to the west or high amenity areas to the south.</p> <p>Volume 2, Kilmessan Written Statement, Section 5.0:</p> <p>Delete KLM OBJ 16 and KLM OBJ 17 as follows:</p> <p>KLM OBJ 16</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>	

		<p>To explore the potential for community/education use in the former Rectory. KLM OBJ 17</p> <p>To seek to provide an access route through existing high amenity area located to the south in conjunction with relevant stakeholders.</p> <p>Update Objective numbers as required for Kilmessan Written Statement on foot of the above changes.</p>		
288	<p>NOM from floor Cllr Damien O'Reilly</p> <p>MH-C5-484, 478</p>	<p>Rezone northern portion of D1 Tourism lands at Station House Hotel to G1 Community Infrastructure</p>  <p><i>Draft CDP</i></p>	<p>Accepted and revised as follows;</p> 	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
Longwood				
289	<p>MH-C5-914</p> <p>Pat Campbell AKM Design on behalf of Eurovale Engineering</p>	<p>It is proposed to amend the zoning from A2 New Residential to A1 Existing Residential for the lands which have been developed under TA/170510</p> <p>And relocate the A2 New Residential zoning to the west</p> 	<p>Accepted</p>  <p><i>Proposed amendment</i></p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

		<i>Draft CDP</i>		
<u>Moynalty</u>				
290	NOM from floor Cllr Paul McCabe	<p>To change the existing land use zoning on the subject site from A2 New Residential to A1 Existing Residential (garden)</p>  <p><i>Draft CDP</i></p>	<p>Accepted</p>  <p><i>Proposed amendment</i></p>	<p>No likely significant negative environmental effects. SEA not required.</p>
291	NOM from floor Cllr Paul McCabe MH-C5-934	<p>To zone these two subject sites A2 New Residential which are currently designated Residential Phase 2 (post 2019) in the Meath County Development Plan 2013-2019.</p>  <p><i>Draft CDP (south of Moynalty)</i></p>	<p>Accepted and revised as follows;</p>  <p><i>Proposed amendment</i></p>	<p>Potential negative environmental effects on landscape and material assets.</p> <p>SEA Mitigation Recommendation: Maintain existing position.</p>
<u>Clonard</u>				
292	MH-C5-508 <i>Louise Kennedy</i>	<p>It is proposed to amend the land use zoning objective for the subject site from R/A Rural Area to G1 Community Infrastructure, F1 Open Space and A2 New Residential.</p>		<p>Excessive zoning. Potential negative environmental effects on landscape.</p> <p>SEA Mitigation Recommendation: Maintain existing position.</p>

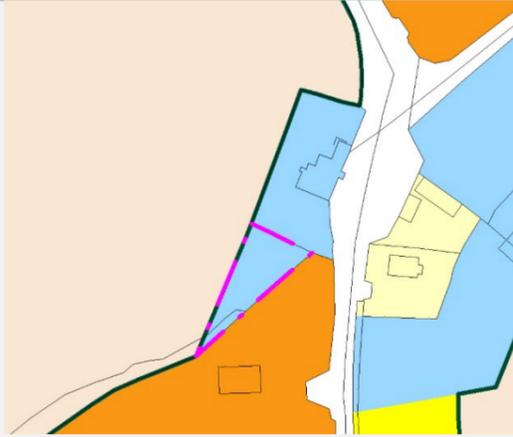
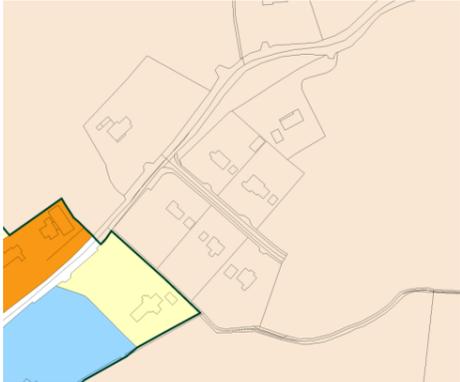
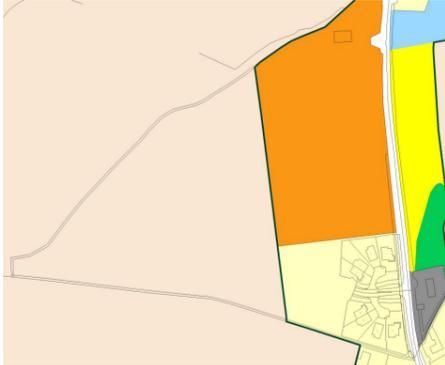
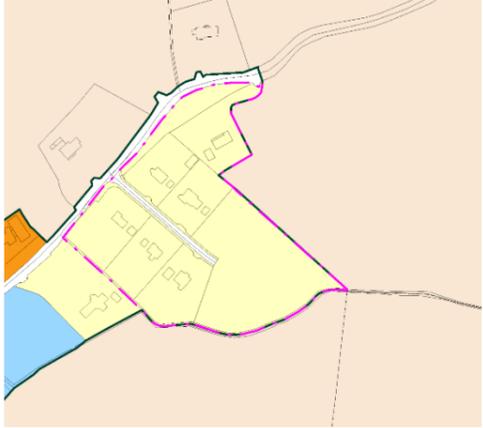
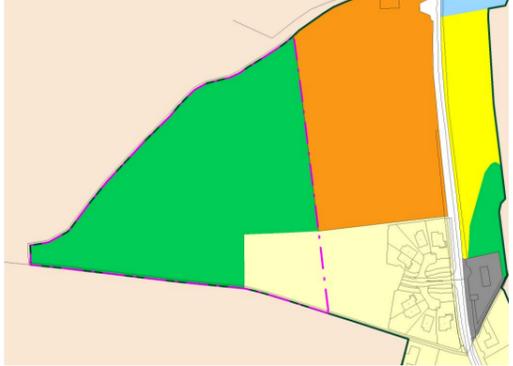
		 <p>Draft CDP</p>	<p>Accepted</p>  <p>Proposed amendment</p>	
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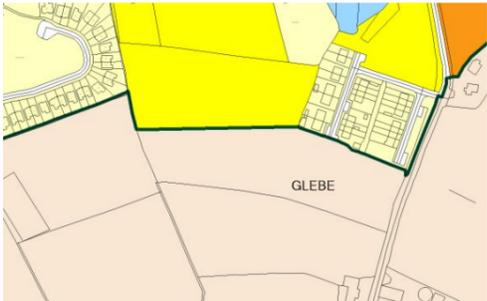
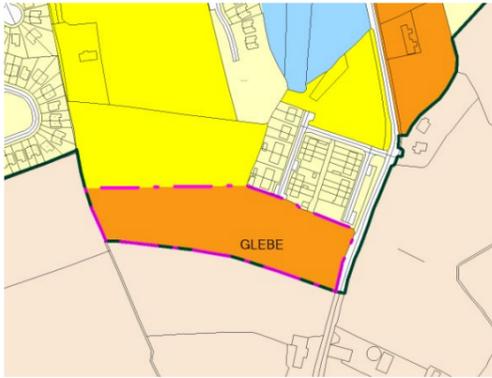
Drumconrath

293	NOM 4 from the floor (Cllr Cassidy and Cllr McCabe)	<p>To change the land use zoning on the subject site from Commercial Town Centre to A2 New Residential.</p>  <p>Draft Plan zoning R/A</p>	<p>Revised as follows;</p>  <p>Proposed amended zoning from R/A to A2</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>
294	NOM 3 from the floor (Cllr Cassidy and Cllr McCabe)	<p>To change the land use zoning on the subject site to F1 Open Space from the proposed A2 New Residential.</p>  <p>Draft Plan A2 zoning</p>	<p>Accepted</p>  <p>Proposed amended zoning from A2 to F1 (pitch & putt course)</p>	<p>Existing Amenity.</p> <p>No likely significant negative environmental effects. SEA not required.</p>

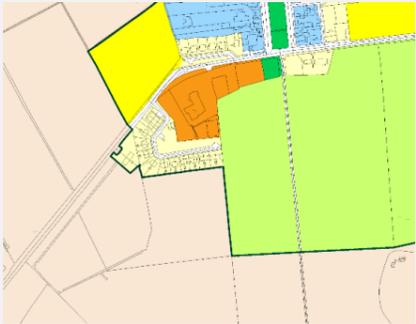
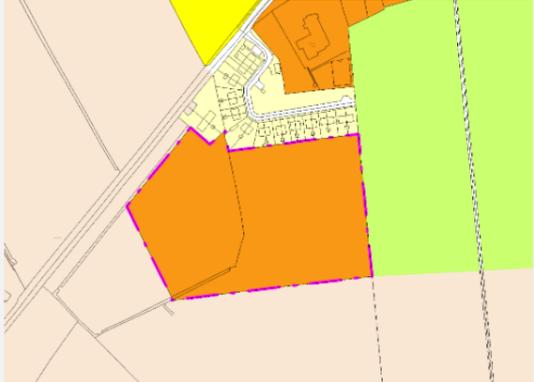
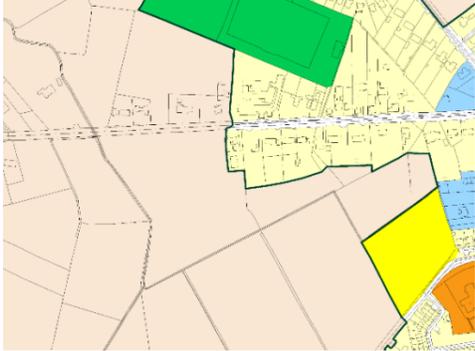
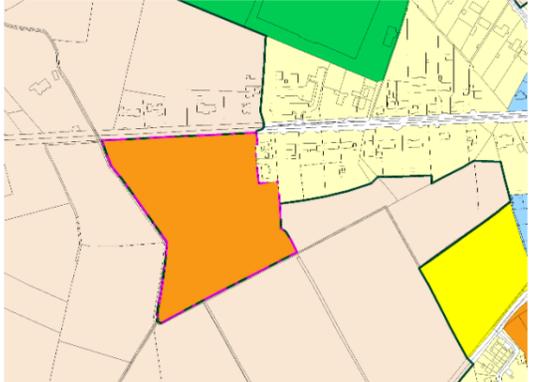
Julianstown					
295	MH-C5-869 <i>Genesis Homes Developments on behalf of Harmon Properties</i>	 <p>BALLYGARTH</p>	It is proposed to amend the land use zoning objective of the subject site from RA Rural Area to A2 New Residential	Accepted 	Potential negative environmental effects on landscape. SEA Mitigation Recommendation: Tree-lined hedgerow on eastern boundary of lands and hedgerow / watercourse on southern boundary of lands will be retained with minimum 15m setback from centre-line of hedgerow / nearest bank of watercourse.
Kentstown					
296	MH-C5-20 <i>Maria Matthews</i>		Amend Chapter 6, Section 6.4 by including the following text: 6.4 Water Services The Current Irish Water Investment Plan (CIP 2020-2024) outlines the indicative priorities and investments in water services infrastructure over the five year period. This CIP aims to deliver improvements in drinking water quality, leakage detection and remediation, wastewater compliance, business efficiencies and customer service. As part of the CIP, Irish Water have developed a Small Towns and Villages Programme (STVGP) to cater for growth in smaller settlements which would not otherwise be provided for in the current Investment Plan. The Plan is limited to growth in smaller settlements already served by Irish Water Infrastructure. Under the STVGP, funding will be allocated to Meath County Council for new Wastewater or Water Treatment Plants or upgrades to eligible settlements with a population of less than 2,000 persons. At this stage of the process, settlements considered most appropriate for such development or upgrades must be nominated by Meath County Council and further engagement with Irish Water must take place before agreement on the final list of settlements can be reached. The figure below depicts the process which must be undertaken by Meath County Council and Irish Water before a list of settlements can be finalised. It is	Accepted	Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report). No likely significant negative environmental effects. SEA not required.

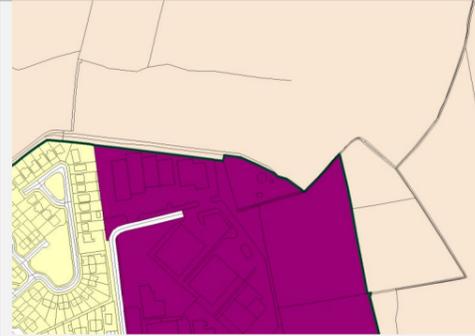
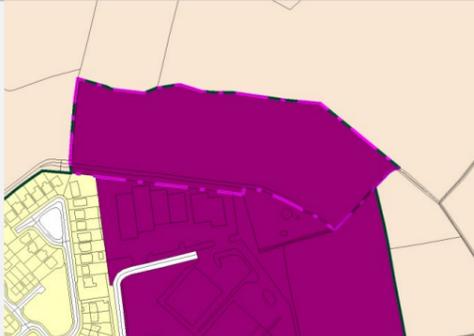
		<p>anticipated that Local Authorities will be of notified of successful projects throughout 2021.</p>  <p>The outcome of this Growth Programme and consequent allocation of additional wastewater and water capacity will inform the population profile and growth targets identified in the Core Strategy. Notwithstanding this, the finalisation of these settlements will be determined after the adoption of the County Development Plan and therefore cannot presently inform the Core Strategy. Given the evidence-based approach of the Core Strategy, should the outcome of the STVGP alter growth potential for small settlements, Meath County Council will ensure the Core Strategy incorporates outputs of the STVGP by way of variation to the County Development Plan.</p>		
<p>297</p>	<p>MH-C5-380 <i>The Planning Partnership on behalf of St Finians Diocesan Trust</i></p>	<p>It is proposed to amend the land use zoning objective of the subject site from B1 Commercial / Town or Village Centre to A1 Existing Residential.</p>  <p><i>Draft CDP</i></p> <p><i>Proposed amended CDP</i></p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
<p>Kilbride</p>				
<p>298</p>	<p>MH-C5-959 <i>PAC Studio on behalf of Mark Courtney</i></p>	<p>It is recommended to make a minor amendment to the southern portion of the land parcel to include the full extent of the site boundary as B1 Existing Town / Village Centre</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

			 <p><i>Draft CDP</i></p>	 <p><i>Proposed amendment</i></p>	
<p>299</p>	<p>NOM from floor Cllr Gillian Toole (MH-C5-524 Kilbride Residents Association)</p>		<p>Site no. 1 Include the Glenard estate within the development boundary and zone for A1 purposes</p>  <p><i>Draft CDP</i></p> <p>Site no. 2 Zone the parcel of land adjoining the GAA club for F1 Open Space purposes</p>  <p><i>Draft CDP</i></p>	<p>Accepted and revised as follows;</p>  <p><i>Proposed amendment</i></p>  <p><i>Proposed amendment</i></p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

Rathmoylon					
300	<p>NOM from floor Cllr Joe Fox</p> <p>MH-C5-667</p>		<p>Rezone parcel of land to the south of Rathmoylon from R/A to G1</p>  <p><i>Draft CDP</i></p>	<p>Accepted</p>  <p><i>Proposed amendment</i></p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
Slane					
301	<p>NOM 181 – Wayne Harding</p>		<p>Introduce new objective into the Written Statement for Slane;</p> <p>SLB OBJ XX: To implement and ensure compliance with the Public Realm Plan for Slane which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>
302	<p>NOM 182 – Wayne Harding</p>		<p>Amend the following objectives:</p> <p>ASH OBJ 23 To implement and ensure compliance with the Public Realm Plan for Slane which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.</p> <p>BAL OBJ 17 To support public realm improvement works to the village core; to focus on pavements, dedicated parking bays, additional pedestrian crossing, street furniture and signage; and, the possibility of cycle paths. To implement and ensure compliance with the Public Realm Plan for Bettystown and Laytown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist)</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>

			<p>signage and surface materials etc. within the village.</p> <p>BMLD OBJ 10 To implement the Public Realm Strategy for Bettystown and Laytown.To implement and ensure compliance with the Public Realm Plan for Bettystown and Laytown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the town.</p> <p>GHIB OBJ 13 To create a sense of place and arrival through the enhancement of the entrance gateways to the village in the form of public realm improvements, signage and branding as appropriate.To implement and ensure compliance with the Public Realm Plan for Gibbstown which provides for a themed strategy for the provision of street furniture, planting, traffic and parking, lighting, building colours, (local and tourist) signage and surface materials etc. within the village.</p>		
303	NOM 184 – <i>Paddy Meade</i> MH-C5-915	<p>To rezone parcel of land to the east of The Mill House from H1 to D1</p>  <p>Draft CDP</p>	<p>Revised as follows;</p>  <p>Proposed amendment</p>	<p>Potential negative environmental effects on biodiversity, surface water, and landscape (refer to AA and SRFA assessments).</p> <p>SEA Mitigation Recommendation: Maintain existing position.</p>	
304	MH-C5-361 <i>Brady Hughes on behalf of Lorrac Developments</i>	<p>It is proposed to amend the land use zoning objective of the subject site from B1 Commercial / Town or Village Centre to A2 New Residential.</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects.</p> <p>SEA not required.</p>	

			 <p><i>Draft CDP</i></p>	 <p><i>Proposed amendment</i></p>	
<p>Summerhill</p>					
305	NOM 189 – Joe Fox MH-C5-111	<p>It is recommended that the subject lands are rezoned from Rural Area to G1 Community infrastructure.</p>  <p><i>Draft CDP (rural area)</i></p>	<p>Accepted</p>  <p><i>Proposed amendment</i></p>	<p>Zoning change is within former lands of Summerhill Demesne in area with historic boundary wall, watercourse and landscape structure. Zoning does not relate to natural boundaries.</p> <p>Likely significant negative environmental effects on cultural heritage, landscape.</p> <p>SEA Mitigation Recommendation: Maintain existing position.</p>	
306	MH-C5-581 Thornton O'Connor on behalf of AJW Development Limited	<p>It is proposed to amend the Land Use Zoning objective from the Rural Area RA to G1 Community Infrastructure.</p>  <p><i>Draft CDP (Rural Area)</i></p>	<p>Accepted</p>  <p><i>Proposed amendment</i></p>	<p>Potential negative environmental effects on surface water (refer to AA and SRFA assessments).</p> <p>SEA Mitigation Recommendation: Apply open space zoning to Flood Zone A. Provide for minimum 15m development setback from nearest bank of Knightsbrook River and retain existing water pump on R156.</p>	
307	NOM 1 (from the floor) Joe Fox	<p>To zone the lands to the north of Summerhill Business Park to E2 from R/A to allow for expansion</p>	<p>Accepted</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p>	

			 <p>Draft LUZ Map (RA Rural Area)</p>	 <p>Proposed amendment</p>	<p>No likely significant negative environmental effects. SEA not required.</p>
<p><u>Crossakiel</u></p>					
308	NOM 190 – Mike Bray		<p>Insert objective into the Crossakiel WS;</p> <p>To work with the NTA, Bus Éireann and other relevant organisations to improve the public transport connectivity in Crossakiel and the surrounding rural communities to county and regional towns as well as to Dublin.</p>	<p>Revised as follows, insert objective into Written Statement:</p> <p>‘To work with the National Transport Authority, Bus Éireann and other relevant organisations to improve the public transport connectivity from Crossakiel to the County Town and onto Regional and City Centres.’</p>	<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 1 of Appendix A8.2 of the SEA Environmental Report).</p> <p>No likely significant negative environmental effects. SEA not required.</p>

APPENDIX A8.2 Table 2
Assessment of Proposed Modifications to Material Amendments

Appendix A8.1: Assessment of Proposed Modifications to Material Amendments - Table 2

Table 2: Assessment of Proposed Modifications to Material Amendments – Volume 1

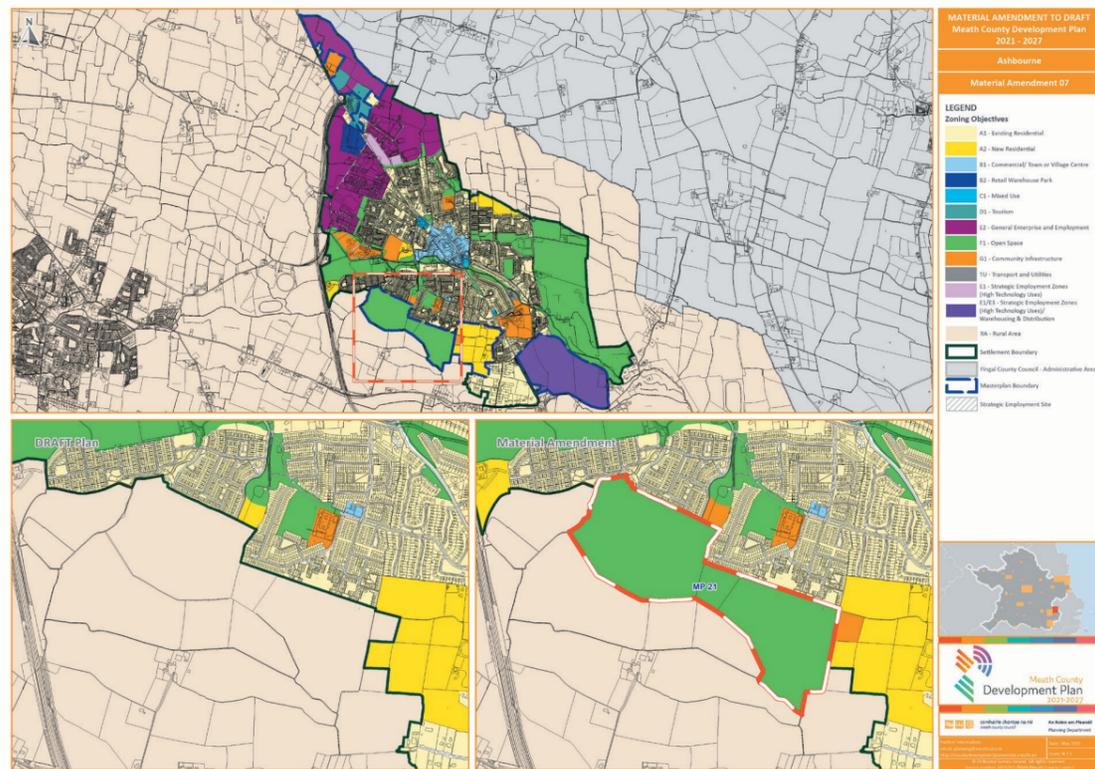
Alterations to Material Alterations:	SEA Comments
<p>It is proposed to amend Chapter 11, Section 11.9.2, as follows: DM OBJ 94 “All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 10% 20% of total space numbers.</p>	<p>Provides for update on percentage of Electric Vehicle charging points SEA not required</p>
<p>It is proposed to amend Chapter 11, Section 11.9.2, as follows: DM OBJ 95 “In any car park in excess of 20 spaces where public access is available, one four fully functional charging point for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems.</p>	<p>Provides for update on number of public access Electric Vehicle charging points. SEA not required</p>
<p>It is recommended to amend MOV OBJ 1 as follows: ‘To prepare and commence implementation of, Local Transport Plans (LTP), in conjunction with the NTA and relevant stakeholders, for Drogheda (in conjunction with Louth County Council as part of the Joint Urban Plan), Ashbourne, Navan, Ratoath, and other settlements where Local Area Plans are undertaken where appropriate, having regard to the Area Based Transport Assessment Guidance Notes (2019).</p>	<p>Provides for positive update to objective on Local Transport Plans for Drogheda, Ashbourne, Navan, Ratoath, and other settlements. SEA not required</p>
<p>It is recommended that the MOV POL 13 be amended as follows: To promote and support the provision of Park-and-Ride facilities which improve public transport accessibility without exacerbating road congestion at appropriate locations within the County. NTA funded Park & Ride Schemes will be carried in accordance with the recommendations of the Park & Ride Development Office of the NTA.</p>	<p>Provides for positive update on Park-and-Ride facilities policy. SEA not required</p>
<p>It is recommended that the proposed Material Amendment be altered as follows: MOV OBJ XX: “To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the NTA Cycle Manual Greater Dublin Area Cycle Network Plan, other relevant design standards or any successors to these documents.”</p>	<p>Provides for positive update on cycle infrastructure design standards objective. SEA not required</p>
<p>Amend Chapter 11 as follows: DM POL 19: Proposals for petrol filling stations in close proximity to the National Road Network shall have regard to the “Spatial Planning and National Roads Guidelines for Planning Authorities”, Department of Environment Community and Local Government, 2012, TII Policy on Service Areas (August, 2014) and the Dangerous Substances (Retail and Private Petroleum Stores) Regulations 1979 to 2010 (or any such other relevant standards and legislation that may be enacted).</p>	<p>Provides for positive update on petrol filling stations policy. SEA not required</p>
<p>It is recommended that MOV OBJ 13 is amended as follows: MOV OBJ 13: To work with the NTA and Bus Éireann all transport operators to make all existing public transport services throughout the county more accessible for wheelchair users and those people with disabilities, reduced mobility and older people and require that proposals for new transport infrastructure are subject to an Accessibility Audit.”</p>	<p>Provides for positive update of language for accessibility to public transport services objective. SEA not required</p>

Table 2: Assessment of Proposed Modifications to Material Amendments – Volume 2

<p>Amendment No.:</p>	<p>Proposed Ashbourne Amendment No. 7</p>
<p>Previous Submission/ NOM/ (FTF)NOM Numbers</p>	<p>NOM 111 <i>Cllrs. Tobin, Tormey, Jamal Smith and O'Neill</i> Grouped Themed Submission No. 2 Ashbourne Public Park (FTF) NOM 34 <i>Cllr. Alan Tobin</i></p>
<p>Chapter/Section</p>	

Proposed Material Amendment

To amend the zoning from R/A Rural Area to F1 Open space.



Submissions Received on MA

Summary of Submissions

The submissions detailed above with the exception of MH-C52-215 and MH-C52-238 are supportive of the proposed F1 Open Space zoning and detail the following points;

- Ashbourne public park is a very missing amenity in a populous town such as Ashbourne. Recent pandemic times have helped to emphasize the importance of such facility
- Ashbourne has taken on more than its share of house builds with zero amenities for the people living here and needs among other things more green space.
- In order to strengthen the community in Ashbourne and to make the town a more attractive place to live, provision for a Park is required.
- Ashbourne's population has grown exponentially in recent years and it is proposed to have another 1,300 homes in the next few years.
- On January 21 last 32 Meath County Councillors unanimously voted to zone 80 acres of Killeglan Farm as Open Space for the provision of a Community Park. I understand from the Chief Executive's response in her report of 19 April that some MCC Execs consider this excessive (15-20 acres has been mentioned in various public forums) and seek to postpone the decision on park size until later (the LAP stage), when the Councillors' influence may be less final. This can only give comfort to opponents of the Community Park and signs are that it already has.
- It is requested that the County Development Plan 2021-2027 incorporate an unequivocal commitment to a Community Park of at least 80 acres. In support of this it is contended that:
 - 80 acres minimum was the outcome of the democratic process.
 - The Future Analytics report, commissioned by Playspaces Network, recommends 33.4 ha (80 acres).
 - The World Health organization parameters give a recommendation of 160 acres.
 - The formula in Dublin City Council's Parks Strategy would recommend between 90 and 130 acres.
 - The Fields in Trust (UK – used by >75% of Local Authorities) standard (6 acres per 1000 pop. comes out at 90 acres plus. All of the above assumes the Park serves a population of 15,000.
 - In reality, the Park will be serving a far wider catchment area than just Ashbourne (South-east Meath and indeed North-west Fingal), perhaps as many as 50k citizens all told.
 - On the question of cost constraints, multiple alternative funding models are available
 - The Ashbourne Community has an excellent track record for delivering large projects.

MH-C52-215 – This submission states that the proposed zoning of this land as set out within the Material Alterations of the Draft Plan is fatally flawed for the following reasons:

- It is considered that the zoning of this land as proposed in the Material Alterations is premature and that the assessment of Ashbourne's Open Space needs must be carried out and commissioned by Meath County Council prior to any zoning;

-The Draft Plan already provides for the quantum of open space previously identified as being required in the Future Analytics submission referred to in the Councillors resolution;

-The proposed zoning contradicts the Council's own Development Plan which identifies that any such demarcation of land for larger open space should be done through a relevant local area plan;

-The proposed zoning process fails to consider any alternative options or robust analysis of the locational characteristics of the land;

-The proposed location of the of zoned open space is unsuitable as it will sterilise the future growth potential for Ashbourne;

- The proposed adhoc zoning of the land for open space fails to strategically consider Ashbourne's future growth requirements beyond the next plan phase;

-These lands should be safeguarded to accommodate the future housing need in 2026 and beyond;

-The proposed zoning approach fails to adhere to the Development Plan, Guidelines for Planning Authorities, June 2007; and

The proposed zoning lacks foresight and fails to consider the proper planning and sustainable development of the area. The submission outlines that the case against zoning this land in this Draft Plan phase, it is been requested to put forward a more viable option for the delivery of open space and safeguarding of land for future growth and development should the Council continue to pursue zoning open space for a 'Regional Town Park'. In this instance it is suggested that Meath County Council should reconsider the location of an proposed F1 – Open Space zoning as set out in our above 'Option B'. This is to ensure that lands logically located within Ashbourne's future growth direction can accommodate significant residential development in future plan phases and are not disconnected from Ashbourne's urban footprint.

MH-C52-238 – This submission states the subject lands at Killeglan are entrusted to the Catholic Church and the role of the Trustess managing the landholding is to ensure that the lands are used to 'promote and/or advance the religion of the Roman Catholic Church in the parish of Ashbourne and Donaghmore'

The submission considers the proposed park is overscaled and could be delivered on a smaller landholding to the south of the subject lands without impacting the subject lands and in particular their future potential to deliver housing to the settlement of Ashbourne in a consolidated manner. It is considered that the inclusion of the subject lands in the current design and vision for the park has the potential to prevent the delivery of the park as 'parkland' would not be in accordance with the objective of the Trust and would not be in a position to allow the sale or purchase of the lands for a purpose to that does not align with the requirements of the Trust.

It is stated that it has always been the intention of the Trust to seek the rezoning of the lands as part of the next CDP in 6 no years time to allow the subject lands to accommodate the sustainable growth of Ashbourne.

The submission recognises the needs for open space to serve the recreational requirements of an expanding town and agree with the opinion of the CE that the correct forum to consider the scale and location of such as park is the Ashbourne Local Area Plan. As part of that process, the needs of the town can be considered on a more micro-level with more exacting park requirements identified. The envisioned park, as currently designed does not appear to have been designed with any professional inputs – how has the scale been determined? Has a landscape architect considered the layout and form? It appears to have been ‘rushed/through at a late stage in the Development Plan making process and in our opinion the town would benefit from a more thorough consideration of its open space needs to ensure that any park to be delivered is of the appropriate scale and design, is at the most appropriate location to serve the residents and is a realistic project in terms of affordability to ensure it can be delivered in the short term. The park as currently designed will cost in excess of 20 million to construct (excluding land acquisition costs and other costs such as VAT, legal costs etc). Is such a budget available to allow this park to be delivered and are the annual maintenance costs of 500,000 a year also available?

Chief Executive Response

This issue was a substantive issue raised in numerous submissions to the Draft Development Plan. The CE Report adequately considered and assessed the issue with the main thrust of the response being included in the CE response to submission MH-C5-411:

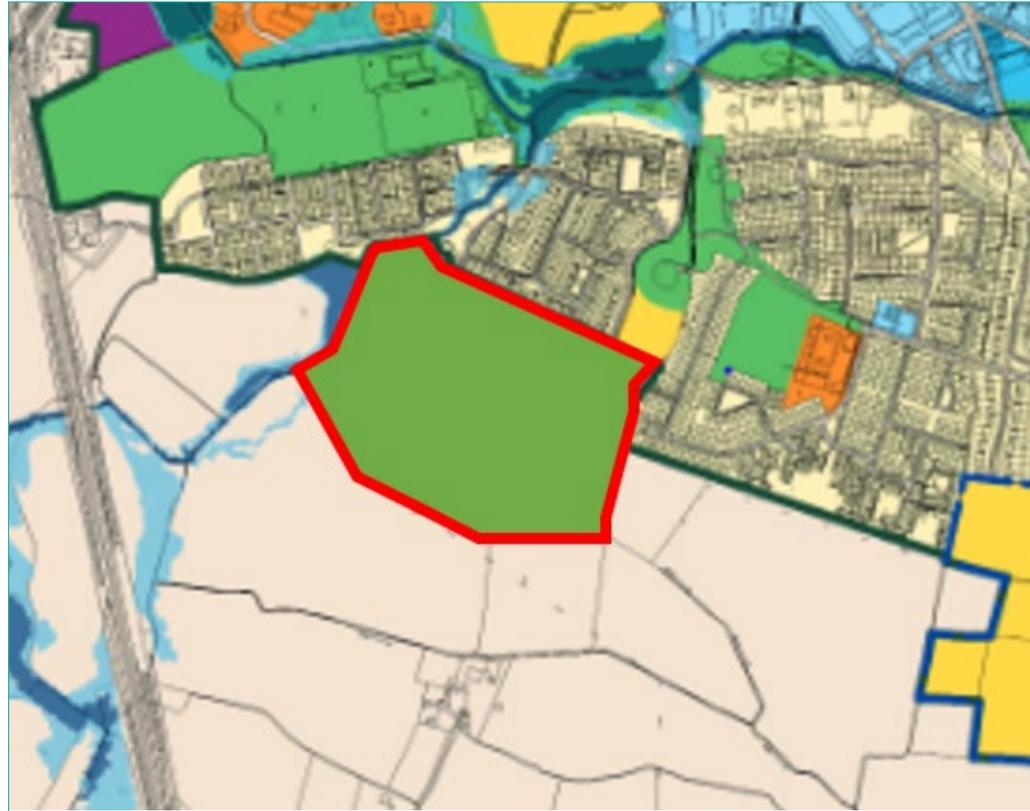
The CE Response to MH-C5-411 recommended that ASH OBJ 21 should be amended – ‘To facilitate the provision of a public park on proximate lands to the southwest of the town centre with appropriate lands to be zoned as part of the Ashbourne Local Area Plan’. The quantum of land detailed on the map submitted with this motion is far in excess of that required to facilitate the public park and that for which funding would be available. The precise location and scale of the public park can be determined as part of the detailed LAP process in consultation with the Elected Members and the residents of Ashbourne. A detailed assessment of same can be carried out as part of the LAP process as the selection of the lands for the public park will have to consider access, permeability with adjoining land-uses, biodiversity, site servicing, etc.

In relation to the quantum of lands that went on public display as part of the Material Amendments is excessive and the funding for the delivery of such lands would not be available at this time.

That being said, it is considered that a smaller park typically X Ha which includes the western field boundary is suitable for the delivery of a public park for Ashbourne. Access and servicing can be made via Churchfields.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed with the following modification;



SEA Comment

Changes to zoning from R/A Rural Area to F1 Open space.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

Amendment No.:	Proposed Duleek Amendment No. 2
Previous Submission/ NOM/ (FTF)NOM Numbers	NOM 156 Cllr. Geraldine Keogan NOM 162 Cllr. Stephen McKee relates
Chapter/Section	
Proposed Material Amendment	

Amend the zoning from F1 Open Space to E2 General Enterprise



Proposed amended zoning from F1 to E2 with F1 buffer retained

SEA Comments

Potential significant negative environmental effects on existing residential amenity /watercourse.

Recommendation: Maintain minimum 20m boundary between E2 zoning and watercourse / site boundary

Submissions Received on MA

No submissions received

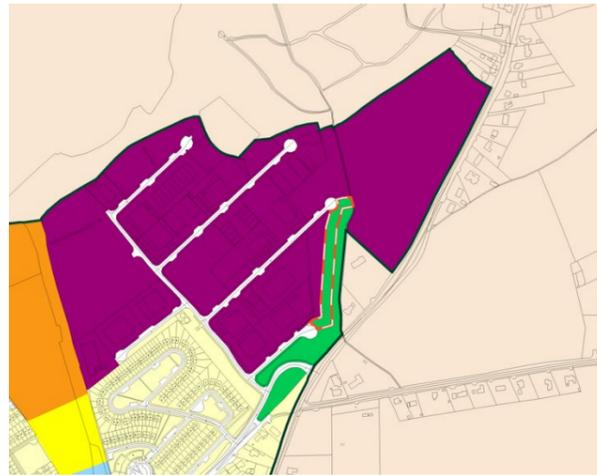
Chief Executive Response

Duleek is identified as a Local Employment Centre service centre serving the wider east Meath area. Duleek has also has a role in providing the employment needs of local hinterlands. Manufacturing and related activities are the strongest sectors in the town with a notable business park in the north eastern part of the town. The proposed amendment requires rezoning of lands from F1 to E2. The strip of land provides a buffer between existing housing to east and the businesses that operate within the park. On examination it appears that part of the F1 zoning could be rezoned from F1 to E2 once a buffer strip can be maintained to protect the amenity of existing residents to the east.

The map shown above provides for a 10 metre buffer strip however the SEA Recommendation is to maintain minimum 20m boundary between E2 zoning and watercourse / site boundary. It is the recommendation of the Chief executive that the amendment is accepted but modified to include a 20 mete F1 buffer strip.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed subject to the minor modification to provide for a 20 metre F1 Open Space buffer zone along the eastern boundary.



Proposed Modification

SEA Comments:

SEA recommended mitigation incorporated.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

Amendment No.:	Proposed Bettystown/Laytown/Mornington/Donacarney Amendment No. 2
Previous Submission/ NOM/ (FTF)NOM Numbers	<i>MH-C5-736</i> <i>Fergus O'Dowd TD</i>
Chapter/Section	5.0 Town Development Policies and Objectives
Proposed Material Amendment	
Add objective to Section 5.0 Town Development Policies and Objectives in the written statement as follows: 'To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA'.	

Appropriate Assessment Consultant Comments

Add to end of objective – ‘Development of these schemes will be subject to the outcome of the Appropriate Assessment process.’

SEA Consultant Comments

Likely significant negative environmental effects on biodiversity, cultural heritage, landscape.

SEA Mitigation Recommendation: Development of any resulting projects shall be subject to requirement for screening for requirement for EIA and AA. Where not required development proposals shall include Ecological Impact Assessment and Cultural Heritage Impact Assessment, as appropriate.

Submissions Received on MA

No submissions received

Chief Executive Response

A Walking and Cycling Study Preliminary Scheme Design Report was carried out by ARUP in 2014 on behalf of Meath County Council which was commissioned by the NTA. This report related to the prioritisation of investment by the NTA into the East Meath area and the provision and adequacy of Cycle lanes were assessed as part of this study. Delivery of these schemes is still subject to funding from the NTA. However, an objective should be added to promote and facilitate the delivery of these schemes in conjunction with the NTA. As recommended in the AA Report ‘Development of these schemes will be subject to the outcome of the Appropriate Assessment process’ should be added to the end of the objective.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed subject to the following minor modification;

‘To promote and facilitate the delivery of the schemes identified in the Laytown and Bettystown Walking and Cycling Study Preliminary Scheme Design Report carried out by ARUP in 2014 on behalf of Meath County Council in conjunction with NTA’. Development of these schemes will be subject to the outcome of the Appropriate Assessment process.

SEA Comments

Likely significant negative environmental effects on biodiversity, cultural heritage, landscape.

SEA Mitigation Recommendation: Development of any resulting projects shall be subject to requirement for screening for requirement for EIA and AA. Where not required development proposals shall include Ecological Impact Assessment and Cultural Heritage Impact Assessment, as appropriate.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

SEA not required.

Amendment No.:	Proposed Bettystown/Laytown/Mornington/Donacarney Amendment No. 4
Previous Submission/ NOM/ (FTF)NOM Numbers	(FTF) NOM 57 Cllr. Sharon Tolan MH-C5-601 Brady Hughes Consulting on behalf of Fitzwilliam Real Estate Capital
Chapter/Section	

Proposed Material Amendment

Amend E1 Strategic Employment Site to a dual E1/E2 Strategic Employment Site zoning



Proposed amended zoning from E2 to E1/E2

SEA Consultant Comments

Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).

SEA Mitigation Recommendation: Rezone lands within Flood Zone A/B to open space and ensure 10m distance from watercourse as per INF POL 22. Alternatively, development proposals will be required to apply and pass the Justification Test.

Submissions Received on MA

MH-C52-21 OPW

Summary of Submission

OPW submission - Amendment No.4, rezoning *General Enterprise and Employment* to *Strategic Employment Zones (High Technology Uses)/ General Enterprise & Employment*. The site is partially within Flood Zone A and B. Highly vulnerable development is not appropriate in Flood Zone A and B, and less vulnerable development is not appropriate in Flood Zone A, unless a Plan-making Justification Test completed by the local authority can be satisfied.

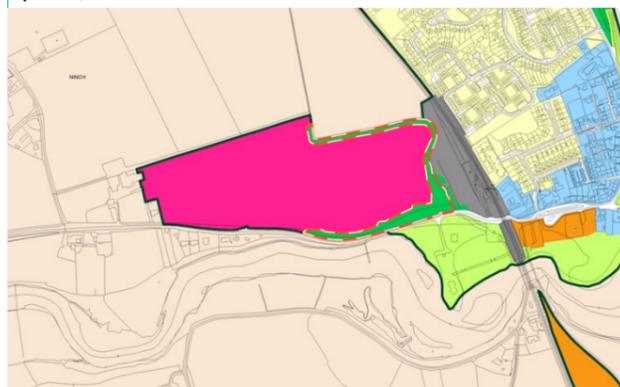
Chief Executive Response

The subject lands represent a strategic land bank located on the western edge of the Railway. The location of the lands represent a strategic location within close proximity to the Belfast – Dublin economic corridor. It is noted however the site is also located adjacent to the River Nanny Estuary and Shore SPA. Therefore regard must be had to the sensitive location and surrounding rural context.

In light of the above, it is considered that a hybrid zoning that facilitates both E1 and E2 associated uses will allow for a further variety of uses rather than only E2 general enterprise / employment uses is appropriate and acceptable. The comments contained in the Flood Consultant Report and OPW submission are noted and it is recommended that the portion of the lands within the Flood Zone to F1 Open Space.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed, subject to the following minor modification; Rezone the portion of the lands within the Flood Zone to F1 Open Space;



SEA Consultant Comments

SEA/SFRA recommended mitigation incorporated.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

SEA not required.

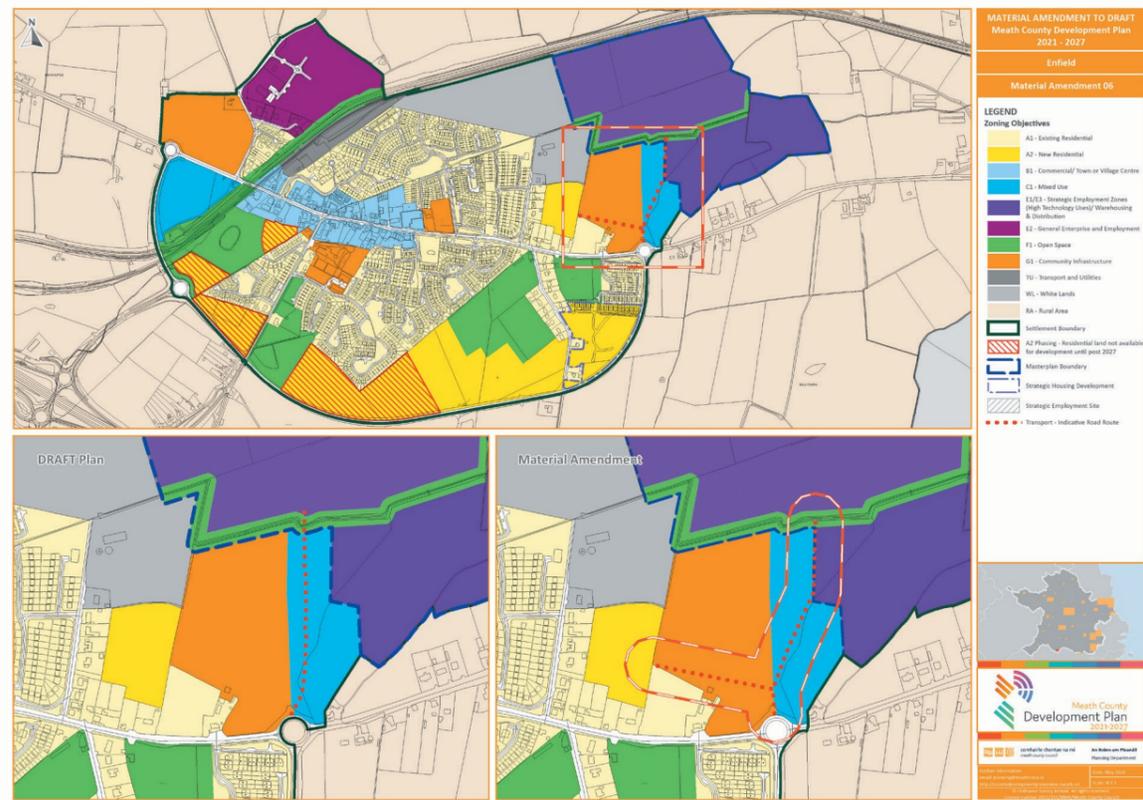
Amendment No.:

Proposed Enfield Amendment No. 6

<p>Previous Submission/ NOM/ (FTF)NOM Numbers</p>	<p>NOM 152 Cllr. Niamh Souhan MH-C5-379 Future Analytics on behalf of Michael Ryan</p>
<p>Chapter/Section</p>	

Proposed Material Amendment

Amend the zoning map to accurately reflect the approved road alignment.



Proposed amended zoning – amendment to indicative road layout

<p>Submissions Received on MA</p>	<p>MH-C52-261 – Future Analytics</p>
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Summary of Submission

This submission is in response to Meath County Council's publication of the proposed Material Alterations to the Draft Meath County Development Plan 2021-2027 and relates specifically to 'Proposed Enfield Amendment No. 6.

The proposed material alteration re-aligns the routing of the subject road on the land use zoning map to reflect the consented layout, as put forward in Notice of Motion 152 and in submission MH-C5-379 during the public consultation window for the Draft Plan.

In order to ensure that the Meath County Development Plan 2021-2027 accurately reflects the road alignment that is consented and under construction at this location. The permitted alignment was established under planning consent Reg. Ref. TA/160382 and subsequently amended under Reg. Ref. TA/191820.

As a consequence of the corrected road alignment i.e. now reflecting the already permitted and under construction road alignment, it is submitted that an unintended anomaly has arisen which it is important to correct at this juncture.

The proposed land use zoning of the lands through which the permitted road corridor navigates is "C1 –Mixed Use". The land use and transport network anomaly is such that the corridor effectively severs the intended mixed use development lands, resulting in plots of land that will be invariably difficult to design and develop for a mix of uses in accordance with the zoning provisions. Therefore, we propose the practical rationalisation of the land use zoning at this location, in the interest of orderly development, whereby the "G1 –Community Infrastructure" land use zoning would be marginally enlarged so that it runs to the western side of the permitted, under construction road.

It is also proposed that the portion of "C1 – Mixed Use" lands that would be reassigned to a "G1 –Community Infrastructure" zoning to facilitate the above, would be redistributed to a plot on the eastern side of the permitted, under construction road. It is important to note that said lands are already proposed to be zoned development, presently identified for land use objective "E1/E3 -Strategic Employment Zones (High Technology Uses)/Warehousing & Distribution". Therefore, this change to zonings would represent a re-balancing of proposed land use zonings to more fully reflect and align with the permitted and under construction road at this location.

It is submitted that there is a clear and defensible planning logic and rationale for the proposed adjustments outlined above, not least in seeking to recalibrate in practical terms the developability of the plots of land within the life of the development plan, and to enhance the legibility and coherence of land uses arising.

Furthermore, it will serve to better facilitate the realisation of an 'active urban edge' profile along the consented road and afford future development prospects the clarity and consistency needed for land use appraisal and scheme implementation.

Finally, it will subtly rebalance the land use zoning provision in this part of east Enfield, enhancing the prospect for community infrastructure and mixed uses being realised, at a scale commensurate with the existing Enfield town centre, together with local service provision for future tenants on the "E1/E3" lands to the east.-As a further direct consequence of the introduction of the consented road corridor from the roundabout in question, it is submitted that an "indicative access/egress" should be included further to the east (along the R148) as a practical means of serving and indeed unlocking the "E1/E3" zoned lands at this location.

Having a dedicated means of access/egress for future employers and their workforce locating on the "E1/E3" lands is both important from an operational perspective and from a land use compatibility and safety perspective, cognisant of the Post Primary school having recently been granted planning permission.

Chief Executive Response

The growth of Enfield must be carefully managed in a consolidated and consistent manner in line with the core objectives of the CDP. It is considered that a major urban / zoning expansion for such uses as requested in this submission would result in the unbalanced growth of the town combined with the over-supply of zoned lands which would be premature to the delivery of the of the existing and forthcoming CDP(s). In this context, it is considered that an acceptable quantum of lands have been identified for employment growth over the plan period appropriate to Enfields classification within the settlement hierarchy.

It should be noted, that the indicative road route through the mixed-use lands has been updated to accurately reflect the approved layout as per TA191820 granted on 21/06/2020 (see below).

The Council accepts that the approved road alignment following the associated grant of planning permission will provide a physical separation between the two land parcels. It should be noted that the extent of the area zoned for both G1Community Infrastructure and C1 Mixed Use is comparable with that of the draft Plan.

The Council agrees that that there is a clear and defensible planning logic and rationale for the proposed adjustments outlined above, not least in seeking to recalibrate in practical terms the developability of the plots of land within the life of the development plan.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed subject to the following minor modification;



Proposed Material Amendment

SEA Comments:

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

Amendment No.:	Proposed Kells Amendment No. 3
Previous Submission/ NOM/ (FTF)NOM Numbers	<p><i>(FTF) NOM 43</i></p> <p><i>Cllrs Sarah Reilly &</i></p> <p><i>(FTF) NOM 52</i></p> <p><i>Cllrs Drew, Bray & McCabe</i></p>

	(FTF) NOM 47 Cllrs Drew, Cassidy, McCabe, Bray, Sarah Reilly
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Chapter/Section	
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Proposed Material Amendment	
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Amend the zoning from A2 New Residential to F1 Open Space (lands to the east of Kells) and from R/A Rural Area to A2 New Residential (lands to the west of Kells).



Proposed amended zoning map – A2 changed to F1 and RA to A2

SEA Consultant Comments (in relation to new A2 zoning)

The change in zoning extends to the site of St. Colmcille’s Well and adjoins the historic walk to the well.

Amendment will result in likely significant negative environmental effects on surface /ground water feature / site of cultural heritage and local landscape importance.

SEA Mitigation Recommendation: Remove zoning entirely or provide for minimum 20m set back from nearest boundary of walk and well feature. Any proposed development must demonstrate no negative effects on local hydrology, hydrogeology or on access to setting of well feature.

Submissions Received on MA	MH-C52-264 Kells Sinn Fein
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Summary of Submission	
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MH-C52-264 - The SEA Consultant Comments clearly underlines the requirement for such proposed zoning amendments to be discussed and reviewed only as part of the future Kells Development Plan, and

unsuitable for consideration in the CDP, as per proper planning procedure.

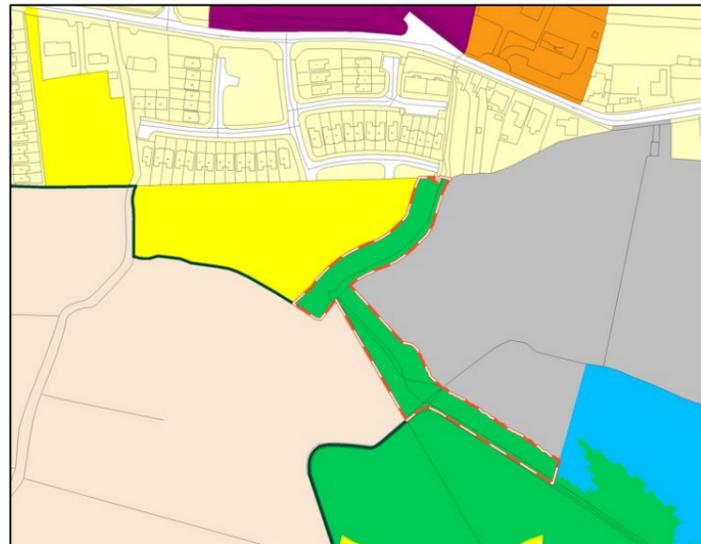
The proposal to change R/A Rural Area to A2 New Residential (lands to the west of Kells) is completely premature and the land in question sits on a high risk flood plain, any development on which will have a knock on effect elsewhere. No zoning changes can be considered until a full EIA and NIS are carried out as part of the new Kells Development Plan.

Chief Executive Response

The subject lands are located within the urban envelope of Kells and set within a predominately residential context albeit on the opposite side of the road. It should be further noted that the land zoning has resulted from a land use 'swap' therefore resulting in the core strategy housing allocation for Kells to remain neutral. The adjacent lands to the east are earmarked for future development (White Lands) therefore as per the SEA recommendations an appropriate buffer strip will be necessary.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed, subject to the following minor modification;



SEA Comments

SEA recommended mitigation incorporated.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

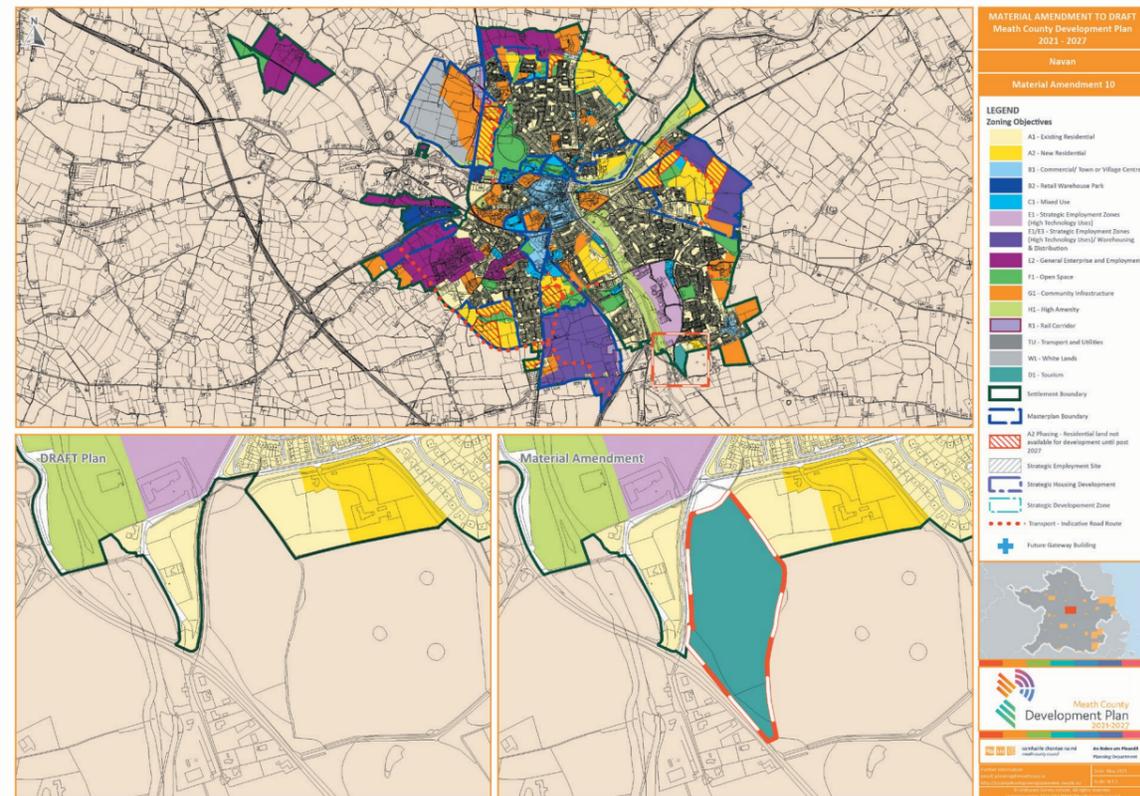
Amendment No.:	Proposed Navan Amendment No. 10
Previous Submission/ NOM/ (FTF)NOM Numbers	MH-C5-301 Ger Fahy Planning Consultant on behalf of PatriciaThorpe

Chapter/Section

Land use Zoning Map

Proposed Material Amendment

Amend the zoning to D1 Tourism from R/A Rural Area



Proposed amended zoning from R/A Rural Area to D1 Tourism

Flooding Consultant Comments

Site is adjacent to a watercourse and D1 is partly within Flood Zone B. As per INF POL 22 it would be helpful if a 10m open space zoning is provided from the watercourse.

SEA Consultant Comments

Lands form part of demesne of Kilcarn House Lower and Kilcarn Lodge (severed by Metges Road). Likely significant negative environmental effects identified as a result of potential impacts on surface water / flooding (refer to SFRA Assessment); and on mature demesne tree belt and historic boundary wall and entrance gates off R147.

SEA Mitigation Recommendation: Provide objective to ensure that area within Flood Zone B is used for open space only and that historic treebelt, boundary wall and entrance off R147 is retained and protected.

Submissions Received on MA

MH-C52-21 OPW

MH-C52-225 Patricia Thorpe

Summary of Submission

OPW submission – This submission proposes to extend the settlement boundary to include for a Tourism zoning, which will potentially be developed as a hotel. As stated by the SFRA Review of Proposed Material Amendments, the site is adjacent to a watercourse and is partly within Flood Zone B. Highly vulnerable development is not appropriate in Flood Zone B, unless a Plan-making Justification Test completed by the local authority can be satisfied.

MH-C52-225 – This submission welcomes the possibility of some form of Tourism development on the subject lands it would not be economically viable for the development of the entire site for tourism purposes. Therefore it is requested that the proposed Amendment be further amended to provide for a mixture of tourism and residential development. The residential development of the subject lands would support some form of tourism development at this location by making it economically viable. Having regard to the fact that the landowner is not in the tourism industry and is an established builder it makes sense that the subject lands be zoned for residential and tourism purposes. It is noted that a small portion of the site is within the Floodzone B and our client has no objection to the creation of a buffer zone within the landholding to ensure the protection of the floodzone. This should not affect the development of the remainder of the site which is not in the floodzone.

The Justification for Extending Development Envelope and Zoning the Subject Lands:

1. The inclusion of the subject lands within the Navan Town Boundary and the Zoning of the subject lands would constitute the orderly development of the town in a sequential manner.
2. The zoning of the subject lands would facilitate the early release of residential development by a landowner who has a strong reputation in the construction of houses and who is committed to delivering approximately 150-180 houses within the lifetime of the plan on the subject lands.
3. The existing residential zones adjoining the subject lands have all been developed or are nearing completion.
4. The development of an attractive high quality residential scheme on the subject lands would create a visual gateway to the designated growth town of Navan.

Chief Executive Response

MH-C52-225 – This submission rezoning to A2 New Residential. The site is located on the periphery of Navan and is not considered to represent a sequentially preferable location in regards to the future delivery of housing. It is further noted that the site would not lead to a compact urban form nor does it consolidate the settlement envelope of Navan. It is considered that sufficient sequentially preferable lands have been zoned for A2 New Residential within Navan.

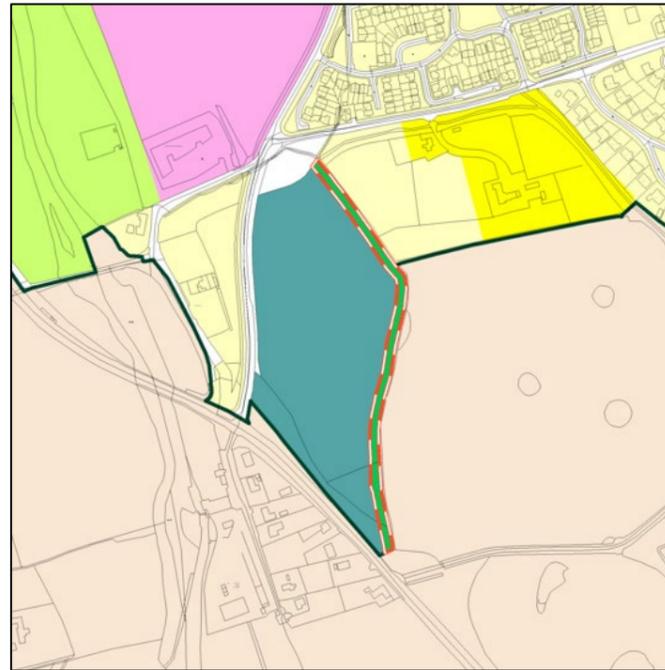
It is noted that ED POL 62 states that it is a policy of the Council *‘To positively consider the development of a new hotel at an appropriate location in Navan, subject to the provision of required infrastructure and compliance with Development Management Standards’*. The subject lands are considered to be particularly suited for a Tourism zoning on this landmark site on the entrance to Navan. There is an opportunity for a high quality landmark building on this important gateway site on the R147 into Navan town. It is also noted that there is currently no D1 Tourism zoning within Navan and for the Key Town within the county a D1 Tourism zoning is considered essential and appropriate. Navan is located within the centre of the county and represents an important gateway to the county as a whole. A hotel and ancillary tourism uses is considered necessary for the main town within the county.

The site is adjacent to a watercourse and is partly within Flood Zone B. As per INF POL 22 it is recommended that a 10m open space zoning is provided from the watercourse in line with the Flood consultant Report and the OPW submission.

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed, subject to the following minor modification;

Zone the portion of the site within flood Zone B as F1 Open Space.



SEA Comments:

SEA/SFRA recommended mitigation in relation to potential flooding incorporated. Other SEA aspects appropriately mitigated via existing policies and objectives in Plan.

Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

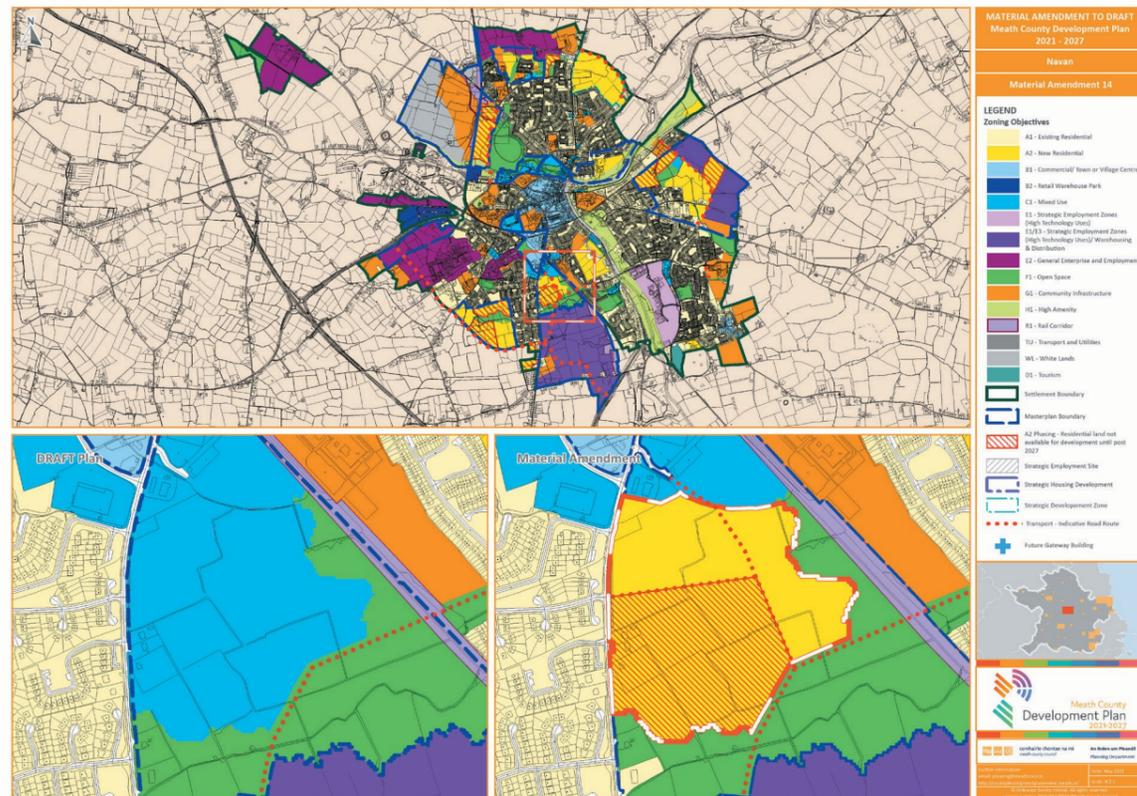
SEA not required.

Amendment No.:	Proposed Navan Amendment No. 14
Previous Submission/ NOM/ (FTF)NOM Numbers	MH-C5-645 Declan Brassil & Company on behalf of MRPIInvestments & Developments Ltd
Chapter/Section	Land use Zoning Map
Proposed Material Amendment	
Amend the zoning from C1 Mixed Use to A2 New Residential and A2 New Residential(Post 2027) for the lands to the south of the filling station and the Lidl Store.	

Amend Master Plan 8 text within the Written Statement as follows;

Master Plan 8 relates to a triangle of land formed by the Trim Road, the former Navan- Dublin Rail Alignment and lands adjoining the Swan River. This area has been identified for mixed uses, **new residential** and an open space/amenity area. The design and delivery of local distributor road LDR 1(a) will be a fundamental part of any Master Plan.

The Master Plan shall include details of the proposed phasing for the development of the lands which shall include the delivery of the Distributor Road.



Proposed Amended Zoning from C1 to A2 and A2 (Post 2027)

Submissions Received on MA	MH-C52-118 Declan Brassil - MRP Investment & Development Ltd
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Summary of Submission

MH-C52-118 – the submission welcomes the amended land use zoning at the site and requests only that the location of the ‘A2 Phasing’ designation is modified to match: (i) the phasing provisions of the MP8 Masterplan recently agreed with the Council, and (ii) the location of the imminent Strategic Housing Development (SHD) application. The proposed amendment swaps an equivalent area of Phase 1 land for Phase 2 land, resulting in no increase in the area of Phase 1 land. The submission states that a masterplan for the full extent of the MP8 lands was agreed with the Council in April 2021 and has formed the basis of the upcoming SHD application at the site. The masterplan includes four phases of residential development, with Phase 1 immediately adjoining the Trim Road and the urban edge of Navan.

Chief Executive Response

Having regard to the existing quantum of C1 Mixed use zoned lands at Beechmount and the B1 zoned lands within MP6, it is considered that there are sufficient lands zoned for C1 Mixed Use purposes at the Trim Road. The Mixed Use zoning which applies to the existing Filling Station and Lidl Store within the MP 8 lands to the north is considered an appropriate zoning for the existing uses and proposed Lidl expansion as detailed in submission no. MH-C5-685. It is considered that the C1 zoning should remain to the northern portion of the MP8 lands while an A2 New Residential zoning should be applied to the remainder of the current C1 zoning, with appropriate phasing mechanisms introduced to comply with the Core Strategy. The development of Strategic Employment Site MP10 to the south on the Trim Road will lead to an increase in demand for housing and the creation of a live-work community at this location.

On review of all residential and mixed use zonings in Navan, it is the considered view of the Chief Executive that the remainder of these lands should be zoned for New Residential given the proximity to the town centre and the character of the surrounding area. In the previous Plan there were 300 units allocated to this area (mixed use zoning).

Under the Draft Plan the lands were proposed to be zoned for C1 Mixed Use purposes and would deliver 300 units. The proposed residential zoning should comprise of Phase 1 and Phase 2 residential zoning with Phase 1 lands facilitating a maximum of 300 residential units within the lifetime of this Plan. The rezoning would therefore be core strategy neutral.

The submission seeks to align the proposed zoning arrangement to be in line with the agreed Masterplan as illustrated below and also SHD application which is currently being processed. The proposed amendment swaps an equivalent area of Phase 1 land for Phase 2 land, resulting in no increase in the area of Phase 1 land.

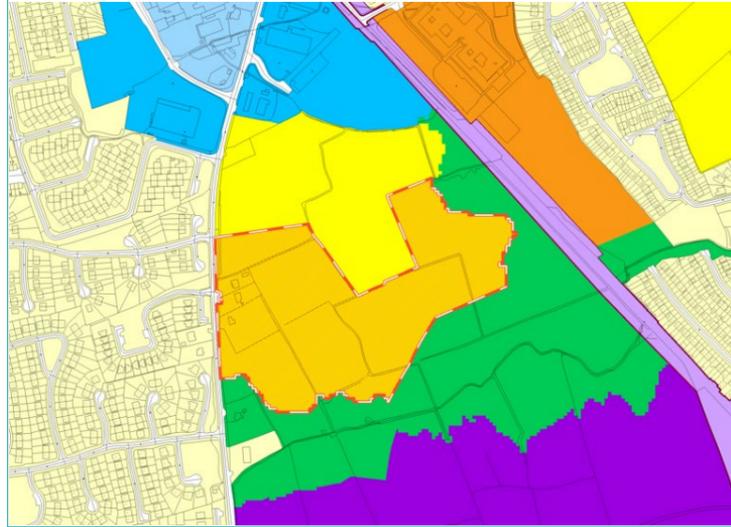
The Council agree and contend that this approach is appropriate.



Agreed Masterplan

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed subject the following minor modification;



SEA Comments:

Changes to zoning from C1 Mixed Use to A2 New Residential and A2 New Residential (Post 2027).

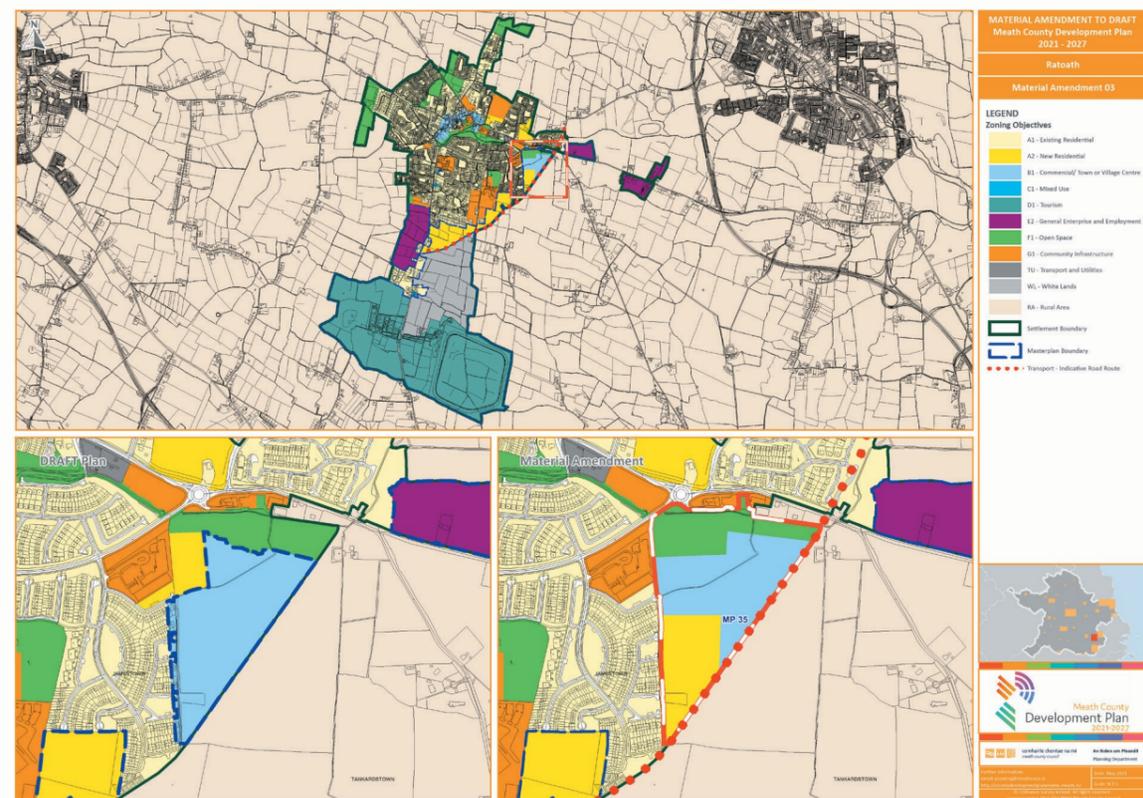
Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

Amendment No.:	Proposed Ratoath Amendment No. 3
Previous Submission/ NOM/ (FTF)NOM Numbers	<i>(FTF) NOM 63 amendment of original NOM 142 Cllr. Nick Killian MH-C5-43 PD Lane Associates on behalf of Luc Hemeryck</i>
Chapter/Section	
Proposed Material Amendment	

Amend the zoning by relocating the A2 zoning to the south and the F1 zoning reduced in area



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Flooding Consultant Comments

Original zoning avoided Flood Zone A/B for the B1 zoning. Recommend rezoning within Flood Zone A/B to open space. If not then Justification Test must be applied by MCC, but very unlikely to pass.

SEA Consultant Comments

Likely significant negative environmental effects on surface water / flooding (refer to SFRA Assessment).

SEA Mitigation Recommendation: Flood Zone A/B within B1 zoning to be zoned as OpenSpace.

<p>Submissions Received on MA</p>	<p>MH-C52-21 OPW MH-C52-216 Gillian Toole</p>
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Summary of Submission

OPW submission – This submission states that the Commercial Town or Village Centre zoning is now partially within Flood Zone A and B. Highly vulnerable development is not appropriate in Flood Zone A and B, and less vulnerable development is not appropriate in Flood Zone A, unless a Plan-making Justification Test completed by the local authority can be satisfied.

MH-C5-216 Gillian Toole - This submission opposes the reduction in area of the F1 zoning and notes the comments of the flooding and SEA consultants. I stated at the SPM that Ratoath residents need MORE open space not LESS.

Chief Executive Response

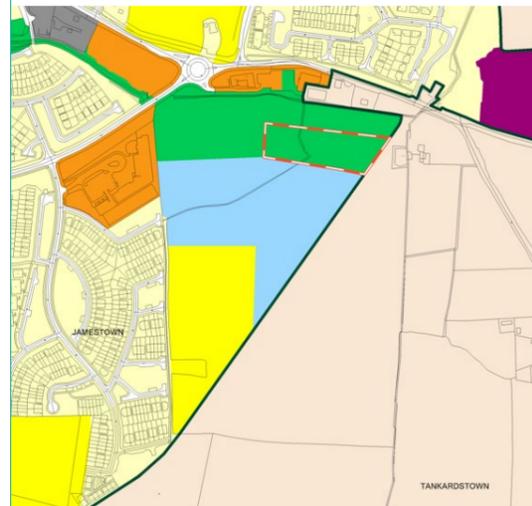
Submission MH-C52-21 and MH-C52-216 in addition to the flood consultant report have detailed that the B1 zoning extends into the flood zone. As per the Executive recommendation of MH-C5-43, the open space zoning should be increased in size to correspond with the flood zone boundary and to provide for a playing pitch running north to south which is east of the school.

It is also proposed to incorporate the proposed linear park along the Broadmeadow River. It is therefore recommended to rezone lands within Flood Zone A/B to open space as advised by both the OPW and the Flood consultant Report

Chief Executive Recommendation

It is recommended that the Plan be made with the proposed Material Amendment as displayed, subject to the following modification;

Rezoning the lands within Flood Zone A and B to F1 Open Space as illustrated below.



SEA Comments:

SEA recommended mitigation in relation to potential flooding incorporated.

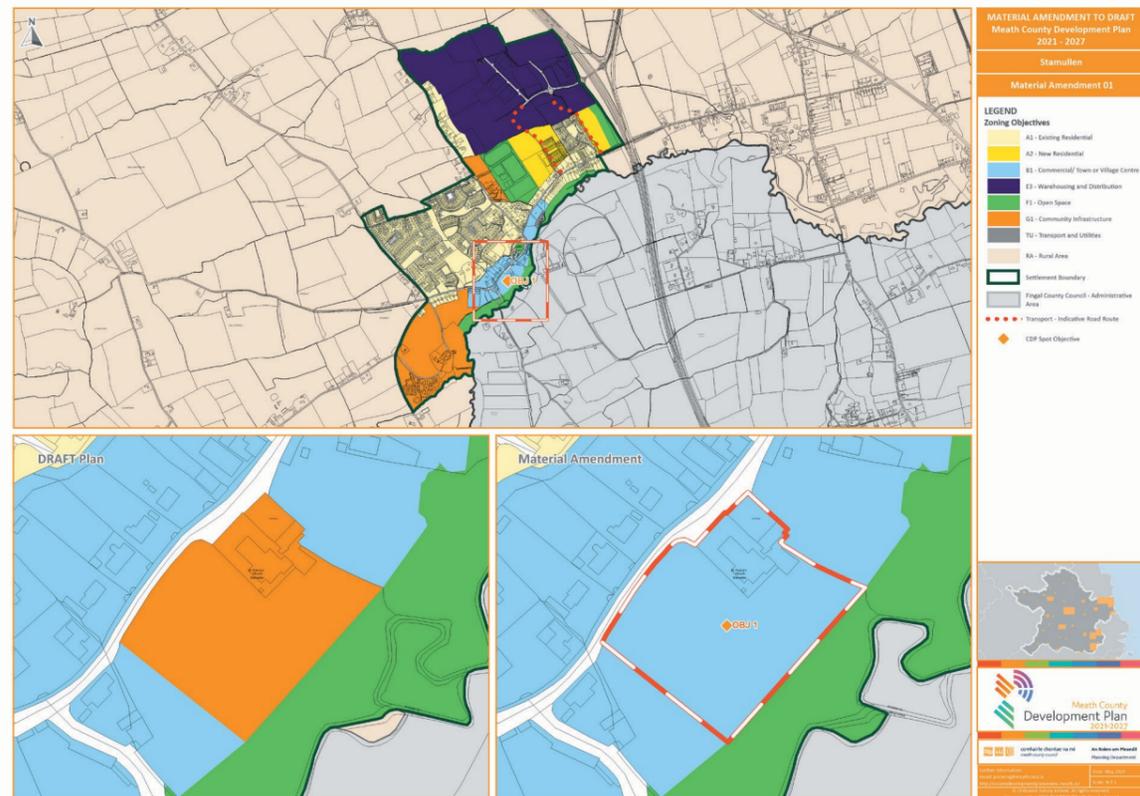
Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).

No likely significant negative environmental effects.

SEA not required.

STAMULLEN	
Amendment No.:	Proposed Stamullen Amendment No. 1
Previous Submission/ NOM/ (FTF)NOM Numbers	<i>MH-C5-874 Jim Brogan Planning Consultant on behalf of MrPatrick Dunphy</i> <i>NOM 154</i> <i>Cllr. Alan Tobin</i>
Chapter/Section	
Proposed Material Amendment	

Amend the zoning from G1 Community Infrastructure to B1 Commercial/Town or Village Centre and relocate spot objective 1 (provision of a playground) from the B1 zoning to the north



Proposed amendment to zoning map showing B1 zoning and spot objective relocated to the subject lands

<p>Submissions Received on MA</p>	<p>MH-C52-302 Jim Brogan on behalf of Patrick Dunphy</p>
<p>Summary of Submission</p>	
<p>This submission follows on from a previous submission (MH-C5-874) which sought the rezoning of the subject lands from G1 Community Infrastructure to B1 Commercial / Town or Village Centre. The proposed amendment accepted the submission and the rezoning was accepted at the subsequent Special Planning Meetings.</p>	
<p>This submission (MH-C52-302) however seeks to remove / relocate the associated spot objective in regard to the delivery of a children’s playground. The submission goes onto state that the associated sport objective 1 (provision of a playground) should be removed from the ‘Proposed Amendment No. 1’ and the zoning change as recommended by the Chief Executive be adopted for the inclusion in the new CDP. If the sport objective is to be included in the Development Plan it should be re-formulated to concur with reference to the written statement for Stamulllen OBJ 1 and to be re-located to the area zoned for open space along the Delvin River and/or also in the grounds of Stadalt House.</p>	
<p>Chief Executive Response</p>	
<p>The Chief Executive concurs with the submission insofar as the spot objective in regard to the delivery of the spot objective should be reworded in order to comply with the STA OBJ 16 To facilitate the delivery of a town playground on land identified east of Stadalt House or alternatively on land zoned as open space along the Delvin River.</p>	
<p>It is considered appropriate to amend the wording of the spot objective as follows;</p>	
<p><i>‘To support the provision of a link to the Delvin River and the provision of a playground and associated facilities as part of any development of the B1Town Centre zoned lands, adjoining F1 Open Space or G1 Community Infrastructure zoned lands’</i></p>	
<p>Chief Executive Recommendation</p>	
<p>It is recommended that the Plan be made with the proposed Material Amendment as displayed subject to the following minor modification;</p>	
<p><i>‘To support the provision of a link to the Delvin River and the provision of a playground and associated facilities as part of any development of the B1Town Centre zoned lands, adjoining F1 Open Space or G1 Community Infrastructure zoned lands’</i></p>	
<p>SEA Comments</p>	
<p>Protective policies and objectives in the Plan will ensure protection of the environment aspects / mitigation of potential environment effects. (See Table 9.1 of the SEA Environmental Report).</p>	
<p>No likely significant negative environmental effects.</p>	
<p>SEA not required.</p>	

APPENDIX A8.3 Table 1
EPA - Key Environmental Areas

Appendix A8.3: EPA - Key Environmental Policy Areas

Table 1: Protective Polices & Objectives

Environmental Policy Areas	Selected Protective Policies / Objectives from the Meath County Development Plan 2021 - 2027
<p>Climate</p>	<p>CS OBJ 13 Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.</p> <p>INF POL 36 To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.</p> <p>INF OBJ 46 To support the implementation of the actions of the Meath Climate Action Strategy 2019-2024 and review and update the Energy Management Action Plan 2011-2012, “Think Globally Act Locally”.</p> <p>HER OBJ 44 To maintain and enhance our natural coastal defences to increase resilience to climate change.</p> <p>INF POL 30 To implement the policies and objectives as set out within the National Marine Planning Framework to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.</p> <p>INF POL 20 To require that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the “Planning System and Flood Risk Management - Guidelines for Planning Authorities” (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change.</p> <p>INF POL 35 To seek a reduction in greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principles.</p>
<p>Air Quality and Emissions</p>	<p>INF OBJ 71 To continue to monitor air and noise quality results submitted from selected locations throughout the County in co-operation with the Health Service Executive and the Environmental Protection Agency.</p> <p>INF OBJ 72 To support the collation or air quality and greenhouse gas monitoring data in support of a regional air quality and greenhouse gas emission inventory.</p> <p>INF POL 36 To support the implementation of the National Climate Change Strategy and to facilitate measures which seek to reduce emissions of greenhouse gases.</p>

Environmental Policy Areas	Selected Protective Policies / Objectives from the Meath County Development Plan 2021 - 2027
<p>Water</p>	<p>INF OBJ 29 To strive to achieve ‘good status’ in all water bodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.</p> <p>INF POL 30 To implement the policies and objectives as set out within the National Marine Planning Framework to realise the full benefits of our ocean wealth in a managed and sustainable way ensuring climate change is taken into account.</p> <p>INF OBJ 7 To promote the sustainable use of water and water conservation in existing and new development within the County and encourage demand management measures among all water users.</p> <p>INF OBJ 8 To protect both ground and surface water resources and work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.</p> <p>INF OBJ 22 To ensure flood relief measures are suitably designed to protect the conservation objectives of Natura 2000 sites, and to avoid direct or indirect impacts upon qualifying interests or Natura 2000 sites.</p> <p>INF OBJ 23 To protect and enhance the County’s floodplains, wetlands and coastal areas subject to flooding as “green infrastructure” which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river/stream catchments.</p>
<p>Nature</p>	<p>SOC POL 39 To protect the integrity of Natura 2000 sites during the identification of suitable sites for recreation, in particular in terms of their design and use.</p> <p>HER POL 27 To protect, conserve and enhance the County’s biodiversity where appropriate.</p> <p>HER POL 35 To ensure, where appropriate, the protection and conservation of areas, sites, species and ecological/networks of biodiversity value outside designated sites and to require an appropriate level of ecological assessment by suitably qualified professional(s) to accompany development proposals likely to impact on such areas or species.</p> <p>HER OBJ 35 To ensure that development does not have a significant adverse impact, incapable of satisfactory avoidance or mitigation, on plant, animal or bird species protected by law.</p> <p>RD POL 15 To encourage sustainable forestry development, which is planted, managed and harvested in accordance with the Forest Service Guidelines for Landscape, Forest Harvesting and Environmental, Archaeology, Biodiversity and Water Quality.</p>

Meath County Development Plan (CDP) 2021-2027

Strategic Environmental Assessment (SEA) Appendix A8.3

Environmental Policy Areas	Selected Protective Policies / Objectives from the Meath County Development Plan 2021 - 2027
	<p>INF OBJ 23 To protect and enhance the County’s floodplains, wetlands and coastal areas subject to flooding as “green infrastructure” which provide space for storage and conveyance of floodwater, and ensure that development does not impact on important wetland sites within river/stream catchments.</p> <p>HER POL 52 To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design.</p> <p>HER OBJ 36 To promote awareness, understanding and best practice in the management of the County’s woodland, tree and hedgerow resource.</p>
<p>Waste and Circular Economy</p>	<p>INF OBJ 54 To facilitate the transition from a waste management economy to a green circular economy to enhance employment opportunities and increase the value recovery and recirculation of resources.</p> <p>INF OBJ 59 To seek to ensure, in cooperation with relevant authorities, that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies to protect human health and the natural environment.</p> <p>INF OBJ 59 To seek to ensure, in cooperation with relevant authorities, that waste management facilities are appropriately managed and monitored according to best practice to maximise efficiencies to protect human health and the natural environment.</p> <p>INF POL 61 To facilitate the implementation of National Waste Legislation, National and Regional Waste Management Policy and the circular economy.</p> <p>INF POL 65 To adopt the provisions of the waste management hierarchy and implement policy in relation to the County’s requirements under the current or any subsequent Waste Management Plan. All prospective developments in the County shall take account of the provisions of the regional waste management plan and adhere to the requirements of the Plan. Account shall also be taken of the proximity principle and the inter-regional movement of waste.</p>

Brady Shipman Martin

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