

# PROPOSED DRAFT VARIATION NO. 5

## MEATH COUNTY DEVELOPMENT PLAN 2013-2019

21<sup>st</sup> NOVEMBER 2018



comhairle chontae na mí  
*meath county council*



## 1.0 INTRODUCTION

The Meath County Development Plan 2013-2019 was adopted on the 17<sup>th</sup> December 2012 and came into effect on the 22<sup>nd</sup> January 2013. Since the adoption of the County Development Plan, four Variations have been proposed and adopted.

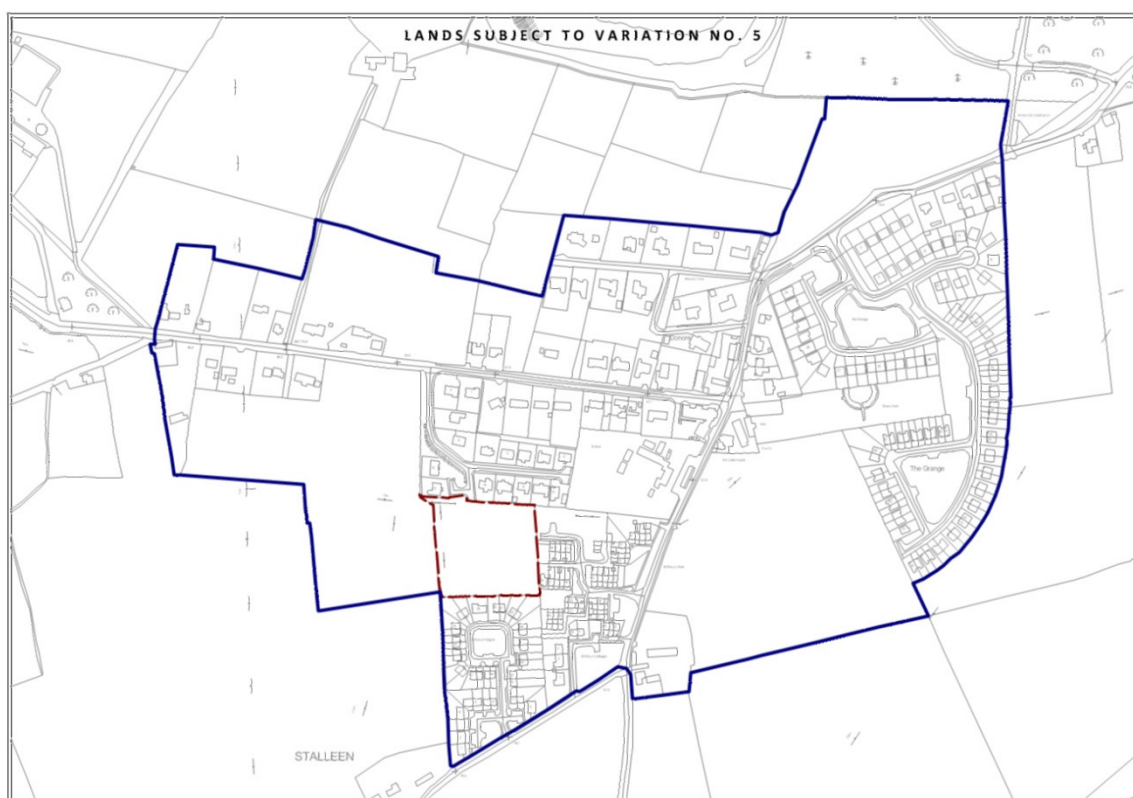
This document sets out the detail of proposed Draft Variation no. 5 to the Meath County Development Plan 2013-2019, which is being prepared in accordance with Section 13 of the Planning and Development Act 2000, (as amended).

The main objective of this Variation is to facilitate the provision of increased and much needed social and affordable housing supply in the County in line with Pillar 2 of the Government's 'Action Plan for Housing and Homelessness – Rebuilding Ireland' to accelerate the delivery of social and affordable housing.

## 2.0 CONTEXT

### Site Location

The lands which are the subject of this proposed Variation are located in the village of Donore off the Stalleen Road and north of St. Mary's Heights. Donore is located towards the northeast of the county in close proximity to the border with County Louth. The village is located approximately 4km from Drogheda. The subject lands extends to 1.14 ha in area (2.81 acres) and are currently zoned for A2 New Residential Residential Phase II (Post 2019) in the Meath County Development Plan 2013-2019. (See site location map below)



### Social and Affordable Housing Demand

In recent years residential construction in County Meath has not kept pace with population growth. As per the 2016 Census the population of the County increased by 5.9% since 2011 while residential construction only increased by 1.4% (952 units). The collapse of the property market in 2008 and the associated economic decline resulted in the stagnation of residential construction throughout the County. The absence of any significant residential development has placed pressure on the existing housing stock, with increased rents, house prices, and homelessness evident within the County and across the region. The demand for additional social and affordable housing in the County and wider region has therefore significantly increased.

In responding to the Housing Crisis, the Government published *Rebuilding Ireland: An Action Plan for Housing and Homelessness*, in July 2016, which sets a target of doubling the annual level of residential construction to 25,000 units and delivering 47,000 units by 2021. Under Rebuilding Ireland, Meath County Council's target for the provision of social housing units through capital mechanisms, for the period 2017-2021, has been set at 1,251 units. This is a minimum target, and Meath County Council are committed to maximising delivery across all delivery mechanisms, including direct construction, for the period concerned.

A central tenant of the Governments Action Plan is the active targeting, with local authorities, of residentially zoned but undeveloped lands to deliver social and more affordable housing. Following on from this, the Minister for Housing, Planning, Community and Local Government, issued a circular requesting all local authorities to immediately consider identifying planning measures to enhance housing supply to meet both current and pent-up demand. (Circular PL8/2016 refers). The proposed Draft Variation is being advanced in this context.

Meath County Council recognises that it has a significant role to play in addressing the housing shortage in the County by providing solutions to housing supply in line with the foregoing. The gross social housing demand for the Laytown Bettystown Municipal District as a whole, stands in the region of 579 applicants, and typically represents 14% of the overall housing demand in the County at any given time. 78 applicants have selected Donore as one of their three areas of choice for an offer of social housing (13 of which currently reside in Donore).

The lands in Donore which are the subject of this Variation are in the ownership of Meath County Council. However, as detailed above, while they are currently zoned for A2 'Residential Use' in the Meath County Development 2013-2019, they are designated 'Residential Phase II (Post 2019)'. The subject lands are appropriately located and are readily available and serviceable.

Meath County Council previously sold affordable sites immediately to the north of the subject lands which have been successfully developed. ('An Riasc' Housing Development). It is the intension of Meath County Council to provide approx. 31 residential units on the subject lands for the purposes of social and affordable housing. To facilitate this much needed social and affordable housing at this location, it is proposed to vary the Meath County Development Plan 2013-2019 by redesignating the subject lands for Phase 1 Residential Development. It is also proposed to include an objective on the subject lands to provide for social and affordable residential development.

The proposed Variation will therefore increase the availability of serviceable zoned land for social and affordable housing in Donore and assist in satisfying housing need in line with the recommendations included in 'Rebuilding Ireland Action Plan for Housing and Homelessness and Social Housing Strategy 2020' and in compliance with Circular PL8/2016.

### Core Strategy

Under the Meath County Development Plan 2013-2019, 20 residential units were allocated to Donore. (Chapter 2, Table 2.4 Housing Allocation and Zoned Lands Requirements refers). It is noted from the 2 year review that a total of 9 no. residential units had been permitted but remained unbuilt. (December 2014). At present 4 no. residential units are currently under construction. As part of the Draft Variation it is proposed to increase the household unit allocation in Donore by 31 units.

Having regard to the significant shortfall in the number of units provided across the county as a whole due to the economic downturn and slow down in construction, Meath County Council is satisfied that the proposed Draft Variation will not increase the overall household allocation for the County. In this context, particular regard has also been had to expired permissions as well as revised permissions which reduced the overall number of committed units in the Laytown Bettystown Municipal District. e.g. Plan. Reg. Ref. LB 170362 (number of committed residential units reduced from 73 units as permitted under Plan. Reg. Ref. SA801876 to 50units) and Plan. Reg. Ref. AA170505 (number of units reduced from 267 units as permitted under Plan. Reg. Ref. SA900975 to 205 units.)

### **3.0 CONTENT OF THE PROPOSED DRAFT VARIATION NO. 5**

The proposed Draft Variation provides for alterations to the Meath County Development Plan 2013-2019 as follows:

- 1) Volume 1-the Written Statement,
- 2) The Town and Village Statements i.e. Donore Village Statement and
- 3) Volume 5 the Book of Maps i.e. Donore Land Use Zoning Objectives Map

(Proposed amendments /additions proposed as part of the Draft Variation are shown as **red text** and deletions are shown as ~~strikethrough~~.)

1. Amend the text of the **Written Statement** to include the following:

#### **Volume 1**

#### **Chapter 2 Core Strategy**

#### **Table 2.4 Housing Allocation and Zoned Land Requirements**

Amend Table 2.4, Housing Allocation and Zoned Land Requirements as follows:

Donore\*\*\*

Insert the following text below Table 2.4 as follows:

**\*\*\*31 available housing units in the Core Strategy are re-allocated to Donore to facilitate the provision of social and affordable housing. (2018)**

#### **Table 2.5 Allocated and Committed Units as per the 2 year Review contained in the CDP Progress Report, Dec 2014<sup>2</sup>**

Amend Table 2.5, Allocated and Committed Units as per the 2 year Review contained in the CDP Progress Report, Dec 2014<sup>2</sup>as follows:

Donore\*

Insert the following text below Table 2.5 as follows:

*\*31 available housing units in the Core Strategy are re-allocated to Donore to facilitate the provision of social and affordable housing. (2018)*

2. Amend the text of the **Town and Village Statements** to include the following:

**Town and Village Statements**  
**Donore Written Statement**

Insert the following text below Table as follows:

*\*31 available housing units in the Core Strategy are re-allocated to Donore to facilitate the provision of social and affordable housing.*

**04 Residential Development**

Insert the following text (in red) as follows.

The Core Strategy of the County Development Plan (Table 2.4 refers) originally provided a housing allocation of 20 units for Donore over the 2013 – 2019 period. In 2018 an additional 31 available housing units in the Core Strategy were re-allocated to Donore to facilitate the provision of social and affordable housing. In addition, Table 2.5 indicates that there are a further 4 units committed to in the form of extant planning permissions. These sites with the benefit of extant planning permission are identified on the land use zoning objectives map.

The average density set down for Donore in the County Development Plan is 20 units per hectare. In this context, there is a requirement for 1.0 hectare of residential land to be identified to satisfy this allocation. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objectives map. The land use zoning objectives map has identified the lands required to accommodate the household allocation of 20 no. units provided for under the Core Strategy. This decision followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Donore Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise following the application of the sequential approach from the village centre crossroads junction outwards with land topography also taken into account. The site **The lands included** as Phase I in the Order of Priority **are** is on the Duleek Road opposite St. Mary's Villas. It is also proposed to identify lands immediately north of same for B1 "Village Centre" land use zoning objective further strengthening the village core and the proximity of the subject lands to commercial uses. **As referred to above an additional 31 available housing units in the Core Strategy have been re-allocated to Donore in 2018 to facilitate the provision of social and affordable housing and as a result lands off the Staleen Road, north of St. Mary's Heights are also included in Phase 1 in the Order of Priority.** The remaining lands identified with an A2 "New Residential" land use zoning objective are identified as Phase II lands on the land use zoning objectives map and are not intended to be released during the period of the current County Development Plan.

Insert the following policy under Residential Development Policies

RD POL 2 'To provide for social and affordable housing on lands off the Staleen Road, north of St. Mary's Heights and south of An Riasc Housing Developments'.

(as a consequence renumber RD POL to RD POL 1)

3. Amend the **Land Use Zoning Objectives Map** as follows:

Volume 5 Book of Maps

Donore Land Use Zoning Map

- Remove the hatching (Residential Phase II (Post 2019) classification) from the subject land.
- Insert a new objective on the subject lands i.e. RD 2 and amend the legend accordingly. (See map below).



**County Development Plan  
2013-2019**  
**Draft Variation No. 5\***  
**DONORE**  
Land Use Zoning Objectives Map

**DRAFT**

**LAND USE ZONING OBJECTIVES**

- A1** To protect and enhance the amenity of developed residential communities.
- A2** To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1** To protect, provide for and / or improve town and village centre facilities and uses.
- F1** To provide for and improve open spaces for active and passive recreational amenities.
- G1** To provide for necessary community, social and educational facilities.

**SPECIFIC OBJECTIVES**

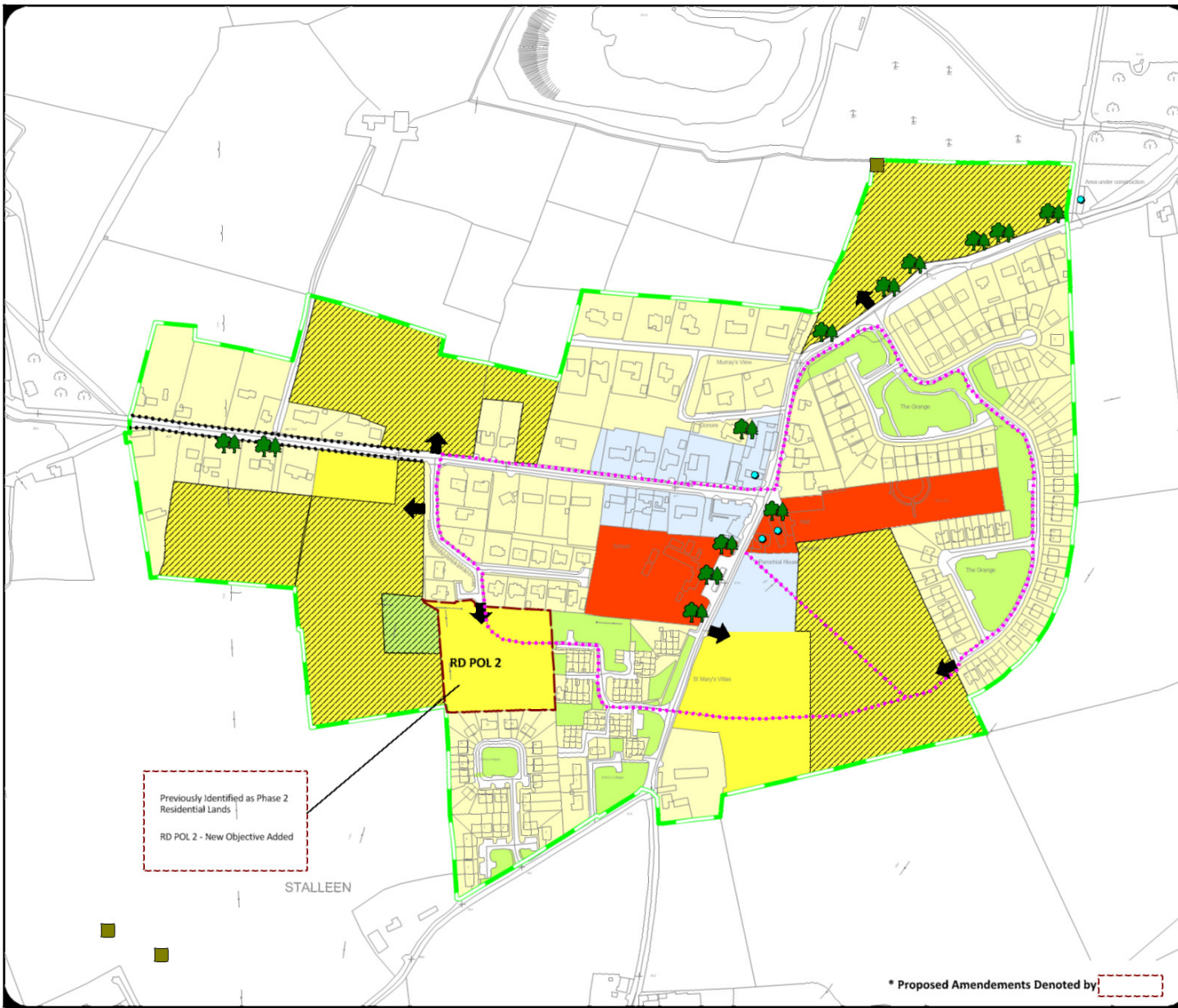
- Access Points
- Trees to be preserved
- Protected Structures
- Pedestrian Walkways (Existing/Proposed)
- Provision of footpaths
- Development Area Boundary
- Views and prospects
- Residential Phase II (Post 2019)
- Multiple Residential Development Granted Planning Permission

**RD POL 2: Refer to Town and Village Statements**

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council.  
This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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NOTE - UNAUTHORISED REPRODUCTION OF THIS MAP INFRINGES SECTION 42(2)(b) OF THE COPYRIGHT ACT 1962.

Contact:  
Planning Department  
Meath County Council  
Barracks House  
Dunlin Road  
Newry, Co. Meath  
N16 2P21

Reference Only:  
Development Plans  
County Development Plan Adopted, All Variations to 2019



**\* Proposed Amendments Denoted by**



#### **4.0 STRATEGIC ENVIRONMENTAL APPRAISAL**

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.”(European Directive 2001/42/EC) The Planning Authority has continued to use the Strategic Environmental Objectives from the County Development Plan SEA to assess this variation and this is considered both practical and pragmatic.

A SEA Assessment-Screening Report was prepared as part of the proposed Variation. Consultation with the specified Environmental Authorities and adjoining Authorities was carried out in accordance with Article 13 K (3) of the Planning and Development Regulations 2001, as amended. Submissions were received from Louth County Council and the EPA. Louth County Council responded with no specific comments. The EPA provided a detailed response outlining;

- The appropriate criteria to be used in SEA Screening;
- The role of the Agency in relation to SEA;
- Available guidance and background information for SEA; and
- Information on relevant environmental authorities and public consultation.

The aforementioned points were taken into account in the Screening for SEA.

#### **Determination**

The SEA Screening Report made a determination under Article 13 K (4) that taking account of the relevant criteria set out in Schedule 2A of the Planning and Development Regulations 2001, as amended, and having regard to the submissions received from the environmental authorities, that the Draft Variation no. 5 to the Meath County Development Plan 2013-2019 will not result in any significant adverse environmental effects and therefore the Draft Variation does not require environmental assessment through the strategic environmental assessment (SEA) process.

#### **5.0 APPROPRIATE ASSESSMENT APPRAISAL**

Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed Draft Variation 5 of the Meath County Development Plan 2013 – 2019, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC).

There is no national, European or international designated sites; Special Areas of Conservation (SAC) for flora and fauna, Special Protection Areas (SPA) for birds or Natural Heritage Areas (NHA) on or surrounding the lands that are the subject of the Draft Variation.

All European sites within 15km of the Plan's boundary area as follows:

River Boyne and Blackwater SAC

Boyne Coast and Estuary SAC

River Boyne and Blackwater SPA;

Boyne Estuary SPA; and,

River Nanny Estuary and Shore SPA.

These European sites were not regarded to have viable source-pathway-receptor relationships with the plan area as the nearest watercourse is located c 700m from Donore village at the closest point.

These European Sites are not deemed to be at risk of likely significant effects from the proposed variation. Following an examination, analysis and evaluation of the relevant information it was considered possible to rule out likely significant effects on European sites.

### **Determination**

Based on the conclusions of the Screening Process Meath County Council made a determination that there are no likely significant effects of the implementation of Variation No. 5 independently and in combination with other plans and projects on any designated site.

## **6.0 FLOOD RISK ASSESSMENT**

Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the proposed Draft Variation. This SFRA builds on the existing assessment which was carried out for the County Development Plan review. The SFRA utilises the most up to date flooding data for the County available at the time of preparing the Variation.

The SFRA assessment concluded that flood risk in Donore is low and it is recommended that any new development should be managed in line with approved policies (WS POL 29-36) under Volume 1, Section 7.15 of the 2013-2019 County Development Plan. Of particular relevance is WS POL 31 which states that any future development should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GSDSDS). This is in the interests of managing potential pluvial flood risk.

## **7.0 MAKING A SUBMISSION**

A copy of the proposed Draft Variation (No.5) of the Meath County Development Plan 2013- 2019, together with the Strategic Environmental Assessment Screening Report, Appropriate Assessment Screening Report and Strategic Flood Risk Assessment and Management Plan pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection **from 21st of November 2018** at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291, the Laytown-Bettystown Municipal District, Duleek Civic Office, Main Street Duleek, County Meath A92R9KW and the Kells, Trim, Ashbourne and Ratoath Municipal Offices during normal office hours. The proposed Draft Variation (No.5) of the Meath County Development Plan 2013-2019 is also available for inspection on Meath County Council's website at:

<http://www.meath.ie/CountyCouncil/Publications/PlanningPublications/MeathCountyDevelopmentPlan2013-2019/>

Written submissions or observations should be addressed and marked **“Proposed Draft Variation (No. 5) to MCDP 2013-2019”** and submitted to the **Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath. Submissions or observations must be received by the 20th of December 2018.**

Written submissions or observations may also be made via our online consultation portal [consult.meath.ie](http://consult.meath.ie). Submissions made **must** include the full name and address of the person making the submission and where relevant, the body or organisation represented.

**Please ensure your submission is forwarded in either hard or soft copy and not both.**

Written submissions or observations with respect to the proposed Draft Variation No. 5 of the Meath County Development Plan 2013-2019 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed Draft Variation No. 5.

For further information contact the Forward Planning Team at Tel: 046 – 9097500/9097518.