

**DRAFT DIRECTION IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)
Meath County Development Plan 2021-2027**

“Development Plan” means the Meath County Development Plan 2021-2027

“Planning Authority” means Meath County Council

WHEREAS the powers and duties of the Minister for Housing, Local Government and Heritage under the Planning and Development Act 2000 (as amended), other than the power to prosecute an offence, have been delegated to the Minister of State for Local Government and Planning pursuant to the Housing, Planning and Local Government (Delegation of Ministerial Functions) (No. 2) Order 2017 (S.I. 352 of 2017).

WHEREAS the Minister of State at the Department of Housing, Local Government and Heritage in exercise of the powers conferred on him by section 31 of the Act 2000, and consequent to a recommendation made to him by the Office of the Planning Regulator under section 31AM(8) of the Act hereby directs as follows:

- (1) This Direction may be cited as the Planning and Development (Meath County Development Plan 2021-2027) Direction 2021.
- (2) The Planning Authority is hereby directed to take the following steps:
 - a. Reinstate the following zoning objectives to that of the draft Plan, consistent with the recommendation of the Chief Executive report on Submissions on the Proposed Material Alterations to the Draft Meath County Development Plan 2021-2027:
 - i. Ashbourne MA 08 – Reinstate the zoning of the subject land, located adjacent to the motorway, to that of the draft Plan i.e. the subject land reverts to Rural Area (RA) from New Residential (A2).

- ii. Athboy MA 03 - reinstate the land use zoning to that of the draft Plan i.e. the subject land reverts to Rural Area (RA) from Community Infrastructure (G1).
 - iii. East Meath MA 05 – reinstate the land use zoning to that of the draft Plan i.e. the subject land reverts to Rural Area (RA) from Tourism (D1) and Open Space (F1).
 - iv. Moynalty MA 01 – reinstate this land use zoning on lands located outside of the settlement boundary to the southeast of Moynalty, to that of the draft Plan i.e. the subject land reverts to Rural Area (RA) from New Residential (A2).
 - v. Slane MA 04 – reinstate this land use zoning to that of the draft Plan i.e. the subject land reverts to High Amenity (H1) from Tourism (D1).
- b. Amend the following zoning objectives to exclude land identified as Flood Zone A or B in the Strategic Flood Risk Assessment, and reinstate the zoning objective for that part of the land to that of the draft Plan:
- i. Dunshaughlin MA No 2 - the subject land reverts to Rural Area (RA). This amends part of the zoning objective General Enterprise and Employment (E2), which is within Flood Zone A/B (northern section of the site) to that of the draft Plan Rural Area RA.
 - ii. Summerhill MA No 2 - the subject land reverts to Rural Area (RA). This amends part of the zoning objective – Community Infrastructure (G1) which is within Flood Zone A/B to that of the draft Plan Rural Area RA.
 - iii. Trim MA No 6 - the subject land reverts to Rural Area (RA). This amends part of the zoning objective – within the Tourism zoning (D1) which is within Flood Zone A/B (along the eastern boundary) to that of the draft Plan Rural Area RA.
 - iv. Ratoath MA 03 – the subject land reverts to Open Space (F1) from Commercial/Town or Village Centre (B1).

STATEMENT OF REASONS

- I. The Development Plan as made is inconsistent with Ministerial Guidelines issued under Section 28 of the Act, specifically The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009) which require Planning Authorities to avoid development within areas at risk of flooding and to only consider development within areas at risk where it passes the provisions of the sequential approach and plan-making Justification Test detailed in the Guidelines.
- II. The Development Plan as made includes material amendments to the draft Plan, that are inconsistent with the Appropriate Assessment and the 'mitigation/recommendation' of the Strategic Environmental Assessment and which individually and cumulatively are not consistent with the Core Strategy, national and regional planning policy, and the proper planning and sustainable development of the area, including:
 - a. Land for development located in peripheral locations detached from the existing settlement, inconsistent with the requirements for compact growth in NPO 3c and RPO 3.2. (Ashbourne MA 08; Moynalty MA 01).
 - b. Land for development in excess of that needed to meet the core strategy population in the adopted Plan (Table 2.11) and which would further undermine the achievement of brownfield development targets. (Ashbourne MA 08).
 - c. Land proposed for development despite the fact that the mitigation measures upon which the Appropriate Assessment Conclusion was based included the omission of Slane MA 04 and the provision of a 25m buffer for Athboy MA No. 3, and where no reason for rejecting these mitigation measures or reasoning to support the AA Conclusion without such measures has been given.
 - d. Land proposed for development despite the fact that the mitigation/recommendation of the Strategic Environmental Assessment included the omission of Athboy MA 03, East Meath MA 05, Moynalty MA 01,

Slane MA 04 (with the exception of Athboy MA03 where an alternative buffer is provided for).

- e. Land zoned for development vulnerable to flood risk in areas known to be at risk of flooding contrary to the statutory guidelines of the Minister entitled “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (2009), as revised. (Athboy MA 03, East Meath MA 05, Slane MA 04).
- III. The Development Plan has therefore not been made in a manner consistent with the recommendations of the Office of the Planning Regulator under Section 31 AM and fails to set out an overall strategy for the proper planning and sustainable development of the area.

GIVEN under my hand,

Minister for Housing, Local Government and Heritage

day of November, 2021.