

## **APPENDIX 1**

**Letter from Dept. of Housing Local Government &  
Heritage on Core Strategy & Housing Delivery**



FAO: Des Foley  
Director of Services  
Planning, Economic and Tourism Development  
Meath County Council  
Buvinda House  
Dublin Road  
Navan  
Co. Meath

4<sup>th</sup> of September 2023

Dear Des,

I write in response to your letter to Minister Darragh O'Brien TD dated 03 July 2023 regarding the matter of Core Strategy housing targets in the Meath County Development Plan and the report of the Chief Executive to the elected members of Meath County Council dated 27 June 2023 in respect of a notice of motion adopted at the Council's June meeting.

I wish to acknowledge your recognition of the significant housing challenge being faced across the country and commend the clear commitment of Meath County Council to facilitating the supply of housing to assist in meeting demand through the granting of permission for residential development. I also acknowledge the update provided by the Chief Executive to elected members setting out details of the proposed revision to the National Planning Framework currently being progressed by this Department, noting the advice of the Executive that there is sufficient land zoned within the county to meet projected population and housing growth in the short to medium term pending the revision to the National Planning Framework and the associated updating of the Regional Spatial and Economic Strategy.

In this regard, and further to the concerns set out in your letter, I wish to advise that it is proposed, on finalisation of the revision to the National Planning Framework early next year, to facilitate a streamlined process for incorporation of any revised targets arising from the updated Framework into the regional strategies and development plans. As you will be



aware, the draft Planning and Development Bill 2022 proposes moving from a 6 year to a 10 year development plan cycle, and it is the Minister's intention to facilitate early transition into the new arrangements, which may also allow for amendments associated with revised housing supply targets.

In the interim, I would draw your attention to certain provisions of the *Development Plans - Guidelines for Planning Authorities*, issued in July 2022, and the *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities*, issued in December 2020, which may raise relevant considerations in the context of any proposed variation to the Meath County Development Plan.

In particular, you may wish to consider the provisions of sections 4.4.1 and 4.4.2 of the 2022 Guidelines as well as section 4.4 of the 2020 Guidelines, which refer to the need to have regard to the rate of take-up and build-out of land, in addition to the remaining duration of permissions (both commenced and uncommenced), when estimating the requirements for zoning of land for residential purposes to meet housing supply targets in the Core Strategy. Any such estimates must be evidenced-based and justified. The key message is that in cases where planning permission has been granted for housing development on any particular site, it should not automatically lead to the assumption that the particular site will contribute to targeted housing supply during the lifetime of a development plan, and a realistic assessment, based on a range of factors including delivery and performance, should inform this.

You may also wish to consider the potential scope for the identification of Long Term Strategic and Sustainable Development Sites (having regard to the provisions set out within section 4.4.4 of the 2022 Guidelines) in order to provide longer term certainty over likely key development locations.

In this connection, the Department is currently considering potential opportunities for Transport Orientated Development (TOD) in the Greater Dublin Area ; to identify locations in close proximity to existing or planned high capacity public transport nodes and corridors. A TOD working group comprising of officials in DHLGH, Department of Transport, the Land Development Agency and the National Transport Authority are assessing proposals with a view to preparing a study report similar to that recently published in respect of the four



Dublin local authority areas. The identification of such strategic locations may facilitate the prioritisation for investment in the necessary infrastructure to support timely development, and may provide opportunities for consideration as future Urban Development Zone designations, a feature of the proposed draft legislation to replace Strategic Development Zones. In the interim however, the sites can, where considered appropriate in the context of current policy including the 2022 Guidelines, be included within the development plan and considered as additional provision over and above the 20-25% additional provision threshold set out within the Guidelines, where it is not likely that they will be developed over the six-year plan period.

Your sincerely

A handwritten signature in black ink, appearing to read 'Paul Hogan', written over a horizontal line.

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Paul Hogan  
A/Assistant Secretary

## **APPENDIX 2**

### **Proposed Removal of Duplicate Core Strategy Objectives in Vol. II of Meath County Development Plan 2021-2027**

**ASH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ashbourne as set out in Table 2.12 of the Core Strategy is not exceeded.

**ATH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Athboy as set out in Table 2.12 of the Core Strategy is not exceeded, subject to availability of services.

**GHIB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Baile Ghib (Gibbstown) as set out in Table 2.12 of the Core Strategy is not exceeded.

**BAL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ballivor as set out in Table 2.12 of the Core Strategy is not exceeded.

**BLMD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for the East Meath settlements<sup>4</sup> as set out in Table 2.12 of the Core Strategy is not exceeded.

**CAR OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carlanstown as set out in Table 2.12 of the Core Strategy is not exceeded.

**CARN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Carnaross as set out in Table 2.12 of the Core Strategy is not exceeded.

**CLO OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Clonard as set out in Table 2.12 of the Core Strategy is not exceeded.

**CRO OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Crossakiel as set out in Table 2.12 of the Core Strategy is not exceeded.

**DON OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Donore as set out in Table 2.12 of the Core Strategy is not exceeded.

**KEL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kells as set out in Table 2.12 of the Core Strategy is not exceeded.

**NAV OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Navan as set out in Table 2.12 of the Core Strategy is not exceeded.

**DNS OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunshaughlin as set out in Table 2.12 of the Core Strategy is not exceeded.

**TRM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Trim as set out in Table 2.12 of the Core Strategy is not exceeded.

**DCE OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Dunboyne and Clonee as set out in Table 2.12 of the Core Strategy is not exceeded.

**RA OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Ratoath as set out in Table 2.12 of the Core Strategy is not exceeded.

**ENF OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Enfield as set out in Table 2.12 of the Core Strategy is not exceeded.

**STA OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Stamullen as set out in Table 2.12 of the Core Strategy are not exceeded, subject to the availability of services

**KIL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilcock Environs as set out in Table 2.11 of the Core Strategy is not exceeded.

**DUL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Duleek as set out in Table 2.12 of the Core Strategy is not exceeded.

**OLD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Oldcastle as set out in Table 2.12 of the Core Strategy is not exceeded.

**DRUM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Drumconrath as set out in Table 2.12 of the Core Strategy is not exceeded.

**GOR OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Gormanstown as set out in Table 2.12 of the Core Strategy are not exceeded.

**JUL OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Julianstown as set out in Table 2.12.

**KEN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kentstown as set out in Table 2.12 of the Core Strategy are not exceeded.

**KILB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilbride as set out in Table 2.12 of the Core Strategy are not exceeded.

**KILD OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kildalkey as set out in Table 2.12 of the Core Strategy is not exceeded.

**KILM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmainhamwood as set out in Table 2.12 of the Core Strategy is not exceeded

**KLM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Kilmessan as set out in Table 2.12 of the Core Strategy are not exceeded.

**MOY OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Moynalty as set out in Table 2.12 of the Core Strategy is not exceeded.

**NOB OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Nobber as set out in Table 2.12 of the Core Strategy is not exceeded.

**RATHC OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathcairn as set out in Table 2.12 of the Core Strategy is not exceeded.

**RATH OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathmolyon as set out in Table 2.12 of the Core Strategy is not exceeded.

**SLN OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Slane as set out in Table 2.12 of the Core Strategy are not exceeded.

**SUM OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Summerhill as set out in Table 2.12 of the Core Strategy is not exceeded.

**LON OBJ 1** - To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Longwood as set out in Table 2.12 of the Core Strategy is not exceeded.