



Meath County  
Development Plan  
2021-2027

## **Settlement Capacity Audit**

**Meath County Council**

**Draft Variation No. 2**

**27<sup>th</sup> March 2024**

## Contents

<b>Introduction</b> .....	3
<b>Policy Context</b> .....	3
<b>Methodology</b> .....	4
<b>Part 1 Site context</b> .....	4
<b>Part 2 Tiered Assessment</b> .....	4
<b>Part 3 Additional zoning considerations</b> .....	5
Site A) RA Rural Area & A2 New Residential lands to A1 Existing Residential at Dunshaughlin .....	6
Site B) RA Rural Area lands to A1 Existing Residential at Dunboyne-Clonee.....	9
Site C) RA Rural Area to A1 Existing Residential, Longwood.....	12
Site D) Relocation of Specific Spot Objective “TRM OBJ 16” .....	15
Site E) Rezoning from A1 Existing Residential to C1 Mixed Use at Flowerhill, Navan. ....	18
Site F) RA Rural Area to D1 Tourism with Spot Objective.....	21
Site G) Extension of existing A2 Residential Lands at Ratoath .....	23
Site H) A1 Existing Residential and B1 Commercial Town Centre to G1 Community Infrastructure at Ratoath.....	26
Site I) G1 Community Infrastructure to A2 Residential at Athboy.....	29
<b>Conclusion</b> .....	31
Figure 1: Map of Site A depicting water and wastewater connections.....	8
Figure 2: Map of Site B depicting water and waste water connections.....	11
Figure 3: Map of Site C depicting water and waste water connections.....	13
Figure 4: Map of Site D depicting water and waste water connections.....	16
Figure 5: Map of Site E depicting water and waste water connections.....	19
Figure 6: Map of site G depicting water and waste water connections.....	24
Figure 7: Map of site H depicting water and waste water connection.....	27
Figure 8: Map of site I depicting water and waste water connections.....	31

## Introduction

This Settlement Capacity Audit (SCA) Report will outline the steps undertaken by Meath County Council in assessing the servicing of the lands associated with Proposed Variation No. 2 to the Meath County Development Plan 2021-2027. This report sets out the legislative requirement to prepare a SCA to inform the Council in respect of the land use strategy and application of the 'Tiered Approach to Zoning' as required by Appendix 3 of the National Planning Framework (NPF).

The report provides a background to the relevant legislation and details the methodology for completion of a SCA by Meath County Council. The report sets out the tiered assessments completed by the Forward Planning Team in consultation with Uisce Eireann and the Council's Transportation Department, in accordance with the NPF.

## Policy Context

### The National Planning Framework (2018)

The National Planning Framework (NPF) emphasises the need for better linkages between the zoning of land within the County Development Plan and the availability of infrastructure. Section 10.2 of the NPF states that:

- 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 (NPO 72a).
- When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages (NPO 72b).
- When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development (NPO72c).

### Development Plan Guidelines (June 2022)

As set out in the Development Plan Guidelines 2022, the distribution of population and housing targets for settlements is to be undertaken in an evidence-based assessment, including a SCA to identify zoned serviced and serviceable lands with residential development potential. The SCA should be carried out in accordance with Appendix 3 of the NPF (as outlined above) which distinguishes between lands that are 'Serviced' (Tier 1) and those that are 'Serviceable' (Tier 2).

The SCA should comprise of:

- (i) A table for each settlement above 1500 people, or where lands are zoned in settlements of below 1500, detailing the existing population and potential housing yield for;

#### (a) Tier 1 Serviced Lands

#### (b) Tier 2 Serviceable Lands

The Guidelines also note at a basic level that the SCA should include the following information:

Road access (including public lighting provision)	Transportation Department Input Required
Footpath access	
Cycle access	
Foul sewerage drainage	Uisce Eireann Input Required
Water supply	
Service status (capacity)	
Surface water drainage	
Area of the site	Forward Planning Input Required
Site in built up area	
Assumed residential density	
Estimated residential unit yield from site	
Planning history	

## Methodology

In line with statutory requirements, the assessment will identify which lands are ‘Tier 1’ and ‘Tier 2’ categories using the criteria detailed in Appendix 3 of the NPF and Section 4.5.2 ‘*Settlement Strategy – Key Considerations*’ in the Development Plan Guidelines 2022.

As required by the Development Plan Guidelines 2022, additional site assessment criteria will also be included in order to identify the appropriate lands to zone and the quantum of same having regard to the location of a particular settlement in the Settlement Hierarchy and its household allocation.

The SCA assessment for Variation No. 2 will comprise of 3 parts;

- Part 1 ‘Site Context’
- Part 2 ‘Tiered Assessment’
- Part 3 Other Zoning Considerations

A more detailed breakdown of each stage is provided below.

### Part 1 Site context

This part of the site evaluation was completed by the Forward Planning Department and provides the relevant context and background information for each site as required by **Section 4.5.2 of the Development Plan Guidelines**, including:

- Site number;
- Site area;
- Whether the site falls within a built-up area;
- Estimated Residential density;
- Estimated Residential Yield; and
- Relevant Planning History

### Part 2 Tiered Assessment

The focus of Part 2 of the assessment relates to the Tiered Assessment of transportation and water/wastewater infrastructure as required by **NPO 72a, 72b and 72c and Appendix 3 of the NPF**.

This assessment will determine whether sites are deemed to be within ‘Tier 1’ or ‘Tier 2’. The definition of each tier is included within Appendix 3 of the NPF and outlined in the table below. An estimate of costings needs to be provided for sites which require investment in service infrastructure (NPO 72b of the NPF). Please note that while costing estimations will be sought, accurate costings for associated infrastructure upgrades may not be readily available (as confirmed by Uisce Eireann).

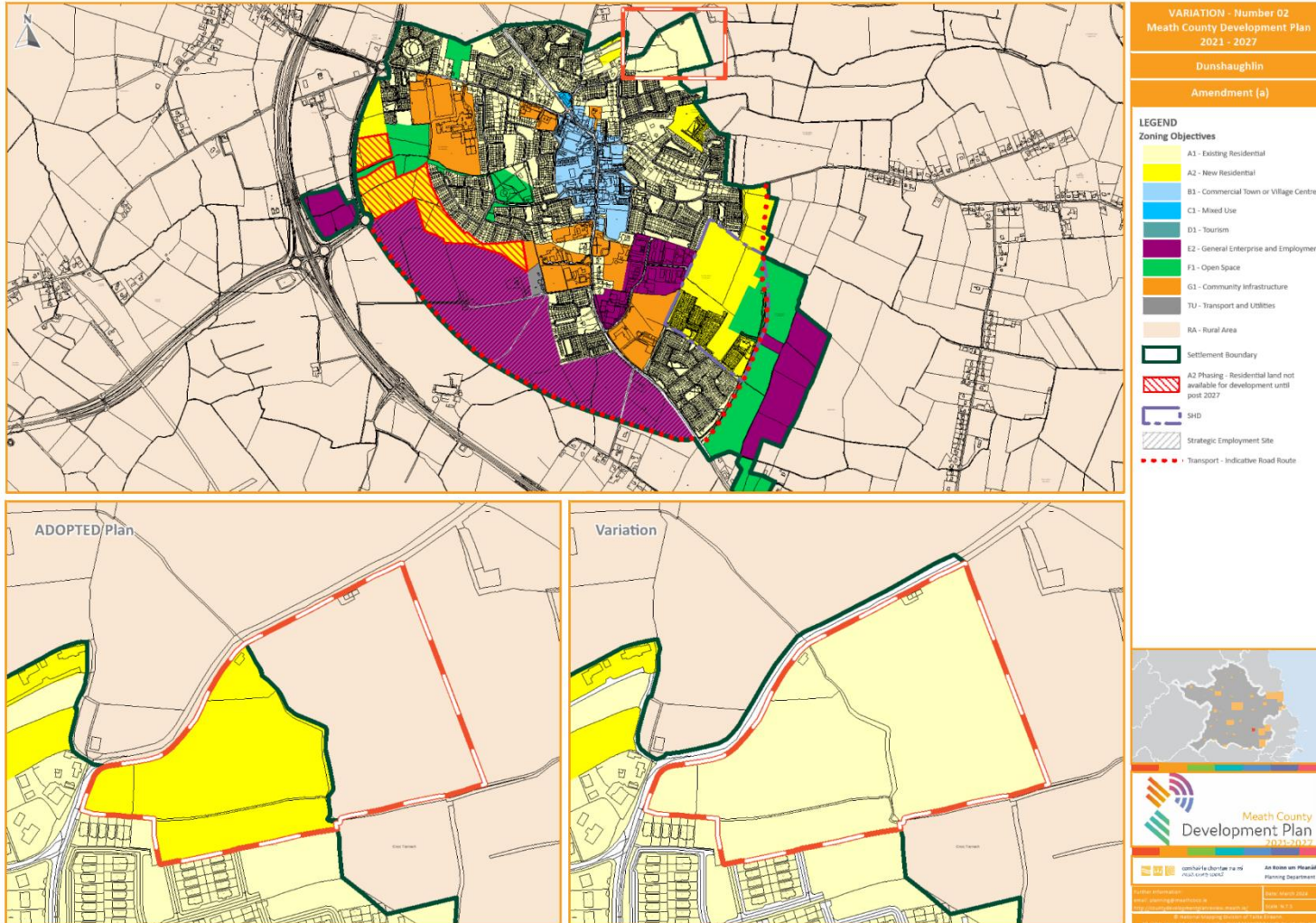
Input	Responsibility
<p><b>Tier 1</b></p> <p>In order for land to be identified as ‘Tier 1’ there should be no <b>infrastructure impediments restricting the development of the lands</b> i.e. <b>all transportation and water services infrastructure needs to be in place prior to any development taking place.</b> Sites which may require minor additional works can also be identified as ‘<b>Tier 1</b>’ in certain circumstances. This will be dependent on the nature and scale of the works required and will be determined on a site by site basis.</p>	<p><b>Transportation and Uisce Eireann</b></p>
<p><b>Tier 2</b></p> <p>The identification of a site in ‘<b>Tier 2</b>’ is an indication of <b>deficiencies in infrastructure</b> that need to be addressed prior to the lands being developed. The nature of the deficiencies can vary between lands and settlements.</p> <p>An <u>estimate of costings</u> needs to be provided for sites which require investment in service infrastructure (NPO 72b of the NPF). Service infrastructure would include the cost of new roadway, footpath, public lighting, water/wastewater piping, etc. required to service a site.</p>	<p><b>Transportation and Uisce Eireann</b></p>

### Part 3 Additional zoning considerations

Part 3 of the assessment relates to the additional zoning considerations as required by **Section 6.2 ‘Mandatory Objective: Zoning’ in the Development Plan Guidelines 2022**. The Development Plan Guidelines and the NPF acknowledge that infrastructure availability is not the only criteria in determining the suitability of a site for development. Other important factors for consideration include proximity to the town/village centre (Sequential Approach), proximity to and availability of supporting services and community infrastructure, accessibility to public transport and connectivity of the site, and potential environmental constraints (Flooding & Nature Designations).

Taking this into account, Part 3 of the Site Assessment evaluates the long-term sustainability of sites and provides a more coherent overview of the suitability of lands for development.

Site A) RA Rural Area & A2 New Residential lands to A1 Existing Residential at Dunshaughlin.



<b>Tiered Assessment &amp; Land Use Evaluation</b>	
Site Number	A
Existing Land Use Zoning	A2 New Residential & RA Rural Area
Proposed Land Use Zoning	A1 Existing Residential
Site Area (Ha)	6.7 (inclusive of A2 lands)
Site in Built-Up Area (Yes/No)	Yes (development to the immediate south)
Residential Density	35 uph
Estimated residential unit yield	212 (as permitted)
Planning History	SH307244
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	Extended as per planning permission
Public Lighting	Extended as per planning permission
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

#### Part One: Site Context

The site is located adjacent to the R125 and Cnoc Tiarnach, Dunshaughlin, Co. Meath. The zoning amendment proposes a change from RA Rural Area and A2 New Residential to A1 Existing Residential as outlined in the map on the previous page. This would reflect the commenced SHD planning grant on the site, Planning Reference No. SH307244. The lands zoned RA Rural Area were zoned 'A2 New Residential (Phase 2)' in the previous County Development Plan 2013-2019 under which the planning permission was originally granted.

#### Part Two: Tiered Assessment

The site is fully serviced by road and footpath infrastructure, and water and wastewater services as stated above. As seen in the image below, water and wastewater services are on site.

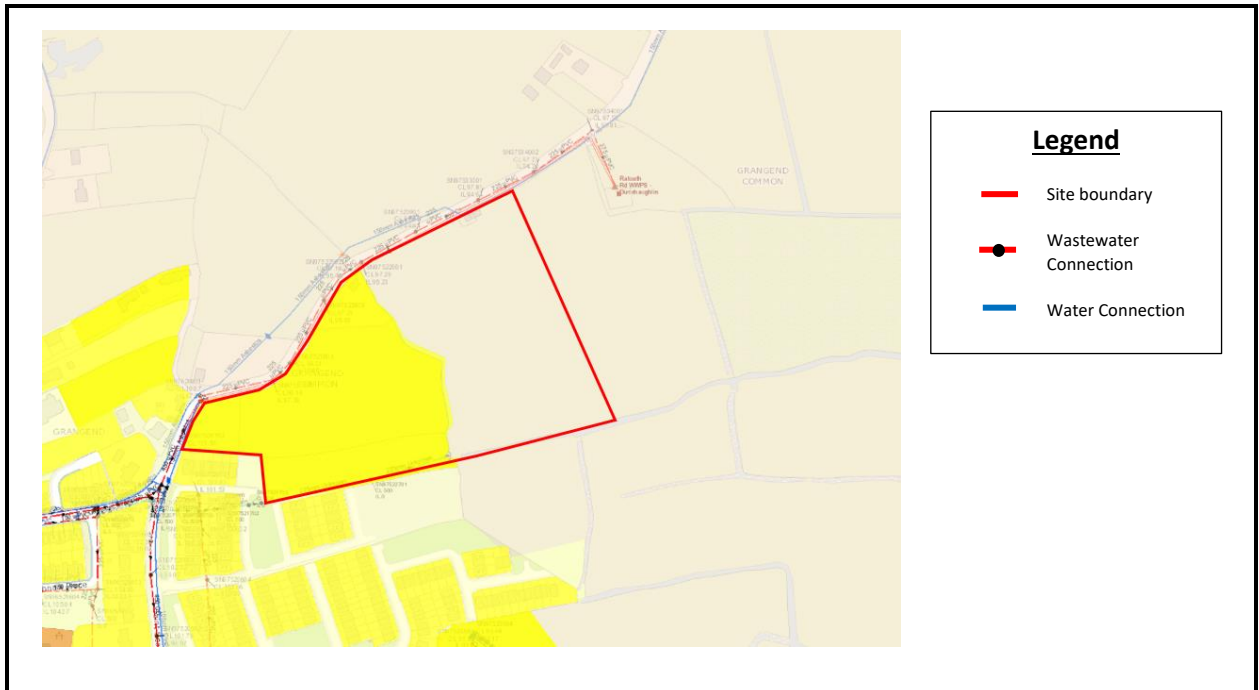


Figure 1: Map of Site A depicting water and wastewater connections

### Part Three: Other Zoning Considerations

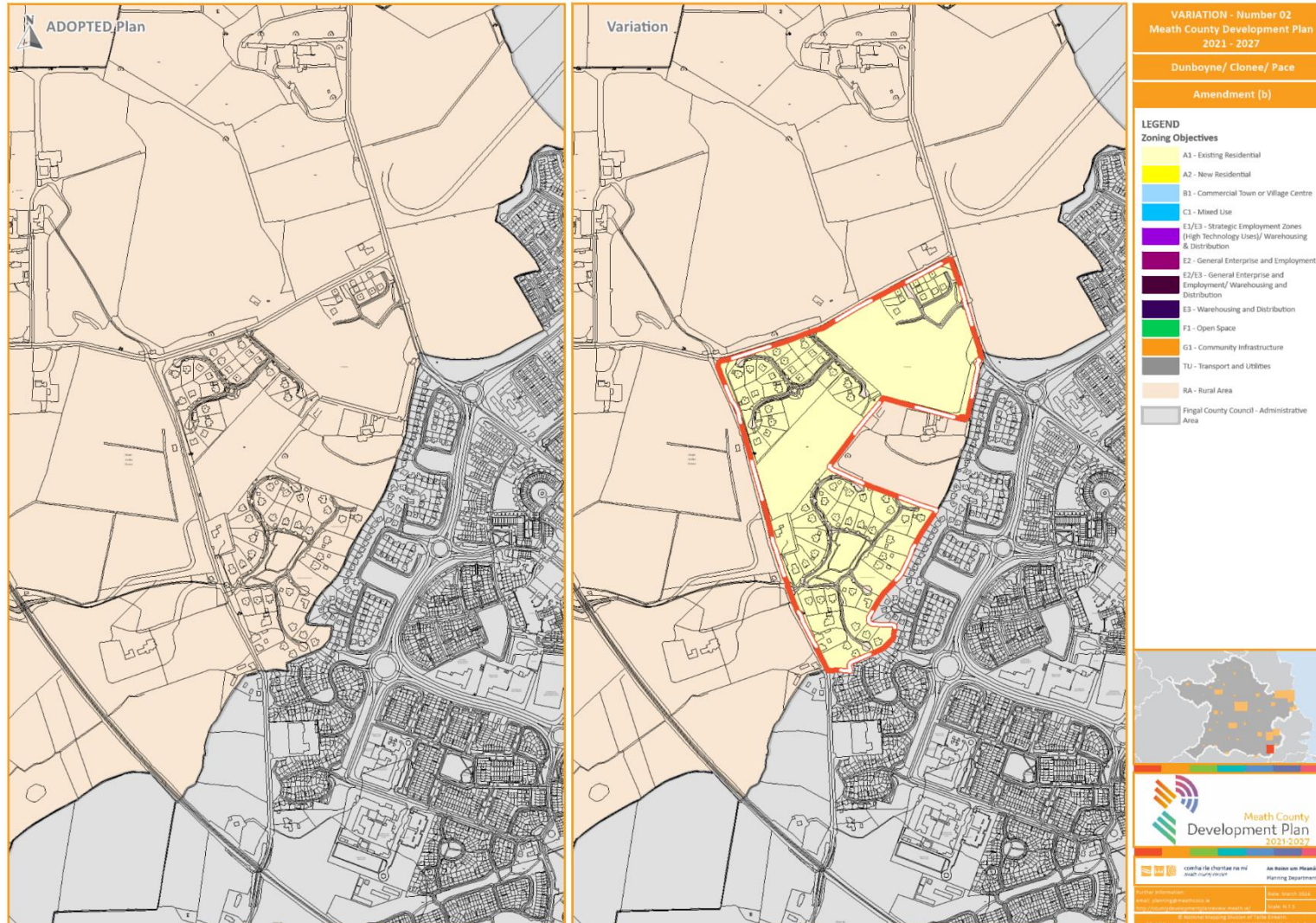
The site would comprise of compact growth with Cnoc Tiarnach and Lagore Lawn to the immediate south and residential zoned lands to the northwest. The area also contains community services, such as First Steps Lagore Community Childcare, and schools nearby such as Dunshaughlin Community College. Dunshaughlin is also currently served by high frequency bus transport and will be served in the near future by the Navan to Dublin rail line. There are no environmental concerns regarding the amendment of zoning to A2 New Residential.


### Recommendation

Lands are **Tier 1 – Serviced Lands.**



## Site B) RA Rural Area lands to A1 Existing Residential at Dunbooyne-Clonee



<b>Tiered Assessment &amp; Land Use Evaluation</b>	
<b>Site Number</b>	<b>B</b>
<b>Existing Land Use Zoning</b>	RA Rural Area
<b>Proposed Land Use Zoning</b>	A1 Existing Residential
<b>Site Area (Ha)</b>	23.6
<b>Site in Built-Up Area (Yes/No)</b>	Yes
<b>Residential Density</b>	N/A
<b>Estimated residential unit yield</b>	99 units permitted on the site
<b>Planning History</b>	DA/40501, RA/191224
<b>Tiered Assessment</b>	
<b>Road Access</b>	
<b>Footpath /Cycle access</b>	<b>Serviced via DA/40501 &amp; RA/191224</b>
<b>Public Lighting</b>	<b>Serviced via DA/40501 &amp; RA/191224</b>
<b>Water</b>	
<b>Wastewater</b>	
<b>Surface water drainage</b>	
<b>Tier 1</b>	
<b>Tier 2</b>	

### Part One: Site Context

The site includes the completed residential developments of Kilbensis Manor,, Holsteiner Park, Cavalier Green and is approximately 23.6 hectares with 99 units nearing completion under Planning Reference No. DA/40501 and subsequent amendment applications. The zoning is currently RA Rural Area and the proposed amendment to alter the zoning to A1 Existing Residential will reflect the existing permitted residential use of the site.

### Part Two: Tiered Assessment

There is road access and footpaths on the site with further improvements as per Planning Reference No. RA/191224. As per Planning Reference No. DA/40501, the site has been adequately serviced for water and wastewater.

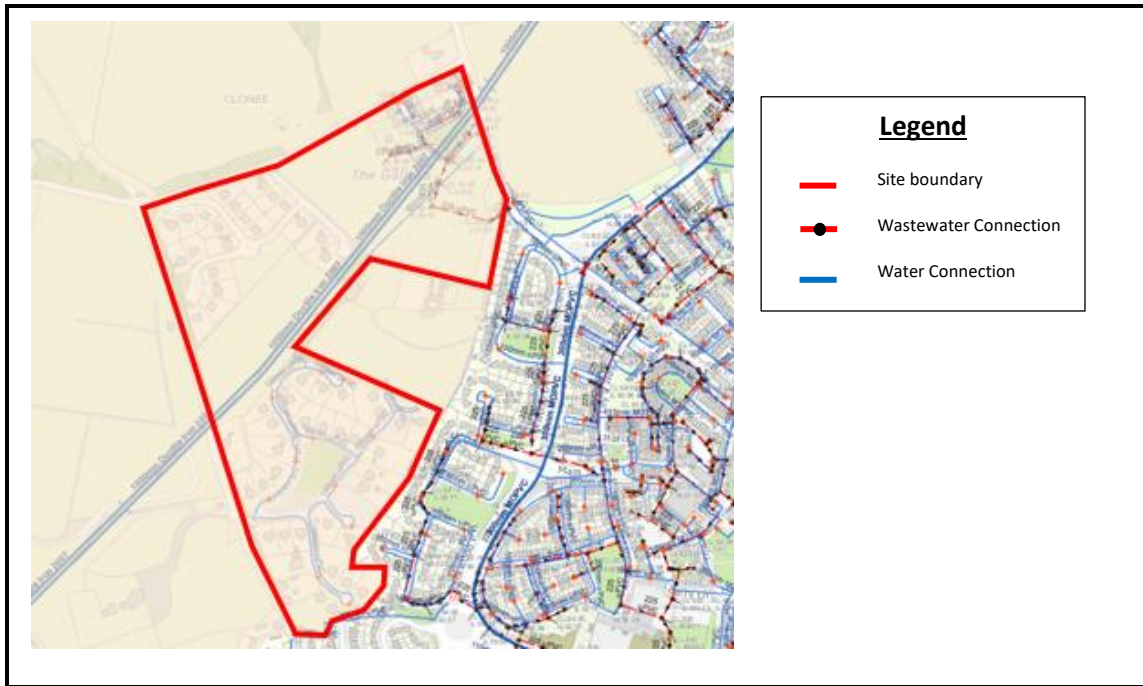


Figure 2: Map of Site B depicting water and waste water connections

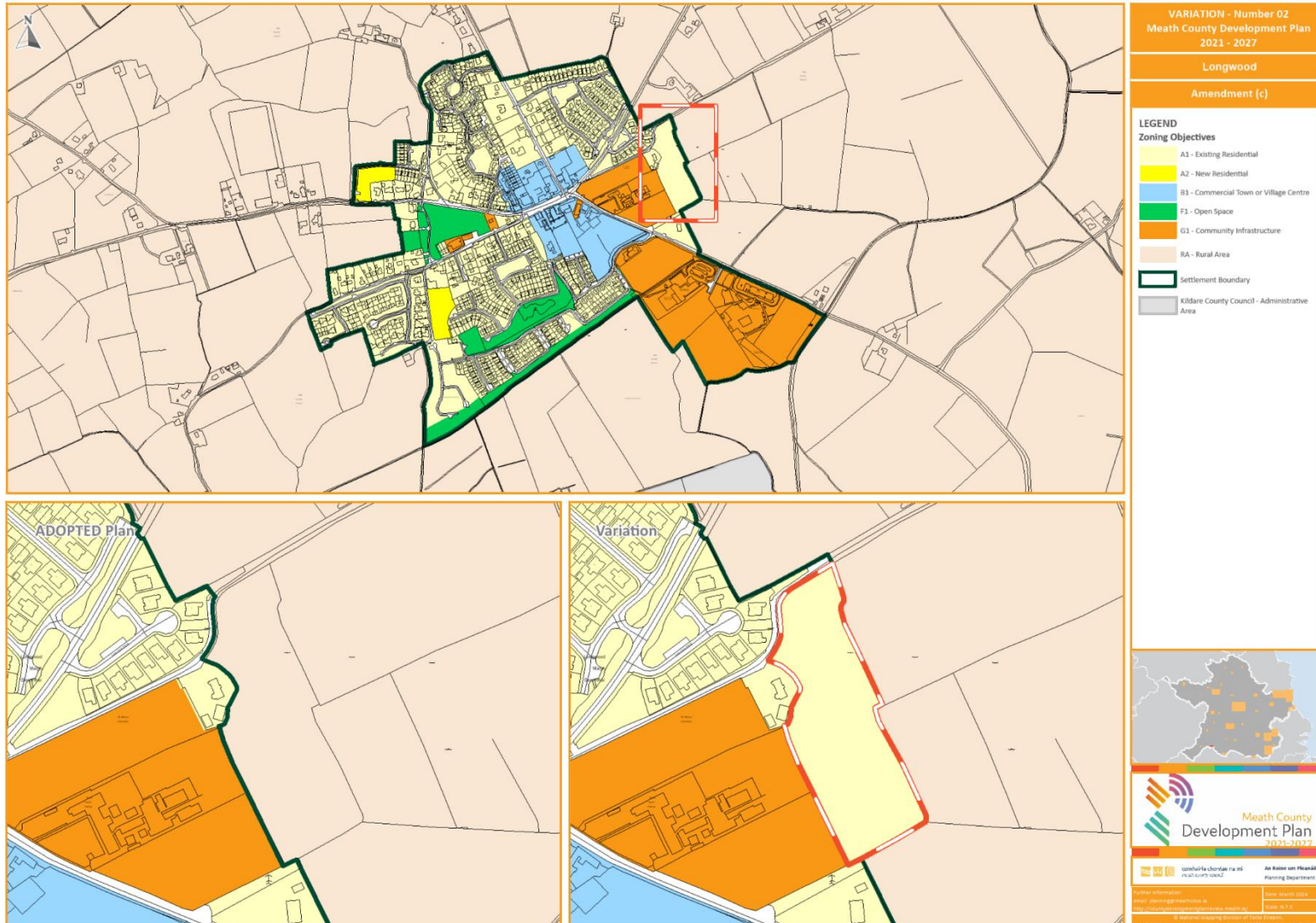
### Part Three: Other Zoning Considerations

There are no flooding concerns as per permission on the site. As outlined in the table above, the site is within a close proximity of community and public transport services in Dunboyne, Ongar and Clonree. There are no environmental concerns regarding the amendment of zoning to A1 Existing Residential as the site is almost entirely built out.

### Recommendation

Lands are **Tier 1 – Serviced Lands.**

## Site C) RA Rural Area to A1 Existing Residential, Longwood



<b>Tiered Assessment &amp; Land Use Evaluation</b>	
Site Number	C
Existing Land Use Zoning	RA Rural Area
Proposed Land Use Zoning	A1 Existing Residential
Site Area (Ha)	1.37
Site in Built-Up Area (Yes/No)	Yes
Residential Density	25 uph
Estimated residential unit yield	35 units (as permitted)
Planning History	TA/190892, 21/2073
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	WWTP upgraded in 2025, temporary system permitted
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

This site is located contiguous to the settlement boundary of Longwood, the proposed variation is from RA Rural Area to A1 Existing Residential. This is to reflect the commenced planning permission - TA/190892. The site is approximately 1.37 hectares, the density of this site would be 34 units.

### Part Two: Tiered Assessment

The site is fully serviced for the following criteria; road access, footpath, public lighting, water and wastewater services. There are no flooding concerns present on the site.

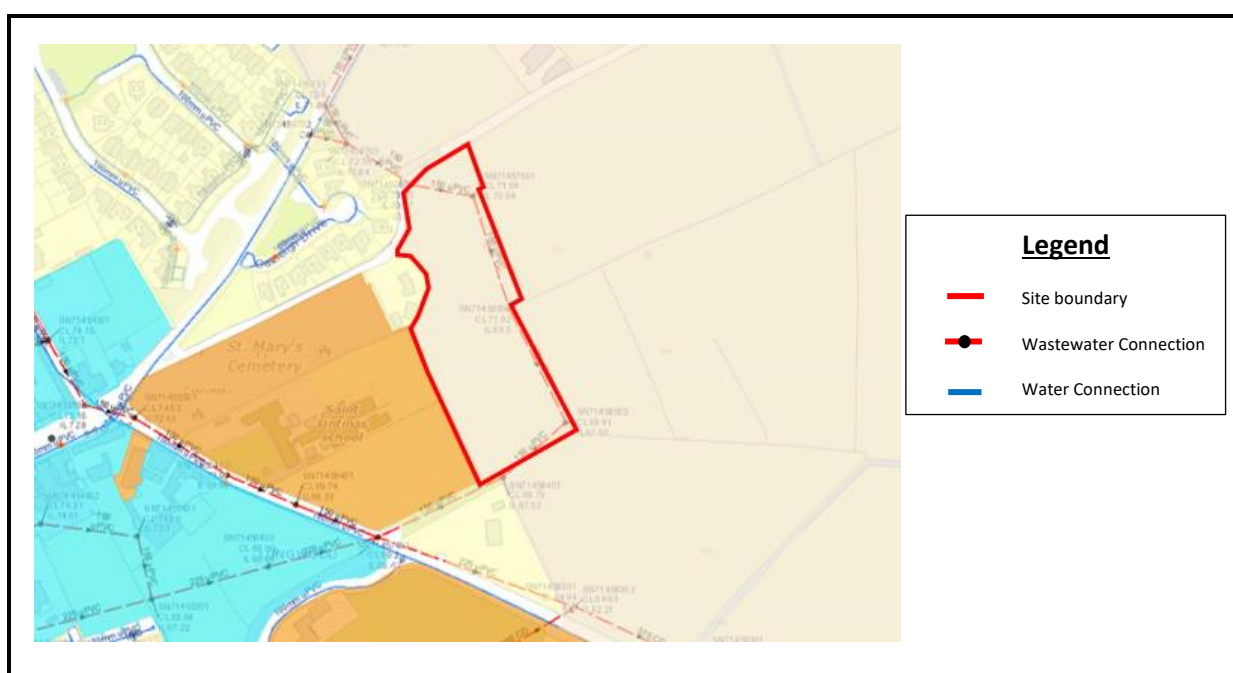


Figure 3: Map of Site C depicting water and waste water connections

### Part Three: Other Zoning Considerations

The site is located between A1 Existing Residential to the north and south with the former school and cemetery adjacent to the west. The site is serviced by public transport services and is within 500 metres of community and education facilities. The amendment of this zoning is to reflect the permitted, commenced residential development for 35 units permitted under Planning Reference No. TA/190892 to Elderwood Construction Ltd (subsequently amended by 21/2073). There are no environmental concerns regarding the amendment of zoning to A1 Existing Residential.

#### **Recommendation**

Lands are **Tier 1 – Serviced Lands**.

## Site D) Relocation of Specific Spot Objective “TRM OBJ 16”



## Tiered Assessment & Land Use Evaluation

Site Number	D
Existing Land Use Zoning	G1 Community Infrastructure
Proposed Land Use Zoning	G1 Community Infrastructure with Spot Objective "TRM OBJ 16"
Site Area (Acres)	15
Site in Built-Up Area (Yes/No)	Yes
Residential Density	N/A (education use)
Estimated residential unit yield	N/A (education use)
Planning History	N/A
Tiered Assessment	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

The site is located partially within the CSO built up area boundary. The lands have been purchased by the Department of Education for the development of an education campus.

### Part Two: Tiered Assessment

The site is fully serviced by transport related infrastructure and a footpath. It is also serviced for water and waste water. There is no evidence of a flood risk on these lands.



Figure 4: Map of Site D depicting water and waste water connections



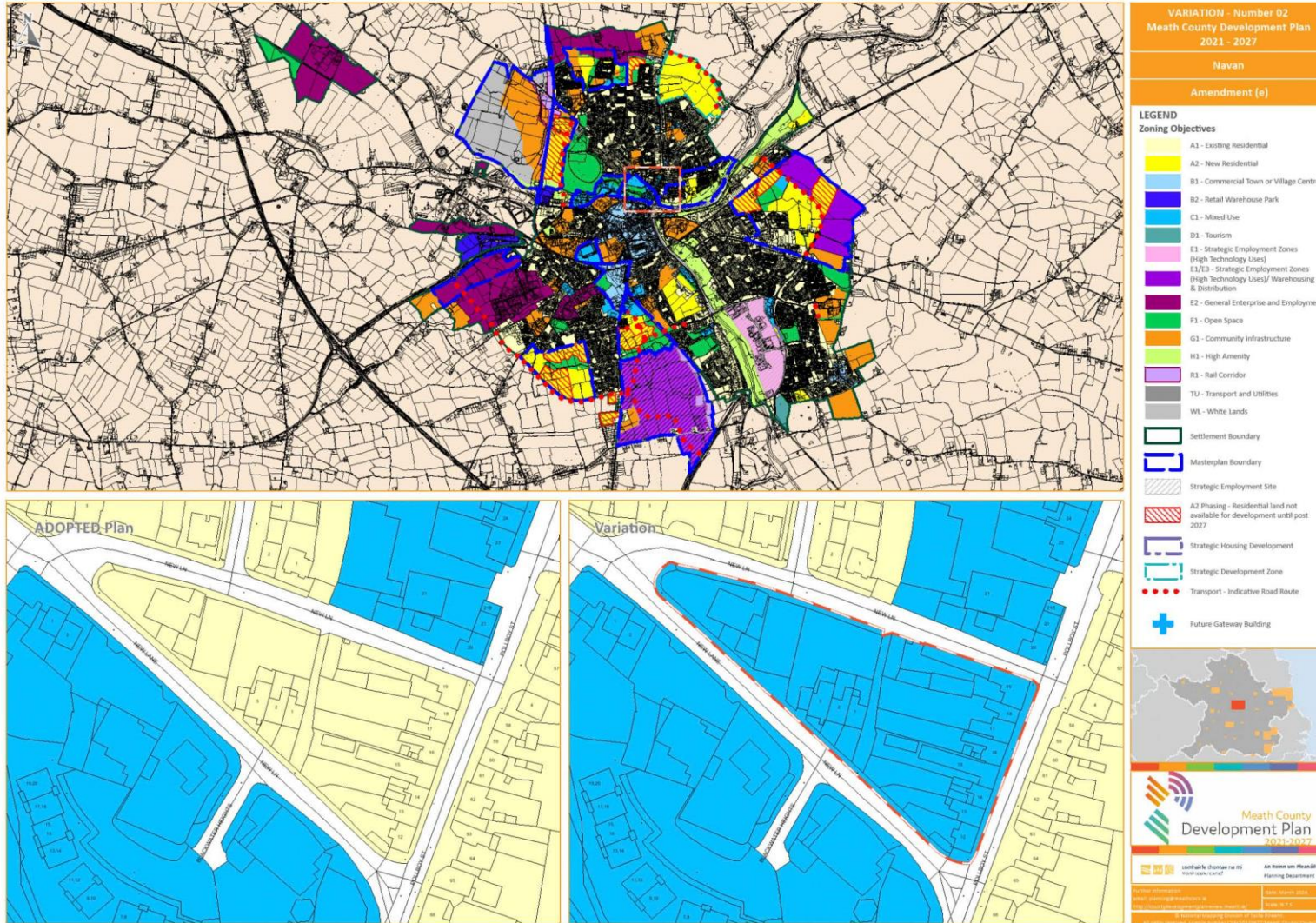
### **Part Three: Other Zoning Considerations**

The lands comprise of compact growth with existing residential units adjoining the eastern boundary. There are nearby public transport bus linkages to Dublin and other settlements in the county and region. There are no environmental concerns regarding the relocation of Spot Objective “TRM OBJ 16.”

#### **Recommendation**

Lands are **Tier 1 – Serviced Lands.**

## Site E) Rezoning from A1 Existing Residential to C1 Mixed Use at Flowerhill, Navan.



## Tiered Assessment & Land Use Evaluation

Site Number	E
Existing Land Use Zoning	A1 Existing Residential
Proposed Land Use Zoning	C1 Mixed Use
Site Area (Ha)	0.46
Site in Built-Up Area (Yes/No)	Yes
Residential Density	45 uph
Estimated residential unit yield	20 units
Planning History	N/A
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

The site is currently zoned as A1 Existing Residential. The variation proposes to amend this to ‘C1 Mixed Use’ 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 range of potential uses and to assist in the regeneration of the Flowerhill area. This is in accordance with the Flowerhill Regeneration Plan (November 2021).

### Part Two: Tiered Assessment

The site is fully serviced as stated in the above table.

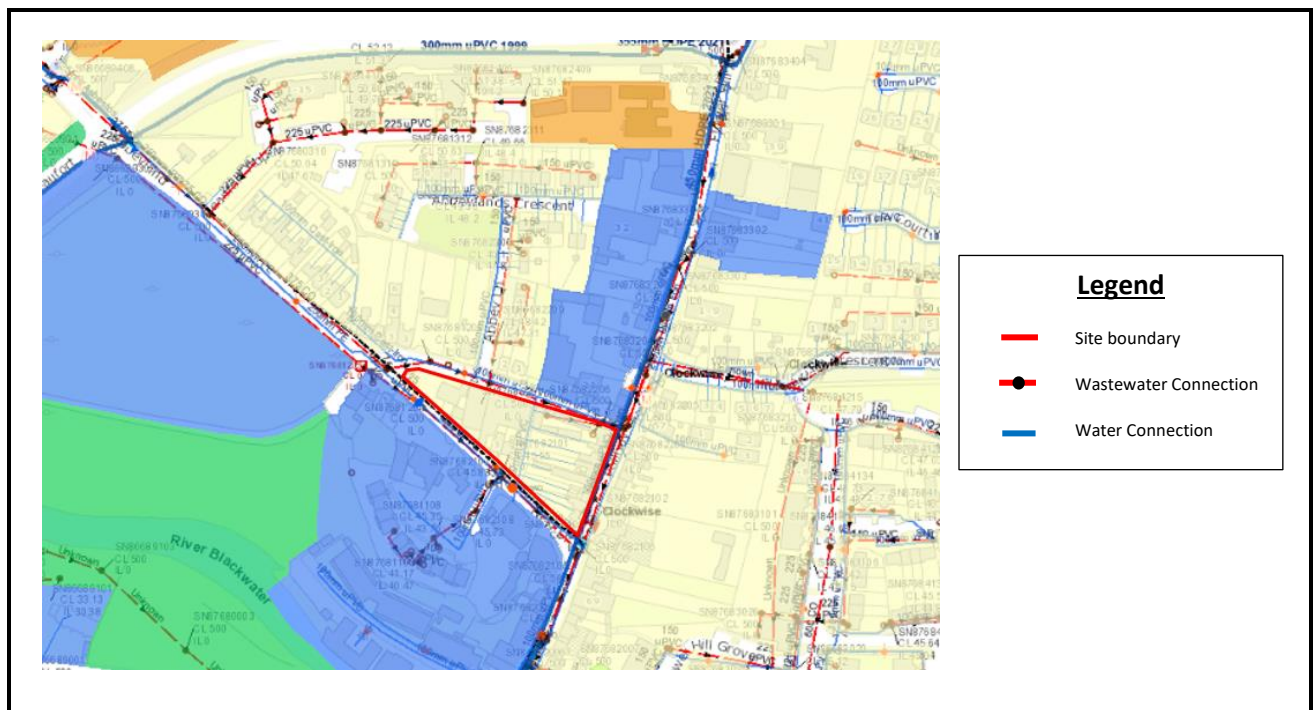


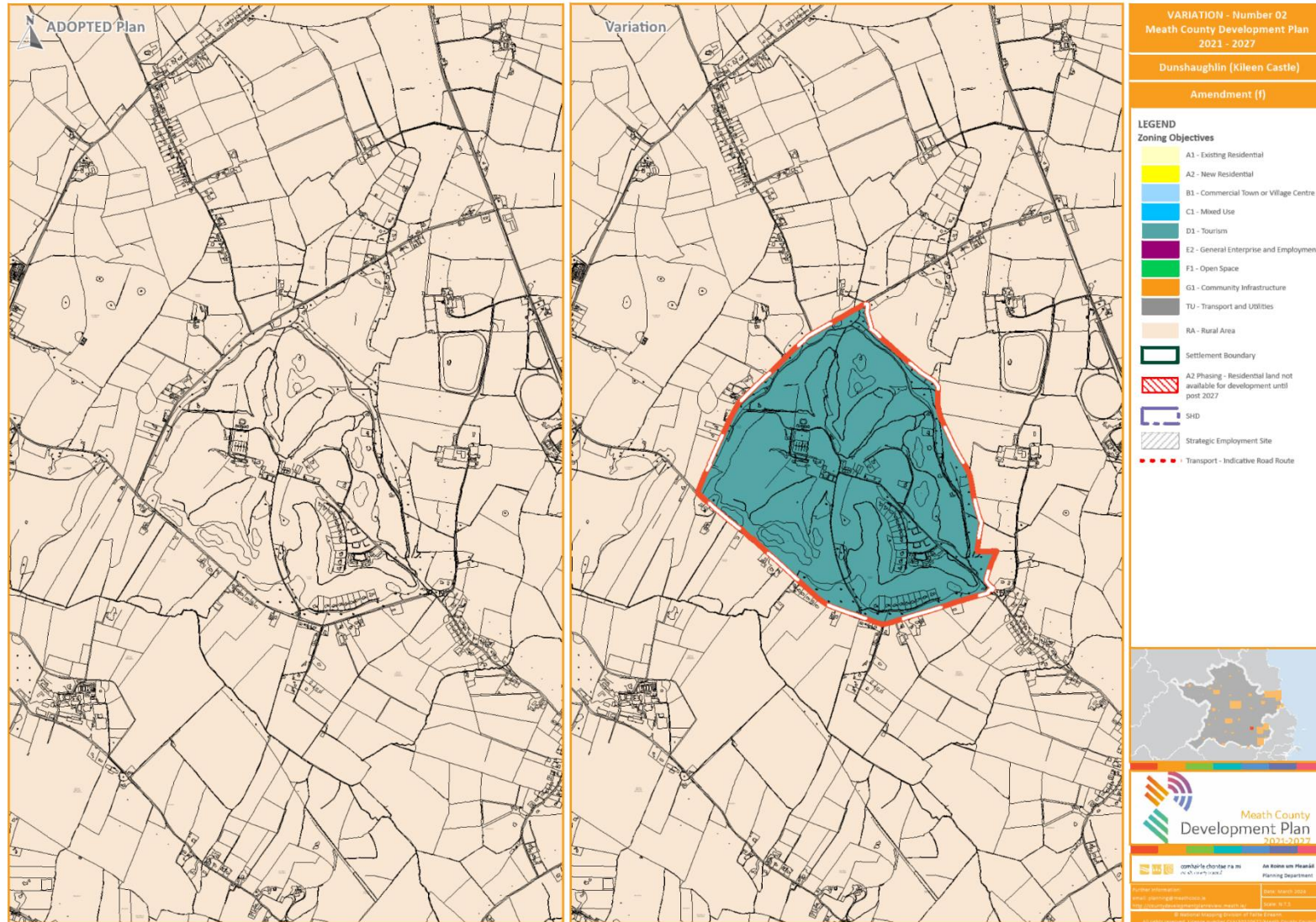
Figure 5: Map of Site E depicting water and waste water connections

### **Part Three: Other Zoning Considerations**

The site is located within the centre of Flowerhill. It is within 500 metres of public transport, community facilities and schools. There are no environmental concerns regarding the amendment of zoning to C1 Mixed Use.

**Recommendation:** Lands are **Tier 1 – Serviced Lands**.

## Site F) RA Rural Area to D1 Tourism with updated Objective (ED POL 59).



<b>Tiered Assessment &amp; Land Use Evaluation</b>	
Site Number	F
Existing Land Use Zoning	RA Rural Area
Proposed Land Use Zoning	D1 Tourism
Site Area (Ha)	219.7
Site in Built-Up Area (Yes/No)	No
Residential Density	N/A (Tourism development)
Estimated residential unit yield	N/A
Planning History	97/199 & subsequent applications
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	Within the site
Public Lighting	Within the site
Water	Existing boreholes
Wastewater	Dunshaughlin wastewater system
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

The proposed site comprises the entire of Killeen Castle and Golf Course, outside Dunshaughlin and contains a golf course, clubhouse and permitted hotel.

Variation 2 proposes to zone the lands as D1 Tourism and update the following policy;

#### 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.*

### Part Two: Tiered Assessment

The site is fully serviced by a private water (boreholes) and the Dunshaughlin waste water system.

### Part Three: Other Zoning Considerations

As Killeen Castle is a protected structure (MH038-100), the Meath County Development Plan 2021-2027 states;

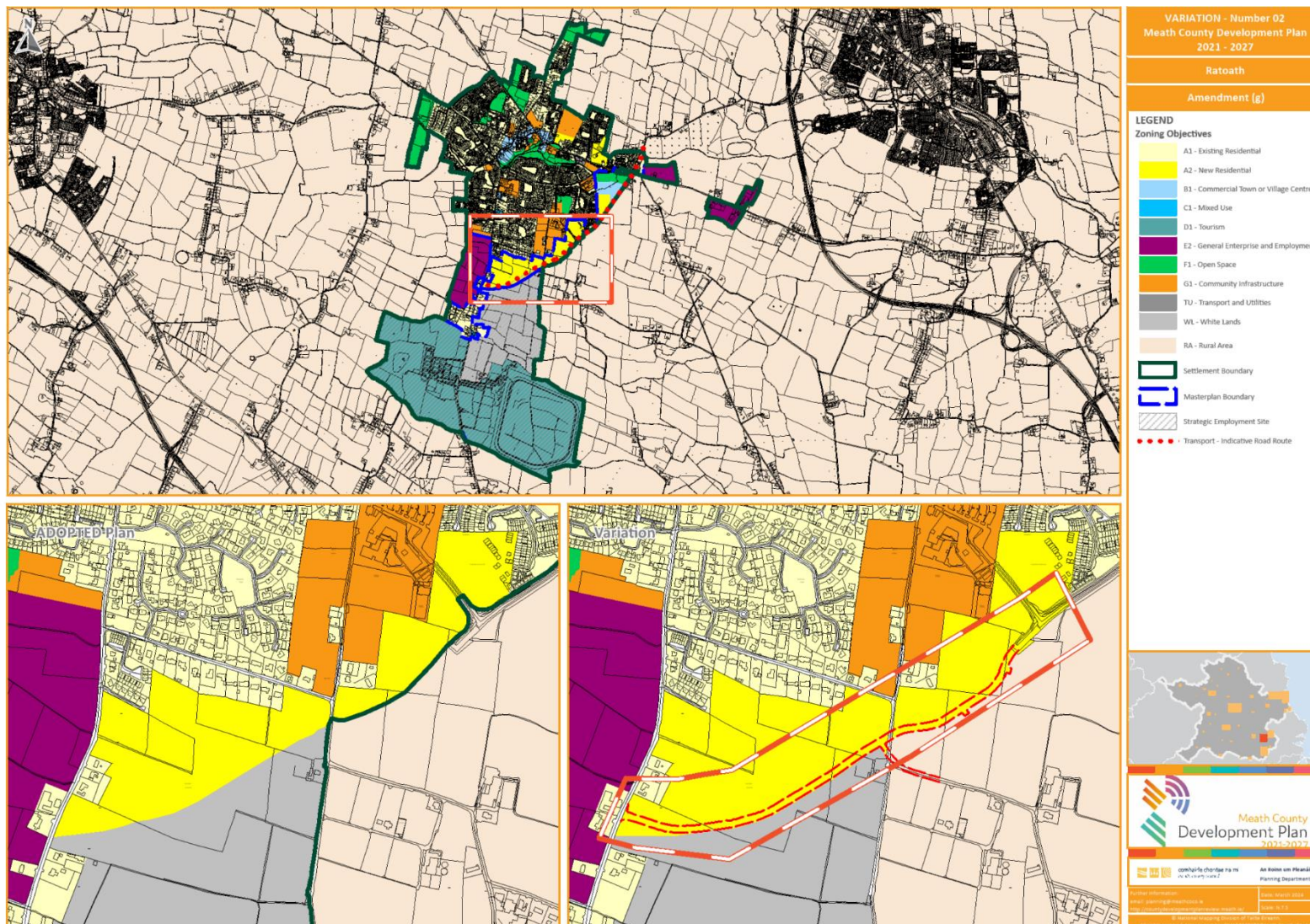
#### HER POL 14

*‘To encourage the conservation of Protected Structures, and where appropriate, the adaptive reuse of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.’*

Killeen Castle has a high historical value and the proposed amendment will ensure its re-use and continued survival. There are no environmental concerns regarding the amendment of zoning to D1 Tourism with a spot objective to facilitate the completion of existing planning permission DA/40501.

**Recommendation:** Lands are **Tier 1 – Serviced Lands.**

## Site G) Extension of existing A2 Residential Zoning at Ratoath



## Tiered Assessment & Land Use Evaluation

Site Number	G
Existing Land Use Zoning	RA Rural Area & WL White Lands
Proposed Land Use Zoning	A2 New Residential
Site Area (Ha)	4.48
Site in Built-Up Area (Yes/No)	Yes
Residential Density	25 uph
Estimated residential unit yield	Zoning is to facilitate completion of RORR
Planning History	SH313658
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

The lands are located adjacent to the Ratoath Outer Relief Road (RORR) design boundary and are zoned 'A2Residential'. The variation proposes to 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 provide an active residential frontage onto same.

### Part Two: Tiered Assessment

The site is fully serviced as stated above and shown in the map on the next page.

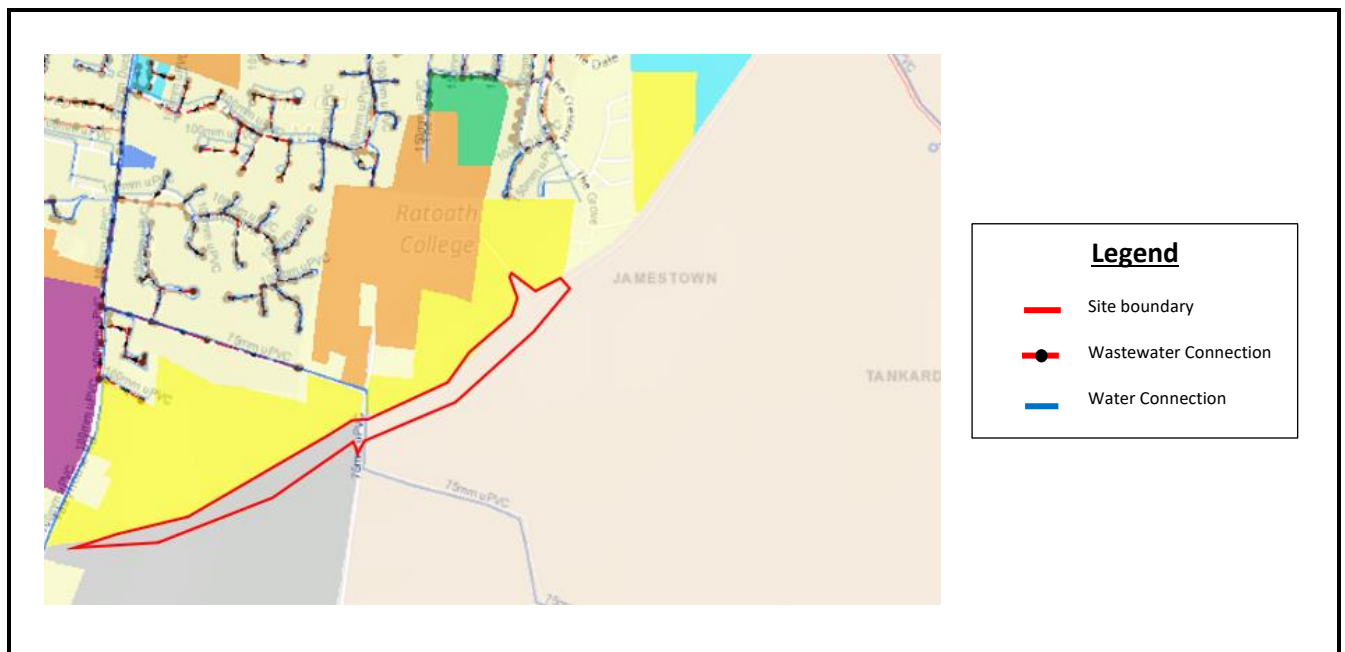


Figure 6: Map of site G depicting water and waste water connections

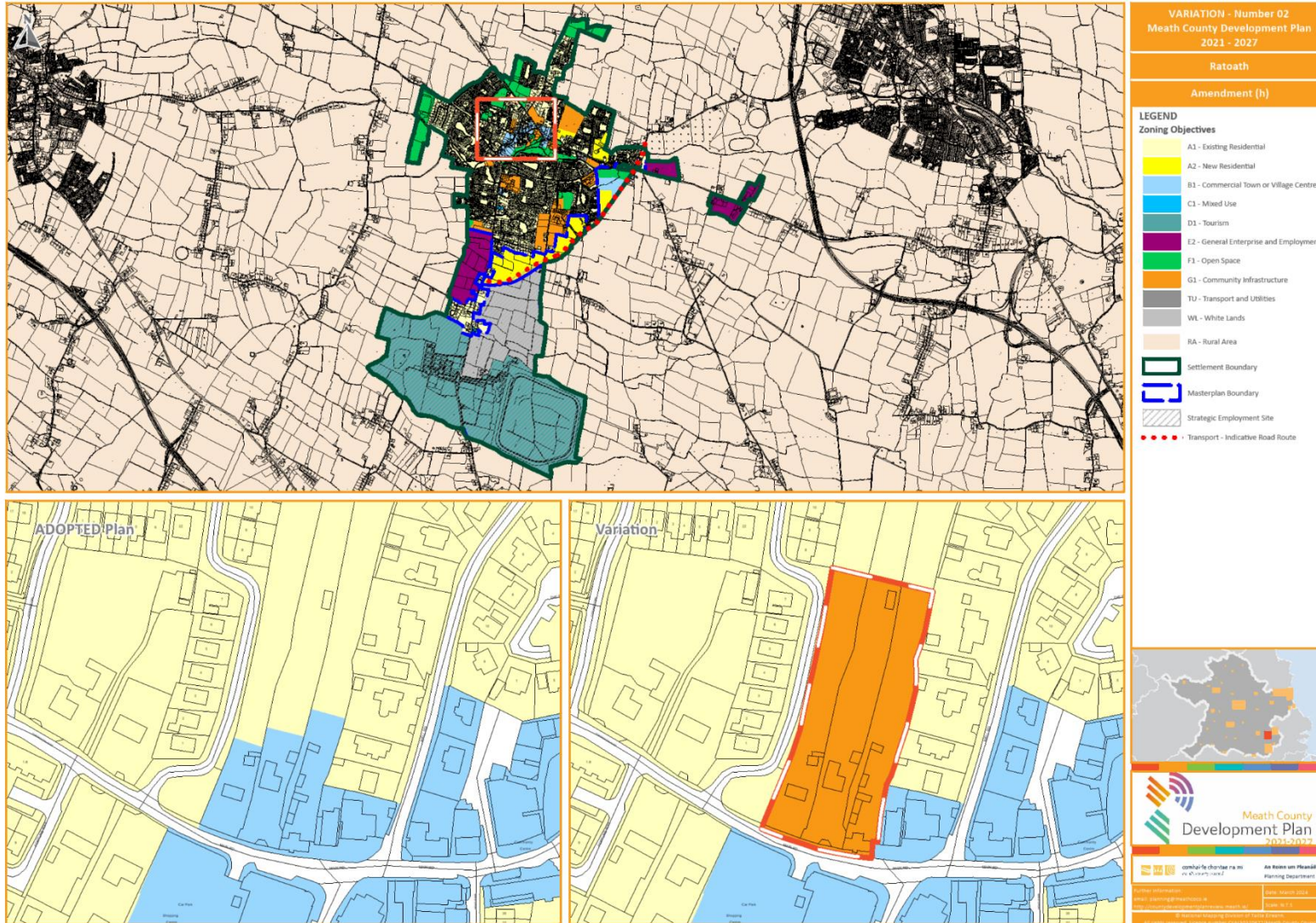


### **Part Three: Other Zoning Considerations**

There are no flooding issues relevant to the site. It is also close to community facilities, public transport and comprises of compact growth with existing development to the east and west and zoned lands to the south. There are no environmental concerns regarding the extension of this A2 New Residential zoning.

**Recommendation:** Lands are **Tier 1 – Serviced Lands.**

# Site H) A1 Existing Residential and B1 Commercial Town Centre to G1 Community Infrastructure at Ratoath



## Tiered Assessment & Land Use Evaluation

Site Number	H
Existing Land Use Zoning	A1 Existing Residential and B1 Town and Village Centre
Proposed Land Use Zoning	G1 Community Infrastructure
Site Area (Ha)	1.18
Site in Built-Up Area (Yes/No)	Yes
Residential Density	25 uph
Estimated residential unit yield	Zoning is for community uses
Planning History	No relevant planning history
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

It is proposed to rezone the site displayed in the map above from A1 Existing Residential and B1 Town and Village Centre to G1 Community Infrastructure.

### Part Two: Tiered Assessment

The site is fully serviced as stated in the above table and shown in the map below.

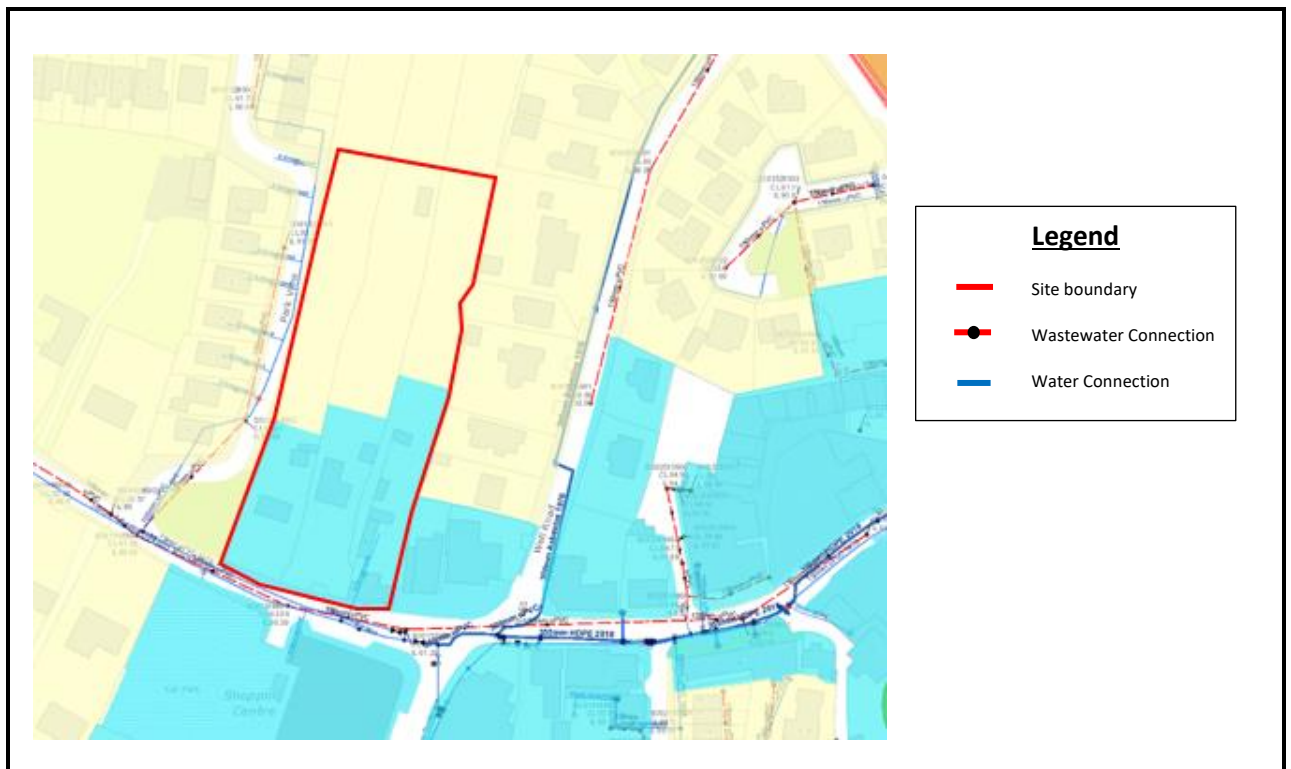


Figure 7: Map of site H depicting water and waste water connection

### **Part Three: Other Zoning Considerations**

The site is located in the town centre and is within close proximity of supporting services, public transport and comprises compact growth. Therefore, the proposed rezoning is considered more accurate and appropriate to reflect existing and proposed uses on the site. There are no environmental concerns regarding the amendment of zoning to G1 Community Infrastructure.

**Recommendation: Lands are Tier 1 – Serviced Lands.**

# Site I) G1 Community Infrastructure to A2 Residential at Athboy



<b>Tiered Assessment &amp; Land Use Evaluation</b>	
Site Number	I
Existing Land Use Zoning	G1 Community Infrastructure
Proposed Land Use Zoning	A2 New Residential
Site Area (Ha)	0.07
Site in Built-Up Area (Yes/No)	Yes
Residential Density	25 uph
Estimated residential unit yield	1.75
Planning History	None
<b>Tiered Assessment</b>	
Road Access	
Footpath /Cycle access	
Public Lighting	
Water	
Wastewater	
Surface water drainage	
Tier 1	✓
Tier 2	

### Part One: Site Context

The above lands are located in Athboy and measure approximately 0.07 hectares. The variation proposes to rezone the small portion of G1 Community Infrastructure zoned lands that is located within larger field of A2 residential lands to A2 New Residential. This will extend the adjoining A2 zoning to align with the natural field boundary.

### Part Two: Tiered Assessment

The site is fully serviced as stated above.

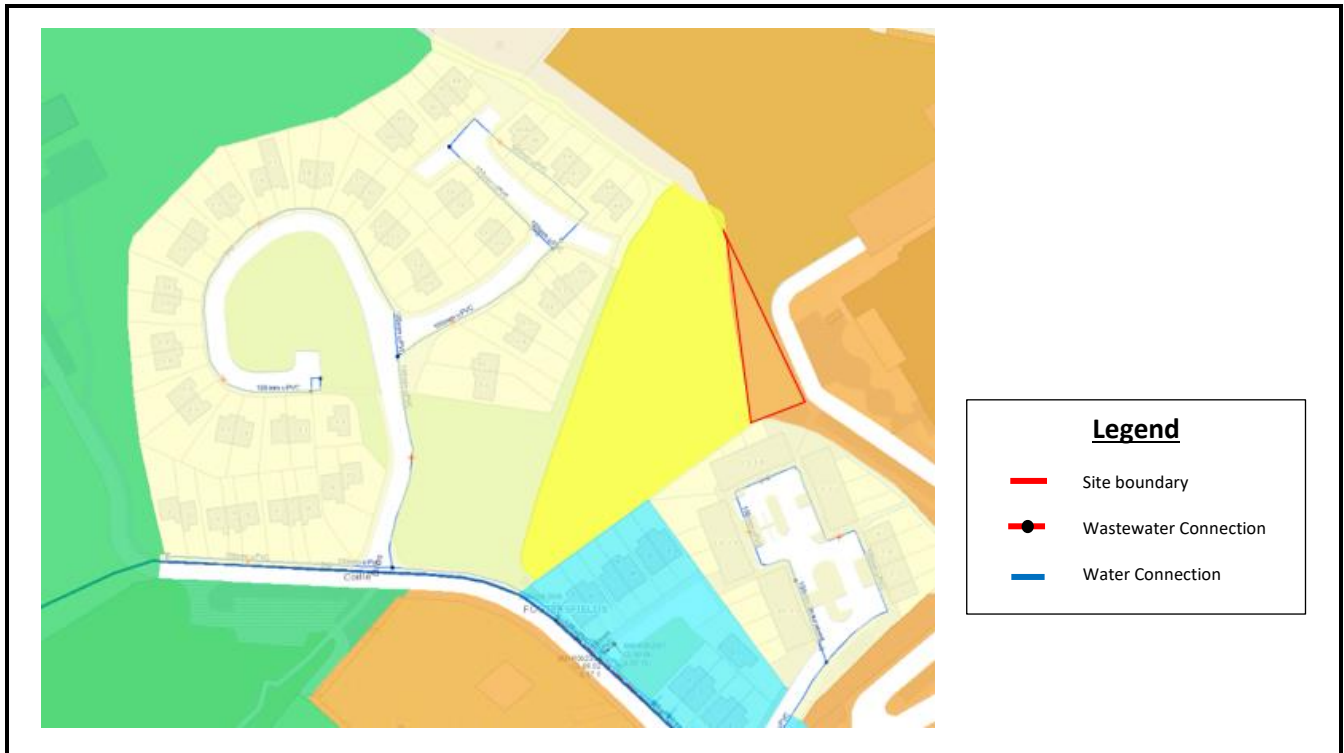


Figure 8: Map of site I depicting water and waste water connections

### Part Three: Other Zoning Considerations

The land is surrounded by existing development and zoned lands and comprises of compact growth, public transport and schools.

There are no environmental concerns regarding the amendment of zoning to A2 New Residential, with no flooding concerns present on the site.

**Recommendation:** Lands are **Tier 1 – Serviced Lands**.

### Conclusion

All lands in proposed Variation No. 2 are considered to be **“Tier 1 – Serviced Lands”** and comply with the zoning considerations outlined in the *Development Plan Guidelines*, June 2022, and the *‘Tiered Approach to Zoning’* in Appendix 3 of the *National Planning Framework*.