



Meath County
Development Plan
2021-2027

Draft Variation No. 3 of Meath County Development Plan 2021-2027

18th October 2024

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1.0 Introduction

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 Variation No. 3 to the Meath County Development Plan 2021-2027.

1.1 Reasons for the Variation

The purpose of Variation No. 3 is to give effect to the following amendments:

1. Proposed Amendment No. 01: Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

To update the County Development Plan to take account of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities published by the Department of Housing, Local Government and Heritage in January 2024 and issued under Section 28 of the Planning and Development Act 2000, as amended. Section 28 provides that planning authorities shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000, as amended, in the performance of their functions.

2. Proposed Amendment No. 02: Age Friendly Housing

The proposed amendment takes into consideration the actions outlined in the policy statement entitled “Housing Options for Our Ageing Population” prepared by the Department of Housing, Planning and Local Government and the Department of Health (2019), Section 6.4 entitled “Age Friendly Communities” of the National Planning Framework (Project Ireland 2040) and Housing Policy Objective 6: Increase and improve housing options for Older People within “Housing for All, A New Housing Plan for Ireland” prepared by the Department of Housing, Planning and Local Government (2021).

3. Proposed Amendment No. 03: Percentage range for the quantum of residential uses permitted on Town Centre/Mixed Use zoning

The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community. Leading on from this, we need to consider how we can encourage increased residential occupancy in our towns and villages. More people living in town centres means more support for local businesses. It means a safer environment, thanks to passive policing. In this regard, it is considered that greater flexibility should be built into the quantum of residential uses permitted on both town centre and mixed use zoned lands. In this way, each application can be assessed on a case by case basis with greater flexibility in relation to the quantum of residential uses relevant to the site’s location and context.

1.2 Public Display/How to Make a Submission

A copy of the proposed draft Variation No. 3 to the Meath County Development Plan 2021-2027 will be available for inspection from **Friday 18th October to 4pm on Monday 18th November, 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. 3 of the Meath County Development Plan 2021-2027 is also available for inspection at <http://consult.meath.ie/>

Written observations or submissions regarding **Variation No. 3 proposed amendments only** must be received by 4pm on 18th November, 2024.

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

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

OR

- In writing marked **'Draft Variation No. 3 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:

- Variation number and proposed Amendment(s) number as shown in the 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 Variation No. 3. **However, please note submissions can only be considered if they relate to a proposed amendment. Any submissions that do not relate to a proposed amendment or include proposals for new zonings cannot be considered and will be returned.**

Please note that all submissions/observations will be made available for public viewing on the Council's consultation portal and website, when redacting under GDPR is complete 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>

1.3 Accompanying Reports

Proposed Variation No. 3 is accompanied by two supporting reports as follows:

- [Strategic Environmental Assessment Screening \(SEA\) Report](#)
- [Appropriate Assessment Screening Report \(AA\)](#)

1.4 Identifying the Proposed Changes

Changes to the text are indicated as follows:

New Text is in [blue](#) and deleted text will have a ~~striketrough~~.

2.0 Proposed Variation No. 3 of the Meath County Development Plan 2021-2027

Table 1 sets out the sections/tables/policies/objectives in the County Development Plan that are proposed to be amended as part of the proposed variation.

MCDP 2021-2027 Chapter	Section/Table/Policy Objective/Figure	Proposed Change
Chapter 3 Settlement and Housing Strategy	Section 3.3.2 Age Profile Figure 3.1 and 3.2	Update age profile section in line with Census 2022
	Section 3.8.2.1 Legislation changes and Policy Initiatives	Update policy reference
	Section 3.8.8 Housing for Older People	Update to new policy reference
	Section 3.8.9 Design Criteria for Residential Development	Update policy reference
	Section 3.8.10 Densities SH POL 8 SH POL 9	Update policy reference and densities
	SH OBJ 21 SH OBJ 22 SH OBJ 24	Universal Design: Update to Percentage of universally designed units in residential schemes and social housing
Chapter 7 Community Building Strategy	Section 7.6.2.2 Older People	Update information in the context of Universal Design changes
	Section 7.7 Social Infrastructure	Update policy reference
	Section 7.7.7 Open Space	Update policy reference
Chapter 11 Development Management	Section 11.1.2 Policy Context	Amendments to text including the year of the publication of updated Design Standards for New Apartments and update policy in relation to Universal Design
	Section 11.4.2 Access for All	Update text in relation to Universal Design.

Standards and Land Use Zoning Objectives	Section 11.5.2 Urban Design DM POL 4 DM OBJ 13	Omit text pertaining to the Sustainable Residential Development in Urban Areas Guidelines and associated Urban Design Manual. Replace with updated text referencing updated Guidelines. Update requirement to submit a universal design statement.
	Section 11.5.3 Density DM OBJ 14	Update and amend text to reflect the densities set down in the Sustainable Residential Development and Compact Settlements Guidelines 2024
	Section 11.5.7 Separation Distances DM OBJ 18 DM OBJ 19	Omit reference to minimum 22m separation distance and replace with revised minimum separation distance of 16 metres as per the Sustainable Residential Development and Compact Settlements Guidelines 2024.
	Section 11.5.8 Dwelling Design, Size and Mix	Omit reference to Guidelines on Sustainable Residential Development in Urban areas and include reference to Sustainable Residential Development and Compact Settlements Guidelines 2024.
	Section 11.5.9 Building Height DM OBJ 25	Include reference to proposed rail station Navan
	Section 11.5.11 Public Open Space DM OBJ 26	Amend to reflect the change in public open space requirements as per the Sustainable Residential Development and Compact Settlements Guidelines 2024.
	Section 11.5.12 Private Open Space DM POL 7 Table 11.1 Minimum Private Open Space Standards	Update text and amend Table 11.1 to reflect the revised minimum private open space requirements set down in the Sustainable Residential Development and Compact Settlements Guidelines 2024.
	Section 11.5.16 Light and Overshadowing	Add reference to A New European Standard for Daylighting in Buildings EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022).
	Section 11.5.17 Apartments DM POL 14	Omit reference from 2018 to 2023 Sustainable Urban Housing: Design Standards for New Apartments.

	<p>Section 11.5.29 Age Friendly Adaptable Lifetime Homes Section 11.5.30 Safe and Secure Design</p>	<p>Two sections added in relation to Age Friendly Housing</p>
	<p>Section 11.7.2 Sheltered Accommodation/Step Down Housing, Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages DM OBJ 67</p>	<p>Addition of information in relation to open space and other facilities in relation to residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation.</p>
	<p>Section 11.9.1 Parking Standards DM OBJ 89 Table 11.2 Car Parking</p>	<p>Update the Car Parking Standards for residential dwellings in Table 11.2 to reflect the Sustainable Residential Development and Compact Settlements Guidelines 2024. Update to guidance note regarding age friendly car parking spaces.</p>
	<p>Section 11.9.3 Cycling Parking Table 11.4 Cycle Parking Standards DM OBJ 96</p>	<p>Update the text and table 11.4 to reflect the cycle parking standards to reflect the Sustainable Residential Development and Compact Settlements Guidelines 2024.</p>
	<p>Section 11.14.6 Land Use Zoning Categories</p>	<p>Changes to the Percentage range of residential uses permitted on Town Centre B1 and Mixed Use C1 zoned land.</p>

Table 1: sections/tables/policies/objectives in the County Development Plan that are proposed to be amended

2.1 Proposed Amendment No. 1: Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Proposed text update to Chapter 3 Settlement and Housing Strategy

3.8.2.1 Legislation changes and Policy Initiatives

The Design Standards for New Apartments were updated in 2018, with the amendments striving to enable a mix of apartment types, make better provision for building refurbishment and infill schemes, and address the emerging 'build to rent' and 'shared accommodation' sectors. [These Guidelines have been further updated in 2023.](#)

3.8.9 Design Criteria for Residential Development

The following guidance documents are useful reference points in relation to the design and layout of residential developments:

- [The Guidelines on Quality Housing for Sustainable Communities, DEHLG \(2007\)](#)
- ~~The Guidelines for Planning Authorities on Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, DHLGH (2009), and associated Design Manual in Urban Areas, DEHLG (2009).~~ [Sustainable Residential Development and Compact Settlements Guidelines \(2024\)](#), and [associated Design Manual in Urban Areas, DHLGH \(2024\)](#).
- [Sustainable Urban Housing: Design Standards for New Apartments, DHLGH \(2023\)](#) ~~DHPLG (2018)~~
- [The Design Manual for Urban Roads and Streets, DTTAS and DECLG \(2013 and updated in 2019\)](#)
- [Permeability Best Practice Guide, NTA \(2015\)](#)

3.8.10 Densities

Density policy is informed by the ~~Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas' (2009)~~ [Sustainable Residential Development and Compact Settlements Guidelines \(2024\)](#) and the National Planning Framework, which supports higher densities in city and town centres and along public transport corridors through mechanisms such as reduced vacancy rates, infill development and the regeneration of centrally located lands.

It is an objective of this Plan to require [higher densities on](#) ~~a density of 45 units/ha on~~ more centrally located and strategic lands in Regional Growth Centres, [Metropolitan Towns](#) and Key Towns. [Furthermore, this Plan seeks to promote 'live work' communities by promoting higher densities within walking distance of town centres and public transport infrastructure.](#)

~~This density is also a requirement on lands adjacent to existing and future and rail stations in the County.~~

~~On the remaining, more edge of centre lands in the Regional Growth Centre and Key Towns a density of 35 units/ha will normally be required.~~

~~In the Self-Sustaining Growth Towns and Self-Sustaining Towns a density of up to 35 units/ha on all lands will normally be required.~~

~~In smaller Towns a density of up to 25 units/ha is considered appropriate whilst in Villages any development should take cognisance of the prevailing scale and pattern of development in the locality and the availability of public services.~~

It is acknowledged that there may be instances where the densities [detailed in the Sustainable Residential Development and Compact Settlements Guidelines \(2024\)](#) cannot be achieved due to site constraints, however all developments should strive to achieve the prescribed density in order to support the delivery of more compact development and to ensure a maximum return on investment in social and physical infrastructure.

Further details in relation to density requirements are set out in Chapter 11 'Development Management Standards and Land Use Zoning Objectives'.

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 [Sustainable Residential Development and Compact Settlements Guidelines \(2024\)](#), ~~Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas – A Best Practice Guide, DEHLG (2009)~~ and any subsequent Guidelines [or Urban Design Manuals](#).

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 [Sustainable Residential Development and Compact Settlements Guidelines \(2024\)](#), ~~Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)~~.

SH OBJ 21: To require that, where relevant, all new residential developments shall be in accordance with SPPR 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, ~~2023 March 2018~~. All new residential development should comply with the densities outlined in Chapter 11 of this plan.

Proposed text update to Chapter 7 Community Building Strategy

7.7 Social Infrastructure

The Sustainable Residential Development [and Compact Settlements Guidelines \(2024\)](#) ~~in Urban Areas Guidelines (2009)~~ emphasise the need to integrate housing with the provision of supporting community and social infrastructure.

7.7.7 Open Space

The qualitative standards set out in ~~the Sustainable Residential Development in Urban Areas, 2009~~ [Sustainable Residential Development and Compact Settlements Guidelines](#), 2024,

relating to design, accessibility, variety, shared use, biodiversity, sustainable urban drainage systems and the provision of allotments and community gardens should be adhered to in all planning applications for new residential developments.

Proposed text update to Chapter 11 Development Management Standards and Land Use Zoning Objectives

11.1.2 Policy Context

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

- ~~Design Standards for New Apartments, Guidelines for Planning Authorities (2018), Department of Housing, Planning and Local Government.~~ [Sustainable Urban Housing: Design Standards for New Apartments \(2023\), Department of Housing, Local Government and Heritage.](#)
- **Urban Development and Building Heights, Guidelines for Planning Authorities (2018)**, Department of Housing, Planning and Local Government.
- **Design Manual for Urban Roads and Streets (2019), (DMURS)**, Department of Transport, Tourism and Sport and the Department of Environment, Community & Local Government.
- **The Planning System and Flood Risk Management (and Technical Appendices) – Guidelines for Planning Authorities (2009)**, Department of Environment, Heritage & Local Government and OPW.
- ~~Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009), Department of Environment, Heritage & Local Government.~~ [Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, Department of Housing, Local Government and Heritage \(2024\).](#)
- **Sustainable Rural Housing Guidelines (2005)**, Department of Environment, Heritage and Local Government. The following circular was issued since the publication of these guidelines:
 - Circular PL 2/2017 Sustainable Rural Housing Guidelines for Planning Authorities 2005 – Local Needs Criteria in Development Plans.
- ~~Urban Design Manual A Best Practice Guide (2009) Department of Environment, Heritage & Local Government.~~

11.5.2 Urban Design

The following steps should be taken when preparing a masterplan or urban design framework for an area and in the preparation of a development proposal:

- [Analysis and Appraisal](#)
- [Vision and Strategy](#)
- [Detailed Design](#)

The key principles of good urban design are set out in the [Sustainable Residential Development and Compact Settlements Guidelines 2024](#) and accompanying [Urban Design Manual](#) ~~Urban Design Manual (2009)~~ as follows: and this should be referred to in the preparation of a planning application.

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

Detailed Design

Residential development proposals shall demonstrate compliance with the ~~above~~ principles set down in the [Urban Design Manual](#) which accompanies the [Sustainable Residential Development and Compact Settlements Guidelines 2024](#).

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)~~ [Sustainable Residential Development and Compact Settlements Guidelines 2024](#) and the [associated Design Manual](#), and the ~~Urban Design Manual A Best Practice Guide, 2009~~ or any updates thereof.

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

The Design Statement shall:

- Provide a Site Analysis
- Outline the design concept;
- Clearly demonstrate how the [criteria set down in the Urban Design Manual and Sustainable Residential Development and Compact Settlements Guidelines 2024](#) have been taken into account; ~~12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual: A Best Practice Guide (2009);~~
- [Include any supplementary information as required in Appendix C of the Sustainable Residential Development and Compact Settlements Guidelines \(DHLGH, 2024\);](#)
- Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy, etc;
- Provide site photographs;

- Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same; and
- Set out how energy efficiency measures have been incorporated into the project design process (Refer to DM POL 2).
- Provide a universal design statement for all new residential development of ten dwellings/apartments or more demonstrating the universal design principles applied through the proposed development and how the proposed development complies with the ‘Building for Everyone: A Universal Design’, ‘Universal Design Guidelines for Homes in Ireland’ developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. In residential schemes of 100 units or more, this statement shall include a community safety audit to ensure a high level of safety and security is maintained including, overlooking, passive surveillance, street lighting and clear accessible routes.

11.5.3 Density

In general, the number of units to be provided on a site should be determined with reference to the ~~Guidelines for Planning Authorities on ‘Sustainable Residential Development in Urban Areas’ (2009)~~ ‘Sustainable Residential Development and Compact Settlements Guidelines’ (2024) or any update thereof. The methodology for the residential density of a site is outlined in Section 3.2 of the Sustainable Residential Development and Compact Settlements Guidelines 2024. Density is measured in uph (units/dwellings per hectare¹) which can be seen in the tables below. Further guidance on measuring/calculating densities is given in Appendix B of the Guidelines. When carrying out settlement capacity audits for the higher tiered settlements, Meath County Council will prepare a map defining area types which will further provide a roadmap for densities. These should be referred to when establishing the right density on an individual site where applicable.

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

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

Regional Growth Centres and Metropolitan towns

Centre and Urban Neighbourhoods	50-150 uph
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¹ The number of residential units (all housing typologies) within a defined geographic area.

Suburban/Urban Extension	35-50 uph Up to 100 uph open for consideration at accessible ² suburban/urban extension locations
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Key Towns and Large Towns (5000+ population)

Centre and Urban Neighbourhoods	40-100 uph
Suburban/Urban Extension	30-50 uph Up to 80 uph open for consideration at accessible suburban/urban extension

Small and Medium Sized Towns (1,500-5,000 population)

Town Centre	Responds to existing scale, form and character of existing development and to the capacity of services and infrastructure
Town Edge	25-40 uph

Rural Towns and Villages (<1,500 population)

Rural Town and Village	Responds to the existing scale, form and character of existing development and to the capacity of services and infrastructure
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Densities at or above the mid-density range is encouraged at the most central and accessible locations in each area, densities closer to the mid-range at intermediate locations and densities below the mid-density range at peripheral locations. The definition of accessible, intermediate and peripheral is set down in the Sustainable Residential Development and Compact Settlements Guidelines 2024.

11.5.7 Separation Distances

DM OBJ 18: A minimum of ~~22 metres~~ 16 metres separation between directly opposing rear or side windows ~~at first floor level~~ above ground floor level in the case of detached, semi-detached, terraced units shall generally be observed.

² Lands within 1,000 metres (1km) walking distance of an existing or planned high capacity public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail, light rail or MetroLink services or locations within 500 metres walking distance (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.

DM OBJ 19: A minimum of ~~22~~16 metres separation distance between opposing rear or side windows will apply in the case of apartments/duplex units up to three storeys in height.

11.5.8 Dwelling Design, Size & Mix

All residential schemes should ensure an appropriate mix of housing typologies and unit sizes to support the provision of a variety of household types and tenures that accord with the ~~Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)~~ Sustainable Residential Development and Compact Settlements Guidelines 2024.

11.5.9 Building Height

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

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

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

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

11.5.11 Public Open Space

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.

A reduction in public open space provision (not less than a minimum of 10% of net site area) may be considered in exceptional circumstances where it has been clearly demonstrated, through the submission of a Social Infrastructure Assessment, that existing and proposed public open space provision in the area meets the needs of the potential population increase associated with the development. In other cases, the planning authority may consider that the needs of the population would be better served by the provision of a new park in the area or the upgrade or enhancement of an existing public open space or amenity. In such circumstances, the planning authority may seek a financial contribution within the terms of Section 48 of the Planning and Development Act 2000 (as amended) in lieu of provision of public open space within an application site.

11.5.12 Private Open Space

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.

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

House	Minimum Private Open Space	Max Semi-Private (in lieu)
1 bed house	20 sq.m	10 sq.m
2 bed house	30 sq.m	15 sq.m
3 bed house	40 sq.m	20 sq.m
4 bed + house	50 sq.m	25 sq.m

Table 11.1 Minimum Private Open Space and Semi-Private Standards for Houses

A further reduction below the minimum standard of private open space may be considered acceptable, in exceptional circumstances, where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50% of the area being provided as private open space (see table 11.1 above).

11.5.16 Light and Overshadowing

Daylight and sunlight levels should, generally, be in accordance with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011), A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022) and any updates thereof.

11.5.17 Apartments

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)~~ (2023), Department of Housing, Local Government and Heritage’, 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 89: Car parking shall be provided in accordance with Table 11.2 and associated guidance notes.

11.9.1 Parking Standards

Land Use – Residential	Car Spaces
Dwellings/Apartments	<p>2 per conventional dwelling</p> <p>Accessible locations³: Maximum of 1.5 spaces per dwelling/unit</p> <p>Intermediate and peripheral locations: Maximum of 2 spaces per dwelling/unit</p>
<p>Flats/Apartments (Refer to the Design Standards for New Apartments in relation to reduced car parking requirements for development adjacent to existing and future rail stations and minimum requirements in peripheral/or less accessible urban locations)</p>	<p>2 per unit</p> <p>In all cases, 1 visitor space per 4 apartments</p>

Table 11.2 Car Parking

11.9.3 Cycling Parking

The Council will require an appropriate amount of cycle parking facilities to be provided with new development. Cycle parking areas should be designed so that cyclists feel safe and be easily accessible. Unnecessarily long access routes with poor passive security or slopes that can become hazardous in winter weather should be avoided. Cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. It is best practice that either a cycle cage/compound or preferably locker facilities are provided. An acceptable quality of cycle storage requires a management plan that ensures the effective security (including any proposals for electronic access or CCTV), operation and maintenance of cycle parking. Details of the provision of and access to cycle storage facilities should be submitted at planning application stage.

³ Accessible, intermediate and peripheral locations are defined in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

DM OBJ 96: To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments 2023 (~~March 2018~~), the Sustainable Residential Development and Compact Settlements Guidelines 2024 and Table 11.4 Cycle Parking Standards.

Table 11.4 Cycle Parking Standards

Type of Development	Cycle Parking Standard
Apartments	<p>Minimum of 1 private secure bicycle space per bedroom space (note – design should not require bicycle access via living area), minimum 2 spaces</p> <p>1 visitor bicycle space per two housing units</p> <p>Please refer to SPPR 4 of the ‘Sustainable Residential and Compact Settlements Guidelines’ (2024) for further requirements.</p>

2.2 Proposed Amendment No. 2: Age Friendly Housing

Proposed text update to Chapter 3 Settlement and Housing

Section 3.3.2 Age Profile

The age structure of a population is influenced by patterns of natural increase and migration. In order to analyse recent trends in the age profile of the County a population pyramid for the County and the State based on ~~2016~~ 2022 Census data has been prepared (Fig. 3.1 below and 3.2 overleaf). These pyramids are useful in highlighting the differences in age cohorts.

The average age in the County in ~~2016~~ 2022 was ~~35.2~~ 36.9 (35.2 in 2016) (~~33.8 in 2011~~) in comparison to ~~37.4~~ 38.3 for the State (~~37.4 in 2016~~). ~~83.4%~~ 88% of the population in the County is below the age of 65. This compares with an average of ~~79.6%~~ 85% for the State. Child dependency² in the County is the highest in the State with 39% of the population under the age of 14 in comparison to an average of ~~32.3%~~ 30.2% for the State.

Old dependency³ in the County increased from ~~13.5% in 2011 to 16.6% in 2016~~ 16.6% in 2016 to 18.9% in 2022. However, this remains substantially below the figure for the State, which stood at ~~20.4%~~ 23.1%.

This Plan will take into consideration the future needs of the population, based on its age profile, particularly with regard to infrastructure provision. This includes the requirement for childcare and education facilities for the younger population and the healthcare, transport,

and residential needs of older people. The Economic Strategy will also identify the benefits of a young and well-educated population in providing a source of labour to potential investors in the County. The quality of life of older people can be improved through planning and the incorporation of universal design principles in the design of the built environment, particularly housing, community and care facilities and accessible transportation including public transport and footpaths.

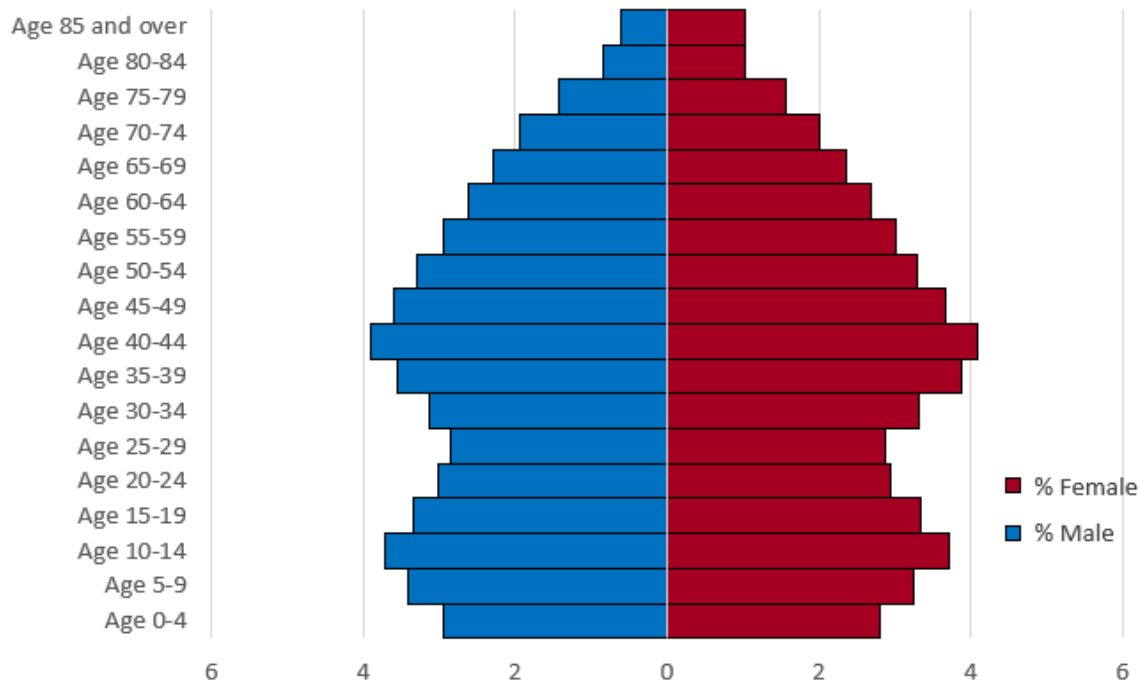


Figure 3.1 Age Structure State 2022

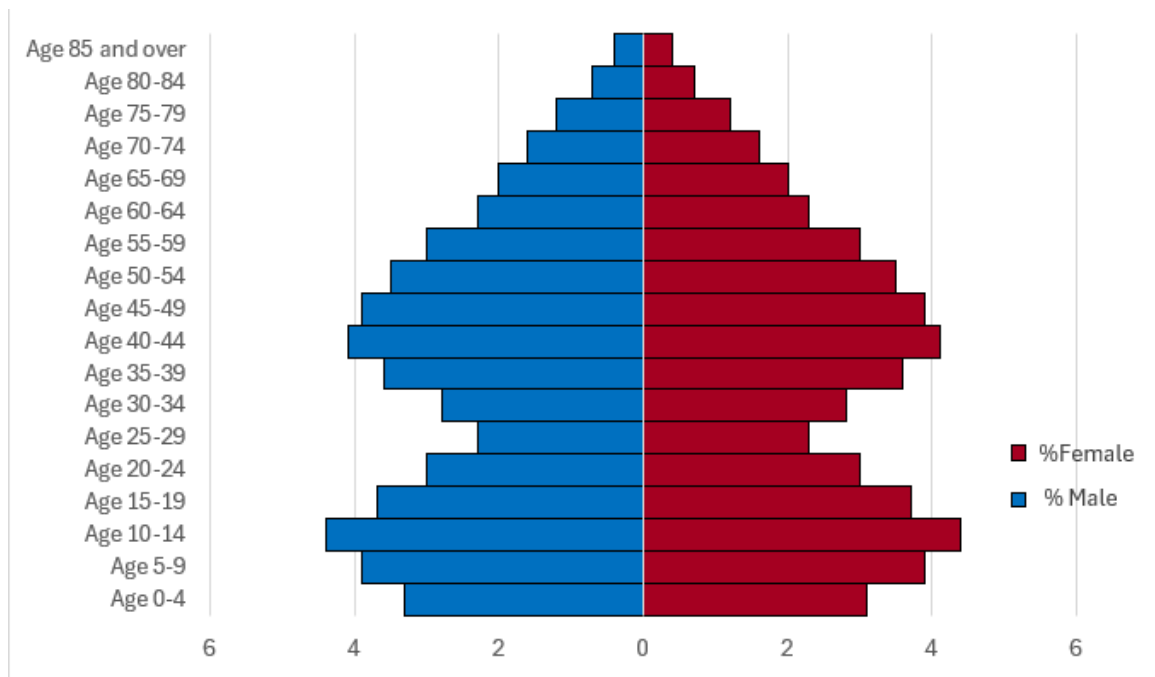


Figure 3.2 Age Structure Meath 2022

Section 3.8.8 Housing for Older People

In Ireland, the Housing Options for Our Ageing Population - Policy Statement 2019 (23) emphasizes the importance of choice in housing for older people. A key principle underpinning Government housing policy is to support older people to live in their own homes with dignity and independence for as long as possible. The Council has published an 'Age Friendly Strategy ~~2017-2020~~2023-2028', which seeks to cater for the needs of older people.

Section 3.8.9 Design Criteria for Residential Development

The principles of universal design that support the optimal design and layout of buildings and neighbourhoods that cater for all age groups, and the promotion of energy efficiency to improve the environmental performance of buildings and the integration of renewable technologies into the design of new buildings is also encouraged. This concept of providing lifetime adaptable homes is a national policy stated in National Policy Objective 34 of the NPF, which states "Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time".

The following guidance documents are useful reference points in relation to the design and layout of residential developments:

- Design Manual for Quality Housing, DHLGH (2023)
- Universal Design Guidelines for Homes in Ireland (National Disability Authority & Centre for Excellence in Universal Design)
- Building for Everyone (National Disability Authority & Centre for Excellence in Universal Design)
- Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (June 2021) Age Friendly Ireland
- Being Age Friendly in the Public Realm, Guidelines and Good Practice, Age Friendly Ireland
- Universal Design Guidelines Dementia Friendly Dwellings for People with Dementia, their Families and Carers (National Disability Authority & Centre for Excellence in Universal Design)

SH OBJ 22: The Planning Authority will require the provision of between 15-30% of dwellings and apartments in new residential developments of ten units or more to be Age Friendly Adaptable Lifetime Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

~~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 24: The Planning Authority will require the provision of 30% of social housing in new residential developments of ten units or more to be Age Friendly Adaptable Lifetime Homes, suitable to accommodate or adaptable to provide accommodation for people with disabilities and older people in accordance with the requirements of the 'Housing Options for Our Ageing Population Policy Statement' (2019), published by the Department of Housing, Planning and Local Government and the Department of Health and 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. Planning applications will be required to demonstrate compliance with this objective, and to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must also be considered relative to the units. A universal design statement shall be provided as part of all new planning applications to demonstrate this requirement.

Proposed text update to Chapter 7 Community Building Strategy

Section 7.6.2.2 Older People

While the population of Meath increased by 12.9% from 195,044 in 2016 to 220,296 in 2022 ~~5.9% from 184,135 in 2011 to 195,044 in 2016~~, there was a ~~27.4%~~30% increase in the persons aged 65 and over, one of the largest increases in the country. The changing demographics and the ageing of the County's population profile pose challenges for the development of responsive social policies. The 'Age Friendly Ireland' Initiative is a key policy document that provides leadership and guidance in identifying the needs and opportunities of an ageing population and is now embedded within the local government system. Meath County Council hosts the National Age Friendly Ireland Shared Service Centre on behalf of all local authorities. It supports and provides technical guidance to the 31 local authority-led, multi-agency Age Friendly City and County Programmes and drives policy change in the provision of services to an aging population. The Council is committed to this initiative and the current Meath Age Friendly County Strategy ~~2017-2020~~2023-2028 sets out solution focussed commitments for improvement to 8 specific themes to benefit older people, such as outdoor spaces and public buildings, the key areas of infrastructure transportation, housing, respect and social inclusion, social participation, communication and ~~services and~~ information, civic participation and employment and community support and health services. The strategy provides an overall response to the issues being experienced by this group across the County. ~~The council hosted the National Age Friendly Ireland Programme in 2018.~~

~~The Age Friendly Alliance nominated Trim to be an Age Friendly Town in 2013. Kells was nominated to be an Age Friendly Business Town in 2013. As part of this a number of businesses carried out age friendly improvements to their premises to enhance the overall~~

~~visitor experience for the older person. A Kells Age Friendly Business Directory was also compiled and distributed which identified businesses that have signed up and what they have to offer to the Older Person. It is proposed to further expand age friendly initiatives throughout the County including 'walkability' surveys to identify potential mobility constraints and age friendly solutions.~~

In accordance with the requirements of the NPF, (more specifically National Policy Objective 30 of the NPF, which states 'Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans', relevant information and analysis is included in Chapter 2 Core Strategy which sets out in greater detail the accommodation needs of this demographic.

Proposed update to text in Chapter 11 Development Management Standards and Land Use Zoning Objectives

Section 11.1.2 Policy Context

A number of **circulars** have been issued by the Department of Housing, Planning and Local Government in relation to **short-term letting** as follows:

- [Housing Options for Our Ageing Population, Policy Statement \(2019\) Department of Housing, Planning and Local Government & Department of Health.](#)
- [Building for Everyone: A Universal Design developed by the Centre for Excellence in Universal Design \(National Disability Authority\).](#)
- [Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home \(June 2021\) Age Friendly Ireland.](#)

Section 11.4.2 Access for All

Universal equality of access to all aspects of the built and external environment is an essential part of an inclusive society. Part M of the Building Regulations (Public Buildings & Residential Dwellings) sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and people with children. [The Council will have regard to the Universal Design Guidelines for Homes in Ireland issued by the National Disability Authority and Housing Options for our Ageing Population, issued by the Department of Housing, Local Government and Heritage and the Department of Health, the National Disability Authority's Building For Everyone: A Universal Design Approach 2012 and will seek to encourage the implementation of best practice standards with regard to access in relation to both indoor and outdoor environments.](#)

Section 11.5.2 Urban Design

Addition to DM OBJ 13:

- Provide a universal design statement for all new residential development of ten dwellings/apartments or more demonstrating the universal design principles applied through the proposed development and how the proposed development complies with the 'Building for Everyone: A Universal Design', 'Universal Design Guidelines for Homes in Ireland' developed by the Centre for Excellence in Universal Design (National Disability Authority) and section 11.5.29 of this Plan. In residential schemes of 100 units or more, this statement shall include a community safety audit to ensure a high level of safety and security is maintained including, overlooking, passive surveillance, street lighting and clear accessible routes.

Section 11.5.29 Age Friendly Adaptable Lifetime Homes

In accordance with the principles of *Housing Options for Our Ageing Population – Policy Statement 2019*, the Planning Authority will advocate an age-friendly approach with respect to new residential developments in county Meath.

Applicants for residential development should consider the incorporation of homes suitable for older persons within proposed schemes and homes should include the age friendly principles taken from the Ten Universal Design Features in a Lifetime Adaptable and Age Friendly Home – June 2021, published by Age Friendly Ireland. These set out that an Age Friendly Home should include the following features:

1. Neighbourhood Location and Close to Amenities,
2. Is well-connected to local amenities,
3. Is easy to approach and enter,
4. Is connected to the outdoors,
5. Is easy to move about in,
6. Has accessible and adaptable toilets and bathrooms,
7. Has a guest bedroom,
8. Has easy to use fittings and fixtures,
9. Are energy and cost efficient,
10. Has good security and technology system.

The Council will consider proposals, including the development of small infill sites for appropriate forms of residential development for age-friendly housing, including opportunities for those wishing to downsize from larger family homes to more appropriately sized units 'Right-Sizing' with benefits of town centre living and proximity to community infrastructure, transport etc.

Housing proposals specifically aimed at older people should be designed having regard to Universal Design Standards enabling the property to be future proofed for the possible care needs of the occupant and to ensure sufficient floor space to cater for care assistance/visitors. In this regard, development proposals will be required to comply with any future technical guidance relating to design specifications for housing for older people in place at the time of making the planning application.

11.5.30 Safe and Secure Design

The relationship between buildings and their adjoining spaces strongly influences the sense of personal safety and design plays a key role in ensuring that spaces are well designed and have appropriate passive surveillance. All residential developments shall refer to Design for Safety and Security guidance contained in the DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007). New developments and refurbishments should be designed to promote safety and security and avoid anti-social behaviour by:

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.
- Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas.
- Eliminating leftover pockets of land with no clear purpose.
- Providing adequate lighting.
- Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
- Enabling residents to watch over the entrance to their home; recessed entrances should be avoided, and front doors should also be overlooked from other houses or from well-trafficked public areas.
- Locating back gardens next to other back gardens or secure private areas rather than on to roadways or other public areas.
- Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
- Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
- Using materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.
- Consulting with An Garda Síochána crime prevention design advisor where appropriate; Meath County Council will also have regard to the Guidelines on Joint Policing Committees as established under the Garda Síochána Act 2005 as amended (2014), in order to ensure safe and secure communities.

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

DM OBJ 67: Planning applications for the change of use of a residential dwelling or other building to nursing home, residential care home, or for the construction of new residential care homes, retirement homes, nursing homes, retirement villages or sheltered

accommodation/step down housing, shall be assessed for compliance with the following criteria:

- It is essential that adequate and suitable open space and other facilities are provided for residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation. It is recognised that reduced quantitative standards may be appropriate in some cases due to the level of care that is provided or by virtue of the location of the facility. Planning applications for such development should include detailed open space and landscaping plans that take account of the location of the facility, the availability/ suitability of existing open space and the needs of the residents of the facility.

Section 11.9.1 Parking Standards

Guidance Notes

- Age Friendly car parking spaces should generally be provided, where possible, in all developments; These parking spaces should be provided as close as reasonably possible to building entrance points and should be allocated, sign posted and appropriately managed and shall be in accordance with the National Age Friendly Parking Space Guide, latest edition;

2.3 Proposed Amendment No. 3: Percentage range for quantum of residential uses permitted on Town Centre/Mixed Use zoning

Proposed update to text in Chapter 11 Development Management Standards and Land Use Zoning Objectives

Section 11.14.6 Land Use Zoning Categories

B1 Commercial/Town or Village Centre

Objective: To protect, provide for and/or improve town and village centre facilities and uses

Guidance

The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement **while also encouraging increased residential occupancy within our towns, the percentage of residential development in B1 zones shall generally fall within the range of not exceed 30%-50% of the quantum of a development site in any development proposal in Key Towns, Self-sustaining Growth Towns, Self-sustaining**

Towns. Exceptions may be facilitated on a case by case basis [where a clear evidence base has been demonstrated](#).

C1 Mixed Use

Objective: To provide for and facilitate mixed residential and employment generating uses

Guidance

Lands identified for mixed use development are only appropriate in higher tier settlements. The objective on these lands is to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live work' communities. These areas are generally located in proximity to high frequency public transport corridors. In order to achieve balanced development, the percentage of residential development in C1 zones shall generally [fall within the range of not exceed 50%-70%](#) of the quantum of a development site. [Exceptions may be facilitated on a case by case basis where a clear evidence base has been demonstrated](#).

