



PROPOSED VARIATION NO. 5

Meath County Development Plan 2021-2027 (as varied)

March 2026

Meath County Council

customerservice@meathcoco.ie | (046) 9097000 | www.meath.ie

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Introduction

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024, as amended, that Meath County Council has prepared Proposed Variation No. 5 to the Meath County Development Plan 2021-2027.

Reasons for the Variation

In April 2025 the National Planning Framework (NPF) First Revision was adopted to address evolving challenges in relation to climate change, housing, regional development and population growth.

On the 29th of July 2025 following the approval of the Revised NPF, the Department of Housing, Local Government and Heritage published the NPF Implementation; Housing Growth Requirements Guidelines in accordance with Section 28 of the Planning and Development Act 2000 (as amended). The NPF Housing Growth Requirements Guidelines will replace the Housing Supply Target Methodology for Development Plan Guidelines for Planning Authorities, published in December 2020. Local authorities are now required to update development plans to reflect the national targets set out by the Department. The NPF Housing Growth Requirement Guidelines requires sufficient zoning in County Meath to deliver 2,942 units annually up to 2034. This figure reduces to 1,362 from 2035 to 2040.

In accordance with Section 43 of the Planning and Development Act 2024 (as amended), the County Development Plan is mandated to be consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. Accordingly, Proposed Variation 5 is required to integrate the updated housing figures into the Core Strategy to ensure consistency with the planning hierarchy.

As required by Section 3.0 of the NPF Housing Growth Requirements Guidelines, local authorities must initially assess the current adopted Development Plan and review the Core Strategy, related settlement strategies and zoning objectives against the objectives of the NPF Housing Growth Requirements Guidelines.

The purpose of Variation No. 5 is to give effect to the following amendments:

- 1. Proposed Amendment No. 1: Meath County Development Plan 2021-2027 Volume 1 - Written Statement**

To update the County Development Plan to take account of the new housing targets set out in the National Planning Framework Implementation: Housing Growth Requirements Guidelines published by the Department of Housing, Local Government and Heritage in July 2025 and issued under Section 28 of the Planning and Development Act 2000, as amended.

- 2. Proposed Amendment No.2: Meath County Development Plan 2021-2027 Volume 2 - Written Statement for Settlements**

In order to ensure consistency with the Written Statement of the Development Plan (Volume 1) and the revised housing targets, the Written Statements for the settlements that contain lands proposed for rezoning are required to be amended as part of this variation. The amendments primarily relate to adjustments to the household allocation for the relevant areas and projected population growth having regard to Census 2022 data and the new annual

housing growth requirements for the county as set out in the NPF Implementation Housing Growth Requirements Guidelines 2025.

3. Proposed Amendment No.3: Meath County Development Plan 2021-2027 Volume 2 - Maps for Settlements

In order to ensure consistency with the National Planning Framework and accommodate revised housing targets for the County, it is proposed to amend land use zonings as shown on the County Development Plan Map Sheets. It is also proposed to amend the development / settlement boundaries accordingly to ensure any lands that have been identified for development within the lifetime of the Plan fall within the development boundary of the relevant settlement.

The proposed rezonings are summarised below with details provided as to the existing and proposed land use zoning objectives for each individual area. The proposed rezonings are illustrated individually through updated land use zoning map sheets for the relevant settlements / areas with the proposed variations clearly marked on each sheet. Where no zoning changes are proposed in settlements under this Variation, the current map sheets remain in effect.

A total of 11 settlements have been identified for rezoning as follows:

- Dunboyne
- Southern Environs of Drogheda
- Navan
- Kilcock
- Dunshaughlin
- Enfield
- Bettystown-Laytown-Mornington East-Donacorney- Mornington (East Meath)
- Duleek
- Stamullen
- Athboy
- Carlanstown

The above recommendations are reflected in a report to the Elected Members prepared by the Chief Executive in response to the requirements of the NPF Implementation Guidelines. The Report sets out the methodology that was used to determine the development capacity of existing zoned lands, including detailed information on the identification of additional lands that are most likely to contribute to delivering the revised housing targets as set out in Guidelines.

It should be noted that this variation relates to the impacts of the NPF Implementation: Housing Growth Requirements (July 2025) Guidelines on the current Development Plan and proposes updates to the relevant sections accordingly. Other national policies and guidance that may have been published since the adoption of the Plan do not form part of this variation and will be considered during the preparation of the next County Development Plan.

Public Display / How to Make a Submission

A copy of the proposed draft Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied) will be available for inspection from **Tuesday 31st March to 4pm Friday 1st May 2026** at the following locations:

- Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291 (**during normal opening hours**)

The following Municipal District Offices (**during normal opening hours**):-

- Ashbourne Municipal District, 1-2 Killelland Square Upper, Ashbourne, A84 NY73
- Kells Municipal District, Town Hall, Headfort Place, Kells, A82 W2R3
- Laytown/Bettystown Municipal District, Main Street, Duleek, A92 R9KW
- Ratoath Municipal District, Drumree Road, Dunshaughlin, A85 XK20
- Trim Municipal District, Mornington House, Summerhill Road, Trim C15 P2HE

The proposed draft Variation No. 5 of the Meath County Development Plan 2021-2027 (as varied) is also available for inspection online at <http://consult.meath.ie/>

Written observations or submissions regarding the **proposed Variation No. 5 amendments only** must be received by **4pm Friday 1st May 2026**

Submissions should be in **ONE** medium only i.e. online or hard copy and made as follows:

- Online <https://consult.meath.ie/>

OR

- In writing marked '**Draft Variation No. 5 to the Meath County Development Plan 2021-2027 (as varied)**' addressed to: Senior Executive Officer, Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

Please note late or emailed submissions cannot be considered and will be returned.

Submissions/Observations **must** include:

- Proposed Amendment(s) number as shown in the document
- Full Name and Address of person(s) making submission or observation
- Details of organisation, community group, company which you represent, where relevant.

All submissions/observations will be taken into consideration before the making of the Proposed Draft Variation No. 5. **However, please note that submissions can only be considered if they relate to proposed Draft Variation No. 5. Submissions that do not relate to proposed Draft Variation No. 5 or include proposals for additional or new zonings cannot be considered**

Submissions or observations will be made available for public viewing on the Council's consultation portal and website, when redacting under General Data Protection Regulations (GDPR) is complete and will also form part of the statutory Chief Executive's Report to be presented to the full Council. You are responsible for ensuring that no vexatious, libelous or confidential information, including confidential information in relation to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof.

Meath County Council will treat all personal data you may give as confidential. Data protection information can be found at <https://www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection>

Accompanying Reports

Proposed Variation No. 5 is accompanied by the following materials:

- Proposed Variation No. 5 Book of Maps
- Proposed Variation No. 5 Strategic Environmental Assessment (SEA) Environmental Report Non-Technical Summary
- Proposed Variation No. 5 Strategic Environmental Assessment (SEA) Environmental Report
- Proposed Variation No. 5 Appropriate Assessment (AA) Screening Report and Natura Impact Report
- Proposed Variation No. 5 Strategic Flood Risk Assessment (SFRA)
- Proposed Variation No. 5 Settlement Capacity Audit (SCA)
- Proposed Variation No. 5 Newspaper Notice

Identifying the Proposed Changes

Changes to the text are indicated as follows:

New Text is in **blue** and deleted text will have a ~~strikethrough~~.

Proposed Amendment No.1: Written Statement

Table 1 sets out the sections/tables/policies/objectives in the County Development Plan that are proposed to be amended as part of the proposed variation.

MCDP 2021-2027 Chapter Section/Table/Policy Objective/Figure	Proposed Change
Chapter 1: Introduction	
Section 1.4.3 National Policy Project Ireland 2040	Amendments to text to reflect the National Planning Framework First Revision & National Development Plan Review
Chapter 2: Core Strategy	
Section 2.3.1.1 National Planning Framework	Amendments to text to reflect the National Planning Framework First Revision
Section 2.3.2 Implementation Roadmap for the NPF	Amendments to text to reflect the NPF: Housing Growth Requirements Guidelines
Table 2.2 Transitional Population Projections to 2031	Replace Transitional Population Projections to 2031 with Housing Growth Targets for Meath as set out in the NPF Implementation Guidelines
Section 2.3.2.1 Headroom	Amendments to text and table 2.3 to reflect approach to headroom as set out in the NPF Implementation Guidelines
Section 2.4.2.1 Dublin City & Metropolitan Area	Amendments to text to reflect the National Planning Framework First Revision
Section 2.8.1.2 Development Plan Guidelines for Local Authorities (2022)	Inclusion of additional text reflecting the identification of alternative lands suitable for residential development
Section 2.8.2 Population Projections	Amendments to text to reflect latest Census 2022 Data
Section 2.8.3 Analysis of Existing and Projected Growth Rates	Amendments to text to reflect latest Census 2022 Data
Section 2.9.1 Housing	Minor text amendments
Section 2.9.2 Housing Allocation in RPGs 2016-2022	Amendments to text and table to reflect updated housing targets
Section 2.9.3 Monitoring of Population and Housing Growth in the County	Amendments to text to reflect updated housing targets
Section 2.9.5 Projecting Housing Demand up to 2027	Amendments to text to reflect updated housing targets

Section 2.10.4 Distribution of Population and Households in the County	Amendments to text and inclusion of Supplementary Core Strategy Table
Section 2.10.5 Implementation of Revised Housing Targets	Inclusion of new sub section relating to the implementation of the revised housing targets
Section 2.14.2 Objectives	Amendments to relevant objectives to reflect compliance with NPF First Revision and associated Ministerial Guidelines. Update to Objective CS OBJ 11 to reflect status of adopted Joint LAP for Maynooth and Environs
Chapter 3: Settlement and Housing Strategy	
Section 3.1 Introduction	Amendments to text to reflect status of RSES
Section 3.3.1 Population Growth and Distribution	Amendments to text to reflect latest Census 2022 data
Section 3.4.1 Alignment of Settlement Strategy with NPF	Amendments to reflect NPF First Revision
Section 3.4.1.1 Compact Growth	Amendments to text to reflect updated NPF Objective
Section 3.4.3 Future Settlement Growth	Inclusion of additional text to reflect updates to Core Strategy
Section 3.4.7 Key Towns	Amendments to text to reflect status of adopted Maynooth and Environs Joint LAP
Section 3.4.8 Self-Sustaining Towns	Amendments to text to reflect status of residential development in Dunshaughlin
Section 3.5 Tiered Land Use Zoning	Amendments to text to include reference to SCA
Section 3.6 Land Use Zoning in Each Settlement	Amendments to text to reflect NPF Guidelines and requirements to rezone Post 2027 lands
Section 3.7 The Settlement Hierarchy	Amendments to text and objectives to include reference to NPF First Revision 2025 and status of the Maynooth and Environs Joint LAP
Section 3.8.2.1 Legislation changes and Policy Initiatives	Amendments to text to reflect latest legislative and policy landscape
Section 3.8.2.2 Housing Supply in Meath	Amendments to text to reflect more recent status of housing supply in the county
Section 3.8.3 Meath County Housing Strategy	Amendments to text to reflect NPF First Revision and removal of outdated text
Section 3.8.4 – Vacant Site Levy	Amendments to text to replace Vacant Site Levy with Residential Zoned Land Tax
Section 3.8.6 Lands in Need of Regeneration	Amendments to text to reflect current status. Associated updates to footnotes

Chapter 6: Infrastructure Strategy	
Section 6.10.2 Flood Risk Management	Inclusion of additional objective in relation to surface water management plans

Table 1.1: Proposed Amendments to CDP Written Statement

Proposed text update to Chapter 1 Introduction

1.4.3 National Policy Project Ireland 2040

Include new text between the National Planning Framework and National Development Plan 2018-2027 sub sections as follows:

National Planning Framework: First Revision April 2025

The National Planning Framework (NPF) First Revision was published in April 2025 reflecting the significant demographic, environmental, infrastructural and housing changes that have taken place since the original publication of the NPF in 2018.

The overarching objective of the NPF remains to guide and shape the growth and development of the country up to 2040. The NPF recognises that in the period between 2022 and 2040 the country’s population is expected to grow by approximately one million people which will require new homes and jobs. The ambition of the NPF is to therefore provide a strategic vision to co-ordinate Ireland’s spatial, economic, social and environmental future with the aim of achieving more balanced, sustainable and inclusive growth. The revision to the NPF retains the shared set of goals for every community across the country which are expressed as National Strategic Outcomes (NSO’s). The NSO’s will continue to frame the revised strategy and ensure continuity of a strategic plan-led approach to the future development of the country.

The NPF sets out updated population projections and outlines ambitious housing targets of approximately 50,000 new homes to be delivered nationally per annum to 2040 to accommodate this growth. The revision also places greater emphasis on climate transition, environmental protection and sustainability, identifies 108 National Policy Objectives (NPO’s), and encourages stronger integration between infrastructure delivery and housing development.

Include new text after sub section National Development Plan 2018-2027 as follows:

National Development Plan Review 2025

The updated National Development Plan sets out the Government’s objectives for capital investment with a particular focus on the delivery of critical infrastructure and housing and the provision of improved public transport. The updated NDP represents the State’s largest ever capital investment plan and, together with the revised NPF, will be critical to delivering the infrastructure and housing needed to meet the needs of a growing population.

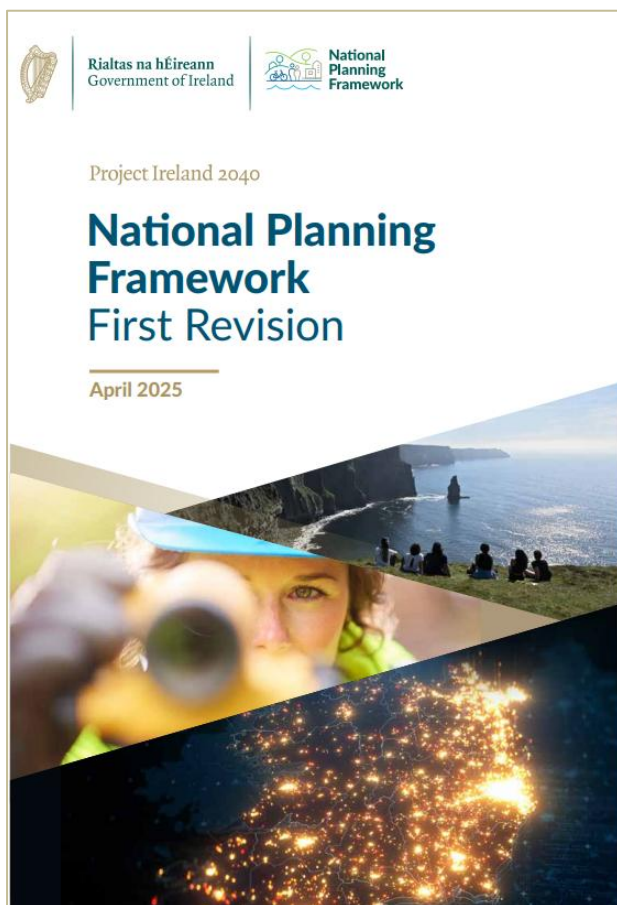
Proposed text update to Chapter 2 Core Strategy

2.3.1.1 National Planning Framework (2018) and National Planning Framework – First Revision (2025)

Include new text after paragraph one, bullet point iii as follows:

The National Planning Framework (NPF) First Revision was published in April 2025 reflecting the significant demographic, environmental, infrastructural and housing changes that have taken place since the original publication of the NPF in 2018. The overarching objective remains to guide and shape the future growth of the country having regard to revised population projections and updated housing targets needed to accommodate this additional growth.

Replace NPF cover image with NPF First Revision image as follows:



The vision/goals of the NPF **First Revision** ~~are~~ **continue to be expressed** as ‘National Strategic Outcomes’ built around the themes of wellbeing, equality, and opportunity.

The population target for the Eastern and Midland Region is for ~~an additional 490,000–540,000 people to be living in the region by 2040~~ **approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over 2016-2040) i.e. a population of almost 3 million.**

Update Table 2.1 as follows:

	Growing Our Region	Building Accessible Centres of Scale	Compact Smart Growth
Eastern and Midland Region	+490,000-540,000 470,000 people between 2022-2040	Dublin City and Suburbs- +235,000-295,000 people	30% 40% of new housing to be delivered on infill/brownfield lands
	+320,000 jobs	Growth of other towns to be determined by Regional Spatial and Economic Strategies within overall National Framework	

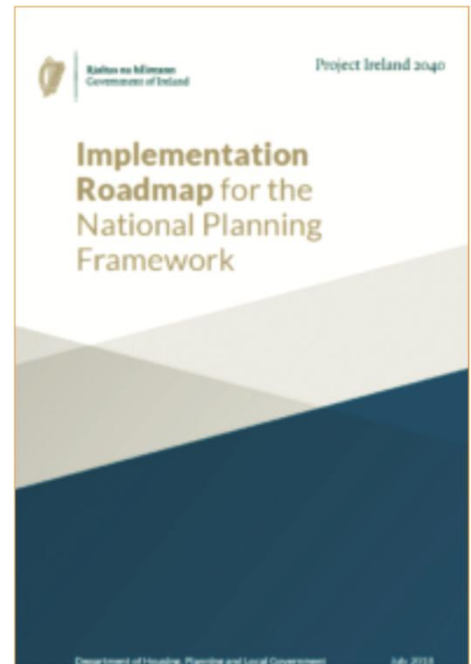
Table 2.1: Targeted Pattern of growth in the Eastern and Midland Region to 2040

2.3.2 Implementation Roadmap for the NPF Implementation: Housing Growth Requirements

Delete text in Section 2.3.2 as follows:

In recognition of the time it will take for Development Plans and current growth patterns to shift from the ‘business as usual’ approach towards a pattern of more compact growth, the NPF Implementation Roadmap, published in July 2018 has factored in a ‘transition period’ that takes account of current land use zonings and extant permissions. This period of transition is to operate until 2026 with the intention that growth would slow in the Eastern and Midland Region post 2026. At this time, it is intended that a comprehensive assessment of the first full round of City/County Development Plans prepared under the NPF and RSEs will be carried out to identify if the National and Regional Policy Objectives are being successfully implemented.

As part of the process of bridging the gap between what City and County Plans have made provision for and the growth trajectory set out in the NPF, a transitional set of population projections for 2026 and 2031 were published. It is anticipated that these projections will assist in facilitating a smoother transition to the growth strategy set out in the NPF.⁵ Consequently the outer parameter of growth trends for this plan period will be to 2031 as set out in the RSEs, where it is indicated that in instances where there are excess residential lands consideration should be given to the prioritisation/sequential development of lands which may not be forthcoming in the plan period, having regard to the 2031 roadmap targets.⁶



County	2016	2026	2031
Meath	195,000	216,000-221,000	225,500-231,500

Table 2.2: Transitional Population Projections to 2031

Insert new text in Section 2.3.2 as follows:

In response to the National Planning Framework – First Revision (2025), the ‘NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities’ were issued under Section 28 of the Planning and Development Act 2000 (as amended) in July 2025. These Guidelines replace the earlier Section 28 ‘Housing Supply Target Methodology for Development Planning’ Guidelines published in December 2020 and provide updated housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the provision of NPF (2025).

Local authorities are now required to update development plans to reflect on the national targets set out by the Department. The guidelines set the housing demand scenario up to 2040 for each local

authority by translating NPF (2025) requirements into estimated average annual figures, drawing on the range of scenarios presented by the Economic and Social Research Institute (ESRI). The headline national target of 50,000 additional homes per annum to 2040 as set out in the revised NPF includes a provision for ‘unmet demand’ and it is an objective of the Guidelines that this ‘unmet demand’ will be addressed in the near term, up to the year 2034.

Appendix 1 of the Guidelines sets out the housing growth requirements for each Local Authority which must be reflected in the relevant City and County Development Plans. When applied to County Meath the Guidelines require the delivery of 2,942 units annually up to 2034. This figure reduces to 1,362 from 2035 to 2040 which will require the zoning of additional lands to achieve these targets. It should be noted that the Housing Supply Target for the Adopted Meath Development Plan as identified in Appendix 1 of the Guidelines contains an error. The annual average housing requirement as set out in Section 2.9.5 of this Plan is approximately 1,880 units for the county rather than the 2,826-figure listed in the Guidelines. The figure contained in the Guidelines is based on a six-year plan period rather than the seven-year period.



Local Authority	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing Requirement (Housing Supply Target)	New Annual New Housing Growth Requirement to 2034	New Annual New Housing Growth Requirement 2035 to 2040
Meath	1,090	2,826	2,942	1,362

Table 2.2: Housing Growth Targets for Meath as per Appendix 1 NPF Implementation: Housing Growth Requirements

An assessment was undertaken in October-November 2025 to determine the ability of the remaining residential zoned lands throughout the county to accommodate the revised housing targets as set out in the NPF Guidelines. The need for additional zoned lands over the remaining duration of the development plan was evaluated, focusing specifically on the identification of land suitable for residential development. The first phase of this assessment considered lands that have been built out, the planning history of zoned lands (August-September 2025) and activation sites, and whether or not

the lands were serviced or serviceable. The table below provides a summary overview of the planning status, quantum and potential unit yield of residential zoned land across the county.

Planning Status	Units	Hectares
Land Permitted (Not Complete)	5,458	228.44 (Combined ha of all land permitted)
Land Remaining (Undeveloped land on Mixed Use, Town Centre and Residential)	6020	221.67
One-Off Rural Housing (predicted)	600	-
Live Applications (at time of assessment)	1,263	39.31
Total	13,341	489.42

Table 2.3: Summary of Planning History Assessment

The second phase of the assessment was both quantitative and qualitative and considered the following elements in order to ensure the lands zoned are capable of delivering the annual target of 2,942 units:

- Whether the land parcels identified in Stage 1 of this assessment are fully serviced from a water, sewerage, transport and power perspective to be built out in their entirety;
- Whether the lands identified as part of the Stage 1 of this assessment included landowners with fully serviced zoned lands for extended periods of time that have not attempted to develop their lands for residential purposes and have not engaged with the Local Authority in the previous or current development plan period;

- Whether any landowners of the parcels identified in Phase 1 have expressed their desire to have their land re-zoned for other purposes as part of the RZLT consultation process, and therefore do not intend to develop their land;
- The percentage of existing planning permissions that are likely to translate to delivered units over the next two years;
- Housing delivery trends in settlements over the past 5 years.

The third phase of this assessment identified the quantum of additional lands required to be zoned as part of Variation 5 in order to increase the likelihood of delivering 2,942 units annually for the remainder of the plan period. The assessment was guided by the NPF Housing Growth Requirements to ensure that zoning for an additional provision of up to 50% was factored into the land zoning identification process.

Section 2.3.2.1 Headroom

Amend Section 2.3.2.1 as follows:

~~The transitional population projections set out in Appendix 2 of the Implementation Roadmap for the NPF includes ‘headroom’ provision. Further ‘headroom’ not exceeding 25% can be considered in counties where population growth is projected to be at or above the national average baseline. Meath is included in the list of counties where this additional ‘headroom’ can be applied. The Roadmap indicates that this headroom can only be considered in the 2026 projection.~~

County	2016	2026	2026 population including 25% headroom	20318
Meath	195,000	216,000- 221,000	221,250-227,500	225,500- 231,500

Table 2.3: Transitional Population Projections including headroom

Policy and Objective 2 of the Guidelines requires that:

“additional provision of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.”

The Development Plan previously considered a headroom rate of 25% in accordance with the ‘Housing Supply Target Methodology for Development Planning Guidelines’ (2020). For the purposes of the ‘NPF Implementation: Housing Growth Requirements Guidelines’ (2025) it is recommended that Planning Authorities address scope for additional provision of up to 50% in excess of the baseline

housing growth requirement set out in Appendix 1 of the Guidelines. When the headroom rate of 50% is applied to the housing growth for County Meath, zoning for a total of 4,413 units per annum is required up to 2034. Table 2.3 below sets out the housing requirements for the county up to the end of the Development Plan period including the calendar year 2025.

Housing Target	New Housing Target (3-Years)	New Housing Target Plus 50% Provision
2,942 units	8,826 units	13,239 units

Table 2.4: Revised Housing Targets and the 50% Provision up to 2027 for County Meath

Section 2.4.2.1 Dublin City and Metropolitan Area

Amend paragraph 2 of Section 2.3.2.1 as follows:

The NPF [First Revision 2025](#) projects that there will be an additional ~~235,000-290,000~~ [295,000](#) people living in Dublin City and Suburbs by 2040.

Section 2.8.1.2 Development Plan Guidelines for Local Authorities (2022)

Include text below Table 2.5 Section 2.8.1.2. as follows:

In accordance with the requirements of the NPF [First Revision \(2025\)](#) and associated Ministerial Guidelines, Meath County Council has identified alternative lands for rezoning to account for existing zoned lands that may not come forward during the lifetime of the current Development Plan. In identifying the location of such lands, consideration has been given to:

- The Settlement Hierarchy to ensure compliance with national and regional policy, by prioritising growth in Metropolitan areas, transport-oriented growth, provision within Regional Growth Centres and Keys Towns: Dunboyne, Kilcock, South Drogheda, and Navan.
- Post 2027 lands and White Lands that have been subject to Strategic Environmental Assessment and Appropriate Assessment in the existing County Development Plan and have been recognised for their strategic location; Dunboyne, Navan, Dunshaughlin, Enfield, Kilcock, and East Meath.
- All self-sustaining and self-sustaining growth towns with a high housing demand but limited number of units in the planning pipeline; This assessed remaining capacity in Ashbourne, Dunshaughlin, Kells, Trim, Ratoath, East Meath, Enfield, Stamullen, Duleek.
- Identification of Alternative Viable Lands in settlements with incorrect Land-Use Zonings: (Athboy).
- Lands that were zoned Post 2019 Residential Use in the Meath 2013-2019 CDP and subsequently de-zoned, have now been assessed and found to contain the necessary infrastructure to deliver housing (Athboy, Carlanstown, Donore, Duleek, Kilbride, Rathmoylan, Ballivor and Stamullen).

- Settlements with a strong track record of delivery of 100+ units annually (Navan, Dunshaughlin, South Drogheda).

As such, a number of suitable sites across 11 settlements are proposed to be rezoned to ensure an efficient quantum of land is zoned for the remainder of the Plan period and that the Core Strategy remains in accordance with the Development Plan Guidelines.

Section 2.8.2 Population Projections (in effect at the time the Plan was made)

Include sub section after the final paragraph of Section 2.8.2 as follows:

2.8.2.1 Revised Population Projections (2025)

The National Planning Framework –First Revision (2025) provides revised national, regional and city level population projections to 2040 based on demographic and econometric modelling undertaken by the Economic and Social Research Institute (ESRI). The updated projection is that the population of Ireland will increase to approximately 5.7 million people by 2030 and to 6.1 million people by 2040. The baseline population projections for Meath are approximately 249,000 by 2032 and 267,900 by 2040.

Section 2.8.3 Analysis of existing and projected growth rates (at the time the Plan was made)

Include sub section after the final paragraph of Section 2.8.2 as follows:

According to latest Census data, County Meath had a population of 220,826 persons in 2022 which represents an increase of 25,782 persons from 2016’s population of 195,044 persons. This significant growth rate of 13.2% is substantially more than the 5.9% growth experienced between the intercensal years of 2011 and 2016.

Section 2.9.1 Housing

Update text at paragraph 1 of Section 2.8.1 as follows:

The charts below highlight the contrasting trends in the housing market in Meath ~~over the past 20 years~~ between 1991 to 2018.

Update text at paragraph 2 of Section 2.8.1 as follows:

The lack of any significant development ~~over the past decade~~ between 2011 and 2021 when the Plan was made, resulted in residential construction lagging behind population growth.

Section 2.9.2 ~~Housing Allocation in Regional Planning Guidelines 2016-2022~~ Revised NPF Housing Growth Requirements (2025)

Amend Section 2.9.2 as follows:

The RPGs included a housing allocation for each Local Authority in 2016 and 2022. This allocation was calculated on the basis of projected population growth and the average household occupancy in each Local Authority, with a vacancy rate of 6.5% also factored in to the calculation.

	Census 2002	Census 2006	Census 2011	Census 2016	RPG Target 2016	RPG Target 2022
Population	134,005	162,831	184,135	195,044	195,898	210,260
Housing	44,972	61,257	69,697	70,649	79,729	95,458
Occupancy rate	-	2.66	2.89	2.96	2.62	2.35

Table 2.9: RPG Population and Housing Targets up to 2022

The stagnation in household construction following the collapse of the construction sector during the recession resulted in the output of housing being significantly below that anticipated in the RPGs. Between 2006-11 the housing stock in Meath increased by 8,440 units. This level of output fell dramatically between 2011-16 when the increase was just 952 units. During this period the vacancy rate decreased by 2% (1,300 units) to 6.9%, indicating that existing properties in the County's housing stock were brought back into use.

The RPGs projected there would be 79,729 households in Meath in 2016. The actual figure was 70,649 units, which was 9,080 units below the allocation. The 2022 projection was 95,458 units, which would represent an increase of 24,809 units above the number of households in 2016. Taking account of the current levels of output this projection will not be achieved.

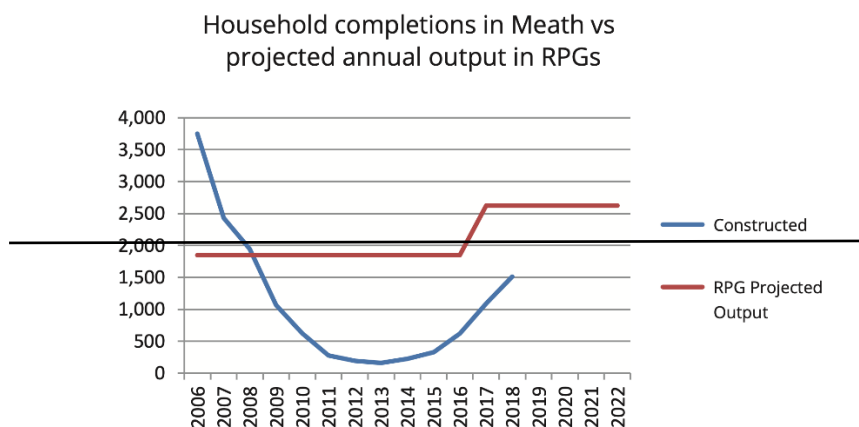


Fig 2.5: Comparison of actual household with projected output per annum 2006-22

Figure 2.5 clearly indicates household completions in Meath since 2008 have been significantly below that projected in the RPGs and is further evidence of an abnormal/dysfunctional housing market. The signs of recovery are also evident with year on year increases in the number of units completed since 2014.

As set out in the Revised NPF, updated housing targets are needed to support a consistent and planned approach to successfully implement the objectives of the NPF at regional and local level through city and county development plans. The NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities sets out the housing demand scenario up to the year 2040 by identifying average annual housing targets that are needed to be delivered to accommodate projected population growth for each local authority. The targets are informed by a range of scenarios presented by the ESRI and modelled on population growth, structural housing demand and assumptions relating to unmet demand. These revised annual housing requirements, including the requirement to consider up to 50% headroom, for the county are set out in Tables 2.2 and 2.3 above.

When the revised housing targets are applied to County Meath for the years 2025, 2026 and 2027 (up to the end of the current plan period) a housing target of 8,826 units is required to be delivered. This increases to 13,239 units when the 50% headroom rate is applied.

Section 2.9.3 Monitoring of Population and Housing Growth in the County

Update text at paragraph 1 of Section 2.9.3 as follows:

Section 10.3 of the Development Plan Guidelines for Planning Authorities 2022, and Section 4 of the NPF Implementation: Housing Growth Requirements Guidelines requires monitoring of the Core Strategy for the county to effectively measure the delivery of housing against the housing targets.

Update text of paragraph 2 of Section 2.9.3 as follows:

A review of internal planning permission data and 2022 census data indicates that market and infrastructural constraints has restricted the delivery of housing across the county. ~~It is a target of the County Development Plan to deliver 1,880 Units per annum up to 2027. Notwithstanding this, 2022 census data for the county shows that the total housing stock grew from 70,649 to 78,759 between 2016-2022. This indicates an average increase of 1,352 units annually since 2016. While internal monitoring reflects an increase in construction in more recent years, this data also indicates a shortfall of an average of 528 residential units annually on the previous target of 1,880 units per annum up to 2027 planned housing delivery for County Meath. Having regard to the recent 2022 census data and the unanticipated population growth in Meath, the Council are reviewing the causes of this shortfall with the intention of identifying and addressing obstacles to the delivery of housing within the county.~~

In accordance with the NPF Implementation Housing Growth Requirements Guidelines it is now a target of the County Development Plan to deliver 2,942 units per annum for the remainder of the plan period. This target increases to 4,413 when the 50% headroom is factored into the calculations as required by Policy and Objective 2 of the Guidelines.

Section 2.9.5 Projecting Housing Demand up to 2027

Update text at paragraph 1 of Section 2.9.5 as follows:

~~As previously indicated, the absence of guidance at a national and regional level regarding projected household requirements and occupancy rates presents a significant challenge with regard to quantifying the total number of households and land required to meet the housing needs of the County during the Plan period.~~

For example, it is unclear as to whether or not it is anticipated that future occupancy rates will decline over the next decade following an increase between 2011-16. In addition, it is difficult to quantify the additional housing required in the County to 'catch up' with demand.

The average occupancy rate gradually declined between 1996-2006 and began to increase during the recession. The improving economic conditions will facilitate in time a return to lower occupancy rates. For the purposes of this Core Strategy it is assumed that the average occupancy rate will decrease from 3 in 2016 to 2.5 in 2027.

Based on an average occupancy rate of 2.5 persons per household in 2027 and a population of 228,300 persons living in Meath in the same year, it is projected that the total housing stock in the County in 2027 would be 91,320 units. Vacancy rate of has been factored in to this occupancy rate. This projection would result in a requirement for an additional 20,671 residential units in Meath over the 11 year period 2016-27. This would equate to an annual average output of approximately 1,880 units per annum. This is not considered to be an unrealistic figure, particularly in the context of the anticipated housing requirements set out in the NPF and Rebuilding Ireland.²⁷

Year	2016	2027
Population	195,044	228,300
Housing stock	70,649	91,320
Increase from 2016	-	+20,671

Table 2.10: Projected household requirement in Meath up to 2027

As previously indicated, the NPF Implementation: Housing Growth Requirements Guidelines set revised annual housing targets for each local authority to be delivered in order to accommodate projected population growth. Appendix 2 of the Guidelines sets an annual housing target of 2,942 units for County Meath which increases to 4,413 units per annum when the 50% headroom rate is applied to the projections.

Section 2.10.4 Distribution of Population and Households in the County

Update text at paragraph 1 of Section 2.10.4 as follows:

The Core Strategy should be read in conjunction with the supplementary table below to reflect revised land use zonings to accommodate updated national housing targets. The housing allocation for the county for the Plan period has been adjusted in accordance with the methodology set out in the

Section 28 Guidelines (2025). Settlement-level distribution reflects the principles of compact growth, infrastructure capacity, sequential consolidation and sustainable transport accessibility

Update text at paragraph 5 of Section 2.10.4 as follows:

~~The total household allocation for the County between 2016-2027 is 20,671 units. Approximately 3,713 units were constructed between 2016-2019 (see column E), leaving an allocation of 16,958 units to be built during the Plan period 2020-2026 (column G).~~ The total adopted Development Plan housing target for the years 2022-2024 plus the revised housing target including 50% headroom for the years 2025-2027 is 18,879. Approximately 7,678 homes were built between 2021-2025 (excluding Q4 of 2025) which leaves a requirement of 11,201 homes to be delivered to 2027.

Insert Table 2.12B after Table 12.2 as follows:

Table 2.12B – Core Strategy Supplementary Table outlining the lands to be brought forward as part of this variation to accommodate revised housing growth requirements as set out in the NPF Housing Growth Requirements: Implementation Guidelines (2025).

Table 2.12B: Core Strategy Supplementary Table

Column A	B	C	D	E	F	G
Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Regional Growth Centre						
Drogheda	11.03	White Lands	A2 – New Residential	20.66	30-50	661

Column A	B	C	D	E	F	G
Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Key Town						
Navan	26.37	A2 Phasing – Post 2027	A2 – New Residential	26.37	50	1,164
Self – Sustaining Growth Town						

Column A	B	C	D	E	F	G
Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Dunboyne	8.56	A2 Phasing – Post 2027	A2 – New Residential	8.56	45	308
Dunshaughlin	5.89	A2 Phasing – Post 2027	A2 – New Residential	5.89	35	165
Self – Sustaining Growth Town						
Column A	B	C	D	E	F	G

Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Bettystown- Laytown-	9.7	White Lands	A2 – New Residential	14.7	35	503
Mornington –	5	RA – Rural Area	A2 _ Residential			
Donacarney	3	RA – Rural Area	G1 - Community Infrastructure			
Duleek *	3.32	RA- Rural Area	A2 – New Residential	0.06	30	80
<i>*Note: - Zoning alterations to Duleek result in net increase of 0.06ha of A2 lands</i>	3.24	A2 – New Residential				N/A
Column A	B	C	D	E	F	G

Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Enfield	3.18	A2 Phasing – Post 2027	A2 – New Residential	4.29	35	120
Stamullen	5.11	RA – Rural Area	A2 – New Residential	5.11	35	143

Column A	B	C	D	E	F	G
Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units

Kilcock	6.81	A2 Phasing – Post 2027	A2 - New Residential	6.81	35	190
Small Town						
Athboy ** <i>**Note: Zoning alterations to Athboy results in a net loss of 0.81ha of A2 lands</i>	3.63 3.81	RA- Rural A2 – New Residential	A2 – New Residential G1 – Community Infrastructure	-0.81	30	90

Column A	B	C	D	E	F	G
Settlement	Area of Adjusted Lands (ha)	Previous Land Use Zoning	Revised Land Use Zoning	Area of Additional A2 – New Residential Zoned Lands	Density (dph)	Potential No. of Units
Carlanstown	0.8	RA – Rural Area	A2 – New Residential	0.8	30	20

Total	99.45			92.44		3,444
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Table 2.12B: Core Strategy Supplementary Table

Include new sub section 2.10.5 as follows:

2.10.5 Implementation of Revised Housing Targets

As outlined earlier, a comprehensive multi-staged assessment was undertaken to determine the extent of remaining lands zoned for residential use and their ability to accommodate the revised housing targets for the County as set out in Appendix 1 of the NPF Implementation: Housing Growth Requirements Guidelines. The assessment also identified the quantum of additional lands that would be required to be zoned as part of this variation to increase the likelihood of delivering the revised targets. This included incorporating the additional provision of up to 50% above the baseline growth requirement to address potential inactivation of zoned lands.

Table 12.2B above, which should be read in conjunction with the Core Strategy Table 12.2, sets out the location and quantum of additional A2 zoned lands that are proposed to be brought forward under Variation 5. When considered collectively these lands amount to approximately 92.44ha of additional A2 – New Residential zoned lands which can deliver up to approximately 3,444 units. These additional lands, together with exiting and serviced undeveloped residential lands can achieve the revised housing targets for the county.

As shown in the Table below, the revised housing target for the County up to 2027 is 18,879 which includes the 50% headroom provision above the baseline requirement as set out in Appendix 1 of the NPF Implementation Guidelines. A total of 7,678 homes have been constructed since the Plan was adopted which results in an outstanding requirement of 11,201 homes to be delivered up to 2027 (including the 50% headroom). The existing A2 zoned lands have a capacity to accommodate approximately 6,020 no. additional homes excluding extant permissions. This increases to 11,478 when consented residential zoned lands are factored into consideration. When a delivery rate of 70% is applied to the extant permissions, a final shortfall of 1,360 units is remaining. The proposed rezoned lands have the capacity to accommodate approximately 3,444 units which will contribute to maintaining a robust supply of residential zoned lands for development and will actively address existing zoned lands that are not being brought forward for development.

New Housing Requirement 2025 – 2027 (including 50% headroom)	Total Adopted CDP Housing Target (2022, 2023, 2024) plus Revised Target incl. headroom 2025, 2026, 2027	Homes Built 2021-2025	Requirement (including 50% headroom) to 2027 minus Delivery	Potential Capacity of Remaining Residential Zoned Lands to 2027 (excluding extant permissions)	Potential Capacity of Permitted Residential Zoned Lands	Total Shortfall	Potential Capacity of Land Proposed to be Rezoned as part of Variation 5
13,239	18,879 <i>(5,640+13,239)</i>	7,678 <i>(includes completions Q1-Q3 2025)</i>	11,201 <i>(18,879–7,678)</i>	221.67ha <i>(6020 units)</i>	228.48ha <i>(3,821 units**)</i> <i>** assumed 70% delivery rate</i>	1,360 <i>(11,201-6,020-3,821)</i>	3,444

Table 2.12C: Core Strategy Summary Table

The strategic policy mechanisms by which the additional growth set out in the Guidelines will be facilitated are as follows:

- The release and rezoning of specific lands previously zoned for residential development post 2027 to A2 – New Residential.
- The rezoning of specific lands previously zoned RA – Rural Area and Whitelands to A2 – New Residential
- The allocation of additional housing targets to each of the settlements where lands are proposed to be rezoned to A2 – New Residential as part of this variation
- The identification of lands that were previously de-zoned and deemed suitable to accommodate additional growth to be brought forward as part of the County Development Plan review process.

Furthermore, and having regard to Section 86(7) of the Planning and Development Act 2024 (as amended), once commenced, the Planning Authority may consider granting planning permission for housing developments that are located on appropriately zoned lands and where the proposed development(s) would result in an exceedance of the housing targets for that settlement subject to compliance with the relevant policies and objectives pertaining to that settlement.

Section 2.14.2 Objectives

Update Objective CS OBJ 3 as follows:

To ensure the implementation of the population, housing growth and household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable. Meath County Council will monitor the number of units that are permitted and delivered as part of the implementation of this objective, in compliance with the Development Plan Guidelines 2022 and the NPF Implementation Housing Growth Requirements Guidelines 2025

Update Objective CS OBJ 8 as follows:

The existing Southern Environs of Drogheda Local Area Plan 2009 (The LAP) shall remain the statutory plan for the Southern Environs of Drogheda until such a time as it is replaced with a Joint Urban Plan for Drogheda in conjunction with Louth County Council having regard to the requirements of the Report of the Drogheda Boundary Review Committee (February 2017), the National Planning Framework, and the Eastern and Midland Region Regional Spatial and Economic Strategy. This plan shall be read together with the County Development Plan 2020-2026 2021-2027. The County Development Plan 2020-2026 2021-2027 shall take precedence if a conflict arises between the Plans and the conflicting provision of the LAP shall cease to have effect.

Update Objective CS OBJ 11 as follows:

~~To support the implementation of the policies and objectives set out within the Maynooth and Environs Joint Local Area Plan 2025 – 2031 as prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region. As part of the preparation of this Plan, a detailed infrastructure assessment, consistent with the Consolidated Meath County Development Plan 2021-2027 (incl. V1, V2 & V3) Chapter 2 methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken.~~

Proposed text update to Chapter 3 Settlement and Housing Strategy

3.1 Introduction

Update paragraph 4 of Section 3.1 as follows:

A settlement hierarchy for the County has been developed to take account of the role and function of each settlement and is positively aligned to the new hierarchical format set out in the RSES. It should be noted that, as of March 2026, there has been no update to the RSES and as such the settlement hierarchy remains unchanged since the adoption of the Plan. It is anticipated that the review of the RSES will commence in Q2 of 2026 on the back of the commencement of Part 3, Chapter 4 of the Planning and Development Act 2024 (as amended). Once updated, Meath County Council will consider the impacts of the revised RSES on the Development Plan and vary accordingly (if required).

3.3.1 Population Growth and Distribution

Replace Section 3.3.1 as follows:

County Meath experienced considerable population growth between April 2016, and April 2022 having grown from 195,044 in 2016 to 220,826 in 2022. This reflects a growth of 13.2% or 25,782 people in the intercensal period, equating to an average growth of 4,297 persons annually, well-beyond the projected increase of the RSES. This trend far exceeds the level of growth that took place between 2011 and 2016 where the county experienced population growth of 5.9%. It is apparent that periods of economic prosperity and decline have had a significant influence on the population growth within the county and improving economic conditions combined with a high level of inward immigration and natural growth rates has cumulatively contributed to continued growth within the county. Over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139.

In accordance with the Eastern and Midlands Regional Spatial & Economic Strategy, growth has been substantially concentrated towards key designated settlements, including the Regional Growth Centre of Drogheda and the key town of Navan. An analysis of the population growth at a settlement level has shown that growth has been guided towards key designated settlements such as the Southern Environs of Drogheda and Navan, having grown by 25% and 12.3% respectively since 2016.

The influence of Dublin on settlement growth remains apparent, with commuter-based settlements in the south and south-east of the County (including Ashbourne and the East Meath Settlements) experiencing the highest levels of population growth. Between 2016-2022, Ashbourne's population grew by 3,001, while Dunshaughlin grew by 2,609. While Ashbourne is close to reaching its 2027 population projection, Dunshaughlin exceeded its projected population growth by 2023. This is due to both settlements having the infrastructural capacity to absorb growth and their proximity to Dublin, with higher demand. The self-sustaining towns of Bettystown-Laytown-Mornington East in East Meath have had the fastest pace of growth, having grown by 3,770 persons, reflecting an increase of 32% in the overall population. Growth within the Meath administrative area of Kilcock has also been significant, having grown from 93 in 2016 to 972 in 2022.

Anomalies with the growth trajectories are evident in Dunboyne and Maynooth Environs, where infrastructural constraints have restricted development. However, the resolution of such infrastructural constraints in Dunboyne and the high number of Large-Scale Residential Development (LRD) planning applications that have been granted in the last two years, indicate that this metropolitan settlement is likely to grow substantially in the coming years and the remaining plan period. In addition to this, Dunboyne is located within the Dublin Metropolitan Area with high-frequency rail and bus transport services into Dublin City. Given its proximity to Dublin and potential to deliver compact and sustainable mobility, Dunboyne has been identified as a strategic location for Transport-Oriented Development (TOD), a government initiative to deliver development at scale near public transport nodes. Southern Drogheda has also been identified as a TOD location for two candidate sites. These designations will add further growth potential to each strategic town.

While growth in small towns and villages is steady, growth in rural areas and the countryside is at a rate of three times above its annual average projected increase.

Settlement Category	Settlement	Population 2016 (CSO)	Actual Population 2022 (CSO)	% Change
County	Meath	195,044	220,826	13.2%
Regional Growth Centre	Drogheda (South Environs)	6,527	8,137	24.7%
Key Towns	Navan	30,173	33,886	12.3%
	Maynooth Environs	0	0	N/A
Self-Sustaining Growth Town	Dunboyne	7,272	7,155	-1.6%
	Ashbourne	12,679	15,680	23.7%
	Trim	9,194	9,563	4.0%
	Kells	6,135	6,608	7.7%
	Dunshaughlin	4,035	6,644	64.7%
Self-Sustaining Towns	Bettystown-Laytown-Mornington East	11,872	15,642	31.8%
	Ratoath	9,533	10,007	5.0%
	Duleek	4,219	4,899	16.1%
	Enfield	3,239	3,663	13.1%
	Stamullen	3,361	3,720	10.7%
	Kilcock	93	972	945.2%
Small Towns	Athboy	2,445	2,596	6.2%
	Oldcastle	1,383	1,409	1.9%
	Ballivor	1,809	1,870	3.4%
	Longwood	1,581	1,685	6.6%
Villages		10,540	12,014	14.0%
Rural Nodes and Open Countryside		68,948	74,619	8.2%
Total		195,044	220,826	13.2%

Table 3.1: Population Growth Per Settlement

As outlined in the figures above, growth has occurred in every settlement category and tier. Furthermore, growth has occurred in almost every settlement in Meath, including all villages and rural areas.

3.4.1 Alignment of Settlement Strategy with the NPF First Revision 2025 and RSES

Update paragraph 1 and 2 of Section 3.4.1 as follows:

Placemaking, compact growth, active land management, and addressing the impact of climate change are some of the key themes of the growth strategy in both the NPF, NPF First Revision 2025 and RSES. There is also an underlying objective to create attractive and ‘liveable’ environments where more people will choose to live.

The Settlement Strategy of this Plan has taken cognisance of these themes and will support the implementation of the National and Regional Strategic Outcomes and Policy Objectives for population and settlement growth set out in the NPF, NPF First Revision 2025 and RSES. It is anticipated that the RSES will be updated in due course to ensure consistency with the Revised NPF, at which stage the Planning Authority will consider the impacts on the current Development Plan (as varied) and align the objectives within through the appropriate policy and legislative mechanisms.

3.4.1.1 Compact Growth

Update Section 3.4.1.1 as follows:

~~There is an objective in the NPF and RSES that at least 30% of all new homes will be delivered within or close to the existing built up areas of settlements.~~ National Policy Objective 7 of the NPF First Revision 2025 requires that we “*deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.*” The Council acknowledges the social and economic benefits of more compact settlements therefore this Plan will continue to support the sequential approach to the delivery of housing with priority given to infill development and the regeneration of brownfield sites. This will be achieved through an active land management strategy which includes:

- Continued proactive implementation of the Vacant Site Levy.
- The identification of opportunity/under-utilised lands.
- The identification of potential constraints inhibiting the development of zoned lands.
- Ongoing monitoring of the implementation of planning permissions

3.4.3 Future Settlement Growth

Include text after the final paragraph of Section 3.4.3 as follows:

The Core Strategy has been updated in accordance with the National Planning Framework – First Revision (2025) and the associated NPF Implementation Housing Growth Requirements Guidelines which set revised housing targets for the county. In order to accommodate the growth forecast for the county over the Plan period, additional lands located within certain settlements as set out in Chapter 2 have been brought forward to facilitate future residential development. The Settlement Strategy will continue to direct future development in accordance with the settlement hierarchy and achieve compact growth by prioritising infill and brownfield development within established urban areas.

3.4.7 Key Towns

Amend paragraph 5 of Section 3.4.7 as follows:

In order to ensure a co-ordinated approach is undertaken to the future development of Maynooth Regional Policy Objective 4.35 of the RSES requires that a Joint Local Area Plan is prepared by Meath and Kildare County Council. The Maynooth and Environs Joint Local Area Plan 2025-2031 was adopted in February 2025, and it came into effect on the 1st of April 2025. To ensure consistency of the adopted Maynooth & Environs Joint LAP with

the Meath County Development Plan, the Meath County Development Plan was varied (Variation 4) to replace the Maynooth Environs Written Statement in Volume 2 of the Meath County Development Plan.

3.4.8 Self-Sustaining Growth Towns

Update the final paragraph of Section 3.4.8 as follows:

~~Residential activity in Dunshaughlin is buoyant with a significant number of active residential sites in the town at the time of writing. In addition, An Bord Pleanála granted a Strategic Housing Development for 913 residential units on the northern side of the town in April 2019.~~ Dunshaughlin has experienced significant growth in recent years with the delivery of a number of new housing developments in the settlement. Future development in Dunshaughlin will focus on undeveloped A2 zoned lands including the additional lands proposed for residential development in accordance with the growth requirements set out in the Revised NPF 2025. ~~the completion of existing developments currently under construction and the build-out of the units granted under the Strategic Housing Development.~~ In addition, support will be given to the creation of additional employment opportunities in the town alongside necessary services to ensure the development of the town takes place on a sustainable platform. Additional local road infrastructure will be required to address localised access issues and in particular securing a more direct link to the M3 Motorway.

3.5 Tiered Land Use Zoning

Update Section 3.5 as follows:

The NPF, and First Revision to the NPF 2025 advocates close co-ordination between infrastructure agencies and Planning Authorities when zoning land for development...

~~It is anticipated that further guidance on this approach to land use zoning will be set out in detail in the updated Development Plan Guidelines for Planning Authorities.~~ Section 2.4 of the NPF Implementation Housing Growth Requirements Guidelines provides local authorities with guidance on the tiered approach to land use zoning. The Guidelines recommend that Planning Authorities should prepare a “Settlement Capacity Audit” in line with the provisions of the “Development Plans – Guidelines for Planning Authorities” (2022) to identify zoned serviced/serviceable lands, and to highlight infrastructural requirements. An analysis of all undeveloped lands zoned for employment and residential uses in each settlement to identify any potential infrastructure constraints inhibiting lands from being developed has been carried out. A further Settlement Capacity Audit was undertaken as part of Variation 5 to inform the identification of lands that would be suitable to meet the revised housing targets for the county. The Audit was undertaken in full compliance with the recommendations of the Guidelines.

3.6 Land Use Zoning in each Settlement

Update Paragraphs 2 and 3 of Section 3.6 as follows:

The quantum of lands zoned for residential uses is reflective of the population projection and household allocation for each settlement as set out in the Core Strategy which has subsequently been amended to accommodate the revised housing targets as set out in the NPF Implementation Housing Growth Requirements Guidelines 2025.

In settlements where a surplus of residential land remains, lands have been prioritised based on their location, the availability of services, and the likelihood of the lands being developed within the lifetime of the Plan. A reserve of residential lands not available for development until after 2027 has been provided in settlements where there are fundamental reasons, supported by national and regional policy that would support the requirement to phase such lands. These ‘Post 2027’ lands have been identified in Dunboyne, Navan, Dunshaughlin, Enfield and Kilcock Environs. Several lands previously designated as ‘Post 2027’ lands have been

rezoned to A2 – New Residential Development to accommodate additional growth as required by the Revised NPF and subsequent Ministerial Guidelines. These lands were recommended for development based on their suitability having regard to their location and access to existing services and infrastructure.

3.7 The Settlement Hierarchy and Future Population Growth in Meath

Update Section 3.7 as follows:

The Settlement Strategy in this Plan is consistent with the approach set out in the NPF, [NPF First Revision 2025](#) and RSES in that it will encourage consolidation of existing urban centres with an emphasis on delivering more compact growth. It supports the creation of sustainable ‘live work’ communities whilst also maximising on recent investment in physical and social infrastructure. The larger settlements at the top of the settlement hierarchy will receive the greatest proportion of growth, with development in smaller towns and villages primarily focused on local growth.

Settlement Strategy Objectives

Update Objectives SH OBJ 2 and 7 as follows:

SH OBJ 2

To ensure the implementation of the population and housing growth allocations set out in the Core Strategy and Settlement Strategy [and in accordance with the NPF Implementation Housing Growth Requirements – Guidelines for Planning Authorities \(2025\)](#).

SH OBJ 7

~~To prepare a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region~~ [To support the implementation of the policies and objectives set out within the Maynooth and Environs Joint Local Area Plan 2025 – 2031](#)

3.8.2.1 Legislation Changes and Policy Initiatives

Amend Section 3.8.2.1 as follows:

~~The Urban Regeneration and Housing Act 2015 resulted in significant changes to the social housing requirement under Part V of the Planning and Development Act 2000, as amended. This included the removal of the options for developers to fulfil Part V obligations by making a financial contribution or making land available outside the development site. The social housing obligation was lowered from 20% to 10% for developments of 10 or more units. A Vacant Site Levy was also introduced under this legislation. A Housing Action Plan ‘Re-Building Ireland – An Action Plan for Housing and Homelessness’ was published in 2016. This set out a series of measures and targets by the Government that aims to increase and accelerate the delivery of housing across the country. There is a target to double the annual level of construction to 25,000 units by 2020 and to deliver 47,000 units of social housing up to 2021.~~

[The Planning and Development Act 2024 & Planning and Development \(Amendment\) Act 2025](#)

[The Planning and Development Act 2024](#) was signed into law in October 2024 and introduces mandatory decision-making timelines, a restructured national planning body (An Coimisiún Pleanála), reformed judicial review pathways, and a revised hierarchy of statutory plans. The Act provides for transitional arrangements until full commencement, during which certain provisions of the Planning and Development Act 2000 remain in force.

Under the Act of 2024, development plans remain the central document for planning in all local authorities informed by the national and regional plans as part of a policy hierarchy. The fundamental approach to evidence-based planning, informed by a structured public consultation and decisions by elected members on behalf of the public remains in place. The biggest changes from a forward planning perspective are perhaps the duration of the development plan which in the future will be 10 years and the structure of the plan itself. There is an opportunity to reshape the form of a development plan into a more concise document that is strategic in nature and led by an overall strategy which sets out the policies and key objectives. The 10-year timeframe will require bigger parcels of land and naturally provide more choice and flexibility to the market.

On 1 August 2025, the Planning and Development (Amendment Act) 2025 came into force with the aim of providing the legislative mechanism to further accelerate housing delivery. The Amendment introduced three key changes – provisions to extend the life of planning permissions by up to three years for un-commenced housing developments, the suspension of time for certain types of planning permissions that are subject to judicial review proceedings (subject to notification requirements) and the ability to modify a planning permission for residential development subject to certain conditions and notification requirements.

The National Planning Framework – First Revision (2025)

The National Planning Framework (NPF) First Revision was published in April 2025 reflecting the significant demographic, environmental, and infrastructural changes that have taken place since the original publication of the NPF in 2018.

The overarching objective of the revised NPF remains to guide and shape the growth and development of the country up to 2040. The NPF recognises that in the period between 2022 and 2040 the country's population is expected to grow by approximately one million people which will require new homes and jobs. The ambition therefore is to provide a strategic vision to co-ordinate Ireland's spatial, economic, social and environmental future with the aim of achieving more balanced, sustainable and inclusive growth.

The revised NPF sets out updated population projections and outlines ambitious housing targets of approximately 50,000 new homes to be delivered nationally per annum to 2040 to accommodate this growth. The review of the National Development Plan sets out the Government's objectives to achieve accelerated housing delivering to meet increasing demand. The Plan places a particular focus on the delivery of critical infrastructure and housing and the provision of improved public transport. The updated NDP represents the State's largest ever capital investment plan and, together with the revised NPF, will be critical to delivering the infrastructure and housing needed to meet the needs of a growing population.

Delivering Homes, Building Communities – Housing Action Plan 2025-2030

Published in November 2025, the Government's new national housing plan, Delivering Homes, Building Communities, sets out a framework to deliver 300,000 homes by 2030 through significant capital investment, regulatory reforms, zoning measures, and infrastructure delivery. The plan builds on Housing for All and introduces a strong focus on activating land, supporting utility providers, modern construction methods, and boosting viability through tax measures and targeted funding schemes

Sustainable & Compact Settlement Guidelines for Planning Authorities (2024)

The Sustainable and Compact Settlement Guidelines set out policy and guidance in relation to the planning and development of urban settlements, with a focus on residential development and the creation of sustainable and compact settlements. These Guidelines replaced the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities published in 2009.

Design Standards for New Apartments (2023)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023) forms the primary national guidance for apartment design, setting standards on apartment mix, internal space, dual aspect, and amenity provision. The Guidelines were subsequently updated in July 2025 which introduced further changes intended to support compact growth and improve apartment viability, including revised internal space standards, new apartment typologies, reduced dual-aspect ratios, amended floor-to-ceiling height provisions, and greater flexibility in core ratios, storage and amenity spaces. The 2025 Guidelines are currently the subject of a legal challenge and so their long-term status is currently uncertain and contingent on the outcome of the legal proceedings.

Development Plan Guidelines for Planning Authorities (2022)

The Guidelines provide updated national guidance for the preparation, variation, and implementation of local authority development plans, replacing the previous 2007 guidelines. Issued under Section 28 of the Planning and Development Act 2000 (as amended), these guidelines seek to modernise the plan-making process and ensure that development plans are fully aligned with national housing, climate, compact growth, and regeneration objectives. They set out a clear methodology for preparing evidence-based plans, including core strategies that reflect national and regional policy, robust settlement strategies, and zoning approaches that prioritise serviced and strategically located lands capable of delivering new homes within the lifetime of the plan.

Residential Zoned Land Tax Guidelines for Planning Authorities (2022)

The Residential Zoned Land Tax (RZLT) was announced in Budget 2022 and was introduced into Part 22A of the Taxes Consolidation Act (TCA) 1997 by the Finance Act 2021. The principal purpose of the RZLT is to encourage the timely activation of zoned and serviced residential development land for housing. The RZLT Guidelines outline the criteria for the inclusion of lands within the scope for the tax and the formal process which must be followed.

~~In order to assist in the delivery of these units a Local Infrastructure Housing Activation Fund (LIHAF) was established. This is a €200 million fund that will contribute towards the construction of critical public infrastructure required to deliver housing on key development sites across the country. The Council has received funding for the construction of a Distributor Road in Navan that will release lands with a potential to deliver 1,600 units and a section of an Outer Relief Road in Ratoath that will open up lands with a potential to deliver 370 units.~~

~~In recognition of the continued increase in rental properties Rent Pressure Zones have been identified in areas where rents are above average national rent level or have experienced significant rental inflation in excess of 7% in four of the last six quarters. The legislative requirements for designating a Rent Pressure Zone are set out in the Residential Tenancies Act 2004 (as amended). At the time of writing all Local Electoral Areas in Meath (i.e. the entire County) have been designated as a Rent Pressure Zone.~~

~~Within areas designated as a Rent Pressure Zone legislation has been introduced requiring planning permission where a person intends to let their property for short term letting purposes.~~

~~As part of a strategy of streamlining the planning process to speed up the delivery of housing the Planning and Development (Housing) and Residential Tenancies Act 2016 introduced, for a limited period, arrangements for fast track planning applications for strategic housing developments (SHDs) of 100 or more housing units, student accommodation of 200 or more bed spaces, or shared accommodation developments of 200 or more bed spaces, to be made directly to An Bord Pleanála for determination. The Design Standards for New Apartments were updated in 2018, with the amendments striving to enable a mix of apartment types, make better provision for building refurbishment and infill schemes, and address the emerging 'build to rent' and 'shared accommodation' sectors. These Guidelines have been further updated in 2023.~~

~~Rebuilding Ireland seeks to improve the rental sector by striving to make rent more affordable and creating an attractive, viable, and sustainable private rented sector. As part of this strategy 'Build to Rent' and 'Shared Accommodation' have emerged. 'Build to Rent' developments are large scale developments that have the potential to deliver residential accommodation at a pace and scale significantly greater than that of the more traditional developers.~~

~~'Shared accommodation' or 'Co-Living' consists of professionally managed rental accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.~~

~~The Urban Development and Building Heights Guidelines for Planning Authorities published in 2018 build on the strategic policy framework set out in the NPF which supports higher densities and more compact urban growth.~~

3.8.2.2 Housing Supply in Meath

Update Section 3.8.2.2 as follows

~~In recent years, housing output in the County is showing signs of normalisation, with year on year increases in the number of completed units. It is important that ongoing completion numbers are monitored in light of the potential economic slowdown arising from the Covid 19 pandemic.~~

3.8.3 Meath County Housing Strategy

Update Section 3.8.3 as follows:

~~National Policy Objective ~~37~~ 47 of the [NPF First Revision 2025](#) requires a Housing Need Demand Assessment (HNDA) to be carried out for each Local Authority Area. This assessment will evaluate the number of additional housing units required to meet existing and future demand. ~~At the time of writing this Plan no guidance documents or relevant data or associated projections has been provided to assist Local Authorities in the preparation of a HNDA. Until these guidance documents become available the Housing Strategy will continue to inform Housing Policy in the County.~~~~

The Meath County Housing Strategy is closely aligned with the Core Strategy in that the future housing need is based on the population and household projections outlined in the Core Strategy. The Strategy is also informed by the most recent Social Housing Needs Assessment for Meath in addition to National Housing Policy publications including 'The Social Housing Strategy 2020 – Support, Supply, and Reform (2014)', and 'Rebuilding Ireland – Action Plan for Housing and Homelessness (2016)'.

The Strategy includes an analysis of housing requirements in the context of affordability and addresses the need to ensure that housing is available for persons with different levels of income. It also assesses the mix of house types and sizes (including accommodation for the elderly and persons with disabilities) and highlights the need to counteract undue segregation in housing between persons of different social backgrounds.

The Housing Strategy estimates that there will be a requirement for 1,397 social and affordable units between 2020 and 2026.

The mechanisms for delivering social housing include the following:

- Part V of the Planning and Development Act 2000 (as amended).
- Direct construction by Local Authorities or in partnership with Approved Housing Bodies (AHBs).

- Rental Accommodation Scheme (RAS), Social Housing Lease Initiatives and Housing Assistance Payments (HAPs).
- Purchase of new or second-hand residential units.
- Casual vacancies.

The full version of the Housing Strategy can be found in Appendix 4 of this Plan. A review of the Housing Strategy will be carried out as part of the mandatory Two Year Development Plan review.

The Council is seeking to prioritise the delivery of social housing in a number of settlements where a combination of high demand, limited and/ or no suitable land in Council ownership and difficulties in acquisition of land are all factors inhibiting supply. Taking this into account an objective supporting the delivery of social housing in addition to that required by Part V will be included in the Written Statement for Ashbourne, Dunboyne, Dunshaughlin, Ratoath, and Trim in Volume 2 of this Plan.

3.8.4 ~~Vacant Site Levy – Residential and Regeneration Lands~~ Residential Zoned Land Tax

Update Section 3.8.4 as follows:

~~Construction 2020, published in 2014, focused on facilitating increased activity in the construction sector, and in particular residential construction, in order to meet the demand for housing and contribute to the economic recovery. Action 23 of this Strategy focused on how to incentivise the use of vacant and underutilised sites in urban areas.~~

~~This culminated in the publication of the Urban Regeneration and Housing Act in 2015 which provided for the introduction of a Vacant Site Levy. The intention of this levy is to incentivise the development of vacant sites in urban areas for residential and regeneration purposes.~~

~~The levy will support the implementation of the Development Plan and Core Strategy objectives, particularly in respect of promoting the renewal and regeneration of urban areas, ensuring a compact urban form and sustainable growth patterns, and in achieving the household allocations and meeting the housing needs of the County.~~

~~The Urban Regeneration and Housing Act set out two broad categories of vacant land that the levy may apply to:~~

- ~~i. Lands zoned primarily for residential purposes~~
- ~~ii. Lands in need of regeneration~~

The Residential Zoned Land Tax (RZLT) was introduced under the Finance Act 2021 as a key Housing for All measure to activate underutilised zoned and serviced residential land, supporting compact growth and regeneration. The legislation requires that Planning Authorities prepare annual draft, supplemental and final RZLT maps identifying all residential and mixed-use lands that are zoned and serviced, or capable of being serviced, for development. These maps form the statutory basis for determining tax liability, with land generally becoming liable in the third year after it is first zoned and serviced. Existing, permanently occupied residential properties are included for transparency but are exempt from the tax. The process of identifying land to which the tax applies is ongoing. The final map for 2025, published on 31st January 2025, identifies land that may be liable for the tax in 2025. Meath County Council has prepared an annual draft map for 2026, identifying the land considered to be in scope for the RZLT as of January 1, 2025.

The tax operates as a development activation tool rather than a revenue-raising measure, encouraging the release of serviced lands to support housing supply. The RZLT aligns with broader national planning objectives by discouraging land hoarding, ensuring efficient use of public infrastructure investment, and contributing to more sustainable, compact settlement patterns.

3.8.6 Lands in need of regeneration

Update Section 3.8.6 as follows

~~It is an objective of this Plan to support the regeneration of land and buildings. For the purposes of this Plan the 'Regeneration' lands, as defined under the Urban Regeneration and Housing Act 2015, applies to the following zonings:~~

- ~~i. B1 'Commercial/Town or Village Centre'~~
- ~~ii. C1 'Mixed Use'~~

~~The implementation of the Vacant Site Levy requires the Council to identify sites in the County which are vacant and come within the scope of the Urban Regeneration and Housing Act 2015 (as amended). Any sites identified are to be entered on a Vacant Sites Register that is to be monitored by the Council. The amount of the Vacant Site Levy is set out in section 16 of the Urban Regeneration and Housing Act 2015 (as amended) and shall be equal to 7% of the market value of the site for 2019 and subsequent years (unless otherwise revised).~~

~~At the time of writing there were 18 sites on the Vacant Sites Register in Meath. The Register can be viewed by clicking on this link.~~

Vacant Site Levy Objective

It is an objective of the Council:

SH OBJ 20

To promote the development of vacant residential and regeneration sites in all development centres in the County, as appropriate, ~~in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).~~

Footnotes

Update the footnotes related to Chapter 3 as follows:

~~1 - The census defines 'Aggregate Town Areas' as settlements with a population of 1,500 persons or more. 'Aggregate Rural Areas' refers to the population outside of 'Aggregate Town Areas'.~~

~~2 - Persons aged 0-14 (Source: CSO Census 2016)~~

~~3 - Persons aged 65+(Source: CSO Census 2016)~~

~~4 - The 'Data and Indicators' section in the Appendices of the RSES indicates a Jobs:Resident workforce ratio of 0.7 or greater represents an area has a strong economic function.~~

~~5 - Section 3.4.8 of this Plan 'Self-Sustaining Growth Towns' sets out the reasons for including Dunshaughlin~~

~~as a Self-Sustaining Growth Town in the Settlement Hierarchy~~

~~6 - The Written Statements and Land Use Zoning Maps are in Volume 2 of this Plan.~~

~~7 - As previously indicated a Joint Urban Area Plan for Drogheda is to be prepared in conjunction with Louth County Council.~~

~~8 - Regional Policy Objective 4.11 of the RSES sets out the requirements for the Joint Urban Area Plan~~

~~9 - Table 8.2 Rail Projects for the Region, pg. 190 Eastern & Midland Regional Assembly RSES 2019-2031~~

~~10 - Regional Policy Objective 4.35 of the RSES~~

~~11 - See objective MOV OBJ 3(b) in Chapter 5 Movement Strategy~~

~~12 - A list of the Rural Nodes in the County are set out in section 9.5.4~~

~~13 - Appendix 3 of the NPF and Section 2.4 of the NPF Implementation Housing Growth Requirements Guidelines set out the Methodology for the tiered approach to land use zoning~~

~~14 - At the time of writing the updated Development Plan Guidelines had not been published~~

~~15 - See Table 2.4 in the Core Strategy together with the supplementary tables included in Variation 5 for further~~

details

- 16** - Section 4.3 of the RSES 'Taking Account of Existing Plans'
- 17** - A list of all Rent Pressure Zones in the country can be accessed from this link: [Rent Pressure Zones July 2019](#)
- 18** - Section 38 of the Residential Tenancies (Amendment) Act 2019
- 19** ~~Section 3 of the Planning and Development and Residential Tenancies Act 2016 sets out the provisions for Strategic Housing Developments~~
- 20** - National Policy Objective ~~37~~ [47](#) of the NPF [First Revision 2025](#)
- 21** - November 2019
- 22** - Key elements of a Sustainable Community
- 23** - Housing Options for Our Ageing Population - Policy Statement 2019
- 24** - Child Dependency 0-14 (Source: CSO Census 2022)
- 25** - Persons aged 65+ (Source: CSO Census 2022)

Proposed text update to Chapter 6 Infrastructure Strategy

6.10.2 Flood Risk Management

Include additional objective beneath INF OBJ 25 as follows:

INF OBJ 25B

Planning applications for new developments in the potential Zone of Influence of a European site shall submit details of surface water management plans for construction and operation to ensure compliance with the water quality standards and to protect the water quality and flow regime of surface and groundwater resources.

Proposed Amendment No.2: Written Statements for Settlements

Athboy

Proposed text update to Section 2.0 – Context and Character

Located within the Kells Municipal District in the north west of the county, Athboy is a small town situated in close proximity to the border with County Westmeath. The population of Athboy was 2,596 in 2022, a 6% increase which is below the national average of 8% ~~is 2,445 persons in 2016, a 2% increase in population, well below the national average of 3.8%. Athboy is o~~

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Small Town
2016 2022 Population	2,445 2,596
2011 2016 Population	2,397 2,445
Percentage Change 2011-2016 2016-2022	1.90 6.17%
Housing stock 2016	989
Number of units completed 2016-2019	34
Committed units not yet built	127
Core Strategy Household Allocation 2020-2027	200 290 units This includes 127 173 extant units not built at the time of writing
Population Projection 2027	2,795 2,720

Section 6.0 – Settlement and Housing

Update Section 6.0 Settlement and Housing as follows:

The Core Strategy (Table 2.12) of the Plan [together with the supplementary table introduced as part of this variation to accommodate the updated housing supply targets as set out in the NPF Implementation Guidelines 2025](#) provides a housing allocation of ~~200~~ 290 units to Athboy over the 2020 – 2027 period. A review of planning history within the town has determined that there are ~~127~~ 173 committed units. In addition to this land, up to 50% of the backland town centre land identified can be developed for residential purposes, potentially yielding an additional 100 residential units within the town.

The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation.

All new residential development should be as close as possible to the town centre area thus promoting sustainable land use where walking, cycling and public transport uses can be promoted, along with the integration of open space and public facilities.

Bettystown-Laytown-Mornington East and Donacarney (East Meath)

Proposed text update to Section 2.0 – Town Context and Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-Sustaining Town
2016 2022 Population	11,872 15,642
2011 2016 Population	10,889 11,872
Percentage Change 2011-2016 2016-2022	8.60%
Housing stock 2016	4,338

Number of units completed 2016-2019	689
Committed units not yet built	518
Core Strategy Household Allocation 2020-2027²	803 1,306 units
Population Projection 2027	11,033 18,780

Carlanstown

Proposed text update to Section 1.0 – Village Context and Character

Update the Table within Section 1.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Village
2016 2022 Population	664 718
2011 2016 Population	631 664
Percentage Change 2011-2016 2016-2022	5.20 8.13%
Housing stock 2016	241
Number of units completed 2016-2019	14
Committed units not yet built	1
Population Projection 2027	764 766

Duleek

Proposed text update to Section 2.0 – Town Context and Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-sustaining Town
2016 2022 Population	4,219 4,899
2011 2016 Population	3,988 4,219
Percentage Change 2011-2016 2016-2022	5.40 16.11%
Housing stock 2016	1,484
Number of units completed 2016- 2019	36
Committed units not yet built	85
Core Strategy Household Allocation 2020-2027	336 416 units
Population Projection 2027	4,719 5,462

Section 5.1 – Settlement and Housing

Update Paragraph 2 of Section 5.1 as follows:

At the time of writing there were approximately ~~85~~ 19 extant units in the town remaining to be built. ~~, with two residential developments under construction in the town.~~

Dunboyne, Clonee and Pace

Proposed update to Section 2.0 – Town Context/Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Dunboyne - Self-Sustaining Growth Town Clonee - Village
2016 2022 Population	Dunboyne - 7,272 7,155 Clonee - 826 1,205
2011 2016 Population	Dunboyne - 6,959 7,272 Clonee - 634 826
Percentage Change 2011-2016 2016-2022	Dunboyne - 4.50% minus 1.6% Clonee - 31% 45.88%
Housing stock 2016	Dunboyne - 2,304 Clonee - 466
Number of units completed 2016-2019	Dunboyne - 48 Clonee - 83
Committed units not yet built	Dunboyne - 119 Clonee - 24

<p>Core Strategy Household Allocation 2020-2027²</p>	<p>Dunboyne – 2,002 2,310 units.</p>
<p>Population Projection 2027</p>	<p>Dunboyne – 10,572 Clonee – 1,026 1,651</p>

Section 6.0 – Town Development Policies and Objectives

Insert the below Objective as follows:

Flood Risk Management

DCE OBJ 23

Planning applications for development proposals on the lands that are subject to Spot Objective DCE OBJ 23 shall be accompanied by a Site Specific Flood Risk Assessment carried out in accordance with the requirements of the “Planning System and Flood Risk Management – Guidelines for Planning Authorities.”

Dunshaughlin

Proposed update to Section 2.0 – Town Context/Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-Sustaining Growth Town
2016 2022 Population	4,035 6,644
2011 2016 Population	3,903 4,035
Percentage Change 2011-2016 2016-2022	3% 64%
Housing stock 2016	1,481
Number of units completed 2016-2019	419
Committed units not yet built	1,156
Core Strategy Household Allocation 2020-2027	1,003 1,168 units
Population Projection 2027	6,235 8,820

Section 6.0 – Town Development Policies and Objectives

Insert the below Objective as follows:

Flood Risk Management

DNS OBJ 14

Planning applications for development proposals on the lands that are subject to Spot Objective DNS OBJ 14 shall incorporate a minimum 10m wide riparian buffer strip measured from the top of the bank either side of the water course running through the lands to protect future development from flood related impacts.

Enfield

Proposed update to Section 2.0 – Town Context/Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-Sustaining Town
2016 2022 Population	3,239 3,663
2011 2016 Population	2,929 3,239
Percentage Change 2011-2016 2016-2022	10.60% 13%
Housing stock 2016	1,092
Number of units completed 2016-2019	45
Committed units not yet built	135
Core Strategy Household Allocation 2020-2027	474 594 units This includes 135 extant units not built at the time of writing.
Population Projection 2027	4,239 4,020

Section 5.1 Settlement and Housing

Update Section 5.1 as follows:

The population of Enfield increased significantly during the last inter census period, from ~~2,929~~ persons in 2011 to 3,239 persons in 2016 to 3,663 in 2022. This ~~10.6%~~ 13% increase ~~was the largest increase to occur across the 'Small Towns' and is well above the 3.8 8%~~ national average growth ~~and builds on the previous growth rate of 10% between the last intercensal period of 2011-2016.....~~

The Core Strategy (Table 2.12 ~~and the supplementary table as introduced as part of Variation 5~~) of the County Development Plan provides a housing allocation of ~~474~~ 594 units to Enfield over the 2020-2027 period. ~~This allocation has been adjusted upwards to reflect the revised housing targets for the county as set out in the NPF Implementation Housing Growth Requirements Guidelines 2025. A Strategic Housing Development has been approved for 133 units by An Bord Pleanála in August 2019.~~ The development framework in this Plan seeks to continue a pattern of consolidation of settlement development generally within the limits of the Outer-Relief Road, and the Royal Canal. The overall residential land supply does not include residential infill or redevelopment opportunities or, the opportunity to provide for residential development ancillary to town centre uses. Therefore, in addition to the residential zoning, there are still other locational opportunities that have potential to offer additional residential supply and tenure choice. The Planning Authority is therefore satisfied that sufficient lands have been identified to accommodate the household allocation of ~~474~~ 594no. units. The Council shall place emphasis on the delivery of high quality connected residential neighbourhoods that demonstrate variation in dwelling design; in treatment, arrangement and functionality of the new urban and green spaces throughout developments.

Kilcock Environs

Proposed text update to Section 1.0 – Town Context/Character

Update the Table within Section 1.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-Sustaining Town
2016 2022 Population (within the Meath Administrative Area)	6,093 972
2011 2016 Population	5,533 93
Percentage Change 2011-2016 2016-2022	10 945%
Number of units completed 2016-2019	100
Committed units not yet built	180
Core Strategy Household Allocation 2020-2027	180 units This includes 180 extant units not built at the time of writing 370 units
Recommended Density of Future Developments	25-35 units/ha

Section 4.0 – Town Development Objectives

Insert the below Objective as follows:

Flooding

KIL OBJ 5B

Planning applications for development proposals on the lands that are subject to Spot Objective KIL OBJ 5B shall be accompanied by a Site Specific Flood Risk Assessment carried out in accordance with the requirements of the “Planning System and Flood Risk Management – Guidelines for Planning Authorities.” Lands that are impacted by Flood Zone B and Climate Change shall be reserved for storage areas only and kept free from vulnerable land uses.

Navan

Proposed text update to Section 2.0 – Town Context/Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Key Town
2016 2022 Population	30,173 33,886
2011 2016 Population	28,559 30,173
Percentage Change 2011-2016 2016-2022	6% 12%
Housing stock 2016	10,949
Number of units completed 2016-2019	781
Committed units not yet built	924
Core Strategy Household Allocation 2020-2027	3,204 units 4,368 units

Population Projection 2027	36,073 36,982
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Proposed text update to Section 5.1.3 Residential Design / Scale

Text update to paragraphs 2 and 3 as follows:

As part of the strategy of delivering more compact growth, any development in town centre or strategic locations in the town will be required to deliver ~~high density development of up to 45 units/ha~~ higher residential densities in accordance with the requirements of the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024) or any update thereafter. This includes town centre and mixed-use lands and the residential lands to the west of Academy Street and residential lands adjacent to future rail stations in the town. These lands would be the most appropriate locations for apartment developments and should be considered as part of the household mix in these locations.

The remaining lands in the town should be developed at a density of up to 35 units/ha.

Proposed text update to Section 7.0 – Town Development Policies and Objectives

Insert the below Objective as follows:

Flood Risk Management

Planning applications for development proposals on the lands that are subject to Spot Objective NAV OBJ 38 shall be accompanied by a Site Specific Flood Risk Assessment carried out in accordance with the requirements of the “Planning System and Flood Risk Management – Guidelines for Planning Authorities.”

Southern Environs of Drogheda

Proposed update to Section 2.0 – Town Context/Character

Text update to paragraph 1 of Section 2.0 as follows:

Drogheda is the largest town in Ireland, with a population in excess of 44,000 in 2022, 8,137 of which resided within the South-Environs within the Meath administrative area. ~~of almost 41,000 in 2016.~~ The town is strategically located along the Dublin-Belfast Economic Corridor. Its importance as a centre for population and economic growth is recognised in the designation of the settlement as a Regional Growth Centre in the National Planning Framework.

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Regional Growth Centre
2016 2022 Population (Within the Meath Administrative Area)	6,527 8,137
2011 2016 Population (Within the Meath Administrative Area)	5,983 6,527
Percentage Change 2016-2022 2011-2016	12.9% 24.6%
Housing stock 2016	2,293
Number of units completed 2016-2019	113
Committed units not yet built	572

Core Strategy Household Allocation 2020-2027	1,631 2,292 units
Population Projection 2027	9,827 9,475

Proposed text update to Section 3.0 Development Strategy

Text update to paragraph 2 as follows:

~~Pending the preparation of the Joint Urban Area Plan, it is not proposed to make any amendments or alterations to the land use zoning map for the Southern Environs. The current zoning map and Development Strategy for the settlement will therefore remain in place until such a time as this Plan has been finalised.~~

In accordance with the revised housing supply targets as set out in the NPF Implementation: Housing Growth Requirements Guidelines (2025), two parcels of ‘Whitelands’ totalling 20.66ha have been identified as being appropriate to be rezoned to A2 – New Residential under Variation 5. Collectively, both parcels of land are capable of accommodating approximately 661 new housing units. The strategic location of both sites and potential for housing development would represent the logical and coherent extension of established residential areas in close proximity to employment uses. Both sites are serviced / serviceable with no known infrastructural constraints that would impact the delivery of housing on the lands.

Stamullen

Proposed update to Section 2.0 – Town Context/Character

Update the Table within Section 2.0 insofar as is relevant to the impacts arising from the NPF Implementation Housing Growth Requirements Guidelines as follows:

Position in Settlement Hierarchy	Self-Sustaining Town
2016 2022 Population	3,361 3,720
2011 2016 Population	3,130 3,361
Percentage Change 2011-2016	7.30% 10.6%
Housing stock 2016	1,078
Number of units completed 2016-2019	1
Committed units not yet built	215
Core Strategy Household Allocation 2020-2027	290 433 units
Population Projection 2027	3,861 4,021

Proposed text update to Section 5.1 Settlement and Housing

Text update to paragraph 2 as follows:

Future residential development in the town will focus on consolidation and the completion of extant permissions. This growth will be concentrated in two residential areas to the south of the City North Business Campus. [The lands adjacent to St. Patrick’s GAA Club have been the recently redeveloped](#)

for new housing. There is an extant permission for over 200 units on the lands adjacent to St. Patrick's GAA Club that was granted in 2018. At the time of writing while works have commenced, the permission is the subject of a revised planning application for the redesign and increase in the number of units on the site.

Proposed Amendment No.3: Land Use Zoning Map Sheets

In order to ensure consistency with the National Planning Framework – First Revision 2025 and to accommodate revised housing targets for the County, it is proposed to amend land use zonings as shown on the County Development Plan Map Sheets. It is also proposed to amend the development / settlement boundaries accordingly to ensure any lands that have been identified for development within the lifetime of the Plan fall within the relevant development boundary of that settlement.

The proposed rezonings for the relevant settlements are set out below and illustrated individually through updated land use zoning and heritage map sheets. The proposed variations are clearly marked on each sheet for clarity and legibility purposes. Where no zoning changes are proposed under this Variation, the current map sheets remain in effect.

A total of 11 settlements have been identified for rezoning as follows:

Dunboyne, Clonee & Pace

- Proposed Amendment 01
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective

Southern Environs of Drogheda

- Proposed Amendment 01
 - Rezoning of land from WL – Whitelands to A2 – New Residential
 - Rezoning of land from WL – Whitelands to G1 – Community Infrastructure
- Proposed Amendment 02
 - Rezoning of land from WL – Whitelands to A2 – New Residential

Navan

- Proposed Amendment 01
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective
- Proposed Amendment 02
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective
- Proposed Amendment 03
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective
- Proposed Amendment 04
 - Rezoning of land from E1/E3 – Strategic Employment Zones to A2 Phasing – Post 2027
- Proposed Amendment 05
 - Rezoning of land from A2 Phasing – Post 2027 to E1/E3 – Strategic Employment Zones

Kilcock Environs

- Proposed Amendment 01

- Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective

Dunshaughlin

- Proposed Amendment 01
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective
- Proposed Amendment 02
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential and inclusion of Spot Objective

Enfield

- Proposed Amendment 01
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential
- Proposed Amendment 02
 - Rezoning of land from A2 Phasing – Post 2027 to A2 – New Residential

Bettystown-Laytown-Mornington East-Donacarney-Mornington (East Meath)

- Proposed Amendment 01
 - Rezoning of land from WL – White Lands to A2 – New Residential
- Proposed Amendment 02
 - Rezoning of land from RA – Rural Area to A2 – New Residential
- Proposed Amendment 03
 - Rezoning of land from RA – Rural Area to G1 – Community Infrastructure

Duleek

- Proposed Amendment 01
 - Rezoning of land from RA – Rural Area to A2 – New Residential
- Proposed Amendment 02
 - Rezoning of land from RA – Rural Area to A2 – New Residential
- Proposed Amendment 03
 - Rezoning of land from A2 – New Residential to WL – White Lands

Stamullen

- Proposed Amendment 01
 - Rezoning of land from RA – Rural Area to A2 – New Residential

Athboy

- Proposed Amendment 01
 - Rezoning of land from A2 – New Residential to G1 – Community Infrastructure
- Proposed Amendment 02
 - Rezoning of land from A2 – New Residential to G1 – Community Infrastructure
- Proposed Amendment 03
 - Rezoning of land from RA – Rural Area to A2 – New Residential

Carlanstown

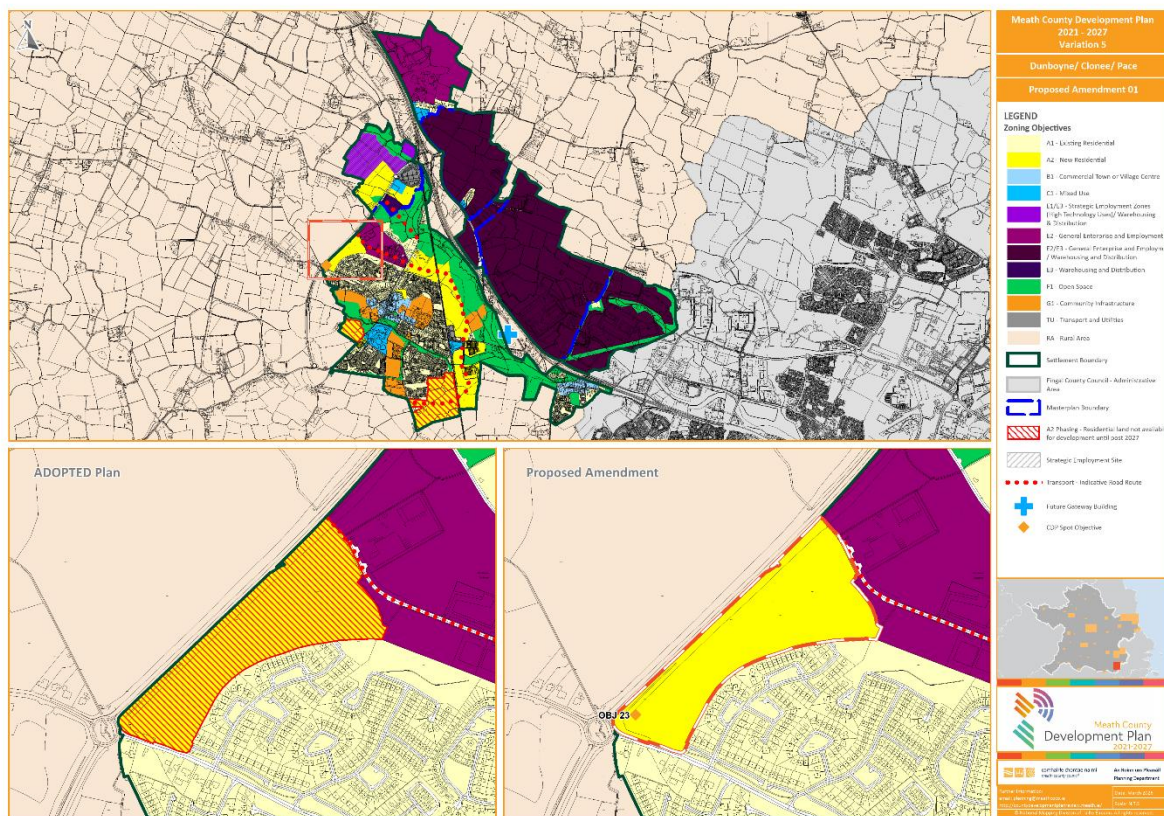
- Proposed Amendment 01
 - Rezoning of land from RA – Rural Area to A2 – New Residential

The maps of the areas listed above are provided in the Variation Book of Maps which accompanies this document and forms part of the proposed variation documentation.

In identifying suitable alternative lands capable of accommodating additional growth, due regard was given to the settlement hierarchy. County Meath contains Metropolitan Areas of Dunboyne and Kilcock, the Regional Growth Centre of Drogheda and the Key Town of Navan where growth should be directed, to promote sustainable development patterns. Having regard to this and the development trends/rates of delivery in these settlements, it is recommended that specific parcels of land be brought forward within each of the following settlements.

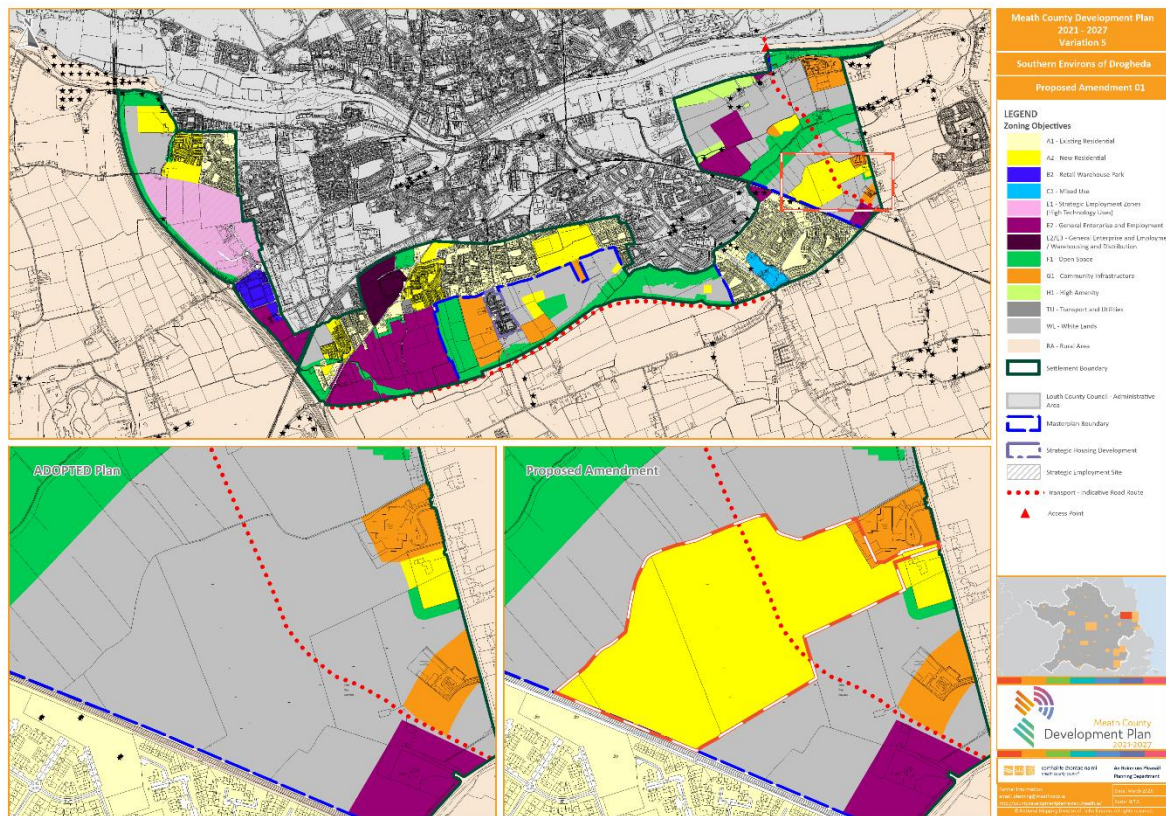
Dunboyne

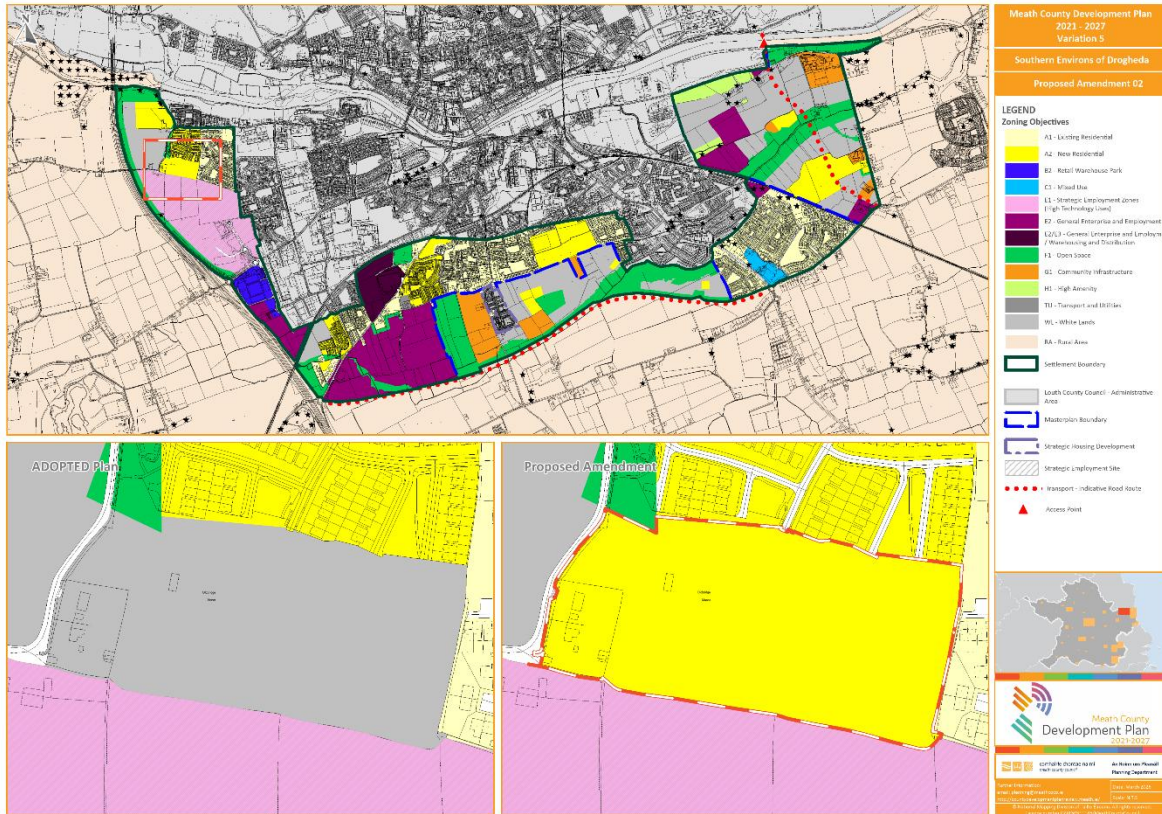
Tier 1 lands of approximately 8.56ha located to the north west of the settlement which are currently zoned A2 Phasing – Post 2027 are considered appropriate to be zoned A2 – New Residential. These lands are serviced and capable of delivering approximately 308 housing units. They are located immediately adjacent an established residential community and in close proximity to the employment lands at Dunboyne Business Park and the Dunboyne College of Further Education. Due to potential flood risk impacts on the south western corner of the lands, any planning application for the future development of these lands shall be accompanied by a Site Specific Flood Risk Assessment in accordance with the requirements of the “*Planning System and Flood Risk Management – Guidelines for Planning Authorities.*”



Southern Environs of Drogheda

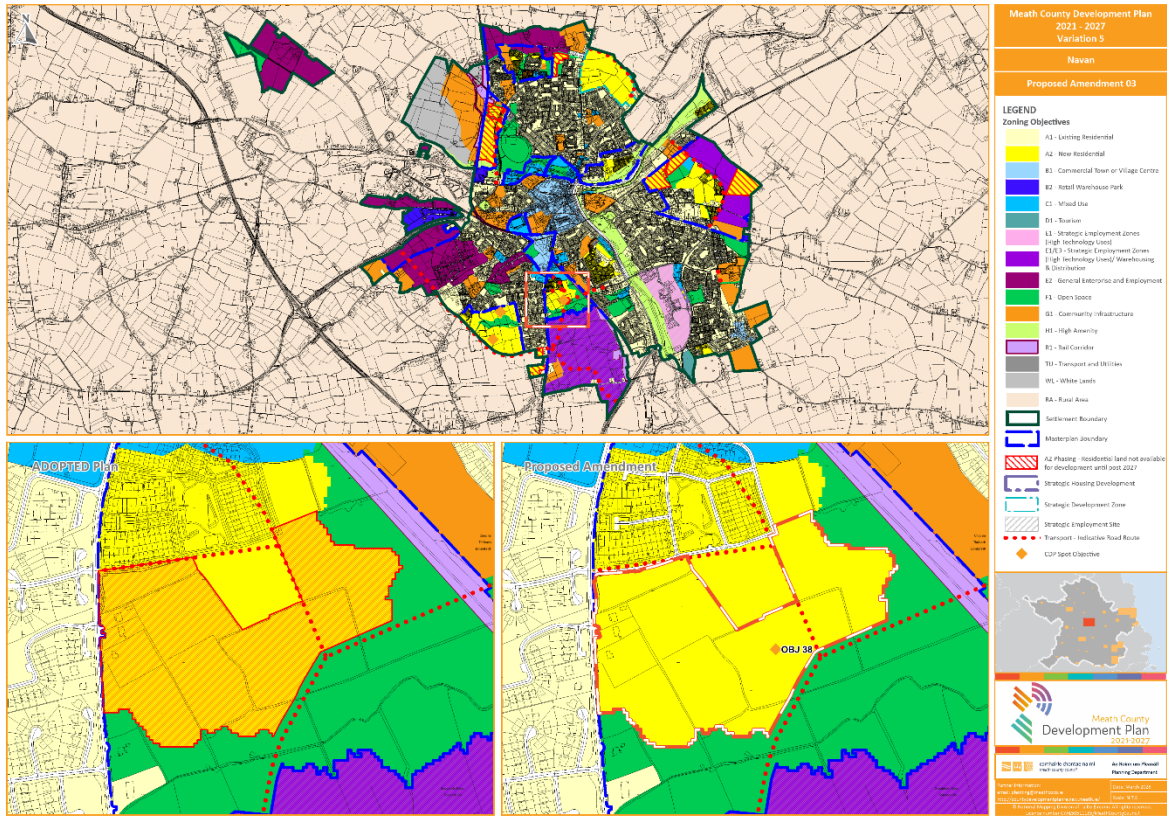
Two parcels of Tier 1 land totalling 20.66ha that are currently zoned White Lands have been identified as being appropriate to be rezoned to A2 – New Residential. The Amendment 1 lands (15.77) are located within a Masterplan boundary (MP14) continuous to existing residential lands. The Proposed Amendment 2 lands (4.89ha) is located between Strategic Employment Lands and an existing residential development. Proposed Amendment 1 also includes the rezoning of a minor section of White Lands to G1 – Community Infrastructure at Gaelscoil an Bhradáin Feasa to reflect the existing use of the school site. Collectively, both parcels of land are capable of accommodating 661 new housing units. The strategic location of both sites and potential for housing development would represent the logical and coherent extension of established residential areas in close proximity to employment uses. Both sites are serviced / serviceable with no known infrastructural constraints that would impact the delivery of housing on the lands.





Navan

Three parcels of Tier 1 land totalling 26.37ha that are currently zoned A2 Phasing – Post 2027 have been deemed appropriate to be brought forward for development under the current Plan period. The lands are fully serviced and capable of providing 1,164 units. The lands are located contiguous to existing residential zoned lands which would facilitate the integration of future housing within an established residential setting. In addition, the lands are positioned within the boundaries of Masterplan lands (MP8 and MP13) and in close proximity to a Strategic Employment Site. Planning applications for development proposals on the lands that are subject to Spot Objective NAV OBJ 38 shall be accompanied by a Site Specific Flood Risk Assessment carried out in accordance with the requirements of the “Planning System and Flood Risk Management – Guidelines for Planning Authorities.”

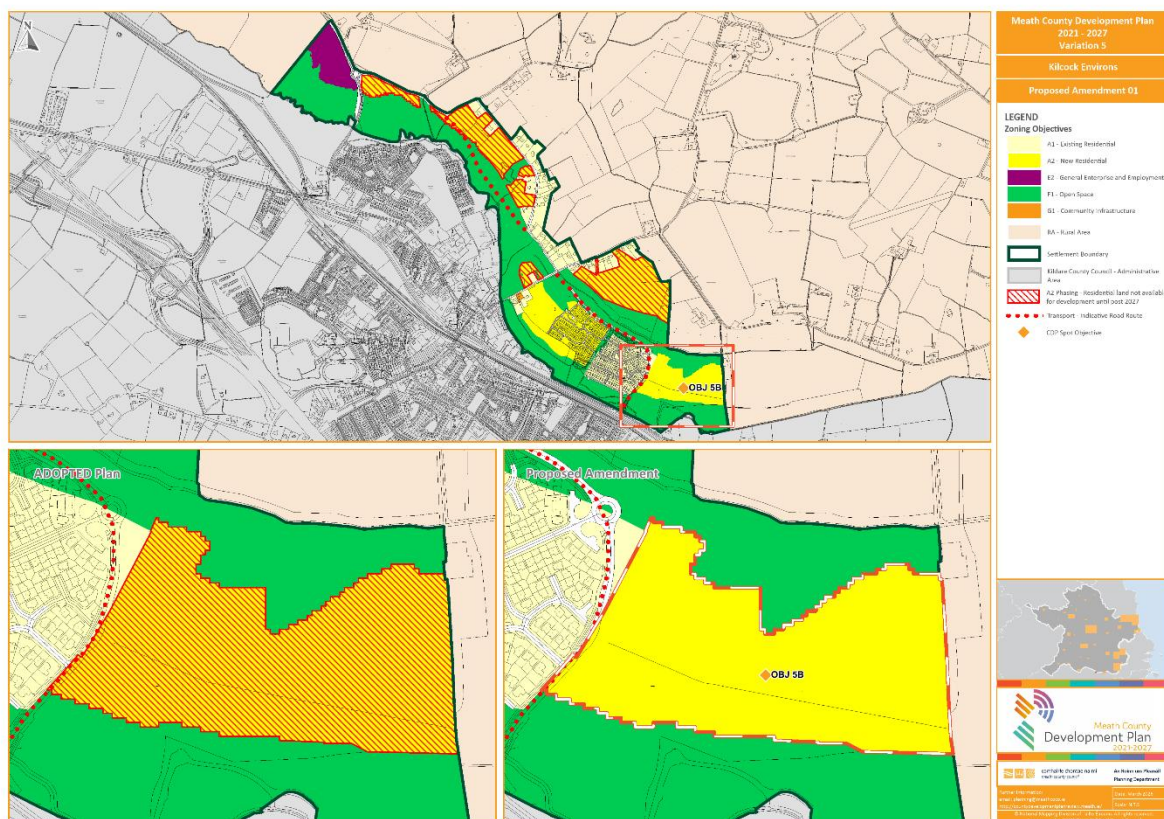


It is recognised that the post-2027 land parcel in Farganstown presently lies between two employment zones. To allow for the continuity of this employment zoning, it is considered that these post-2027 lands would be more appropriately zoned for employment use by relocating them directly south of their current location as part of the proposed variation.

Kilcock

Tier 1 lands presently zoned A2 Phasing – Post 2027 and located to the south east of the settlement boundary are recommended to be rezoned to A2 – New Residential as part of this variation. The lands comprising approximately 6.81ha are capable of accommodating 190 units and are located to the immediate east of the Millerstown housing development. Planning applications for development proposals on the lands shall be accompanied by a Site Specific Flood Risk Assessment carried out in accordance with the requirements of the “Planning System and Flood Risk Management – Guidelines for Planning Authorities.” Lands that are impacted by Flood Zone B and Climate Change shall be reserved for storage areas only and kept free from vulnerable land uses.

Having regard to the limited pipeline of housing for the settlement, together with the limited availability of undeveloped A2 zoned land, it is considered appropriate to bring forward the subject lands for development under the current Development Plan. Kilcock is located in the Metropolitan Area, and the Dart+ is proposed to be extended to serve same.

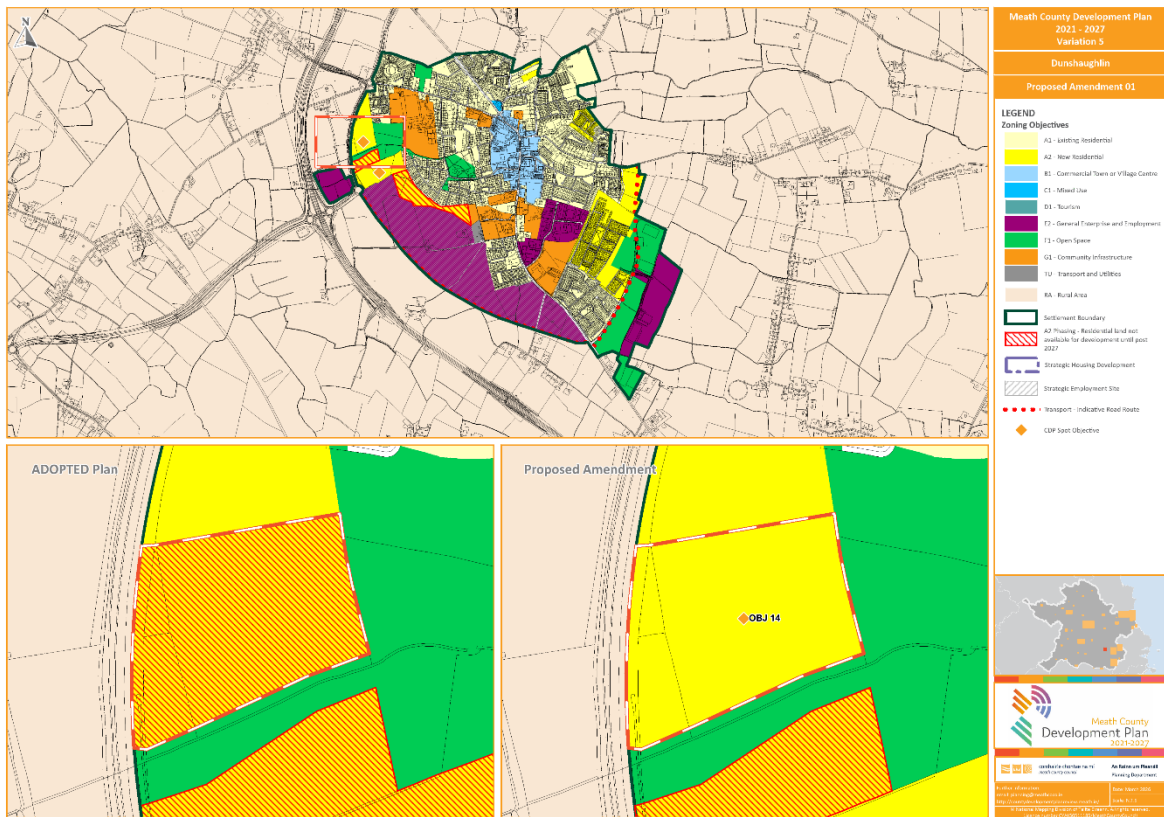


Dunshaughlin

Two parcels of Tier 1 lands (5.89ha), both of which are currently zoned A2 Phasing – Post 2027, located to the west of the settlement and with a capacity to deliver approximately 165 housing units are considered appropriate to be rezoned A2 – New Residential. Site 1 comprises 1.45ha of undeveloped land and is located to the immediate south of A2 zoned lands. Site 2 is located to the immediate north of a designated Strategic Employment Site.

Since 2019, Dunshaughlin has consistently performed well in terms of housing delivery with the additional zoned lands deemed necessary to ensure continuity of supply in the event existing zoned lands are not brought forward for development during the Plan period. Latest available flood mapping shows that there is a watercourse located along the northern boundary of Site 2. Any future

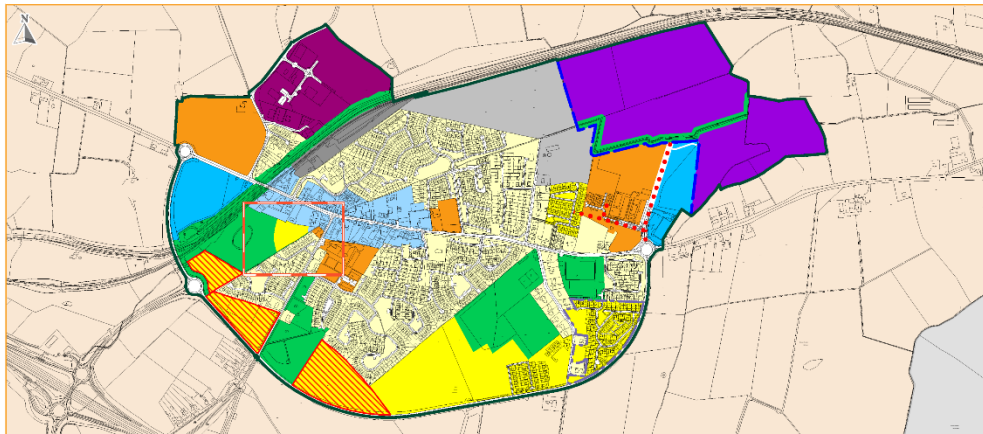
development proposals for the lands shall incorporate a 10m riparian corridor along the watercourse to protect future development from flood related impacts in line with Policy Objective INF POL 22 of the Development Plan.





Enfield

Two parcels of Tier 1 lands (4.29ha) located to the west and south of the settlement that are currently zoned for A2 Phasing – Post 2027 are recommended to be brought forward for development under the current Plan period. Enfield holds a strong track record in housing delivery and was assessed further for its potential to deliver housing given its consistency with the key principles of Transport Orientated Development. While Post 2027 lands were initially considered, the proposed lands below are strategically located contiguous to existing residential developments and contain the necessary infrastructure to expand housing delivery in this area. Collectively the lands are capable of accommodating 120 housing units which will contribute to achieving the revised housing targets for the county.



Meath County Development Plan 2021 - 2027
Variation 5

Enfield

Proposed Amendment 01

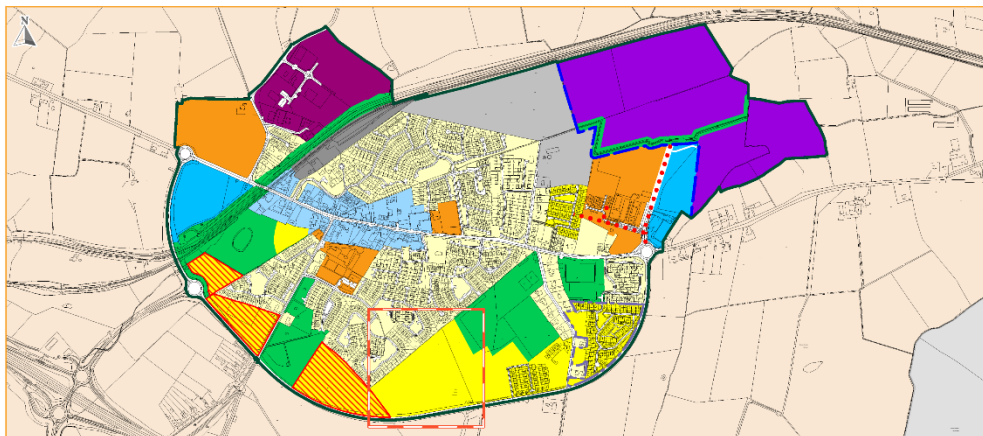
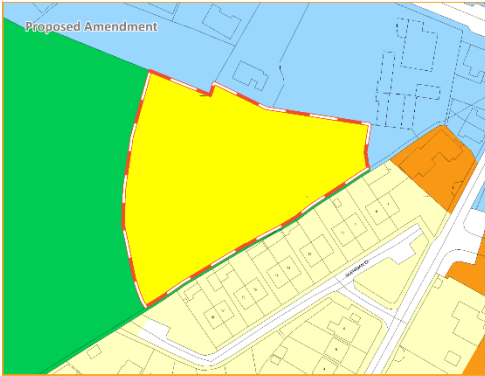
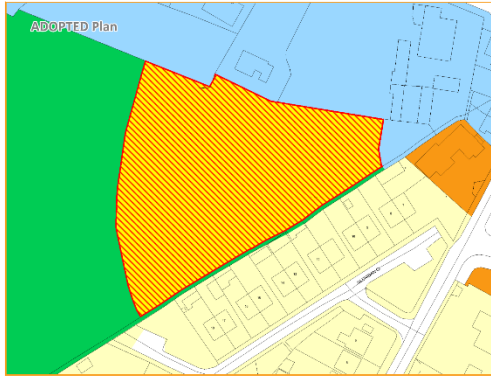
LEGEND
Zoning Objectives

- A1 - Existing Residential
- A2 - New Residential
- B1 - Commercial Town or Village Centre
- C1 - Mixed Use
- C1.1 - Strategic Employment Zones (High Technology Usage/ Warehousing & Distribution)
- E2 - General Enterprise and Employment
- F1 - Open Space
- S1 - Community Infrastructure
- T0 - Transport and Utilities
- W1 - White Lands
- KA - Rural Area

Settlement Boundary
 Strategic Housing Development
 Metropolitan Boundary
 A2 Phasing - Residential land not available for development until post 2027
 Transport - Indicative Road Route

Meath County
Development Plan
2021-2027

COUNTY COUNCIL OF MEATH
 Planning Department
 100, Market Street, Drogheda, Co. Meath, Ireland
 Tel: 046 907 1000
 Fax: 046 907 1001
 Email: planning@meath.ie
 Website: www.meath.ie



Meath County Development Plan 2021 - 2027
Variation 5

Enfield

Proposed Amendment 02

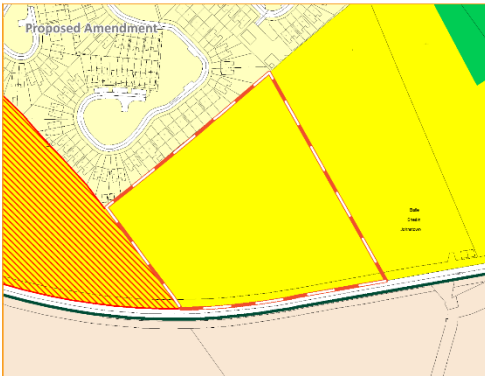
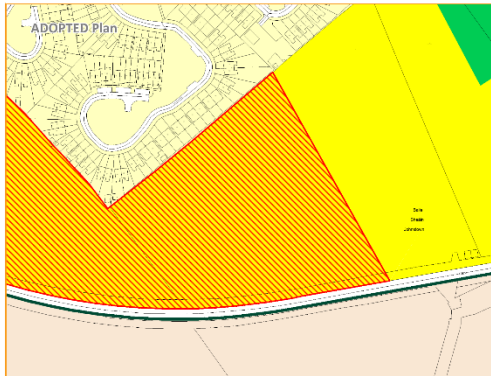
LEGEND
Zoning Objectives

- A1 - Existing Residential
- A2 - New Residential
- B1 - Commercial Town or Village Centre
- C1 - Mixed Use
- C1.1 - Strategic Employment Zones (High Technology Usage/ Warehousing & Distribution)
- E2 - General Enterprise and Employment
- F1 - Open Space
- S1 - Community Infrastructure
- T0 - Transport and Utilities
- W1 - White Lands
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Settlement Boundary
 Strategic Housing Development
 Metropolitan Boundary
 A2 Phasing - Residential land not available for development until post 2027
 Transport - Indicative Road Route

Meath County
Development Plan
2021-2027

COUNTY COUNCIL OF MEATH
 Planning Department
 100, Market Street, Drogheda, Co. Meath, Ireland
 Tel: 046 907 1000
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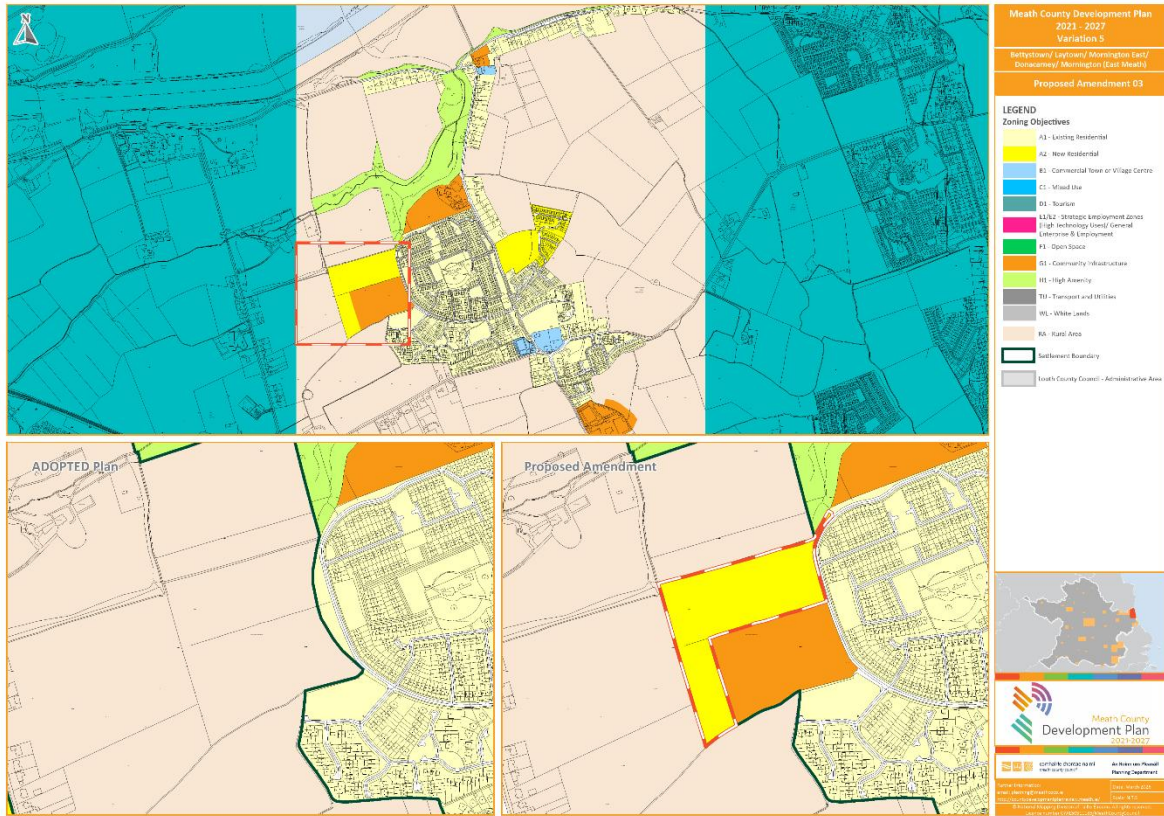


East Meath (Bettystown-Laytown-Mornington East – Donacarney – Mornington (East Meath))

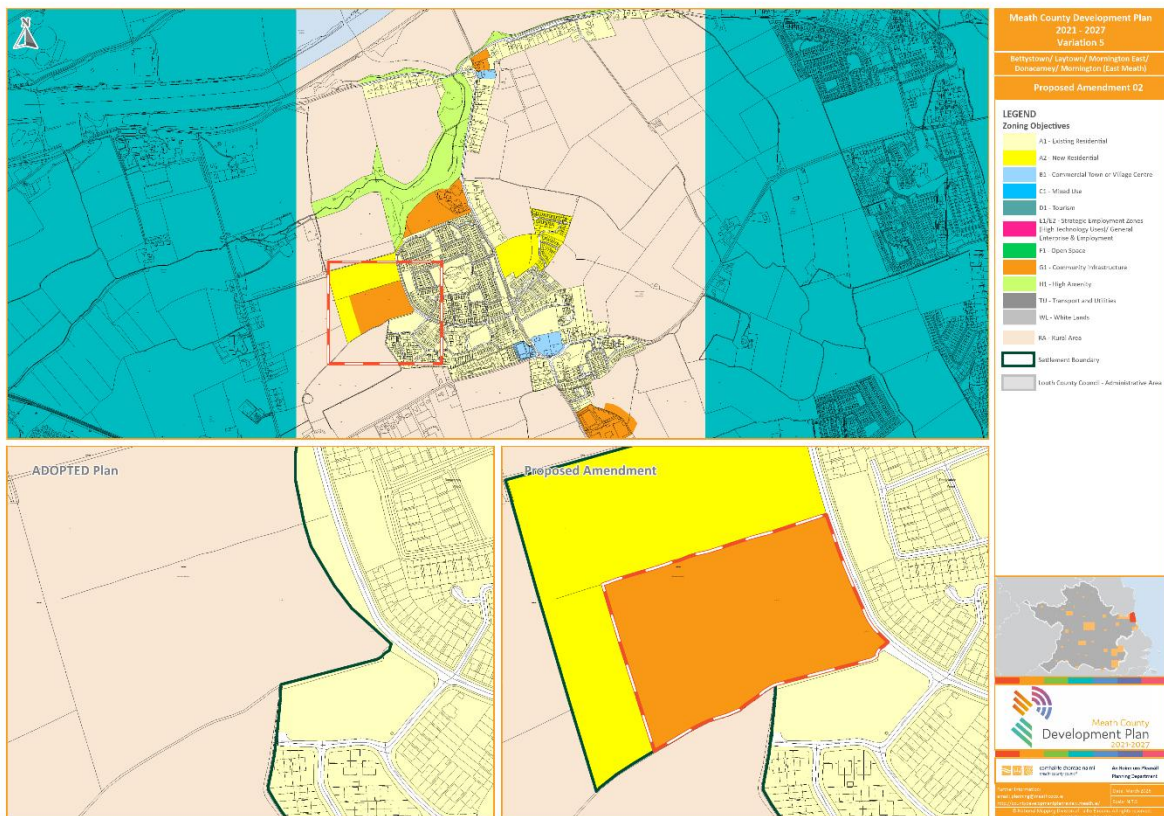
Tier 1 lands of approximately 9.7ha that are currently zoned Whitelands are considered suitable for rezoning to A2 -Residential as part of this variation. The lands are located to the immediate north of an established residential community and capable of accommodating approximately 272 housing units. Laytown/Bettystown is a highly sought after location with minimal lands available for development and little or no permitted units in the system. Having regard to its consistency with the key principles of Transport Orientated Development, the proposed land is within walking distance to both primary and secondary education facilities, the town centre of both Laytown and Bettystown, and Laytown train station. Recent development of road infrastructure has resulted in the proposed lands now being serviced by road and footpath infrastructure.



Approximately 5ha of lands zoned RA – Rural Area located to the west of Donacarney are considered suitable for rezoning to A2 – New Residential as part of this variation process. The subject Tier 1 lands are fully serviced and located to the immediate west of an established residential development. The lands are brownfield in nature and capable of providing approximately 231 housing units which would help address the current housing availability gap in the area.

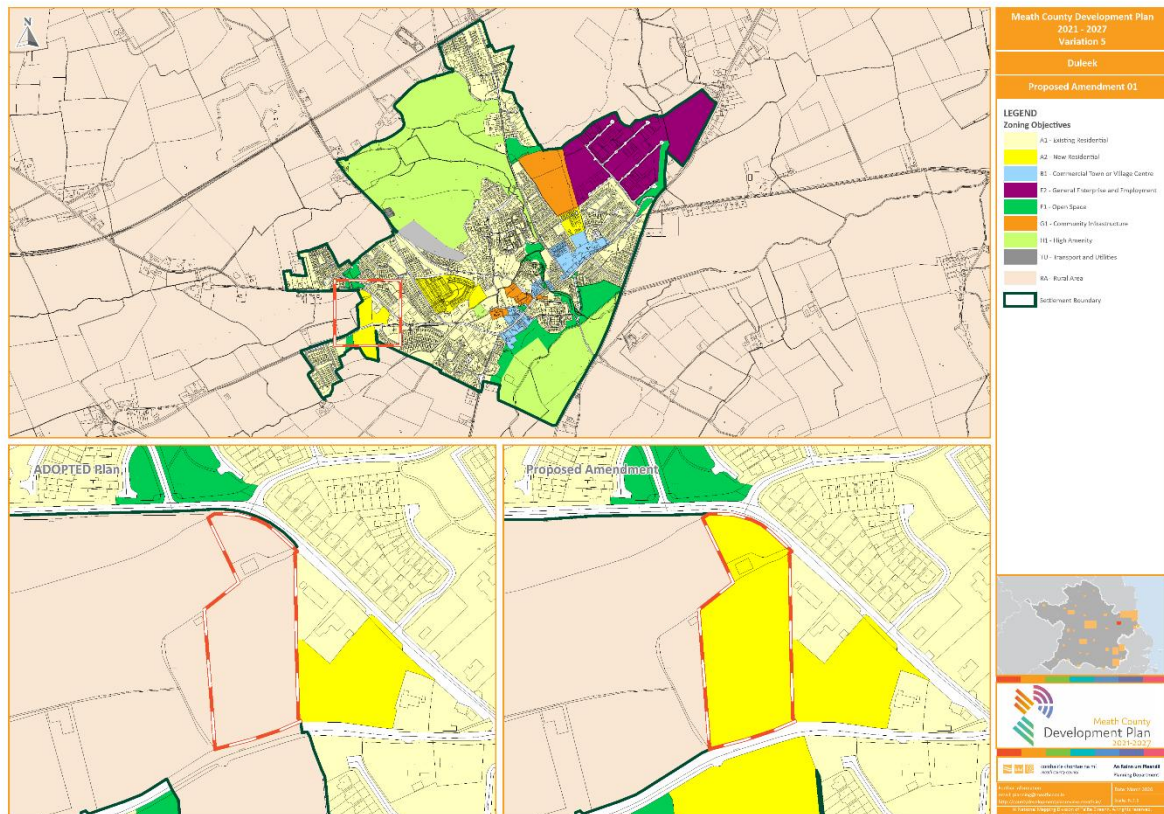


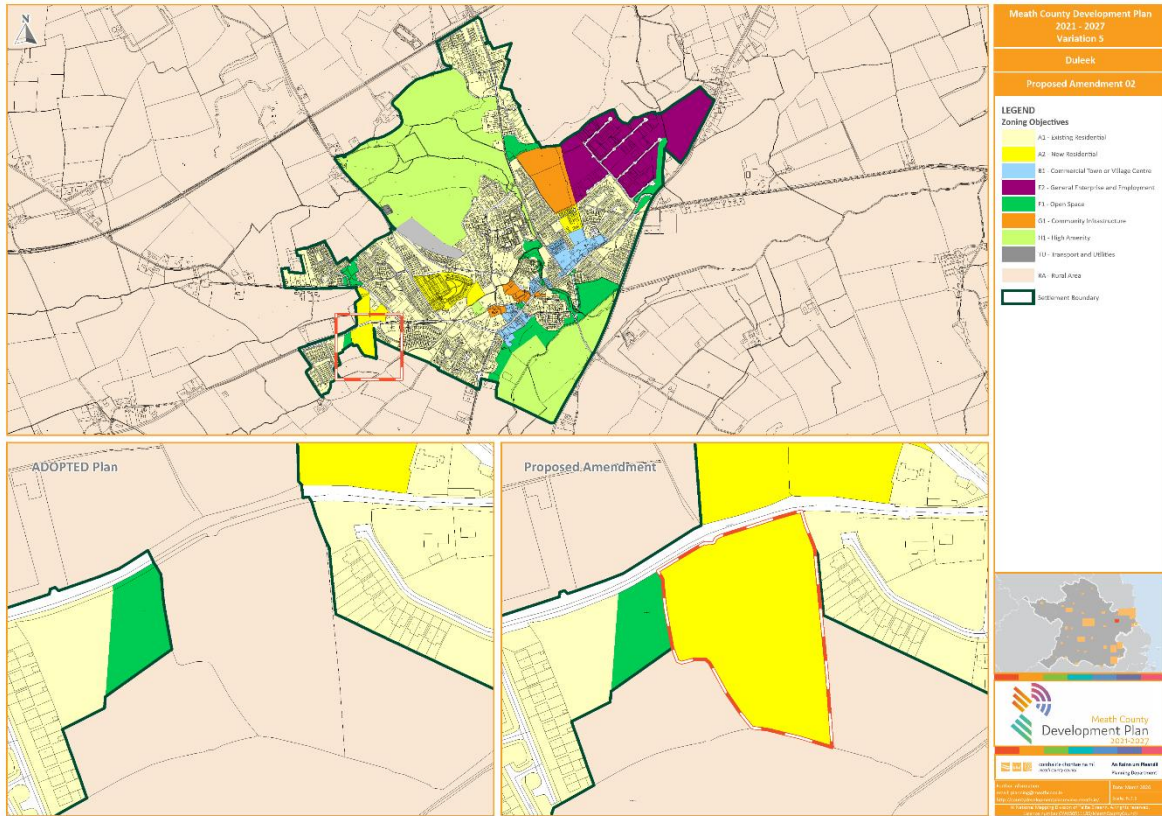
It is also proposed to zone 3ha of RA – Rural Area lands to G1 – Community to facilitate the delivery of community uses in tandem with new residential development.



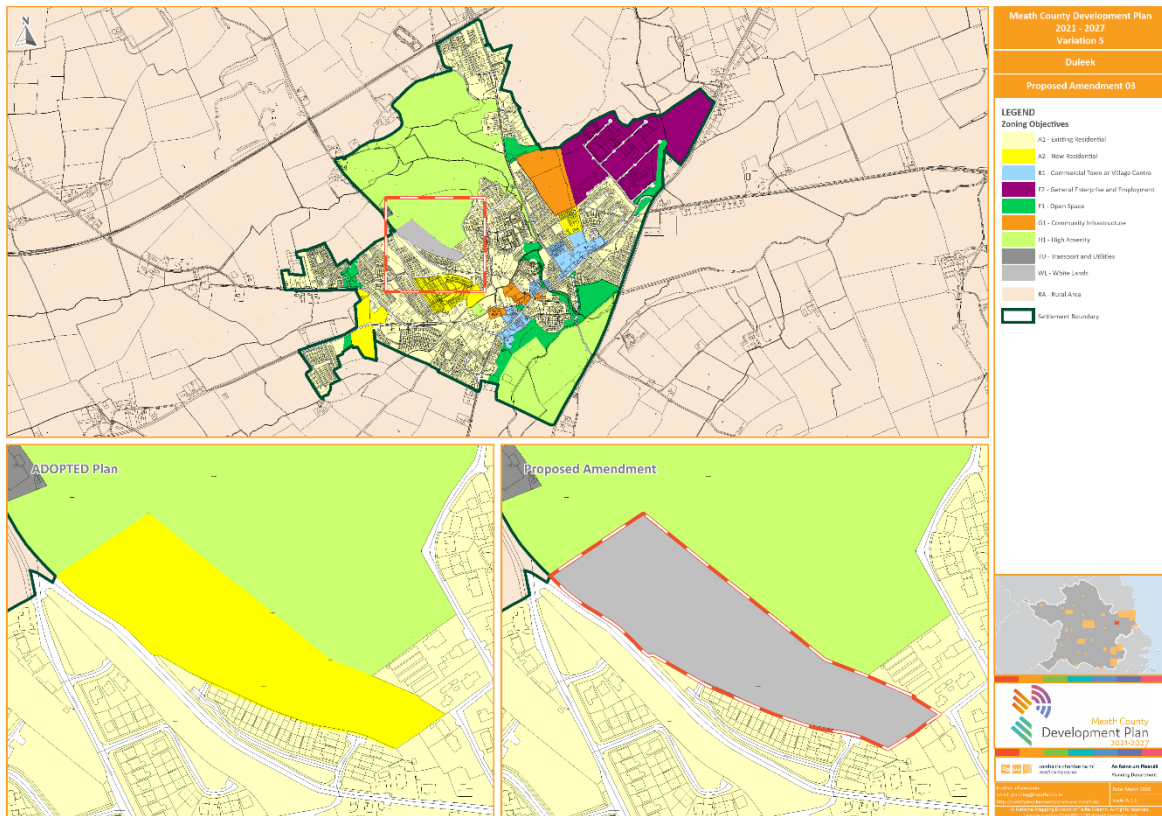
Duleek

It is proposed to rezone approximately 3.32ha of RA – Rural Area lands to A2 – New Residential to accommodate additional housing targets for the settlement. Both parcels of land are located to the south west of the settlement and positioned within an established residential setting and comprise infill and compact growth land parcels. The lands are fully serviced with no known infrastructural constraints and are capable of delivering approximately 80 housing units.



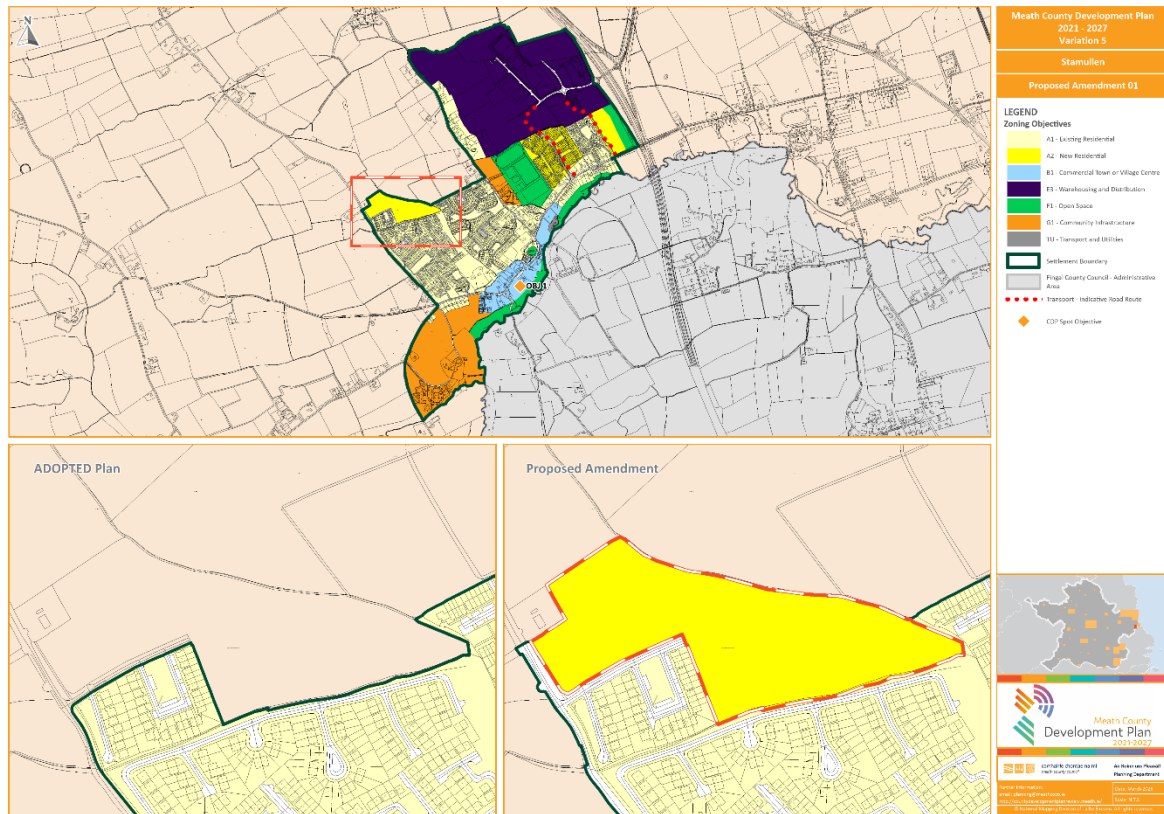


It is also proposed to rezone approximately 3.24ha of A2 – New Residential zoned lands to WL – White Lands as part of this variation. It is understood that the landowner does not intend to develop the lands and therefore alternative, serviced and more viable lands are required to ensure an appropriate quantum of lands within the settlement remains zoned to facilitate housing delivery. The revised zoning designation for the area results in a net increase of approximately 0.06ha of A2 – New Residential zoned lands.



Stamullen

A Tier 1 site comprising approximately 5.11ha of RA – Rural Area zoned land is proposed to be rezoned to A2 – New Residential as part of this variation. The lands are located to the west of the settlement, are brownfield in nature and positioned immediately adjacent to existing residential development. The lands are capable of accommodating approximately 143 housing units which will contribute to addressing the limited remaining undeveloped residential zoned land in the area and the limited units in the planning pipeline.

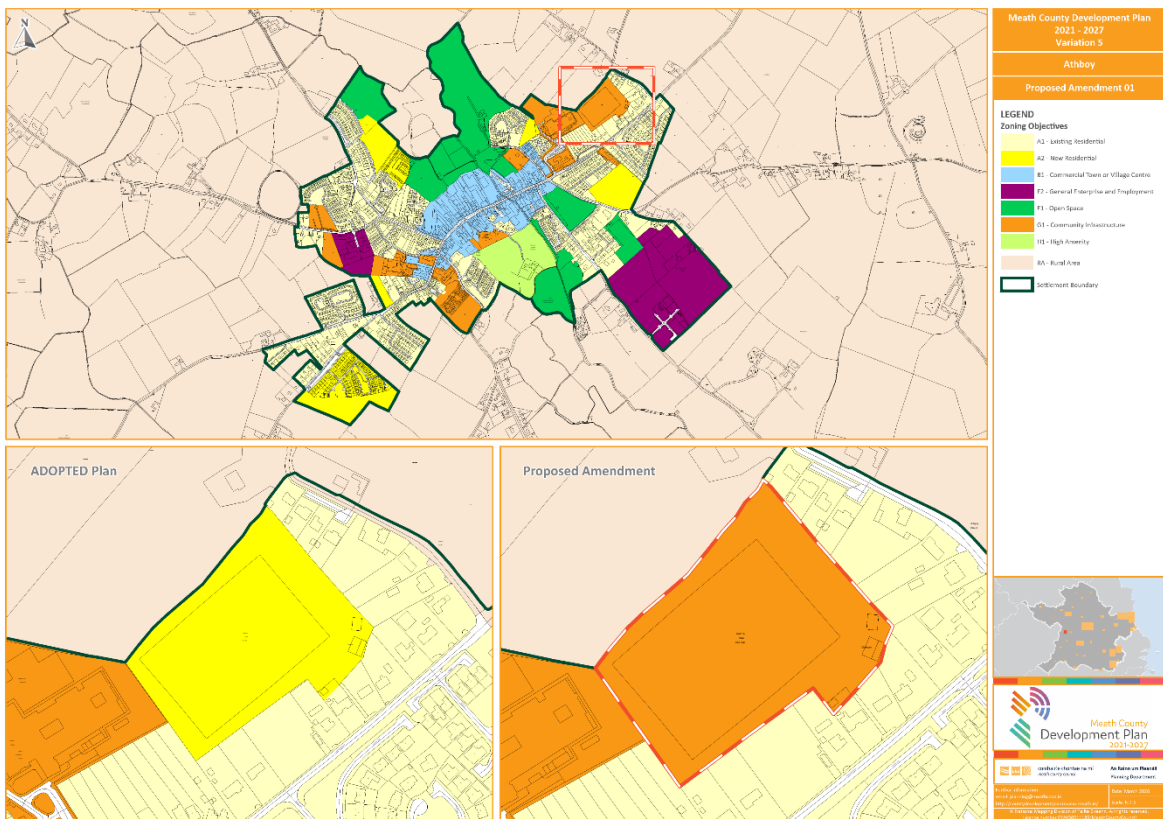
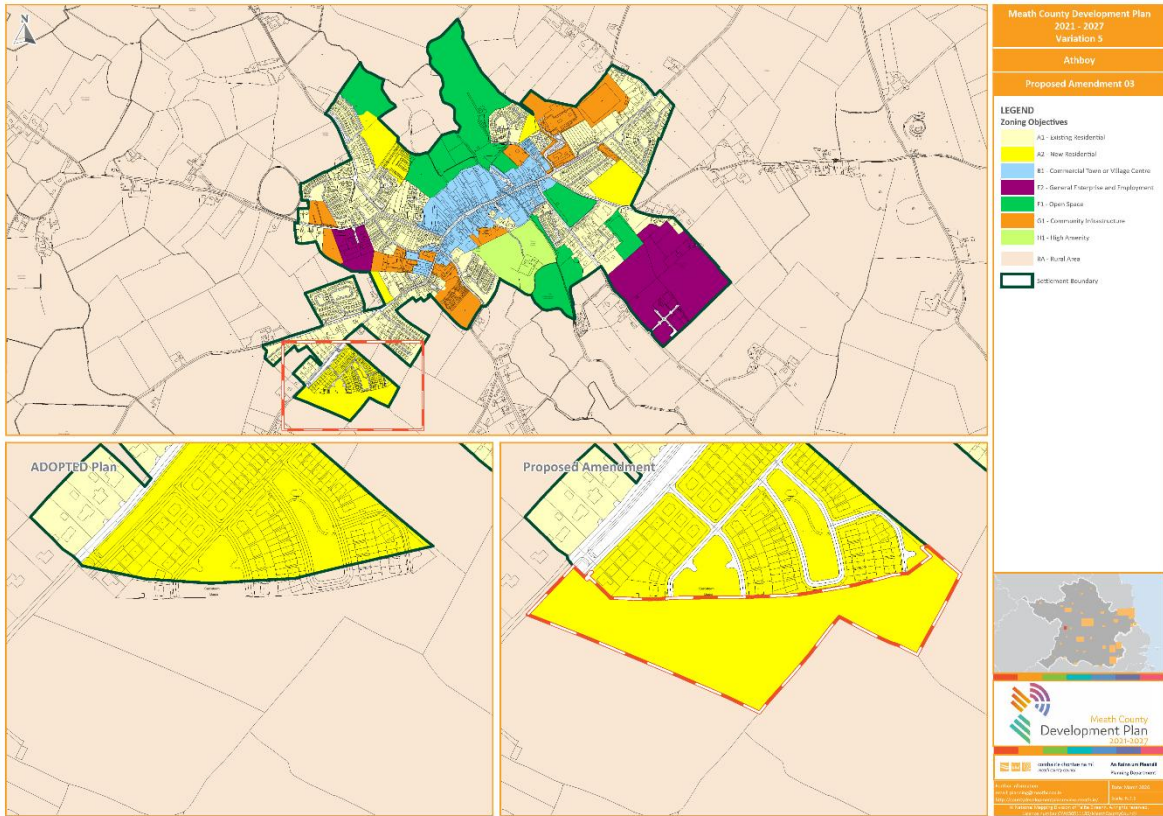


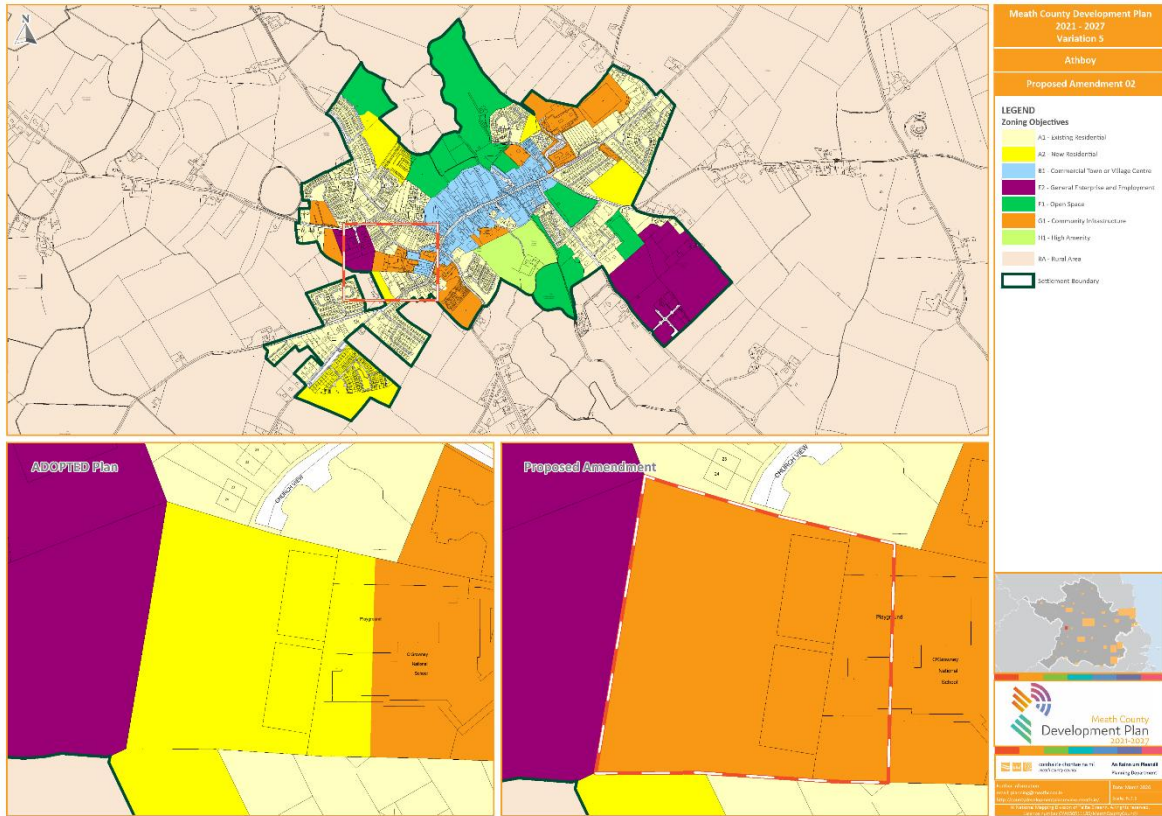
Athboy

Lands of approximately 3.63ha that are currently zoned RA – Rural Area and located to the south west of the settlement are proposed to be rezoned to A2 – New Residential as part of the variation process.

During the review of all A2 Residential land use zonings in the county, Athboy was found to contain two anomalies, whereby two land parcels containing sporting facilities - a GAA Pitch and Basketball Court were zoned A2 New Residential. These are recognised as essential facilities for the community, and it is therefore acknowledged that these lands would be more appropriately zoned for ‘Community Use’.

In order to account for the rezoning of 3.81ha of A2 zoned land to community use, alternative lands are required to accommodate housing demand. The subject lands as identified below are fully serviced and capable of providing approximately 90 housing units. The lands are ideally positioned to facilitate the logical and coherent expansion of existing A2 zoned lands that have been recently developed. Having regard to the presence of existing services, the lack of any physical, environmental and cultural heritage constraints and recent construction activity on the adjoining lands, the following parcel is recommended to be brought forward as part of the proposed variation.





Carlanstown

A relatively small site (0.8ha) zoned RA – Rural Area located to the east of the Carlanstown settlement is proposed to be rezoned to A2 – New Residential. The lands are adjacent a newly constructed residential development, are full serviced, infill and are capable of accommodating approximately 20 housing units.

