



DRAFT VARIATION NO. 2
MEATH COUNTY DEVELOPMENT PLAN 2021-2027

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.