



Draft Meath County
Development Plan
2021-2027

**Draft Variation No. 2
of Meath County Development Plan
2021-2027**

27th March 2024

Part I – Explanatory Introduction

1.0	INTRODUCTION	3
1.1	Reason for Variation No.2.....	3
2.0	SUMMARY OF PROPOSED VARIATION NO. 2 OF THE MEATH COUNTY DEVELOPMENT PLAN 2021-2027	3
3.0	PUBLIC CONSULTATION.....	15
3.1	Procedure in Accordance with the Planning Act	15
3.2	Public Display of the Draft Variation No. 2.....	15
3.3	How to Make a Submission	15
3.4	Accompanying Reports	16

APPENDIX I: LETTER FROM DOHLGH REGARDING CORRECTION TO MAP 8.1 BRÚ NA BÓINNE

1.0 INTRODUCTION

The Meath County Development Plan 2021-2027 was adopted on 22nd September 2021 and came into effect on the 3rd November 2021 (hereafter the Meath CDP). Vol. 1 of the CDP sets out the policies and objectives and the overall strategy for the development of the County over the plan period 2021-2027.

Vol. 2 of the CDP includes written statements and accompanying maps for all settlements within the county and sets out development and land use zoning objectives for each area.

Vol.3 of the CDP includes a book of maps for the county, which includes the UNESCO heritage site of Brú na Bóinne.

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Meath County Council is proposing a variation of the County Development Plan 2021-2027. Proposed Variation No.2 comprises the second variation to the Meath CDP 2021-2027.

1.1 Reason for Variation No.2

The purpose of Variation No. 2 is to give effect to a range of land use zoning amendments. Predominantly, these amendments are necessary to reflect the permitted and current land use that has come to the attention of the Local Authority since the adoption of the CDP. Note that these are not additional zonings for new development proposals but are being brought forward to reflect the current land use (or approved land use by way of a planning permission) and to avoid any non-conforming land use on a zoning.

Other zoning changes being brought forward relate to feedback from community consultations and redefining the land use boundary in line with the natural field boundary to ensure appropriate roll-out of development.

Detailed reasons for each proposed zoning change is outlined in Section 3.0 below.

A total of 8 no. Landuse Zoning Maps will be changed and 1 no. new landuse zoning map will be introduced to reflect the Zoning Amendment to lands at Killeen Castle. It is also proposed to omit the reference to '*a maximum of 500 residential units*' from Section 7.0 Masterplan in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the CDP on lands at Dunboyne North adjoining Pace Rail Station. Digitisation of the Brú na Bóinne World Heritage Site boundary also forms part of Variation No. 2.

2.0 SUMMARY OF PROPOSED VARIATION NO. 2 OF THE MEATH COUNTY DEVELOPMENT PLAN 2021-2027

Draft Variation No.2 proposes to change the zoning objective of the following land parcels to reflect revised and new circumstances that have emerged since the adoption of the Meath County Development Plan 2021-2027. Each proposed land use zoning amendment is presented below and outlined in a red and white boundary line.

Where new text is proposed to the CDP, the text proposed to be included is **shown in blue like this.**

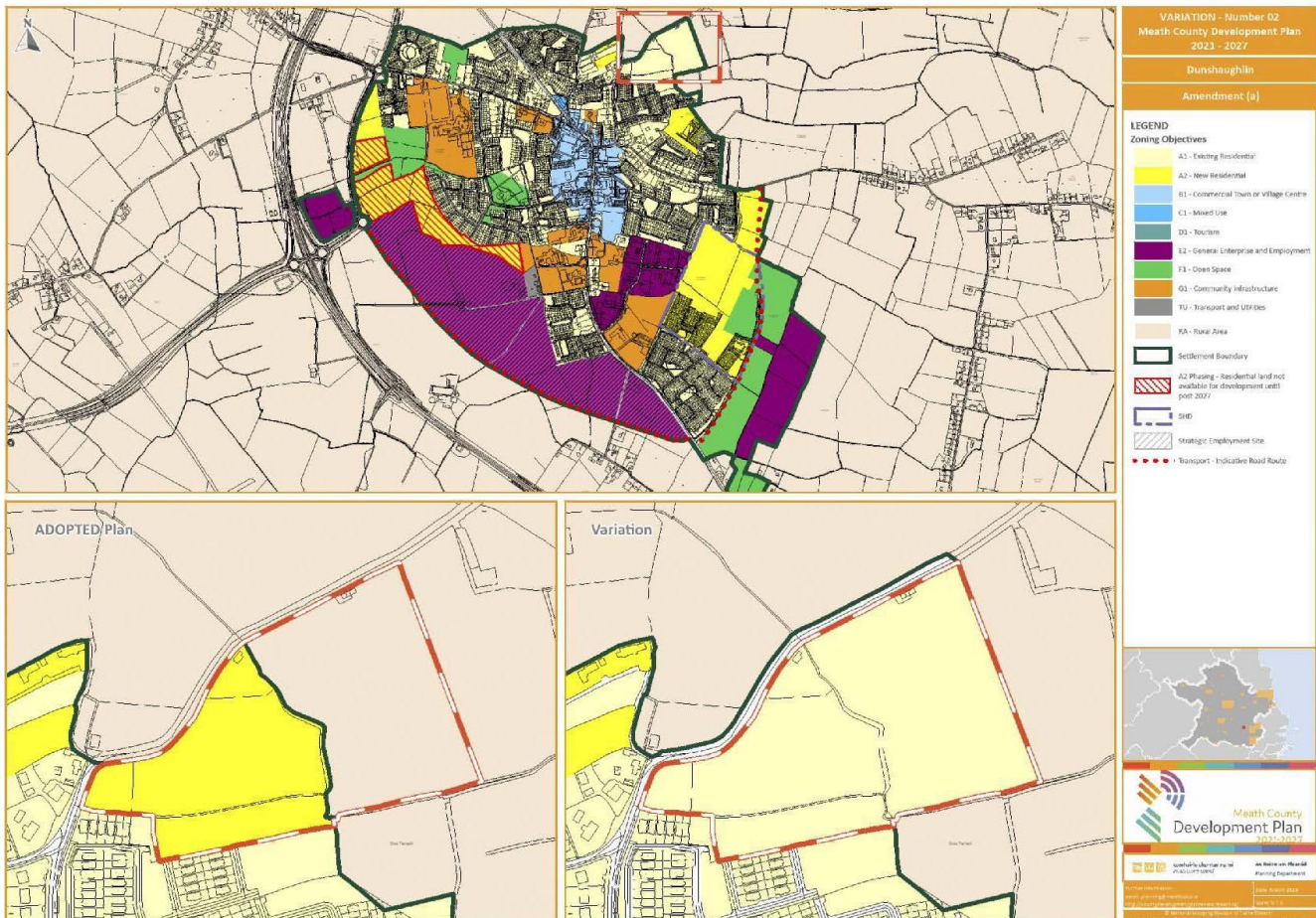
Where text is to be deleted, the text is shown in ~~strikethrough~~.

Proposed Amendment (a): Dunshaughlin Land Use Zoning Map

Re-zoning of 3.42 ha. of RA Rural Area and 3.2 ha. of A2 New Residential lands to A1 Existing Residential. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the permitted and commenced residential development for 212 residential units permitted under Strategic Housing Development SH307244 to Loughlynn Development Limited (included in Core Strategy Table as ‘Extant Units’ and therefore is Core Strategy Neutral). The lands zoned RA Rural Area were zoned ‘A2 New Residential (Post 2019)’ in the previous County Development Plan 2013-2019 under which the planning permission was originally granted by An Bord Pleanala.
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’ - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below and Part II for proposed amendment to the **Dunshaughlin Land Use Zoning Map**.

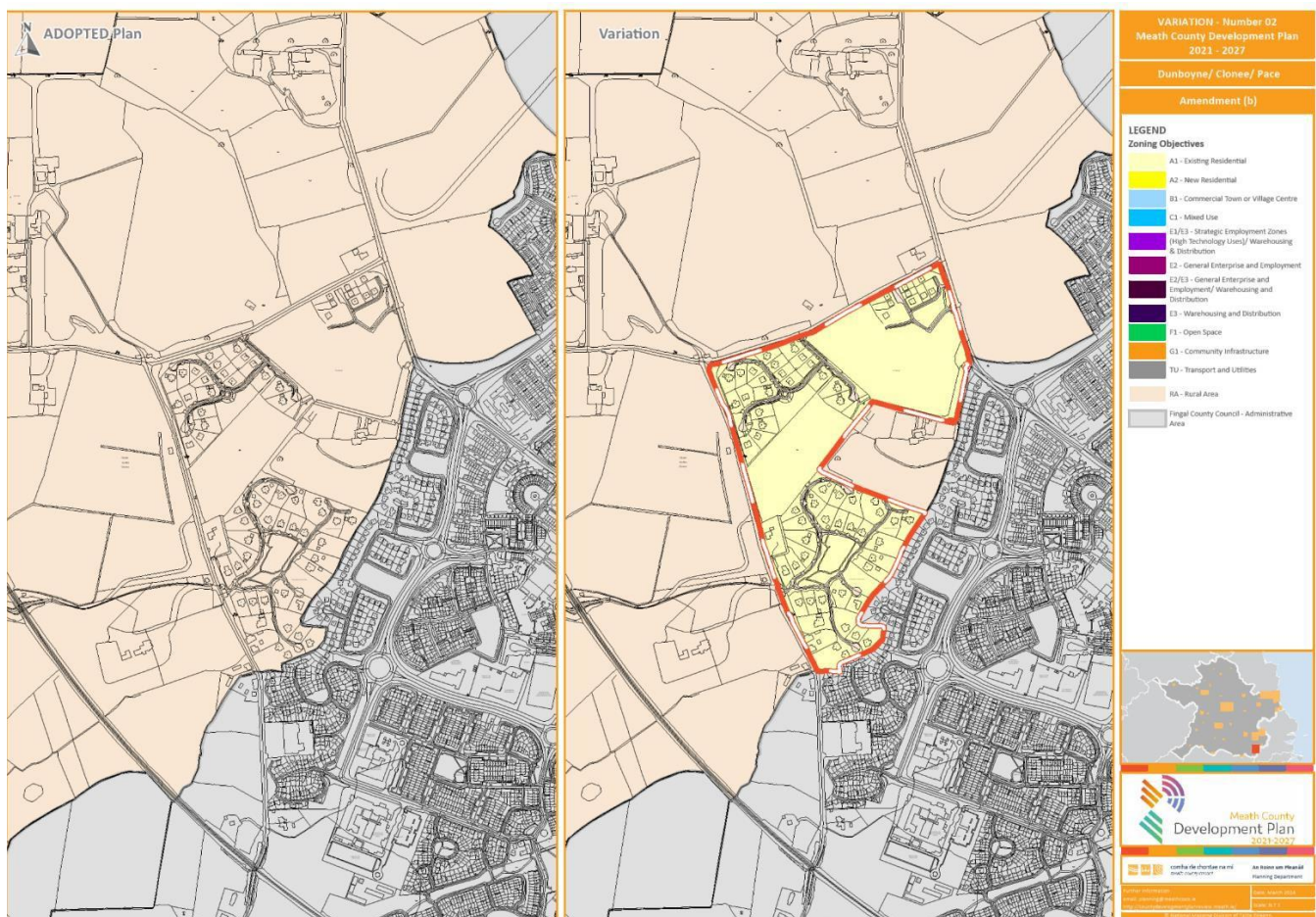


Proposed Amendment (b): Dunboyne Land Use Zoning Map (Williamstown Stud)

Proposed Zoning Amendment to Kribensis Manor, Holsteiner Park and Cavalier Green (Williamstown Stud) in **Dunboyne Land Use Zoning Map**: Rezoning of 23.6 ha. of RA Rural Area to A1 Existing Residential to reflect the existing residential use for the 99 dwelling units which is predominantly built out while the remaining limited numbers are currently under construction on this site. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the existing permitted and substantially complete residential development of 99 residential units originally permitted under DA/40501.
- This site was identified for residential development in the Meath CDP 2001-2007 by Objective CE8 to *‘facilitate the development of individual executive houses, on the lands shown hatched on Urban Detail Map 7 to promote the sustainable development of the Business Park at Portan, Clonee, subject to 18 acres around Williamstown House being excluded to preserve the character and setting of the House and subject to the wastewater disposal system being connected to Fingal Drainage District.*
- The site remained identified for residential development in the 2007-2013 CDP and the 2013-2019 Meath CDP and was supported by Objective RES OBJ 6 *‘To facilitate the completion of the 3 phases of the registered ‘Unfinished Estates’ residential development at Williamstown Stud as originally permitted under Meath County Council Planning Register DA/40501’.*
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’ - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of the relevant land parcel below for proposed amendment to the **Dunboyne Land Use Zoning Map**.

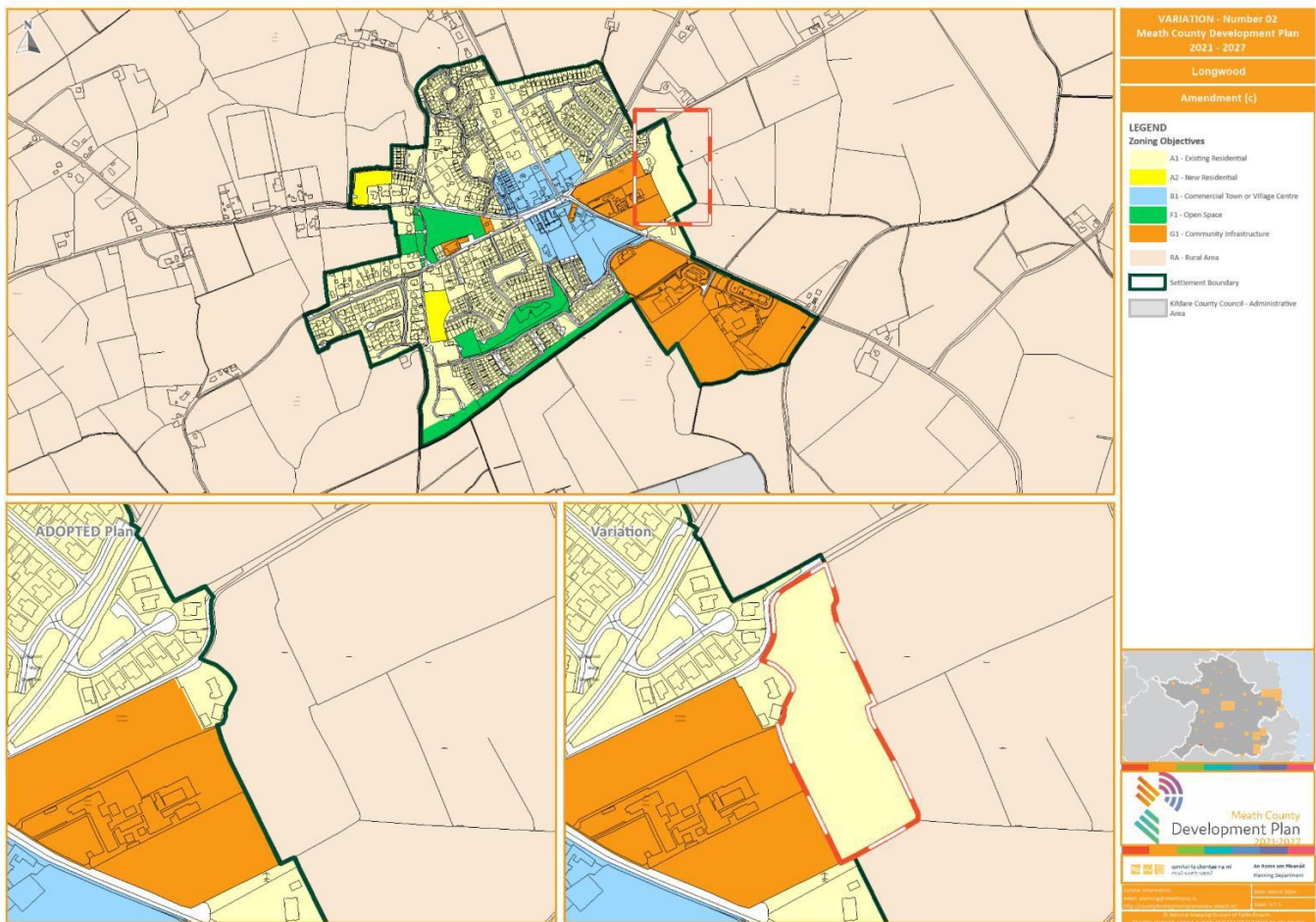


Proposed Amendment (c): Longwood Land Use Zoning Map

Re-zoning of approx. 1.37 ha of land from RA Rural Area to A1 Existing Residential to reflect the permitted and commenced residential development as per Planning Reference No. TA/190892 for 36 dwelling units. The reasons for the proposed amendment are outlined as follows:

- The proposed A1 Existing Residential zoning will reflect the existing permitted and commenced residential development for 36 residential units permitted under Planning Reference No. TA/190892 to Elderwood Construction Ltd (subsequently amended by Planning Reference No. 21/2073 which reduced the housing unit number from 36 to 35).
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states ‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’ - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below for the proposed amendment to the **Longwood Land Use Zoning Map**.



Proposed Amendment (d): Trim Land Use Zoning Map

Relocation of Specific Spot Objective "TRM OBJ 16" included in the Meath County Development Plan 2021 - 2027 "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" from G1 Community Infrastructure zoned lands at Iffernock to G1 zoned land South of the R160 at Commons, recently acquired by the Department of Education for the development of a school campus. The reasons for the proposed amendment are outlined as follows:

- The Department of Education has acquired a new landbank in Trim and has been in detailed pre-planning discussions with Meath County Council for the development of a school campus on these lands. Therefore, it is considered appropriate to relocate the spot objective from the lands at Iffernock to the new proposed school campus lands at Commons.

See outline of relevant land parcel below for proposed amendment to the **Trim Land Use Zoning Map**

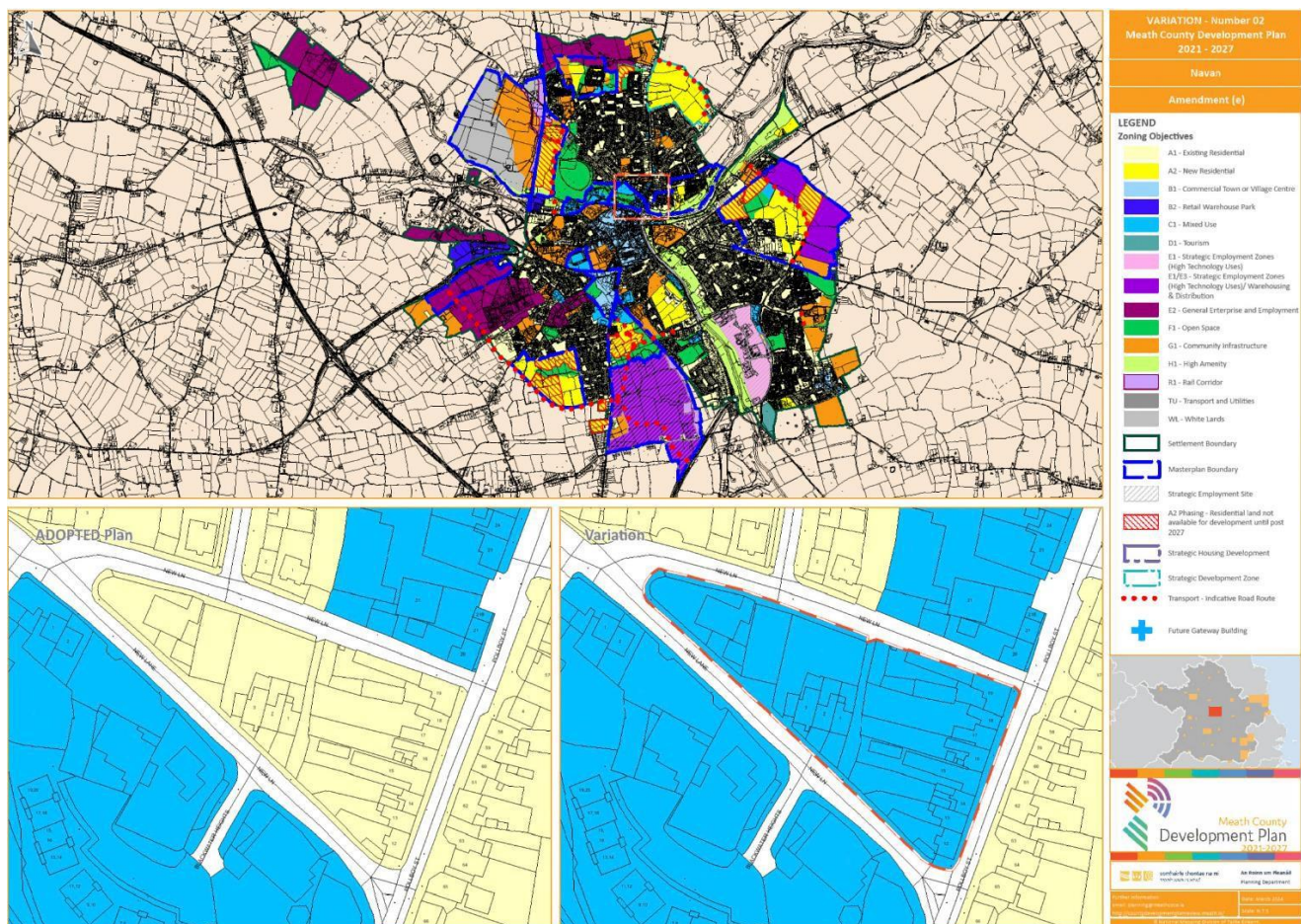


Proposed Amendment (e): Navan Land Use Zoning Map (Flowerhill)

Re-zoning from A1 Existing Residential to C1 Mixed Use at Flowerhill in Navan to reflect the current status of the vacant site and to be consistent with the C1 zoning to the north and south of the site facing onto Flowerhill. This zoning will also provide for a greater mix of uses at this location. The reasons for the proposed amendment are outlined as follows:

- The C1 Mixed Use zoning will expand the range of uses permissible at this location thereby assisting in the regeneration of Flowerhill in accordance with the Flowerhill Regeneration Plan (November 2021) as well as providing additional employment potential within walking distance of the town centre. Lands to the north and south of this land parcel are also zoned C1 Mixed Use.
- The zoning will help increase employment potential for Navan Town and decrease commuting patterns out of the settlement.
- Supports NAV OBJ 38 *‘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: The Flowerhill Regeneration Project’* and Section 5.1.2 *‘Urban Regeneration and Active Land Management’* in the Navan Written Statement (Vo. 2 of CDP) 2021-2027.
- The land parcel comprises fully serviced Tier 1 lands in compliance with National Policy Objective 72a contained in the NPF which states *‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’* - please refer to Settlement Capacity Audit which accompanies this draft variation.

See outline of relevant land parcel below for proposed amendment to the **Navan Land Use Zoning Map**.



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

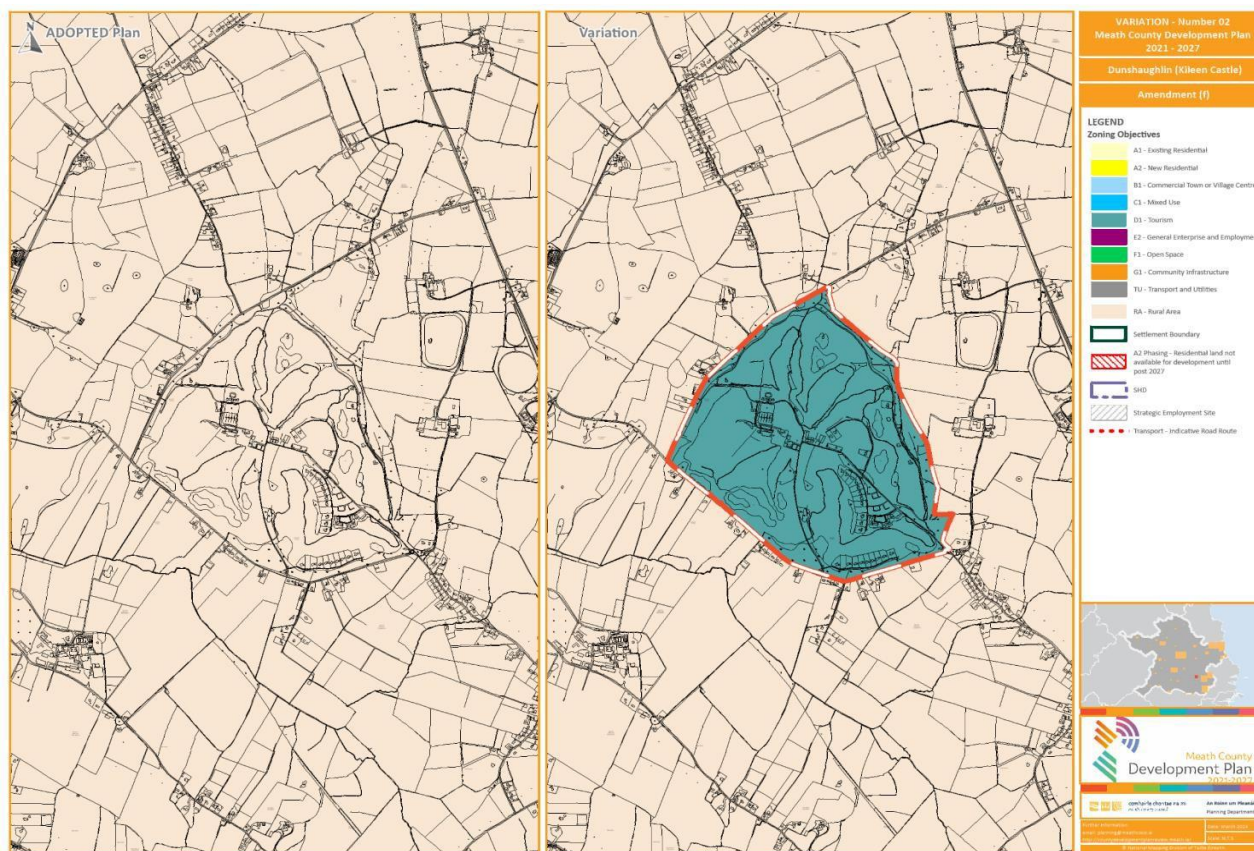
Proposed Zoning Amendment to lands at **Killeen Castle** in a new Land Use Zoning Map: The site is located within the grounds of Killeen Castle and Golf Course, outside Dunshaughlin and contains a golf course, clubhouse and permitted hotel. The proposed re-zoning is to change from RA Rural Area to D1 Tourism with an update to ED POL 59 to facilitate the completion of the residential units as permitted under the following planning permissions 23/578, 22/50, RA191174, RA181337 (parent permission DA/140090), RA180960 (parent permission DA/802774), DA/140090, DA802774, DA801916, DA70167 (revisions to DA/50416), DA60646, DA60303, DA 50416, DA40560 and 97/199. The reasons for the proposed amendment are outlined as follows:

- Given the historical value of Killeen Castle, its potential as a high-quality integrated tourism product of national significance, and its success to date in hosting international sporting events, the proposed land use zoning would further the potential of the site as an integrated tourism destination centred around the premium permitted hotel and golf course.

It is also proposed to amend the following policy in Chapter 4, Section 4.28.3 of the Meath CDP, as follows:

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 together with facilitating the completion of the previously approved ancillary and residential accommodation within the complex.

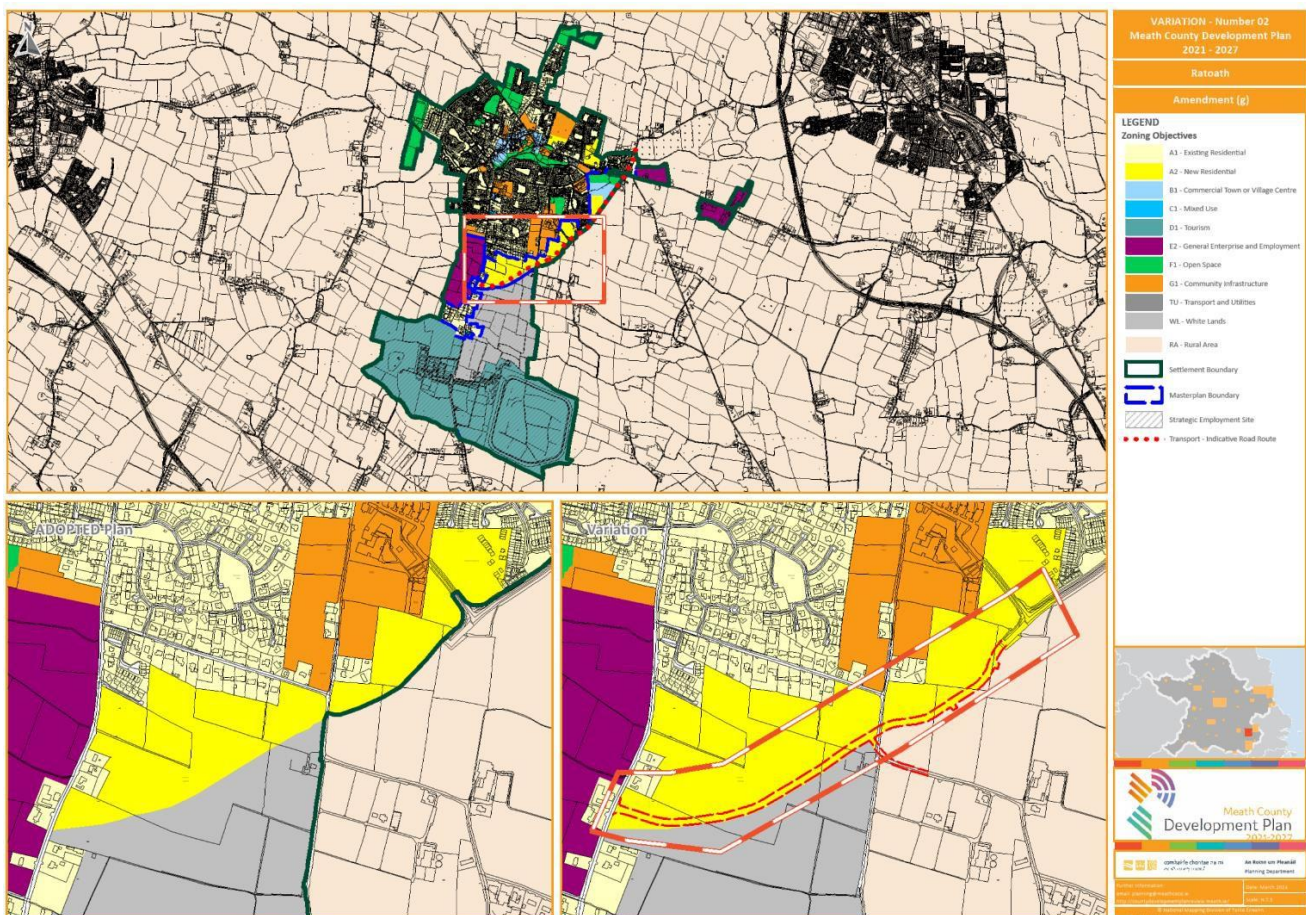


Proposed Amendment (g): Ratoath Land Use Zoning Map (Ratoath Outer Relief Road)

Extend the A2 New Residential land use zoning out to the permitted, partly constructed, and the preferred route for the remaining section of the Ratoath Outer Relief Road (RORR) design boundary. Additional lands to be zoned should extend to the outer boundary of the constructed and preferred route of the RORR to provide for the delivery of the final section of the RORR and an active residential frontage onto same.

The reasons for the proposed amendment are outlined as follows:

- To update the delineation of the RORR from its indicative status to its permitted, partly constructed and preferred route.
- To overcome the reason for refusal of Strategic Housing Development (313658) for 452 residential units and second phase of the Ratoath Outer Relief Road by An Bord Pleanála on the grounds that the totality of the development proposal, in particular, the RORR was not on ‘A2 New Residential’ lands. The inclusion of this additional sliver of residential zoning abutting the existing residential zoning will overcome the reason for refusal by providing for the development of the RORR on appropriate zoned land.
- To provide for a strong active residential frontage onto the RORR;
- To provide for a strong, definitive, and active urban edge to Ratoath in accordance with the Meath CDP 2021-2027, the Design Manual for Urban Roads and Streets and the Sustainable Residential Development and Compact Settlements Guidelines 2024.

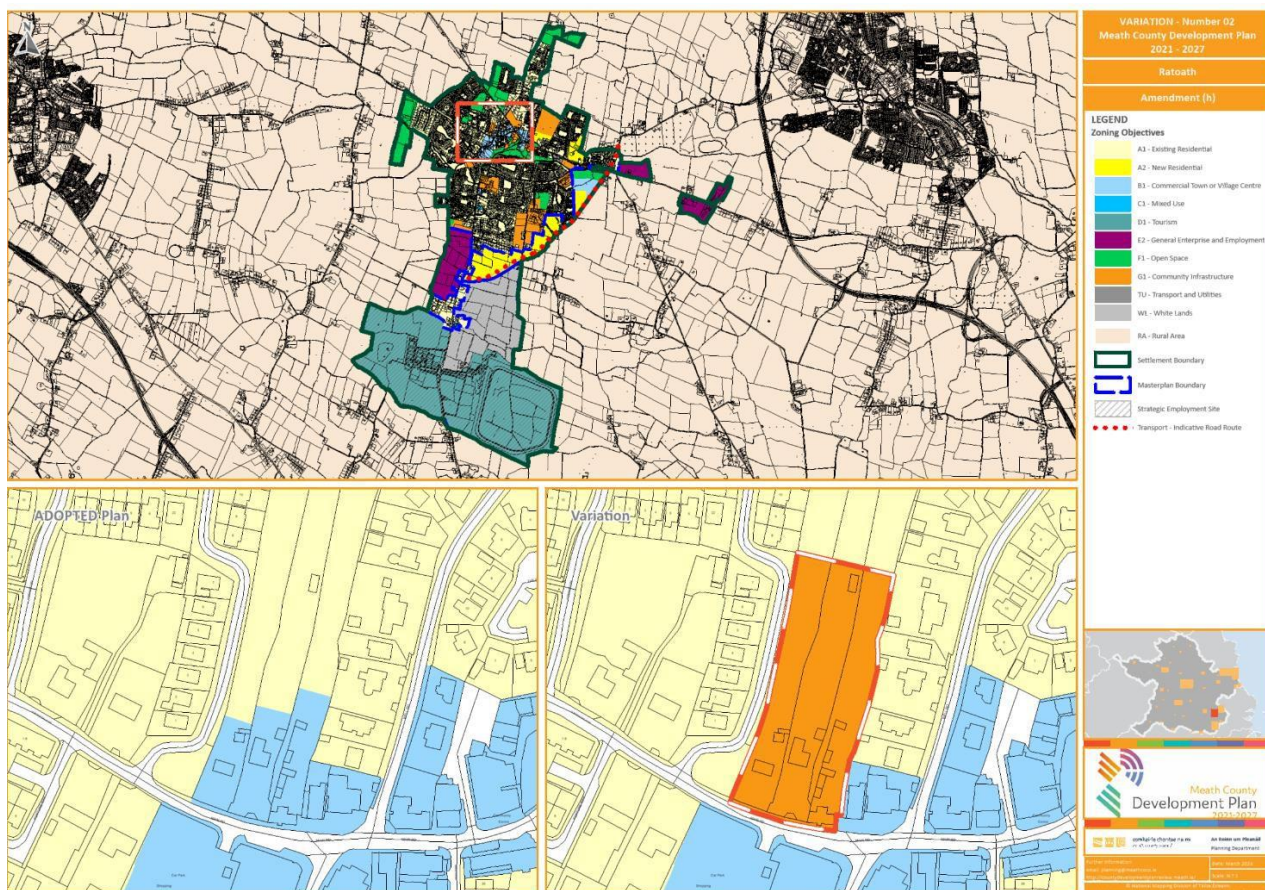


Proposed Amendment (h): Ratoath Land Use Zoning Map (Town Centre)

Re-zoning from A1 Existing Residential and B1 Commercial Town/Village Centre to G1 Community Infrastructure to provide for the development of community uses at this location. The reasons for the proposed amendment are outlined as follows:

- To respond to the findings of the Public Consultation held in September 2023 and the Public Consultation Event attended by local councillors, members of the public, resident’s associations, and local businesses.
- To provide additional community lands in a central and accessible location to meet the needs of the residents of Ratoath and its wider catchment area.
- To bring otherwise undeveloped backlands into use and to maximise the use of the entirety of the site.

See outline of relevant land parcel below for the proposed amendment to the **Ratoath Land Use Zoning Map**.



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

Re-zoning of a triangular wedge of lands measuring approx. 0.08 hectares from G1 Community Infrastructure to A2 New Residential.

The reasons for the proposed amendment are outlined as follows:

- To delineate the land use zonings to align with the natural field boundaries in the area.
- To ensure the land use zoning appropriately reflects the optimal use of the lands.

See outline of relevant land parcel below for the proposed amendment to the **Athboy Land Use Zoning Map**.



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

Proposed text amendment as follows:

“Employment, education (including third level), residential, commercial, and open space /amenity. In regard to the residential element of the Master Plan, it shall be a requirement that proposals will include for the provision of a maximum of 500 residential units with-in a range of typologies densities to support the delivery of a sustainable “live work” community-based model.”

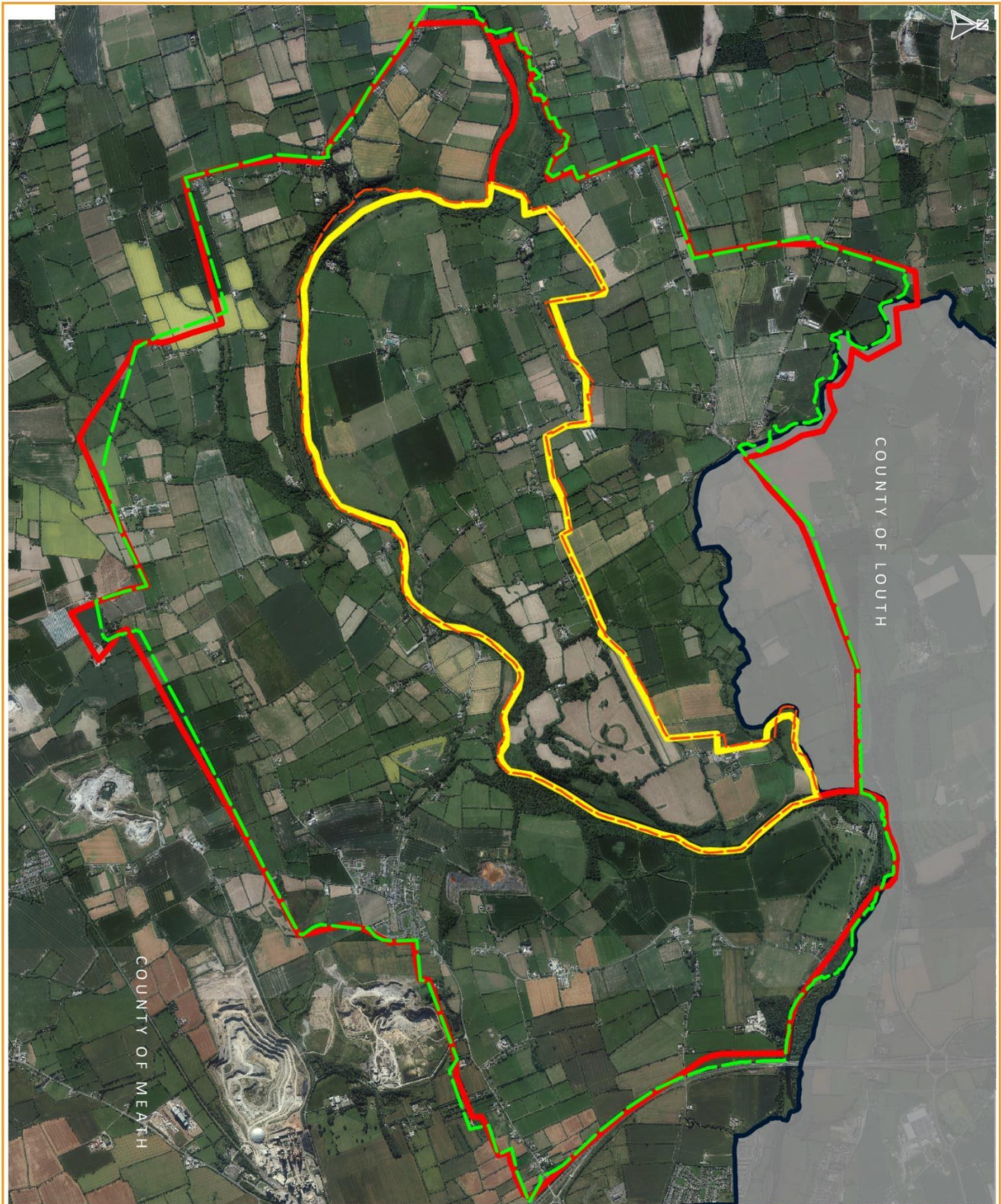
The lands at Dunboyne North include and are adjacent to the M3 Parkway Railway Station and to the 1,200-space commuter car park. Having regard to the lands proximity and location relative to the Pace Train Station and potential to accommodate between 800-1000 residential units, it is recommended to omit reference to ‘a maximum of 500 residential units’ from Section 7.0 Masterplan in the Dunboyne, Clonee and Pace Written Statement in Volume 2 of the CDP as it is considered unnecessary and not reflective of the current development strategy for Dunboyne, Pace and Clonee. Masterplan 22 is a live document that provides a framework for future growth in Dunboyne North. Given its potential to be developed as a Live-Work community adjoining a high-frequency rail line, high density residential units should be accommodated beside public transport nodes and the overall development of the Dunboyne, Pace and Clonee area must be developed in line with the relevant allocations of the Core Strategy under Table 2.12 of the MCDP 2021-2027. It is also important to note that Dunboyne, Pace and Clonee have provisionally been identified as Transport-Orientated Development sites and shall be further detailed in the upcoming review of the NPF.

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

Draft Variation No.2 also proposes to provide the following mapping correction to address obligations to UNESCO and the National Monuments Service:

Map 8.1 Brú Na Bóinne: Arising from UNESCO requirements as part of 7-year Periodic reporting it is a requirement of the State Party to provide a boundary map of the World Heritage Property (WHP) in GIS format. Pursuant to this UNESCO requirement, the National Monument Service (NMS) recently carried out a GIS digitisation exercise of plotting the boundary of the inscribed World Heritage Property. This had not been done since the original WHP boundary was hand drawn back in 1996.

This GIS plotting exercise has clarified the boundary of the Core and Buffer areas as inscribed and the proposed variation includes a map of Brú Na Bóinne with this digitised boundary layer. The changes arising from this digitisation are negligible but aligned the map with that supplied to UNESCO. A letter from DoHLGH outlining the requirement to reflect the GIS digitised boundary has been provided in Appendix I of this Document.



<p>VARIATION - Number 02 Meath County Development Plan 2021 - 2027</p> <p>Bru na Bóinne UNESCO World Heritage Site</p> <p>Amendment (k)</p>	
<p>LEGEND</p> <ul style="list-style-type: none"> Core Area (Variation) Core Area (Existing) Buffer Area (Variation) Buffer Area (Existing) County Boundary County Louth 	
<p>Meath County Development Plan 2021-2027</p> <p>Prepared by: Meath County Council Planning Department</p> <p>Map Scale: 1:50,000</p> <p>Map Date: 2023</p> <p>Map Author: Meath County Council</p>	

3.0 PUBLIC CONSULTATION

The procedure for carrying out a variation of the development plan, including the requirement for public consultation, is set out in Section 13 of the Planning and Development Act 2000 (as amended).

3.1 Procedure in Accordance with the Planning Act

Draft Variation No. 2 will be subject to public consultation from 27th March 2024 to 4.30pm on the 26th April 2024 (four weeks). The Council's Chief Executive will submit to the elected members a report on submissions and observations made in relation to the Draft Variation No. 2. The Members will then consider the Draft Variation and the Chief Executive's report.

In making a variation under Section 13 of the Act, the members of the Planning Authority shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

Further information on the variation procedure can be viewed via the following link;

<https://www.opr.ie/wp-content/uploads/2020/06/Final-Briefing-Paper-Development-Plan-Process-1.pdf>

3.2 Public Display of the Draft Variation No. 2

A copy of the proposed Draft Variation No. 2 to the Meath County Development Plan 2021-2027 will be available for inspection from **Wednesday 27th March to 4.30pm on Friday 26th April 2024** at the following locations:

- Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291 (**during normal opening hours**)

The following Municipal District Offices (during normal opening hours):-

- Ashbourne Municipal District, 1-2 Killelland 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 Variation (No. 2) of the Meath County Development Plan 2021-2027 is also available for inspection on Meath County Council's website at <https://consult.meath.ie/>

3.3 How to Make a Submission

Written observations or submissions regarding the **proposed amendments only** must be received **by 4.30pm on Friday 26th April 2024**.

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

Online on <https://consult.meath.ie/>

Or

In writing marked "**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/observations **must** include:

Proposed Amendment(s) numbers as shown in the document

Full Name & Address of person(s) making submission/observation

Details of organisation/community group/company which you represent where relevant.

All submissions/observations will be taken into consideration before the making of the Proposed Draft Variation 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>

3.4 Accompanying Reports

Proposed Variation No.2 is accompanied by four supporting reports:

- [Strategic Environmental Assessment Screening \(SEA\) Report](#)
- [Appropriate Assessment Screening Report \(AA\)](#)
- [Strategic Flood Risk Assessment Screening \(SFRA\)](#)
- [Settlement Capacity Audit \(SCA\).](#)

APPENDIX I
LETTER FROM DOHLGH REGARDING CORRECTION TO
MAP 8.1 BRÚ NA BÓINNE

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



National Monuments Service
Department of Housing, Local Government and Heritage
Custom House
Dublin 1
D01 W6X0

Wendy Bagnall
Senior Executive Planner
Meath County Council Planning Department
Buvinda House
Dublin Road
Navan
Co. Meath
C15 Y291
wbagnall@meathcoco.ie

3 August 2023

RE: Brú na Bóinne World Heritage Property- Boundary Digitisation

Dear Wendy

Further to mention at recent Brú na Bóinne Stakeholder meeting, arising from UNESCO requirements as part of 7-year Periodic reporting it is a requirement of the State Party to provide a boundary map of the World Heritage Property (WHP) in GIS format. Pursuant to this UNESCO requirement, the National Monument Service (NMS) recently carried out a GIS digitisation exercise of plotting the boundary of the inscribed World Heritage Property- this had not been done since the original WHP boundary was hand drawn back in 1996.

That GIS plotting exercise has clarified the boundary of the Core and Buffer areas as inscribed. It is important to note that there has been no change *per se* made to the boundaries of the WHP, rather clarification has been given to the boundaries in a modern mapping technology format. These digitised boundary layers have been provided to you by the World Heritage Unit here in NMS.

We understand that Meath Co Co will seek to make a variation to its County Development Plan to reflect this new boundary mapping format.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M MacDonagh'.

Michael MacDonagh
Chief Archaeologist
National Monuments Service



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