



Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended)

Notice of Proposed Variations no. 1 and no. 2 of the Meath County Development Plan 2021-2027

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that Meath County Council has prepared proposed Draft Variations No. 1 and No. 2 to the Meath County Development Plan 2021-2027.

Variation No. 1 consists of the following proposed amendments:

Proposed Amendment to Chapter 1 (Introduction):

Proposed Amendment No. 01: The introduction of an objective to facilitate the replacement of the Written Statements for respective settlements in the Meath County Development Plan 2021-2027 with a new Local Area Plan, Joint Local Area Plan or Joint Urban Area Plan upon their adoption by the Elected Members. The land use zoning objectives contained in Volume 2 of the Meath County Development Plan 2021-2027 will be retained.

Reason: to facilitate the replacement of the Written Statements for respective settlements in the Meath County Development Plan 2021-2027 with a new Local Area Plan, Joint Local Area Plan or Joint Urban Area Plan upon their adoption by the Elected Members

Proposed Amendments to Chapter 2 (Core Strategy) and Volume 2 (Written Statements for Settlements):

Proposed Amendment No. 02: Proposed Variation No.1 aims to update, provide flexibility and incorporate guidance from the 'Development Plan Guidelines for Planning Authorities 2022', into Chapter 2 'Core Strategy' and to remove duplicate core strategy objectives contained in Volume 2 Written Statements for Settlements.

Reason: to update relevant provisions of the Core Strategy from Section 28 Development Plan Guidelines for Planning Authorities 2022 into the County Development Plan and to ensure an adequate supply of housing can be delivered to meet demand in the county.

Proposed Amendments to Chapter 2 (Core Strategy)

Proposed Amendment No. 03: Insert new objective to reallocate 781 residential units which were completed prior to the adoption of the County Development Plan to larger settlements in Tiers 1 to 5 where there is a demonstrated demand for housing and sufficient supporting services available.

Reason: To update relevant provisions of the Core Strategy and facilitate housing delivery through a new objective in the County Development Plan, that will accommodate reallocated housing units in the Core Strategy to larger settlements where housing demand, zoned land and services already exist.

Variation No. 2 consists of the following proposed amendments:

Proposed Amendment (a): Dunshaughlin Land Use Zoning Map

From: 'RA Rural Area' and 'A2 New Residential'

To: 'A1 Existing Residential'

Reason: to appropriately zone and reflect the permitted and commenced residential development under Strategic Housing Development (SHD) Reference No. 307244

Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud)

From: 'RA Rural Area'

To: 'A1 Existing Residential'

Reason: to appropriately zone and reflect the permitted and substantially complete residential development originally permitted under Planning Reference No. DA/40501

Proposed Amendment (c): Longwood Land Use Zoning Map

From: 'RA Rural Area'

To: A1 Existing Residential'

Reason: to appropriately zone and reflect the residential development permitted and commenced under Planning Reference No. TA/190892.

Proposed Amendment (d): Trim Land Use Zoning Map

Proposed Amendment: Relocation of Specific Spot Objective TRM OBJ 16 to support the development of a primary and secondary school in Trim from 'G1 Community Infrastructure' zoned lands at Iffernock to 'G1 Community Infrastructure' zoned land at Commons, Trim.

Reason: The lands at Commons, Trim have been recently acquired by the Department of Education and is the preferred and proposed new location for a school campus.

Proposed Amendment (e): Navan Land Use Zoning Map (Flowerhill)

From: 'A1 Existing Residential'

To: 'C1 Mixed Use'

Reason: to appropriately rezone the vacant land parcel and be consistent with the adjoining C1 Mixed Use zoning to the north and south and provide for a greater mix of uses fronting onto Flowerhill and Ratholdran Road.

Proposed Amendment (f): Dunshaughlin Land Use Zoning Map (Killeen Castle)

From: 'RA Rural Area'

To: 'D1 Tourism'

Reason: to reflect the existing tourism land use at Killeen Castle, golf course and surrounding lands and further its future potential as a high-quality integrated tourism product of national significance.

Proposed Amendment (g): Ratoath Land Use Zoning Map (Ratoath Outer Relief Road)

From: 'RA Rural Area' and 'WL White Lands'

To: 'A2 New Residential'

Reason: To replace and update the delineation of the Ratoath Outer Relief Road (RORR) from its indicative status to its permitted, partly constructed and final design and to provide certainty for the remaining section of the RORR on appropriately zoned land. The amendment will also provide for a strong active residential frontage onto the RORR on appropriately zoned residential lands.

Proposed Amendment (h): Ratoath Land Use Zoning Map (Town Centre)

From: 'A1 Existing Residential' and 'B1 Commercial Town and Village Centre'

To: 'G1 Community Infrastructure'

Reason: to provide for community uses on these lands and respond to the findings and outcomes of the Public Consultation held in September 2023.

Proposed Amendment (i): Athboy Land Use Zoning Map.

From: 'G1 Community Infrastructure'

To: 'A2 New Residential'

Reason: to align the land-use zonings with the natural field boundaries.

Proposed Amendment (j): Proposed text update to Section 7.0 of Dunboyne, Clonee and Pace Written Statement, Vol. 2 of the Meath County Development Plan 2021-2027

Proposed Amendment: Omit the reference to 'a maximum of 500 residential units' on lands at Dunboyne North adjoining Pace Rail Station from Section 7.0 Masterplans in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the County Development Plan

Reason: A limit on the number of units adjoining Pace Rail Station is not necessary given that the town and environs are governed and controlled by the Core Strategy allocation for Dunboyne in Table 2.12 and is not reflective of the current development strategy for Dunboyne as a Metropolitan Settlement and is contrary to current national policy to increase densities adjoining high frequency public transport nodes such as the governments new initiative on Transport Orientated Development.

Proposed Amendment (k): Map 8.1 Brú na Bóinne World Heritage Site update in Volume 3 of the Meath County Development Plan 2021-2027

Proposed Amendment: Update Map 8.1 Brú na Bóinne UNESCO World Heritage Site to a GIS digitised boundary

Reason: Pursuant to UNESCO requirements, the National Monument Service (NMS) recently carried out a GIS digitization exercise of plotting the boundary of the World Heritage Site which had not been done since the original boundary was hand drawn in 1996.

Public Display

The proposed draft Variations No. 1 and No. 2, together with their respective Strategic Environmental Assessment and Appropriate Assessment Screening Reports and Strategic Flood Risk Assessment Screening Report (Variation No. 2 only), will be available for inspection from **Wednesday 27 March until 4.30pm on Friday 26 April 2024** at the offices of Meath County Council, Buvinda House, Dublin Road, Navan, Co Meath, C15 Y291, during normal opening hours **and the following Municipal District Offices** during normal opening hours:-

- Ashbourne Municipal District, 1-2 Killeglad Square Upper, Ashbourne, A84 NY73
- Kells Municipal District, Town Hall, Headfort Place, Kells, A82 W2R3
- Laytown/Bettystown Municipal District, Main Street, Duleek, A92 R9KW
- Ratoath Municipal District, Drumree Road, Dunshaughlin, A85 XK20
- Trim Municipal District, Mornington House, Summerhill Road, Trim C15 P2HE

The proposed draft Variations No.1 & No.2 of the Meath County Development Plan 2021-2027 will also be available for inspection at <https://consult.meath.ie/>

How to Make a Submission

Written observations or submissions regarding the **proposed amendments for Variation No. 1 and Variation No. 2 only** must be received by **4.30pm on 26 April 2024**.

Submissions should be in **ONE** medium only i.e. online or hard copy and made as follows:-

- Online at <https://consult.meath.ie/>

Or

- In writing marked "**Draft Variation No. 1**" or "**Draft Variation No. 2**" to the Meath County Development Plan 2021-2027 to: Senior Executive Officer, Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

Please note late, emailed or faxed submissions **cannot** be considered and will be returned.

Submissions or observations **must** include:

- Variation Number and proposed Amendment Number as shown in the variation document
- Full Name and Address of person(s) making submission or observation
- Details of organisation, community group, company which you represent, where relevant.

All submissions or observations will be taken into consideration before the making of the Proposed Draft Variations No. 1 & No. 2. **Please note any submissions that include proposals for additional or new zonings cannot be considered and will be returned. Submissions can only be considered if they relate to a proposed amendment.**

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

Meath County Council will treat all personal data you may give as confidential. Data protection information can be found at <https://www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection>

